

File: 16/301
Date: 24 August 2020

Strathane Pty Ltd
ATF Strathane Trust
54 Kings Street
CLIFTON QLD 4361

Attention: Zane Harper

Dear Mr Harper

**Decision Notice – change application – minor change
(Given under section 83 of the *Planning Act 2016*)**

Material Change of Use

**Lot 1 on SP236724, Lot 2 on RP75438, Lots 2 & 3 on RP79096, Lots 1 & 2 on
SP246341, Lots 1 & 2 on RP79095 and Lot 2 on RP70268, 4397 Texas-Yelarbon
Road, Texas**

Goondiwindi Regional Council received your change application made under section 78 of the *Planning Act 2016* on 27 July 2020 for the development approval dated 24 August 2020.

Decision for change application

Date of decision:	24 August 2020
Decision details:	Make the change and impose development conditions.

The changes agreed to are:

1. Condition 3 – amend references to approved plans.

If you require any further information, please contact Council's Manager of Planning Services, Mrs Ronnie McMahon, on (07) 4671 7400 or rmcmahon@grc.qld.gov.au, who will be pleased to assist.

Yours faithfully



Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

Decision Notice approval

Planning Act 2016 section 63

Council File Reference: 16/301
Council Contact: Mrs Ronnie McMahon: LMM
Council Contact Phone: (07) 4671 7400

24 August 2020

Applicant Details: Strathane Pty Ltd
ATF Strathane Trust
54 Kings Street
CLIFTON QLD 4361

Attention: Zane Harper

The development application described below was properly made to Goondiwindi Regional Council on 27 July 2020.

Applicant details

Applicant name: Strathane Pty Ltd ATF Strathane Trust
Applicant contact details: Mr Zane Harper
54 Kings Street, Clifton Qld 4361
zane@cefn.com.au
0428 541 707

Application details

Application number: 16/301
Approval sought: Development Permit – Material Change of Use
Details of proposed development: *“Rural activities” – “Intensive animal industry”* (50,000SPU piggery) and the continuing use of Agricultural Land – Cropping and Grazing

Location details

Street address: 4397 Texas-Yelarbon Road, Texas
Real property description: Lot 1 on SP236724
Lot 2 on RP75438
Lots 2 & 3 on RP79096
Lots 1 & 2 on SP246341
Lots 1 & 2 on RP79095
Lot 2 on RP70268

Decision

Date of decision: 24 August 2020
Decision details: Approved in full. A copy of the amended conditions for the application are included in Attachment 1, showing the approved changes.

Details of the approval

Development permit

Material Change of Use

Description of requested changes

Existing Condition 3

The development shall be in accordance with supporting information supplied by the applicant with the development application including the following plans:

Drawing No	Title	Date
8513 Masterplan: Fig. Reuse	Proposed 55,000SPU Piggery Development Application RFI Reuse Area Plan	24/11/16
8513 Masterplan: Fig. Access and Fire Buffer	Proposed 55,000SPU Piggery Development Application RFI Access and Fire Buffer	
000131 Appendix 1	Wyemo Piggery Layout	23/11/16
8513 Masterplan: Fig. 1 Locality	Proposed 55,000SPU Piggery Development Application Locality Plan	12/07/16
8513 Masterplan: Fig. 2 Prop Pig	Proposed 55,000SPU Piggery Development Application Proposed Piggery Location Plan	12/07/16
DRYSWSS0 516-01	Strathane Layout Dry Sow Shed	13/06/16
DRYSWSS0 516-02	Strathane Elevations Dry Sow Shed	13/06/16

Requested Changes – Condition 3

The development shall be in accordance with supporting information supplied by the applicant with the development application including the following plans:

Drawing No	Title	Date
WYSL07242 0R00A00	Wyemo Site Location	24/07/20
WYSL07072 0R01C02	Wyemo Effluent Flow Layout – 2	07/07/20
8513 Masterplan: Fig. Reuse	Proposed 55,000SPU Piggery Development Application RFI Reuse Area Plan	24/11/16
8513 Masterplan: Fig. Access and Fire Buffer	Proposed 55,000SPU Piggery Development Application RFI Access and Fire Buffer	
000131 Appendix 1	Wyemo Piggery Layout	23/11/16
WYSL07072 0R01B00	Wyemo Layout – Version 2	10/07/20
8513 Masterplan: Fig. 1 Locality	Proposed 55,000SPU Piggery Development Application Locality Plan	12/07/16
8513 Masterplan: Fig. 2 Prop Pig	Proposed 55,000SPU Piggery Development Application Proposed Piggery Location Plan	12/07/16

STRTHFNR S0416-01	Strathane Layout Finisher Shed 19/20	21/04/16
BRDNGSS0 516-06	Strathane Elevations Finisher Shed 19/20	13/06/16
STRTHWN ES0808-01	Strathane Layout Weaner Shed	28/08/08
STRTHWN RS0808-02	Strathane Elevations Weaner Shed	28/08/08
BRDNGSS0 516-01	Strathane Layout Breeding Shed	13/06/16
BRDNGSS0 516-06	Strathane Elevations Breeding Shed	13/06/16
SUSCOFW RS0616-01	Susco Layout Farrowing Shed	03/06/16
SUSCOFW RS0616-02	Susco Elevations Farrowing Shed	28/08/08

Please note these plans are not an approved Building Plans.

DRYSWSS0 516-01	Strathane Layout Dry Sow Shed	13/06/16
DRYSWSS0 516-02	Strathane Elevations Dry Sow Shed	13/06/16
STRTHFNR S0416-01	Strathane Layout Finisher Shed 19/20	21/04/16
BRDNGSS0 516-06	Strathane Elevations Finisher Shed 19/20	13/06/16
STRTHWNE S0808-01	Strathane Layout Weaner Shed	28/08/08
STRTHWNR S0808-02	Strathane Elevations Weaner Shed	28/08/08
BRDNGSS0 516-01	Strathane Layout Breeding Shed	13/06/16
BRDNGSS0 516-06	Strathane Elevations Breeding Shed	13/06/16
SUSCOFW RS0616-01	Susco Layout Farrowing Shed	03/06/16
SUSCOFW RS0616-02	Susco Elevations Farrowing Shed	28/08/08

Please note these plans are not an approved Building Plans.

Recommendation

Agree to the requested change.

Conditions

This approval is subject to the conditions in Attachment 1. The changed conditions are highlighted for clarification in **Attachment 1**.

All conditions other than those approved to be changed from the original Decision Notice remain relevant and enforceable.

All other parts of the original Decision Notice not amended by this Notice remain relevant and enforceable.

Further development permits

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

1. Approval for building work under the *Building Act 1975*.

Properly made submissions

Not applicable—No part of the minor change application required public notification.

Rights of appeal

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

A copy of the relevant appeal provisions are attached.

Currency period for the approval

This development approval will lapse at the end of the period set out in section 85 of *Planning Act 2016*

- [For material change of use] This approval lapses if the first change of use does not happen within **six (6) years**.

Approved plans and specifications

Copies of the following plans are enclosed.

Drawing/report title	Prepared by	Date	Reference no.	Version /issue
Aspect of development: material change of use				
Wyemo Site Location	Stockyard Industries	24/07/20	WYSL07242 0R00A00	
Wyemo Effluent Flow Layout – 2	Stockyard Industries	07/07/20	WYSL07072 0R01C02	01
8513 Masterplan: Fig. Reuse Proposed 55,000SPU Piggery Development Application RFI Reuse Area Plan	FSA Consulting	24/11/16		
8513 Masterplan: Fig. Access and Fire Buffer Proposed 55,000SPU Piggery Development Application RFI Access and Fire Buffer	FSA Consulting			
000131 Appendix 1	Stockyard Industries	23/11/16	A	

Wyemo Piggery Layout				
Wyemo Layout – Version 2	Stockyard Industries	10/07/20	WYSL07072 0R01B00	01
8513 Masterplan: Fig. 1 Locality Proposed 55,000SPU Piggery Development Application Locality Plan	FSA Consulting	12/07/16		
8513 Masterplan: Fig. 2 Prop Pig Proposed 55,000SPU Piggery Development Application Proposed Piggery Location Plan	FSA Consulting	12/07/16		
DRYSWSS0516-01 Strathane Layout Dry Sow Shed	Stockyard Industries	13/06/16		
DRYSWSS0516-02 Strathane Elevations Dry Sow Shed	Stockyard Industries	13/06/16		
STRTHFNRS0416-01 Strathane Layout Finisher Shed 19/20	Stockyard Industries	21/04/16		
BRDNGSS0516-06 Strathane Elevations Finisher Shed 19/20	Stockyard Industries	13/06/16		
STRTHWNES0808-01 Strathane Layout Weaner Shed	Stockyard Industries	28/08/08		
STRTHWNRS0808-02 Strathane Elevations Weaner Shed	Stockyard Industries	28/08/08		
BRDNGSS0516-01 Strathane Layout Breeding Shed	Stockyard Industries	13/06/16		
BRDNGSS0516-06 Strathane Elevations Breeding Shed	Stockyard Industries	13/06/16		
SUSCOFWRS0616-01 Susco Layout Farrowing Shed	Stockyard Industries	03/06/16		
SUSCOFWRS0616-02	Stockyard Industries	28/08/08		

Susco Elevations Farrowing Shed				
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Attachment 4 is a Notice about decision - Statement of reasons, in accordance with section 63 (5) of the *Planning Act 2016*.

Attachment 5 is an extract from the *Planning Act 2016*, which details the applicant's appeal rights regarding this decision.

If you wish to discuss this matter further, please contact Council's Manager of Planning Services, Mrs Ronnie McMahon, on 07 4671 7400.

Yours Sincerely



Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

enc Attachment 1—Amended Assessment Manager Conditions and concurrence agency conditions
Attachment 2—Approved plans
Attachment 3—Amended Infrastructure Charges Notice
Attachment 4—Notice about decision – Statement of reasons
Attachment 5—Planning Act extracts



ATTACHMENTS

Attachment 1 – Amended Assessment Manager’s Conditions

Part 1 – Assessment Manager’s Conditions

*Part 2 – Department of Infrastructure, Local Government and Planning – Concurrence
Agency Response*

Attachment 2 – Approved Plans

Attachment 3 – Amended Infrastructure Charges Notice

Attachment 4 – Notice about decision - Statement of reasons

Attachment 5 – *Planning Act 2016* Extracts

Planning Act 2016 appeal provisions

Planning Act 2016 lapse dates



Attachment 1 – Amended Conditions Assessment Manager’s



Assessment Manager's Conditions

Proposed Use:	<p><i>"Rural activities"</i></p> <ul style="list-style-type: none"> <i>"Intensive animal industry"</i> (50,000SPU piggery) <p>And the continuing use of Agricultural Land – Cropping and Grazing</p>
Development:	Material Change of Use – Development Permit
Applicant:	Strathane Pty Ltd ATF Strathane Trust
Address:	4397 Texas-Yelarbon Road, Texas
Real Property Description:	<p>Lot 1 on SP236724</p> <p>Lot 2 on RP75438</p> <p>Lots 2 & 3 on RP79096</p> <p>Lots 1 & 2 on SP246341</p> <p>Lots 1 & 2 on RP79095</p> <p>Lot 2 on RP70268</p>
Council File Reference:	16/301

GENERAL CONDITIONS																																
1.	<p>Approval is granted for the purpose of a Material Change of Use for:</p> <ul style="list-style-type: none"> <i>"Rural activities"</i> – <i>"Intensive animal industry"</i> (50,000SPU piggery) <p>as defined in the <i>2006 Planning Scheme for the former Inglewood Shire Council</i>.</p>																															
2.	<p>All conditions must be complied with or bonded prior to the commencement of the use, unless specified in an individual condition.</p>																															
3.	<p>Except where changed by conditions of this approval, the development shall be in accordance with supporting information supplied by the applicant with the development application including the following plans:</p> <table border="1"> <thead> <tr> <th>Drawing No</th><th>Title</th><th>Date</th></tr> </thead> <tbody> <tr> <td>WYSL072420R00A00</td><td>Wyemo Site Location</td><td>24/07/20</td></tr> <tr> <td>WYSL070720R01C02</td><td>Wyemo Effluent Flow Layout – 2</td><td>07/07/20</td></tr> <tr> <td>8513 Masterplan: Fig. Reuse</td><td>Proposed 55,000SPU Piggery Development Application RFI Reuse Area Plan</td><td>24/11/16</td></tr> <tr> <td>8513 Masterplan: Fig. Access and Fire Buffer</td><td>Proposed 55,000SPU Piggery Development Application RFI Access and Fire Buffer</td><td></td></tr> <tr> <td>000131 Appendix 1</td><td>Wyemo Piggery Layout</td><td>23/11/16</td></tr> <tr> <td>WYSL070720R01B00</td><td>Wyemo Layout – Version 2</td><td>10/07/20</td></tr> <tr> <td>8513 Masterplan: Fig. 1 Locality</td><td>Proposed 55,000SPU Piggery Development Application Locality Plan</td><td>12/07/16</td></tr> <tr> <td>8513 Masterplan: Fig. 2 Prop Pig</td><td>Proposed 55,000SPU Piggery Development Application Proposed Piggery Location Plan</td><td>12/07/16</td></tr> <tr> <td>DRYSWSS0516-01</td><td>Strathane Layout Dry Sow Shed</td><td>13/06/16</td></tr> </tbody> </table>		Drawing No	Title	Date	WYSL072420R00A00	Wyemo Site Location	24/07/20	WYSL070720R01C02	Wyemo Effluent Flow Layout – 2	07/07/20	8513 Masterplan: Fig. Reuse	Proposed 55,000SPU Piggery Development Application RFI Reuse Area Plan	24/11/16	8513 Masterplan: Fig. Access and Fire Buffer	Proposed 55,000SPU Piggery Development Application RFI Access and Fire Buffer		000131 Appendix 1	Wyemo Piggery Layout	23/11/16	WYSL070720R01B00	Wyemo Layout – Version 2	10/07/20	8513 Masterplan: Fig. 1 Locality	Proposed 55,000SPU Piggery Development Application Locality Plan	12/07/16	8513 Masterplan: Fig. 2 Prop Pig	Proposed 55,000SPU Piggery Development Application Proposed Piggery Location Plan	12/07/16	DRYSWSS0516-01	Strathane Layout Dry Sow Shed	13/06/16
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	SUSCOFWRS0616-02	Susco Elevations Farrowing Shed	28/08/08
Please note these plans are not an approved Building Plans.			
4.	<p>Complete and maintain the approved development as follows:</p> <ul style="list-style-type: none">(i) Generally in accordance with development approval documents; and(ii) Strictly in accordance with those parts of the approved development which have been specified in detail by Council unless Council agrees in writing that those parts will be adequately complied with by amended specifications. <p>All development shall comply with any relevant provisions in the <i>2006 Planning Scheme for the former Inglewood Shire Council</i>, Council's standard designs for applicable work and any relevant Australian Standard that applies to that type of work.</p> <p>The development approval documents are the material contained in the development application, approved plans and supporting documentation including any written and electronic correspondence between applicant, Council or any relevant Agencies during all stages of the development application assessment processes.</p>		
5.	The developer shall contact Council's Engineering Department to ensure the correct specifications are obtained for all civil works prior to commencement of any works onsite.		
6.	It is the responsibility of the developer to ensure that all requirements, legislative or otherwise, relating to this development have been carried out lawfully prior to the commencement of the use.		
7.	All buildings located within 200m of any title boundaries will require building approval under the provisions of the <i>Queensland Building Act 1975</i> , <i>Queensland Development Code Part 3.7</i> and <i>National Construction Code 2016</i> .		
PUBLIC UTILITIES			
8.	The development shall be connected to an adequate electricity and telecommunications supply system, at no cost to Council.		
9.	The developer is responsible for ensuring Queensland Fire Services requirements are met with respect to this development.		

ESSENTIAL SERVICES	
10.	The site shall obtain a supply of water of a volume and quality appropriate for piggery purposes, including adequate supply for firefighting purposes, in accordance with relevant engineering standards to the satisfaction of Council.
11.	The site shall be provided with an on-site effluent disposal system adequate for the use, in accordance with the Queensland Plumbing and Wastewater Code, to the satisfaction of and at no cost to Council. All sewer infrastructure (including effluent disposal areas) shall be fully located within site boundaries, to the satisfaction of and at no cost to Council.
ROADS AND VEHICLES	
12.	Site accesses shall be upgraded in accordance with the conditions provided by the Department of Transport and Main Roads on 8 August 2017.
13.	<p>All areas where vehicles manoeuvre and park must be constructed to an all-weather, dust suppressant standard in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access of the <i>2006 Planning Scheme for the former Inglewood Shire Council</i>, to the satisfaction of and at no cost to Council.</p> <p>Car parking and manoeuvring areas shall be either constructed or bonded prior to the commencement of the use.</p> <p>The developer shall contact Council's Engineering Department to ensure the correct specifications are obtained for all civil works prior to commencement of any works onsite.</p> <p>A qualified Council Officer may inspect construction works at the request of the developer to ensure compliance with this condition.</p>
14.	A dust management plan including procedures for monitoring and mitigating dust must be submitted for approval to the satisfaction of the director of Engineering Services, prior to the commencement of the use.

	STORMWATER
15.	<p>Prior to the commencement of the use and at all times while the use continues, the site shall be adequately drained and all stormwater shall be disposed of to a legal discharge point in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage of the <i>2006 Planning Scheme for the former Inglewood Shire Council</i>, to the satisfaction of and at no cost to Council.</p> <p>There shall be no change in direction or increase in the volume, concentration or velocity in any overland flow from the site to any adjoining properties unless agreed in writing by Council and the owners of any adjoining properties affected by these changes.</p> <p>The stormwater system shall be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of waterways.</p>
16.	<p>Stormwater shall not be allowed to pond on the site during the development process and after development has been completed unless the type and size of ponding has been agreed in writing by Council.</p> <p>No ponding, concentration or redirection of stormwater shall occur on adjoining properties unless specifically agreed to in writing by Council and the owners of any adjoining properties affected by these changes.</p>
	EARTHWORKS AND EROSION CONTROL
17.	<p>Erosion and sediment control measures shall be in place at the location of all works prior to work commencing and remain until work is completed in accordance with Schedule 1, Division 1: Standards for Construction Activities of the <i>2006 Planning Scheme for the former Inglewood Shire Council</i> to the satisfaction of and at no cost to Council.</p> <p>The developer shall ensure no increase in any silt loads or contaminants in overland flow from the site during the development process and after development has been completed.</p>
18.	<p>All works associated with the development must be carried out in a manner that minimizes erosion and controls sediment. Best practice erosion and sediment control measures shall be in place at the location of all works prior to work commencing and remain until work is completed in accordance with Schedule 1, Division 1: Standards for Construction Activities of the <i>2006 Planning Scheme for the former Inglewood Shire Council</i> to the satisfaction of and at no cost to Council.</p> <p>Control procedures are to be established to ensure sediment from the site is not deposited off site. The developer shall ensure no increase in any silt loads or contaminants in overland flow from the site during the development process and after development has been completed.</p>

19.	<p>Any filling or excavation shall be undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities of the <i>2006 Planning Scheme for the former Inglewood Shire Council</i> or to other relevant engineering standards to the satisfaction of and at no cost to Council.</p> <p>Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p>
	<p>AVOIDING NUISANCE</p>
20.	<p>At all times while the use continues, the development shall be conducted in accordance with the provisions of the <i>Environmental Protection Act 1994</i> and all relevant regulations and standards under that Act. All necessary licences under the Act shall be obtained and shall be maintained at all times while the use continues.</p>
21.	<p>At all times while the use continues, 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.</p> <p>All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties, motorists or the operational safety of the surrounding road network.</p>
22.	<p>At all times while the use continues it shall be operated in such a manner as to ensure that no nuisance shall arise to adjoining premises as a result of dust, noise, lighting, odour, vibration, rubbish, contaminants, stormwater discharge or siltation or any other potentially detrimental impact.</p>
23.	<p>General waste generated at the piggery is to be disposed of to a licensed disposal site. Texas and Yelarbon are the closest sites for disposal of general waste. The following waste products are excluded from these sites:-</p> <ul style="list-style-type: none"> • Medical waste (sharps); • Tyres; • Batteries; • Waste oil; • Farm chemical containers; and • Hazardous waste <p>Texas facility is a transfer station and has a small waste oil recovery facility.</p>
24.	<p>An alternate commercial waste service to the property may be arranged with a local collection contractor who may provide a front lift skip bin service in the area.</p>

25.	Part 2.4 (2.4.2) of the "Wyemo" Piggery Environmental Management Plan is to be amended with reference to options available, should liquid effluent need to be disposed of during a Q100 flood event.
26.	All landfill pits for disposing of pig carcass are to be located above the Q100 flood area within the property.
27.	The operator shall be responsible for mitigating any complaints arising from on-site operations.
28.	A copy of the annual review report and logged complaints register is to be submitted to Goondiwindi Regional Council within twenty (20) working days of the report being finalised.
29.	Construction works must occur so they do not cause unreasonable interference with the amenity of adjoining premises. During construction the site must be kept in a clean and tidy state at all times.
DEVELOPER'S RESPONSIBILITIES	
30.	Any alteration or damage to roads and/or public infrastructure that is attributable to the progress of works or vehicles associated with the development of the site shall be repaired to Council's satisfaction or the cost of repairs paid to Council.
31.	It is the developer's responsibility to ensure that any contractors and subcontractors have current, relevant and appropriate qualifications and insurances in place to carry out the works.
32.	The developer shall be responsible for meeting all costs reasonably associated with the approved development, unless there is specific agreement by other parties, including the Council, to meeting those costs.
33.	At all times while the use continues, all requirements of the conditions of the development approval must be maintained.
CHARGES PAID BEFORE USE COMMENCES	
34.	All outstanding rates and charges shall be paid to Council prior to the commencement of the use.

COMMENCEMENT OF USE	
35.	<p>At its discretion, Council may accept bonds or other securities to ensure completion of specified development approval conditions or Council may accept cash payments for Council to undertake the necessary work to ensure completion of specified development approval conditions.</p> <p>It may be necessary for Council to use such bonds for the completion of outstanding works without a specific timeframe agreed.</p>
36.	<p>Council must be notified in writing of the date of the commencement of the use within 14 days of commencement.</p> <p>This approval will lapse if the use has not commenced within six years of the date the development approval takes effect, in accordance with the provisions contained in section 85(i)(a) of the <i>Planning Act 2016</i>.</p> <p>Section 86 of the <i>Planning Act 2016</i> sets out how an extension to the period of approval can be requested.</p>
37.	<p>A letter outlining and demonstrating that conditions have been, or will be, complied with shall be submitted to Council and approved by a relevant Officer of Council prior to commencement of the use at each relevant stage. Council Officers may require a physical inspection to confirm that all conditions have been satisfied to relevant standards.</p>
PLEASE READ CAREFULLY - NOTES AND ADVICE	
	<p><i>When approval takes effect</i></p> <p>This approval takes effect in accordance with section 85 of the <i>Planning Act 2016</i>.</p> <p><i>When approval lapses</i></p> <p>This approval will lapse if the use has not commenced within the following period, in accordance with the provisions contained in section 85(i)(a) of the <i>Planning Act 2016</i>.</p> <p>(a) If no period stated - six (6) years after the approval starts to have effect.</p> <p>Section 86 of the <i>Planning Act 2016</i> sets out how an extension to the period of approval can be requested.</p>
	<p>Infrastructure Charges as outlines in the Infrastructure Charges Notice included in Attachment 3 of the decision notice shall be paid prior to the commencement of the use.</p>
	<p>It is the applicant's responsibility to obtain all statutory approvals prior to commencement of any works onsite.</p>

	<p>This approval in no way removes the duty of care responsibility of the applicant under the <i>Aboriginal Cultural Heritage Act 2003</i>. Pursuant to Section 23(1) of the <i>Aboriginal Cultural Heritage Act 2003</i>, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the “cultural heritage duty of care”).</p>
	<p>This approval in no way authorises the clearing of native vegetation protected under the <i>Vegetation Management Act 1999</i>.</p>
	<p>The approved development does not authorise any deviation from the applicable Australian Standards nor from the application of any laws, including laws covering work place health and safety.</p>



Attachment 1 – Conditions of the Approval

Part 2 – Department of Infrastructure, Local Government and Planning – Concurrence Agency Response



Our reference: SDA-0916-033397

Your reference: 16/301

8 August 2017

Chief Executive Officer
Goondiwindi Regional Council
LMB 7
INGLEWOOD QLD 4387

ATTENTION RONNIE MCMAHON

Dear Ronnie

Concurrence Agency Response—with Conditions—Development Permit for Material Change of Use “Rural Activities” — “Intensive Animal Industry” (55,000 Standard Pig Units (SPU) Piggery)

Texas Yelarbon Road GLENARBON QLD 4385
(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning (DILGP) under section 272 of the *Sustainable Planning Act 2009* on 12 September 2016.

Applicant details

Applicant name: Strathane Pty Ltd as the Trustee for Strathane Trust
Applicant contact details: C/- FSA Consulting Group (Premise)
PO Box 2175
TOOWOOMBA CITY QLD 4350

Site details

Street address: Texas Yelarbon Road GLENARBON QLD 4385
Lot on plan: Lot 1 SP236724, Lot 2 RP75438, Lot 2 RP79096, Lot 3 RP79096, Lot 2 SP246341, Lot 1 SP246341, Lot 1 RP79095, Lot 2 RP79095 and Lot 2 RP70268
Local government area: Goondiwindi Regional Council

Application details

Proposed development: Development Permit for Material Change of Use "Rural Activities" "Intensive Animal Industry" (55,000 SPU Piggery)

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material Change of Use	Development permit	Development Permit for a Material Change of Use - Intensive Animal Industry (Piggery 55,000 SPU)	Impact Assessment

Referral triggers

The development application was referred to DILGP under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger Schedule 7, Table 3, Item 10 – Clearing Vegetation
 Schedule 7, Table 3, Item 1 – State-controlled Road (SCR)
 Schedule 7, Table 3, Item 2 – Development impacting on State transport infrastructure
 Schedule 7, Table 2, Item 1 – Material Change of Use for ERA

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, DILGP must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Further advice

Under section 287(6) of the *Sustainable Planning Act 2009*, DILGP offers advice about the application to the assessment manager—see Attachment 3.

Approved plans and specifications

DILGP requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/ Issue
Aspect of development:				
Proposed 55,000 SPU Piggery Development Application RFI Access and Fire Buffer	FSA Consulting	12 July 2016	8513 Masterplan: Fig. Access and Fire Buffer	
Proposed 55,000 SPU Piggery Development Application RFI Reuse Area Plan	FSA Consulting	14 February 2017	8513 Masterplan: Fig. Reuse	

Referral Agency Response (Vegetation) Plan	N. Fitzpatrick, DNRM	17 March 2017	RARP SDA SDA- 0916-033397	
---	-------------------------	------------------	------------------------------	--

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

For further information, please contact Hayley O'Brien, Senior Planner, SARA Darling Downs South West on 4616 7303, or email hayley.obrien@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Andrew Foley
Manager (Planning)

cc: Strathane Pty Ltd
enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice
Attachment 4—Approved Plans and Specifications

Our reference: SDA-0916-033397

Your reference: 16/301

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Development Permit for a Material Change of Use - Intensive Animal Industry (Piggery 55,000 Standard Pig Units)		
7.3.10—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Natural Resources and Mines (DNRM) to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	<p>The development must occur generally in accordance with the following plans:</p> <ul style="list-style-type: none"> a) 'Proposed 55,000 SPU Piggery Development Application RFI Access and Fire Buffer', prepared by FSA Consulting, Drawing Reference 8513 Masterplan: Fig. Access and Fire Buffer, dated 12 July 2016; and b) 'Proposed 55,000 SPU Piggery Development Application RFI Reuse Area Plan', prepared by FSA Consulting, Drawing Reference 8513 Masterplan: Fig. Reuse, dated 14 February 2017. 	At all times.
2.	The clearing of vegetation is limited to the extent identified as Area A on Referral Agency Response (Vegetation) Plan RARP SDA-0916-033397, prepared by DNRM, dated 17 March 2017.	At all times.
3.	<p>The development must occur in accordance with the following documents:</p> <ul style="list-style-type: none"> (a) Wyemo Piggery Environmental Management Plan, prepared by Strathane Pty Ltd, dated 1 June 2016. <ul style="list-style-type: none"> • The plan must be updated to include the results of the site specific soil assessment and survey report, and the amended plans showing the proposed additional 50 and 100m grassed buffers between assessable vegetation and the effluent irrigation areas. (b) Stormwater Management Plan, 4397 Texas-Yelarbon Road, Yelarbon Lot 1/SP236724 and 2/RP75438, prepared by Harrison Infrastructure Group, dated 19 December 2016. 	At all times.
4.	<p>The permit holder must ensure that:</p> <ul style="list-style-type: none"> (a) a full copy of the permit is held by; and (b) the extent of clearing authorised by this permit is properly understood by, <p>any person(s) engaged or employed to carry out the clearing of the vegetation under this permit.</p>	At all times.

Development Permit for a Material Change of Use - Intensive Animal Industry (Piggery 55,000 Standard Pig Units)		
7.3.1 and 7.3.2—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
Filling, excavation and structures		
5.	(a) The design and construction of any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance must not de-stabilise the state controlled road (SCR) including all transport infrastructure or the land supporting this infrastructure, or cause similar adverse impacts.	At all times.
Stormwater management		
6.	(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the SCR. (b) Any works on the land must not: <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto the SCR; (ii) interfere with and/or cause damage to the existing stormwater drainage on the SCR; (iii) surcharge any existing culvert or drain on the SCR; (iv) reduce the quality of stormwater discharge onto the SCR. 	At all times.
Vehicular access to the SCR		
7.	(a) The existing primary road access location (chainage 47.88km) is to be upgraded to current standard and be suitable for the largest design vehicle accessing the property. (b) The road access works must be designed and constructed in accordance with the following standard: Rural Property Accesses – Standard A / Type 2. Refer to Drawing MR037.	At all times.

Our reference: SDA-0916-033397
Your reference: 16/301

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

Condition 1 is to ensure the development is carried out generally in accordance with the plans of development submitted with the application.

Condition 2 is to ensure the clearing works are carried out in the location and to the extent specified on the approved plans.

Condition 3 is to ensure the development is carried out generally in accordance with the plans of development submitted with the application.

Condition 4 is to ensure the person undertaking the clearing work is aware of, and understands, all of the requirements and conditions associated with the carrying out of the works.

Condition 5 is to ensure the development and its construction does not cause adverse structural impacts on state-transport infrastructure.

Condition 6 is to ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state-transport corridor.

Condition 7 is to ensure the road access location to the SCR from the site does not compromise the safety and efficiency of the SCR.

Our reference: SDA-0916-033397

Your reference: 16/30I

Attachment 3—Further advice

General Advice	
Clearing Matters	
1.	Clearing and excavation activities must be undertaken in accordance with the 'Australian Standards for the Protection of Trees on Development Sites (AS4970-2009)'.
2.	All disturbed soil and excavated soil must either be contained within the construction boundary or alternatively securely stockpiled or respread in a location where its placement will not result in the clearing of vegetation that is regulated under the <i>Vegetation Management Act 1999</i> .
Further development permits, compliance permits or compliance certificates	
Road access works approval	
3.	Under sections 62 and 33 of the <i>Transport Infrastructure Act 1994</i> , written approval is required from the Department of Transport and Main Roads (DTMR) to carry out road works that are road access works (including driveways) on a state-controlled road. Please contact the DTMR on 4639 0828 to make an application for road works approval. This approval must be obtained prior to commencing any works on the SCR 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 access works approval process takes time – please contact DTMR as soon as possible to ensure that gaining approval does not delay construction.

Attachment 4—Approved plans and specifications



LEGEND

Fire Safety Buffer (5 m)


NOTES:

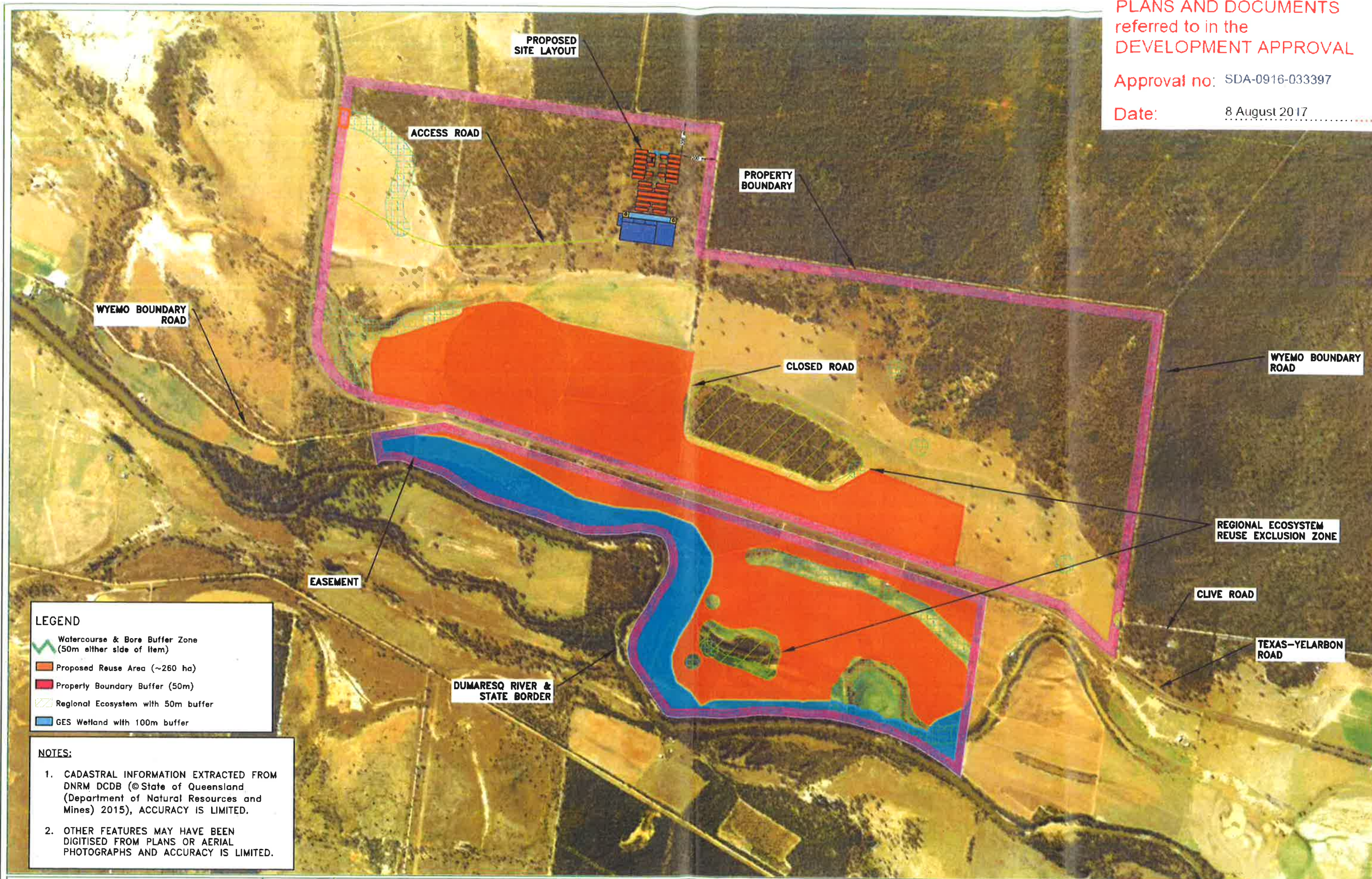
1. CADASTRAL INFORMATION EXTRACTED FROM DNRN DCDB (© State of Queensland (Department of Natural Resources and Mines) 2016), ACCURACY IS LIMITED.
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3. IMAGE SOURCED USING GOOGLE™ EARTH PRO LICENCE ON THE 21/07/13

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Approval no: SDA-0916-033397

Date: 8 August 2017

 FSA Consulting TOOWOOMBA OFFICE PO BOX 2175 TOOWOOMBA QLD 4350 TELEPHONE (07) 4632 8230 FACSIMILE (07) 4632 8057 www.fsaconsulting.net	DATE	REVISION	DRAWN	PROJECT: STRATHANE PTY LTD WYEMO PIGGERY, TEXAS – YELARBON RD, GLENARBON QLD 4385 DRAWING TITLE: PROPOSED 55,000 SPU PIGGERY DEVELOPMENT APPLICATION RFI ACCESS AND FIRE BUFFER	SCALE: (A5) 1:10,000 DRAWN: TCG CHECKED: DATE: 12/07/16	SCALES : 0 250 m 500 m DRAWING NUMBER: 8513 MASTERPLAN: FIG. ACCESS AND FIRE BUFFER Fig.



LEGEND

- Watercourse & Bore Buffer Zone (50m either side of item)
- Proposed Reuse Area (~260 ha)
- Property Boundary Buffer (50m)
- Regional Ecosystem with 50m buffer
- GES Wetland with 100m buffer

NOTES:

1. CADASTRAL INFORMATION EXTRACTED FROM DNRM DCDB (© State of Queensland (Department of Natural Resources and Mines) 2015), ACCURACY IS LIMITED.
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TELEPHONE (07) 4632 8230
FACSIMILE (07) 4632 8057

DATE

24/11/2016
14/02/2017

REVISION

ADDITION OF REGIONAL ECOSYSTEM REUSE EXCLUSION ZONES
ADDITION OF WETLAND GES REUSE EXCLUSION ZONES

DRAWN

TCG
TCG

PROJECT:

STRATHANE PTY LTD
WYEMO PIGGERY, TEXAS - YELARBON RD, GLENARBON QLD 4385

DRAWING TITLE:

PROPOSED 55,000 SPU PIGGERY DEVELOPMENT APPLICATION
RFI REUSE AREA PLAN

SCALE:
(AS) 1:20,000

DRAWN: TCG

CHECKED:

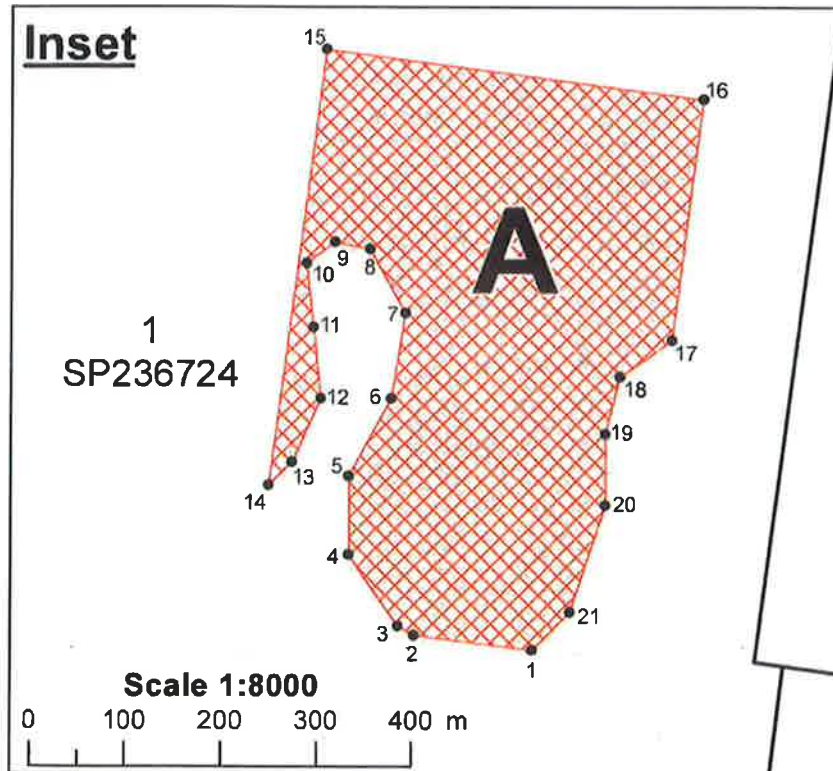
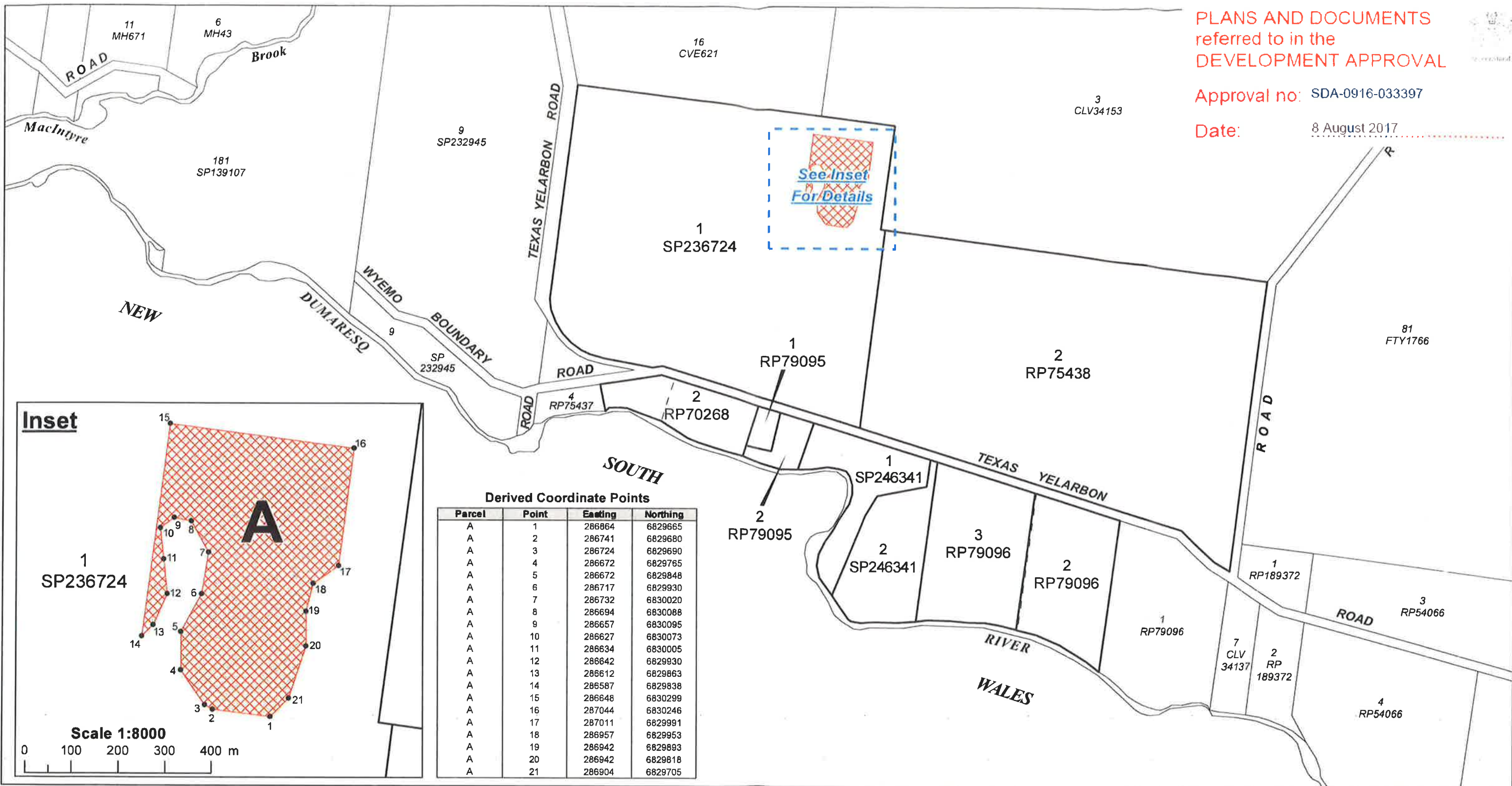
DATE:

SCALES :

0 500 m 1000 m

DRAWING NUMBER:
8515 MASTERPLAN FIG. REUSE

Fig.



Derived Coordinate Points			
Parcel	Point	Easting	Northing
A	1	286864	6829665
A	2	286741	6829680
A	3	286724	6829690
A	4	286672	6829765
A	5	286672	6829848
A	6	286717	6829930
A	7	286732	6830020
A	8	286694	6830088
A	9	286657	6830095
A	10	286627	6830073
A	11	286634	6830005
A	12	286642	6829930
A	13	286612	6829863
A	14	286587	6829838
A	15	286648	6830299
A	16	287044	6830246
A	17	287011	6829991
A	18	286957	6829953
A	19	286942	6829893
A	20	286942	6829818
A	21	286904	6829705

Scale 1:25000 at A3 paper size

0 500 1000 1500 2000 2500 m

Projection: UTM (MGA Zone 56) Datum: GDA94

Note: The property boundaries shown on this plan are **APPROXIMATE ONLY**. They are **NOT** an accurate representation of the legal boundaries.

Note: Derived Coordinate Points are provided to aid in the location of the Referral Agency Response boundaries.

Responsibility for locating these boundaries lies solely with the landholder and delegated clearing contractor(s).

Note: All Derived Coordinate Points continue sequentially when labels are missing.

Note: This is a colour plan and should be reproduced in colour.

Note: This plan must be read in conjunction with Referral Agency Response SDA-0916-033397.

LEGEND

- Derived Coordinate Point.
- Subject Lots.
- Area A - Specific Conditions Apply. See Referral Agency Response SDA-0916-033397 for Details.

Referral Agency Response (Vegetation) Plan

Plan of Area A in Lot 1 on SP236724

CENTRE: IPSWICH
LOCALITY: GLENARBON

REGION: SOUTH
LGA: REGIONAL COUNCIL OF GOONDIWINDI

Map Reference: 9040

For data compilation sources see 2016/004906/GIS

Elvas Reference: 2016/004906

Prepared by: NWF

Date: 17 March 2017



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RARP
SDA-0916-033397

APPENDIX C – PIGGERY ENVIRONMENTAL MANAGEMENT PLAN

Provided by
Strathane Pty Ltd

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL



Approval no: SDA-0916-033397

Date:

8 August 2017 Pages 1 - 24

Revision: 0 Initial Issue Proposed
Authorised by: Managing Director
Date: 1st June 2016

WYEMO PIGGERY

PIGGERY ENVIRONMENTAL MANAGEMENT PLAN

MANUAL

**STRATHANE PTY LTD
KING ST
CLIFTON, QUEENSLAND 4361**

Revision: 0 Initial Issue Proposed
Authorised by: Managing Director
Date: 1st June 2016

WYEMO PIGGERY

STRATHANE PTY LTD

PIGGERY ENVIRONMENTAL MANAGEMENT PLAN – MANUAL.

Description:

This manual describes the **WYEMO PIGGERY** Environmental Management Plan (PEMP). Any alterations are to be approved by the Managing Director, and are to be undertaken in accordance with the amendment system detailed within this document.

VERIFICATION

Description	Signature & Name	Position	Date
Authorised by:	Mr A Jones	Director	

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Routine distribution is restricted to the approved distribution in the DISTRIBUTION LIST.

All other persons in possession of this document have uncontrolled copies. Those wishing to view the document should contact the Managing Director for revision level status.

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AMENDMENT LIST

Revision No.	Date	Brief Description of Revision	Section(s) Involved	Page No.
0	01/06/2016	Initial Issue Proposed	All	Whole Document

AMENDMENT PROCEDURES

Latest Revision: The latest revision of the manual is displayed in the Farm Managers' office. The only valid copy of the manual is that which shows the latest revision number.

Changes and revisions: Can be suggested by any staff member and are to be considered by all relevant managers, and coordinated by the Director. When approved, the manual will be amended with the Director's authority.

Amendments to Manual: All approved changes and amendments will be applied to all copies of the manual and recorded in the Amendments List.

Superseded Editions: All superseded pages will be removed, replaced, and destroyed.

DISTRIBUTION LIST

Copy Number	Name and Position	
1	Mr Andrew Jones	Director
2	Farm Manager	Farm Manager
Total Number of Copies: 2		

INTRODUCTION

The purpose of the document is to:

- ♦ aid in the environmental management of pig production at Wyemo Piggery;
- ♦ define and communicate the Environmental Policy for the purpose of effective implementation of the PEMP; and
- ♦ assist in the management of potential significant environmental impacts and aspects of the organisation's activities.

1.0 OWNERSHIP & DETAILS OF PLAN

The piggery layout will be described via the following council area description:

Lot	Plan Number	Parish	Site	Env. License
2	RP75438	Wyemo	Texas-Yelarbon Rd	To be issued
1	SP236724	Wyemo	Texas-Yelarbon Rd	To be issued
2	RP70268	Wyemo	Texas-Yelarbon Rd	To be issued
1 & 2	RP79095	Wyemo	Texas-Yelarbon Rd	To be issued
1 & 2	SP246341	Wyemo	Texas-Yelarbon Rd	To be issued
2 & 3	RP79096	Wyemo	Texas-Yelarbon Rd	To be issued

Located at: **Texas - Yelarbon Rd. Yelarbon QLD 4388**

For all correspondence: **ATT: Managing Director**
STRATHANE Pty Ltd
King St
CLIFTON QLD 4361

Ph: (07) 4697 3344
Fax: (07) 4697 3532

ENVIRONMENTALLY RELEVANT ACTIVITY: 3(b) PIG FARMING
PIGGERY NAME: Wyemo
DPI Property Number: QHGW0179
LICENSED CAPACITY: 55 000 Standard Pig Units

1.1 IDENTIFICATION OF PERSON RESPONSIBLE FOR:

Development & implementation of the Plan	➔	Director
Providing resources & personnel	➔	Director
Monitoring & Maintenance of Records	➔	Farm Manager
Notifying appropriate authorities in the event of an emergency situation		
Impacting the environment:	➔	Director

1.2 CLIMATE

The nearest climatic averages available for Wyemo are those recorded by the Bureau of Meteorology at the Texas Post Office. Rainfall records from the Texas Post Office (closest available site) have also been obtained.

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Date: 1st June 2016

Rainfall statistics from Texas show a mean average rainfall of 659 mm. Approximately 40% of the total rainfall occurs in the summer months. Long term temperature and humidity data was sourced from the Texas Post Office. The average maximum daily mid-summer temperature is approximately 33°C. Beurea of Meteorology pan evaporation data demonstrates an approx. average rate of 1800mm pa.

Table 2: Climatic Information – Texas Post Office

CLIMATE INFORMATION (1887 – 2016 rainfall)														
Enterprise site:		Wyemo		28°38'21.80" S		150°49'10.77"E								
Weather station:		Texas		28.85S		151.17E								
ANNUAL TOTALS				10 Percentile		50 Percentile		90 Percentile						
Rainfall	mm / year			436		663		880						
Pan Evap	mm / year			1630		1798		1934						
MONTHLY		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YEAR
Rainfall (mm)	89	76	56	35	40	41	42	34	40	60	58	81	659	
Pan Evap (mm)	222	177	174	129	88	68	76	102	140	177	201	227	1779	
Av Max Temp-DegC	34	33	31	27	23	19	19	21	24	28	31	33	27	
Av Min Temp-DegC	19	18	16	12	8	5	4	5	8	12	15	17	11.5	
Rad (MJ/ m2/ day)	26	24	21	17	14	11	12	16	20	23	25	26	20	

1.3 DESCRIPTION OF ENVIRONMENTAL AUTHORITY

INTRODUCTION

The property will be licensed to operate a 55 000 SPU intensive, high health piggery farrow to finish. The site is located on the Texas Yelarbon road, South of the Cunningham Highway approximately 10 Km South East of Yelarbon. The property has an area of 1060 ha and is within the shire of the Goondiwindi Regional Council. The real property description is as follows:

Lot	Plan Number	Parish	Site	Env. License	Area
2	RP75438	Wyemo	Texas-Yelarbon Rd	To be issued	
1	SP236724	Wyemo	Texas-Yelarbon Rd	To be issued	
2	RP70268	Wyemo	Texas-Yelarbon Rd	To be issued	
1 & 2	RP79095	Wyemo	Texas-Yelarbon Rd	To be issued	
1 & 2	SP246341	Wyemo	Texas-Yelarbon Rd	To be issued	
2 & 3	RP79096	Wyemo	Texas-Yelarbon Rd	To be issued	

The DPI Property Number is: **Under application**. Final decision was given by Goondiwindi Regional Council in respect of the 55 000 SPU enterprise on the XXth day of XX 2016.(Under application at the time of writing)

STRATHANE Pty Ltd holds the property freehold. It is zoned rural and intensive piggeries are a consent use under the current planning scheme. The subject land currently supports irrigated and opportunity dry land cropping and grazing. Large portions of land have been extensively cleared in the past with some reminent vegetation on site. Adjoining land is of similar make-up and usage.

1.4 RESOURCE ASSESSMENT

1.4.1 TOPOGRAPHY

The land generally slopes to the south and southwest towards the Dumaresq River. The northern third of the property is gently sloping to flat.

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Authorised by: Managing Director
Date: 1st June 2016

The location plan, Figure 1, shows the piggery shed location and effluent & sludge drying/compost area and flow of liquid effluent through the site. Effluent and sludge disposal shall be managed so that the nutrient, organic matter and water content are utilised with principals of ecologically sustainable development in mind. Grassed vegetative buffers of 50 meters minimum width will be maintained between any watercourses adjacent to areas where liquid effluent or solid waste products are utilised within the designated waste utilisation areas.

1.4.2 VEGETATION

The subject land currently supports irrigated and opportunity dry land cropping and grazing. The majority of the land has been extensively cleared in the past. Adjoining land is of similar make-up and usage. Strathane Pty Ltd will plan some trees around the piggery development for aesthetic reasons at the discretion of Strathane management.

1.4.3 SOILS

The piggery effluent and sludge utilisation areas fit within the Great Soil Group of Regosols (in part), sub mature red brown earths described by R F Isbell, Bureau of Investigation (1956). The major characteristics of the dominant soil are sandy loams with clay loams and little horizon differentiation. Loams and clay loams overlaying compacted reddish brown clay with slight carbonate.

1.4.4 WATER

1.4.4.1 GROUNDWATER

STRATHANE Pty Ltd holds 1 groundwater license to supply the Wyemo piggery (license – STRATHANE PTY LTD). The license has an allocation of 650ML, which is more than adequate to supply the piggery. At time of writing this was under application to DNR to change the use to 'Any' and lot allocations to include the intended Intensive Livestock purpose.

The current bore is described below:

Reg Number	Strata Description	Allocation	Use	Description of Land
77046H	Border Rivers Alluvium	650 ML	Irrigation / Stock Watering	Lot 2 & 3 RP79096 Lot 1 & 2 SP246341

1.4.4.2 WATER USAGE – 55,000 SPU

	Measured (megalitres / annum)	Estimated (megalitres / annum)
Fresh water for cleaning		17 ML
Fresh water for cooling		46 ML
Fresh water for drinking	184 ML	
TOTAL FRESH WATER USED		247 ML / annum
Re-cycled water for flushing	0 ML	

1.4.4.3 SURFACE WATER

The nearest waterways are the Dumaresq River located approximately 1.7 Km to the South of the building site and the Macintyre Brook located approximately 3.6 Km to the west of the site. Macintyre Brook is an occasional flow system and runs in a south westerly direction until it merges with the Dumaresq River at a point approximately 6.5 Km to the west of the subject property.

1.5 PIGGERY BUILDINGS

At 55,000 SPU final facilities will be 6 weaner sheds, 12 finisher sheds, 2 farrowing sheds and 8 gestating sow sheds.

Calculation of current Standard Pig Units held on site:

Category	No. of Pigs	Multiplier	SPU's
Suckers (0-4 wks)	4wk 8,600	0.1	860
Weaners (5-10 wks)	6wk 12,756	0.5	6,378
Growers (11-16 wks)	6wk 12,612	1.0	12,612
Finishers (17-23.5 wks)	8wk 15,585	1.6	24,936
Gilts	600	1.8	1,080
Boars	100	1.6	160
Gestating Sows	4200	1.6	6,720
Lactating Sows	840	2.5	2,100
TOTAL SPU			54,846

2.0 CURRENT MANAGEMENT PRACTICES / RISK ASSESSMENT / CORRECTIVE ACTION

2.1 WASTE GENERATION

2.1.1 NUTRIENT – FEED / WATER

Feed presented to animals is via purpose built Ad libitum self-feeders. Water is supplied via 'bite nipples' or 'push nipples' located at the feeder and in the pen. Feeders & water drinkers are checked on a daily basis by the day on duty animal attendant to correct any spillages or breakages.

2.1.1.1 RISK ASSESSMENT

There is potential for over specification of diets in terms of nitrogen & phosphorus with regard to the genetic potential of the animal. Also, if feeders are not set correctly excessive feed could be lost into the waste stream.

2.1.1.2 CORRECTIVE ACTION

Practises used to optimise feed usage include;

1. Continued improvement and selection of replacement stock with superior genetic ability to convert feed grain to lean meat yield.
2. Specialist nutritionist employed to match diet formulations to genetics of animal
3. Specialised feeders to minimise feed spillage – checked for correct operation on a daily basis.
4. Specialist water drinkers used to minimise water wastage.

2.2 WASTE COLLECTION & TRANSPORT

2.2.1 CURRENT PRACTISE

Description	Pen Cleaning		Pits	Frequency of flush	Fresh (f) or Re-cycled (r)
	Method	Frequency	static (s) flush (f)		
Weaner Sheds	Pressure Clean & Disinfect	6 weeks on empty shed	S	1 per 4 wk's	Nil
Finisher Sheds	Pressure Clean & Disinfect	12 weeks on empty shed	S	1 per 3 wk's	Nil
Farrowing Sheds	Pressure Clean & Disinfect	5 weeks on empty room	S	1 per 5 wk's	Nil
Gestating Sow Sheds	Hose and Disinfect	As required for sow movements	S	1 per 4 wk's	Nil

The farrowing and weaner sheds consist of moulded plastic tiled floors. The waste falls through these tiles onto the concrete base below which is contained within a shallow pull plug pit system. The pits are emptied by pulling the "plug" on the pit and allowing the effluent to gravity feed all of the pit contents out of the pit into the farm drains and sump pumping system.

The finisher and gestating sow sheds consist of moulded concrete tiled floors. The waste falls through these tiles onto the concrete base below which is contained within a shallow pull plug pit system. The pits are emptied by pulling the "plug" on

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the pit and allowing the effluent to gravity feed all of the pit contents out of the pit into the farm drains and sump pumping system.

2.2.2 PITS / DRAINS / SUMPS & PUMPING

On completion of the entire project the waste material from the sheds will be transported to the anaerobic digester, anaerobic ponds and storage pond for irrigation. These ponds are constructed as per the requirements outlined from the Administering Authority. During the buildup program up to 20,000 spu the site system will follow a conventional flow of waste material from the sheds to anaerobic ponds and then to the storage pond for irrigation. See Figure 1 to show the direction flow of effluent.

Impervious underground drains are used to deliver waste effluent from any sheds located on farm to pits at the ends of the sheds. Lay-flat piping is used to deliver pumped effluent / sludge to the first anaerobic digester / primary dam for treatment and eventual storage further on.

2.2.2.1 RISK ASSESSMENT

Leakage of effluent from drainage system before it reaches the storage ponds could occur. Failure of automatic systems would allow effluent, un-controlled onto the surrounding land of the piggery.

2.2.2.2 CORRECTIVE ACTION

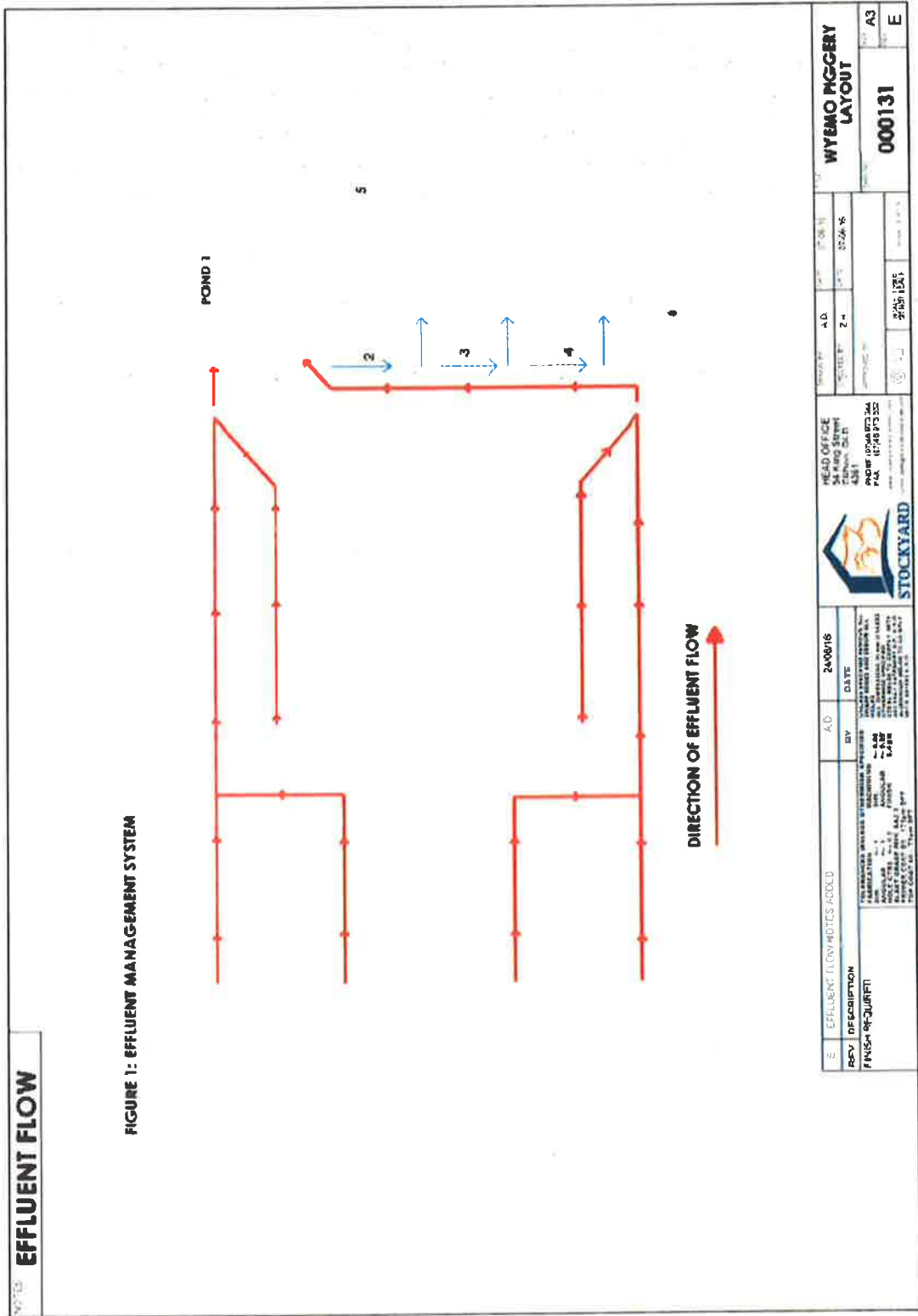
Drains are smooth and free flowing / self-cleaning, and being made of plastic and concrete are corrosion resistant. The drains are inspected daily and maintained to prevent any build-up of sludge or other extraneous materials i.e. grass, entering and blocking drains. The lay-flat is monitored daily for leaks and have the surrounding area clear of weeds.

The power supply is delivered to the pumps automatically linked to the flotation system on top of the effluent. A self-start diesel generator is connected to the power supply for automatic power backup. It will start within seconds of detection in complete loss of power and / or a low power supply. The farm is under 24hr monitoring from an alarm company to ensure power supply is continuous.

The collection pits are adequate to collect all the flush water and sludge from under the sheds. However, they are not designed to store collected product, rather pumped to the treatment ponds (automatic system) a number of times every day. The collection pits are inspected at the end of each flush or pull plug cycle. This is done to make sure each drain under the sheds is free flowing and that the pumping system is in correct operation.

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FIGURE 1 – EFFLUENT MANAGEMENT SYSTEM



2.3 WASTEWATER STORAGE

2.3.1 PROJECTED PRACTISE

Description	Surface Area At Full Capacity (m ²)	Working Depth At Full Capacity (m)	Volume (m ³)	Freeboard
Pond 1(Covered)	Covered	To be confirmed	25,000	1.0 m
Pond 2	To be confirmed	To be confirmed	5000	0.5 m
Pond 3	To be confirmed	To be confirmed	5000	0.5 m
Pond 4	To be confirmed	To be confirmed	5000	0.5 m
Pond 5	Total area of uncovered dams is	To be confirmed	80000	0.5 m
Pond 6 (run off)	Approx	To be confirmed	3000	0.5m

2.3.2 WASTEWATER STORAGE

All ponds are raised above ground level to prevent the ingress of stormwater. Rainwater will only enter the ponds through that which falls on the pond surface or its side banks.

To comply with permeability characteristics, all ponds are clay lined in accordance with DPI farm notes titled; '*Clay Lining and Compaction of Piggery Effluent Ponds*'. Results of compaction testing were supplied and an 'as-built' survey confirming the volume capacity has been forwarded to the delegate of Administering Authority at the completion and before the ponds were used to collect waste-water. The sidewalls were designed to cope with overtopping during extreme rainfall events and from being eroded and breached during a 1 in 20-year storm event (including the requirement for the inflow of waste material into ponds during the extended rainfall event). A freeboard of 500mm will be maintained around all pond walls.

Sludge will generally accumulate into ponds 1, 2, 3 and 4. As required, the sludge accumulated will be removed. This will generally occur via draining the pond of liquid and excavate the sludge onto the current clay based composting area. Appropriate steps will be taken to avoid pooling of rainwater around stored sludge via instillation of diversion banks to stop stormwater entering the stockpile. Appropriate bunding will be used where storage is to take place to prevent seepage of any liquid emanating from the stockpile. A clay lined run-off pond will be placed on the corner of the composting area to contain any seepage. This can then be returned to the pond system for storage.

2.3.3 BIOLOGICAL PROCESSES

The first stage anaerobic digester will afford adequate loading rates and retention time to correctly anaerobically treat the initial sludge for biogas production. Furthermore the digester will be agitated and heated to ensure a relatively stable gas production through the year and ensure that the majority of volatile solids are digested prior to the effluent moving on to ponds 2, 3 and 4. Biogas produced will then be collected and utilised for power production and / or excess biogases will be flamed off throughout the production cycle. Ponds 2 & 3 are designed to afford final adequate anaerobic digestion to the limited remaining organic material post the process through the anaerobic digester and allow the remaining inert solids to settle for easy collection at a later date.

There will be a very low solid components entering (Pond 5) this is due to the retention time in ponds 1, 2, 3 and 4 effectively utilising volatile solids and settling the remaining solids out. Pond 5 will effectively be used as storage for normal recycled flushing, irrigation disposal requirements and wet weather storage.

2.3.4 BIOGAS PRODUCTION AND FLARING

Biogas is produced by anaerobic digestion and is collected at Pond 1 utilising a covering membrane. The raw biogas is then either primarily combusted by gas fired generators after H₂S is removed via a biomass scrubber or combusted by flaring of raw biogas.

The biogas facility will be managed using the guidance of the *Code of Practice for On-farm Biogas Production and Use (Piggeries)*. A Safety Management Plan and Emergency Response plan will be put in place. If biogas production is combusted by gas fired generators there will be a hazardous area assessment to be completed and documented for all biogas production and usage areas in order to comply with the *Petroleum and Gas (Production and Safety) Act 2004*. The separate areas of the facility would be fenced off and would only be accessed only by authorised persons.

2.4 WASTE UTILISATION – EFFLUENT & SLUDGE

2.4.1 CURRENT PRACTISE

All excess effluent has been accounted for via evaporation and irrigation. Sludge, once separated will be composted in the designed composting area and removed for sale off-site on a regular basis or to be utilized across the Strathane property.

2.4.2 EFFLUENT IRRIGATION (LIQUID) PROCESS

Liquid effluent will be utilised via irrigation. Grassed vegetative buffers of 50 meters minimum width will be maintained between any watercourses adjacent to areas where liquid effluent products are utilised within the designated waste utilisation areas. Liquid irrigation will be limited to the Northern side of the Texas-Yelarbon road in the areas shown on Appendix 1.

Irrigation via traveling irrigators or centre pivots may occur in utilising secondary treated effluent only, with raw effluent not to be irrigated. Management of the irrigation operations will be based upon prevailing wind directions and other climatic conditions of the day to minimise any odour emission impacts. In addition no irrigation will occur in strong winds above >11m/s and irrigation will cease if water is ponding or running off.

2.4.3 EFFLUENT SPREADING (SOLIDS) PROCESS

Solid effluent post the drying and composting process will either be sold off site or utilised on the Wyemo property. Grassed vegetative buffers of 50 meters minimum width will be maintained between any watercourses adjacent to areas where solid waste products are utilised within the designated waste utilisation areas. Solids spreading will be to both sides of the Texas-Yelarbon road in the areas shown on Appendix 1.

Management of the effluent solids utilisation operations will be based upon prevailing wind directions and other climatic conditions of the day to minimise any odour emission impacts.

2.4.3.1 RISK ASSESSMENT

Potential for odour complaints and effluent flow onto non effluent irrigation areas.

2.4.3.2 CORRECTIVE ACTION

Management will ensure that management procedures and actions as outlined in the "PROCESS" will be followed and the staff involved with effluent disposal are appropriately trained to competently and accurately complete the task.

2.5 CARCASS DISPOSAL

2.5.1 DESIGN CHARACTERISTICS

The any pits will be excavated into the clay subsoil. The characteristics of the clay are suitable for the purpose of achieving the designed permeability requirements. Diversion banks constructed up slope of the pits where required will prevent ingress of stormwater. Rainwater will only enter pits via that which falls within the opening of the sidewalls of the pit. Composting pads will be designed to comply with low permeability characteristics required. Appropriate steps will be taken to avoid pooling of rainwater around stored composting material via instillation of diversion banks to stop stormwater entering the stockpile. Appropriate bunding will be used where storage is to take place to prevent seepage of any liquid emanating from the stockpile. A clay lined run-off pond (6) will be placed on the corner of the composting area to contain any seepage. This can then be returned to the pond system for storage.

2.5.2 CARCASS DISPOSAL PROCEDURE

Carcasses will be identified and removed from sheds at the commencement of the daily work schedule. Carcasses will then be collected from the outside ends of sheds and taken to the burial pits or composting pad at the end of the daily work schedule. Collection and removal to pits will occur only after all sheds have had their daily inspection completed.

Any deaths occurring during the normal daily work schedule will be collected to the outside end of each shed. From here they will be collected for burial or composting at the end of the normal daily work schedule. The site supervisor (of the day) is directly responsible that all carcasses have been removed from the sheds and placed in burial pits or composting pad appropriately and at correct times.

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2.5.2.1 RISK ASSESSMENT

Potential for ingress of storm water.

2.5.2.2 CORRECTIVE ACTION

Carcasses will be covered with soil at placement into pit or covered in composting material. This will help prevent odour and scavenging by feral animals. The depth of soil used will also exclude flies & mosquitoes utilising the pits / carcasses as a breeding / feeding source.

Diversion banks constructed up slope of the pits will prevent ingress of stormwater. Rainwater will only enter pits via that which falls within the opening of the sidewalls of the pit.

2.6 IMPACTS TO THE COMMUNITY - MONITORING, RECORDING & REVIEWING

Monitoring, recording and reviewing will be an ongoing process with trigger points to escalate the amount or type of reviews and / or actions to be taken on a case by case basis.

2.6.1 NOISE

OBJECTIVE

The piggery will be operated to minimise noise generation from sheds and traffic and therefore avoid any noise complaints.

MANAGEMENT PRACTICES TO MEET OBJECTIVE

Traffic

- During operation, noise generation will be controlled by limiting traffic movements and work hours from 4.00 a.m. to 6.00 p.m. as much as is practical.
- Contractors will be informed of noise nuisance concerns and requested to limit noise generation to nearby neighbours (e.g. compression braking).

Mechanical systems

- Noise generation will be controlled by regular maintenance of farm machinery and vehicles. If a vehicle/machine is creating excessive noise, maintenance will be undertaken to correct the problem.

Complaints

- Maintain a noise complaints register.
- Instruct all appropriate staff on the correct handling of noise complaints.

TRIGGER POINTS (MONITORING AND RECORDING)

Staff will undertake subjective checks to monitor sources of potential noise emissions.

Noise will be monitored from the following:

- Access roads
- Vehicles
- Machinery

- Piggery sheds.

The frequency of the monitoring will be dependent upon environmental and management conditions.

RESPONSIBLE PERSON

The Piggery Manager is the person responsible.

REPORTING AND REVIEW

Where subjective monitoring indicates that noise levels are unacceptable, details of the problem and the proposed method of solving the problem will be recorded in the Environmental Data Record.

At least yearly, noise monitoring results will be reviewed by the Piggery Manager (or his consultants) to determine the effectiveness of the implemented tasks to meet the objectives. Any areas where deficiencies consistently, and/or unnecessarily occur will be investigated further and appropriate corrective actions undertaken.

2.6.2 DUST

OBJECTIVES

The piggery will be operated to minimise dust emissions and impacts from sheds, ponds, compost area, effluent irrigation area, sludge drying storage areas and therefore avoid any dust complaints. All operations and activities occurring at the premises must be carried out in a manner that will minimise dust at the boundary of the premises.

MANAGEMENT PRACTICES TO MEET OBJECTIVES

Piggery sheds

- Conventional piggery sheds do not create any dust nuisance as very little dust is generated inside a piggery shed.

Vehicular movements

- Limit vehicle speeds within the piggery to 40 km/h.
- Dust generation controlled by limiting work hours to between 4.00 a.m. and 6.00 p.m. as much as is practical.
- Vehicles take the most direct route to the carcass disposal area, sludge drying area and other places on-site.

Compost area dust emissions

- Dust generation controlled by limiting work hours to between 5.00 a.m. and 6.00 p.m. as much as is practical.
- Review the selection of sawdust or carbon sources to determine whether suitable materials can be obtained at higher moisture content.
- Alter the timing of dust emitting management operations.
- Alter the timing of material deliveries / collection.

Complaints

- Maintain complaints register.
- Instruct all appropriate staff on the correct handling of dust complaints.

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TRIGGER POINTS (MONITORING AND RECORDING)

Management will undertake subjective checks to monitor dust emissions. The frequency of the monitoring will be dependent upon environmental and management conditions.

The assessments will be undertaken:

- At least every twelve months;
- More frequently after a complaint;
- When the wind speed is moderate – strong;
- During daylight hours.

A Complaints Register will be used to record all dust complaints. Details should be logged immediately and the following recorded:

- Time and date of detection and details of the complaint
- Method of communication (telephone, fax, letter, etc.)
- Name, contact address and contact telephone number of complainant (Note: if the complainant does not wish to be identified then, “not identified” is to be recorded)
- Wind strength, wind direction and other relevant climatic conditions
- Details of complaint investigation undertaken and findings
- Details of any management practices that may have contributed to the complaint
- Name of person responsible for investigating the complaint
- Action taken as a result of the complaint investigation and signature of responsible person
- Details of notification to the Administrating Authority (if applicable).

RESPONSIBLE PERSON

The Piggery Manager is the person responsible.

REPORTING AND REVIEW

Where the subjective monitoring indicates that dust levels are unacceptable, details of the problem, and the proposed method of solving the problem will be recorded in the Environmental Data Record.

Dust monitoring results will be reviewed by the Piggery Manager (or his consultants) to determine the effectiveness of the implemented tasks to meet the objectives. Any areas where deficiencies consistently, and/or unnecessarily occur, will be investigated further and appropriate corrective actions undertaken.

The Complaints Register will be reviewed at least twelve monthly or sooner if there are complaints. Recorded complaints will be reviewed and the following information will be reported in the Complaints Register:

- Management options available to reduce or solve the problem;
- Corrective action taken to eliminate the source of each complaint;
- Effectiveness of corrective action;
- Response of complainant/s about the level of impact after steps have been put into place to solve the problem; and
- Details of further monitoring (through assessment by piggery staff and consultation with the complainants).

2.6.3 GROUND WATER

OBJECTIVES

The piggery will be operated to minimise the risk of groundwater contamination and/or water quality reduction from the seepage of contaminants through the base of shed floors, drains, compost area, effluent treatment ponds and effluent irrigation areas.

MANAGEMENT PRACTICES TO MEET OBJECTIVES

Piggery sheds

- Shed floors (including beneath the slats) have been constructed of an impervious material (concrete).

Drains

- Drains have been constructed of impervious concrete and PVC.

Effluent treatment ponds

- To comply with permeability characteristics, all ponds are clay lined in accordance with DPI farm notes titled; '*Clay Lining and Compaction of Piggery Effluent Ponds*'. Results of compaction testing were supplied and an 'as-built' survey confirming the volume capacity will be forwarded to the delegate of Administering Authority at the completion and before the ponds were used to collect waste-water.

Composting / Sludge drying area

- Solids will be stored on an impermeable pad within the premises.
- The sludge drying area is checked after heavy rainfall or prolonged wet periods to ensure that the surface is intact.
- Diversion banks constructed around the sludge drying area are maintained to prevent stormwater runoff from entering the facility area.
- Drains constructed around the sludge drying area are maintained to ensure runoff from the manure stockpiles is collected and directed to the holding pond.
- Regularly monitor and manage the sludge drying area to minimise the risk of water logging.

Effluent irrigation and Dry Solids Spreading areas

- Effluent will be irrigated and dry solids spread at sustainable rates to avoid nutrient leaching.

TRIGGER POINTS (MONITORING AND RECORDING)

Staff will regularly check the integrity of the following piggery infrastructure:

- Piggery shed floors
- Drains
- Effluent treatment ponds
- Composting / Sludge drying area

RESPONSIBLE PERSON

The Piggery Manager is the person responsible.

REPORTING AND REVIEW

If the subjective monitoring indicates that leaching through damaged infrastructure may be possible, details of the problem and the proposed method of solving the problem will be recorded in the Environmental Data Record. Water tests will be completed routinely on a yearly basis with samples to be sent to and analysed by an independent laboratory service provider. Analysis of water will be for the purpose of ensuring water quality for use by stock and quantifying any changes to the water quality and surrounding water aquifer. Sample test results will be recorded and reviewed yearly and then be stored for a minimum of 3 years.

2.6.4 SOIL

OBJECTIVES

The piggery will be operated to ensure that soils are not degraded as a result of: effluent irrigation / sludge spreading; or erosion around the sheds and irrigation area.

MANAGEMENT PRACTICES TO MEET OBJECTIVES

Effluent Irrigation and Dry Solids Spreading

- Ensure the irrigation or dry spreading of effluent and removal of crops or pastures is matched to avoid nutrient build-up in the soil and subsequent leaching of nutrients.

Soil Erosion Around Sheds or Disturbed Areas Associated with the Piggery

- Any disturbed areas to be revegetated.
- Plantings of grass species and/or native trees will be undertaken to encourage rapid establishment of ground cover where deemed necessary
- Soil erosion and sediment control will be undertaken as required.

SPECIFIC PERFORMANCE INDICATORS

- Appropriate erosion measures to be implemented to ensure all sediment runoff from the site is contained following construction.

TRIGGER POINTS (MONITORING AND RECORDING)

The effectiveness of the erosion control methods implemented at the site to be monitored by site inspections. Where subjective checks indicate that performance is unacceptable, current erosion methods are to be reviewed and new arrangements made.

Soil monitoring will be conducted to ensure application rates of effluent (liquid or solid) do not cause excessive levels of nutrients in the soil. At approximately the same time each year, soil samples will be taken from effluent irrigation areas and solid waste spreading area's where material has been irrigated or spread within the previous 12 months. The location of the soil monitoring sites, along with the cropping or grazing history of the area since the previous sampling is to be recorded at the time of sampling.

RESPONSIBLE PERSON

The Piggery Manager is the person responsible.

REPORTING AND REVIEW

Soil erosion will be monitored on an ongoing basis. If areas surrounding the site experience significant amounts of erosion, more detailed investigation will be undertaken to establish the cause of the erosion.

Where monitoring indicates that soil degradation is occurring, details of the problem, and the proposed method of solving the problem will be recorded in the Environmental Data Record.

Soil tests completed on a yearly basis in areas where effluent liquid or solids have been spread will have this information reviewed yearly. Samples are to be sent to and analysed by an independent laboratory service provider. Sample test results will be recorded and will be stored for a minimum of 3 years.

2.6.5 ODOUR / AIR QUALITY

OBJECTIVES

The piggery will be operated to minimise odour emissions and impacts from sheds, ponds, compost area, effluent irrigation area, solids utilisation area, sludge drying and storage areas and therefore avoid any odour complaints.

MANAGEMENT PRACTICES TO MEET OBJECTIVES

Piggery sheds

- Wastes will be removed from the collection pits in the sheds by flushing on a regular basis.
- The concrete-floored areas of the piggery sheds will be regularly hosed and/or swept to remove feed and manure.

Effluent treatment ponds

- At completion of the entire facility the flow of all effluent will go through a covered digester for the capture and utilisation of the biogases produced. Retention time has been designed to remove the majority of volatile solids thus limiting odour in the secondary pond system. During the stocking of the site and build up phase to 20,000 spu the effluent will not go through a covered digester, instead will go into a primary, secondary and then tertiary anaerobic pond system.
- The flow of effluent into the waste treatment ponds will be kept as constant in quantity and quality as is practical to optimise pond performance and minimise odours from pond function disruption.
- If necessary, the ponds will be re-seeded with biological inoculants to ensure that the ideal populations of micro-organisms are present.
- Sludge build-up in Pond 1, 2 and 3 will be managed so that it does not adversely affect the active treatment volume of the pond.

Mortalities

- Carcasses removed from sheds daily.
- Carcasses transported to the carcass burial pit area or composting area.

Irrigation of effluent

- Odour nuisance created by the irrigation of effluent will be minimised through careful timing of this activity and not when the wind is blowing in the direction of the closest houses.

Sludge drying area

- The surface of the sludge drying area will be constructed to provide a compacted, sloping surface that drains excess water from stored material.
- Sludge is formed into piles with a narrow top width and sloping sides to shed rainfall and drain excess water from surface material.
- Sludge is stored in the sludge drying area to minimise the risk of water logging.

Complaints

- Maintain complaints register.
- Instruct all staff on the appropriate handling of odour complaints.

TRIGGER POINTS (MONITORING AND RECORDING)

Management will undertake subjective checks (at least every twelve months) to monitor odour emissions. The frequency of the monitoring will be dependent upon environmental and management conditions.

A Complaints Register will be used to record all odour complaints. Details should be logged immediately and the following recorded:

- Time and date of detection and details of the complaint
- Method of communication (telephone, email, fax, letter, etc.)
- Name, contact address and contact telephone number of complainant (Note: if the complainant does not wish to be identified then, "not identified" is to be recorded)
- Wind strength, wind direction and other relevant climatic conditions
- Details of complaint investigation undertaken and findings
- Details of any management practices that may have contributed to the complaint
- Name of person responsible for investigating the complaint
- Action taken as a result of the complaint investigation and signature of responsible person
- Details of notification to the Adminstrating Authority (if applicable).

RESPONSIBLE PERSON

The Piggery Manager is the person responsible.

REPORTING AND REVIEW

Where the subjective monitoring indicates that odour levels are unacceptable, details of the problem, and the proposed method of solving the problem will be recorded in the Environmental Data Record.

The Complaints Register will be reviewed twelve monthly or as required if there are complaints. Recorded complaints will be reviewed and the following information will be reported in the Complaints Register:

- Management options available to reduce or solve the problem
- Corrective action taken to eliminate the source of each complaint
- Effectiveness of corrective action

2.6.6 COMPLAINTS AND ENQUIRY REGISTER

So as to effectively monitor the environmental impacts the piggery operation has, we take seriously any correspondence both within and outside the establishment.

As required by the Environmental Authority, a register of all complaints and enquiry's related on site must be maintained. The details to be kept are as follows:

- i. time, date and nature of complaint or enquiry
- ii. type of communication (telephone, letter, personal, etc.)
- iii. name, contact address and contact telephone number of complainant or inquirer. Note: if the complainant or the person making the enquiry does not wish to be identified then "Not Identified" is to be recorded)
- iv. response and investigation undertaken as a result of the complaint or enquiry
- v. name of person responsible for investigating complaint or enquiry
- vi. action taken as a result of the complaint or enquiry investigation and signature of responsible person.

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The maintenance of this complaint register is part of the environmental license conditions imposed upon this site and as such, it must be followed accordingly.

Upon receipt of a complaint or enquiry, the details of the complaint must be recorded in the complaint register and the appropriate responsible party must be informed. Management must be notified as required to determine the nature and extent of any action to be taken. Where action is necessary, the particulars of the action must be documented in the complaint register.

ALL COMPLAINTS MUST BE FOLLOWED UP WITH FORMAL NOTIFICATION USING THE “ENVIRONMENTAL RECORD NOTIFICATION” FORM.

Relevant contact details of Management and “Department of Primary Industries”* personnel if required are as follows:

STRATHANE PTY LTD:

Phone (07) 46973 344

DEPARTMENT OF AGRICULTURE, FISHERIES AND FORESTRY

Phone (07) 46881 374

An example of a complaints form is shown on next 2 pages.

Wymo Piggery

* Type of communication – i.e. Written, telephone, fax, etc.

** Complainant details – name, contact address and telephone number (if not identified then “Not Identified” is to be recorded).

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WYEMO PIGGERY
ENVIRONMENTAL RECORD NOTIFICATION

**RECORD
NUMBER:**

From:	
To:	
Site:	

PEMP/Action Plan Reference:	
------------------------------------	--

INCIDENT/REPORT/RECORD:

Blank lined page.

Signature:

Position:

Date:**Action/Comments:**

Date Received at:

[illegible]

Does PEMP require amendment? Yes/No.

Signature:	Position:	Date:
------------	-----------	-------

If PEMP requires amendment, the Action/Comments section must reflect how changes to be effected.

2.7 CONTINGENCY MEASURES

2.8.1 LOSS OF ELECTRICITY SUPPLY

Appropriate 3-phase power supply suitable for the development is used from South-West Queensland Electricity Board (SWQEB). Back-up generators suitable for emergency to be installed for an automatic start from loss of power.

2.8.2 LOSS OF WATER SUPPLY

Water storage tanks will be located in the compound to adequately supply pigs with water at all times. Water is supplied to these tanks from bores (current waterworks license 77046H) located within the property boundary. The current license allocation is 650 ML / yr.

Williams and Preston (1989), indicate the water requirement for 55 000 SPU to be between 220 – 322 ML / yr. Therefore, the current application is adequate to meet the requirements of the fully expanded Wyemo piggery.

2.8.3 EQUIPMENT MALFUNCTION

A fully equipped maintenance section within the CEFN Trading Pty Ltd company structure will service Wyemo piggery. We currently have 12 full time staff on call to undertake routine and emergency repairs and maintenance if required.

All equipment is to be serviced periodically to be in optimal working condition at all times. Effective productivity can only be achieved through adequately maintained and serviced equipment.

2.8.4 DISEASE OUTBREAK

In the event of a disease outbreak, our company veterinarian will be contacted. The company has a back-hoe to dig burial pits at any given time.

2.8.5 INTERRUPTION OF FEED SUPPLIES, TRANSPORT OR ABATTOIR OPERATIONS

Some pigs may be bred on site and others transported to site and held until ready for slaughter. All trucks used for transportation of animals will be washed down at point of unloading and return to the farm in a clean state.

Feed will enter the piggery complex derived from the CEFN Trading Pty Ltd feed mill. This process is generally a 5-day per week operation. Adequate silo capacity will be provided for minimal delays in supply.

Feed is stored in silos located at the end of the pig sheds. The silos will be filled on a weekly basis with feed originating from the CEFN Trading Pty Ltd feed mill. Feed will then be automatically and mechanically delivered to individual pens of pigs via cable / auger driven piping. Feeders are inspected daily by farm animal attendants to make sure optimal presentation of feed is made to the animals. Watering facilities will also be checked at this time.

Silos on farm are designed to contain 8 days feed. Silos are inspected regularly. If spoilt feed is detected it is removed immediately and placed in the carcass disposal pits for burial or composting. The silo will then be cleaned appropriately before any further feed is placed in the silo.

On a daily basis, silos are inspected externally for any problems and any spilt feed will be removed to the carcass disposal pits or composting pad. Spilt / spoilt feed within the sheds will be identified on a daily basis and be removed immediately to the carcass disposal pits or composting pad.

2.8.6 EFFLUENT SYSTEM OVERFLOW OR ESCAPE

Spare effluent delivery pumps are stored at the company's maintenance department in the event the automatic system fails. The effluent delivery pumps are checked each day by the animal attendants for correct operation.

Storage ponds will be maintained with adequate wet weather storage capacity as outlined in the environmental license. All excess effluent will be accounted for via evaporation, irrigation and the pond freeboard has not been breached.

STORMWATER MANAGEMENT PLAN

4397 Texas -Yelarbon Road,
Yelarbon
LOT 1/SP 236724 & 2/RP 75438

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL



Approval no: SDA-0916-033397

Date: 8 August 2017 Page 1-20

Document control sheet

If you have any questions regarding this document, please contact:

Contact Amir Keshtgar
Title Design Engineer
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Project No. TWB-1304

Version history

Version No.	Date	Prepared By	Technical Review By	Verified By	Details
A	02/08/2016	Amir Keshtgar	Peter Keane	Caroline Smith & Mike Harris	For review
B	09/08/2016	Amir Keshtgar	Peter Keane	Caroline Smith & Mike Harris	Client comments
C	05/09/2016	Amir Keshtgar	Peter Keane	Caroline Smith & Mike Harris	Client comments
D	11/11/2016	Amir Keshtgar	Peter Keane	Caroline Smith & Cameron Currie	Client comments
E	19/12/2016	Amir Keshtgar	Peter Keane	Caroline Smith & Mike Harris	Client comments

Final Report

Approved by: Mike Harris RPEQ #3785

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1. Introduction

Harrison Infrastructure Group (HIG) has been engaged by Strathane Pty Ltd to produce a Stormwater Management Plan (SWMP) for the proposed piggery development at 4397 Texas Yelarbon Road, Yelarbon as part of the development application to Goondiwindi Regional Council. Figure 1 shows the aerial image of the subject site.

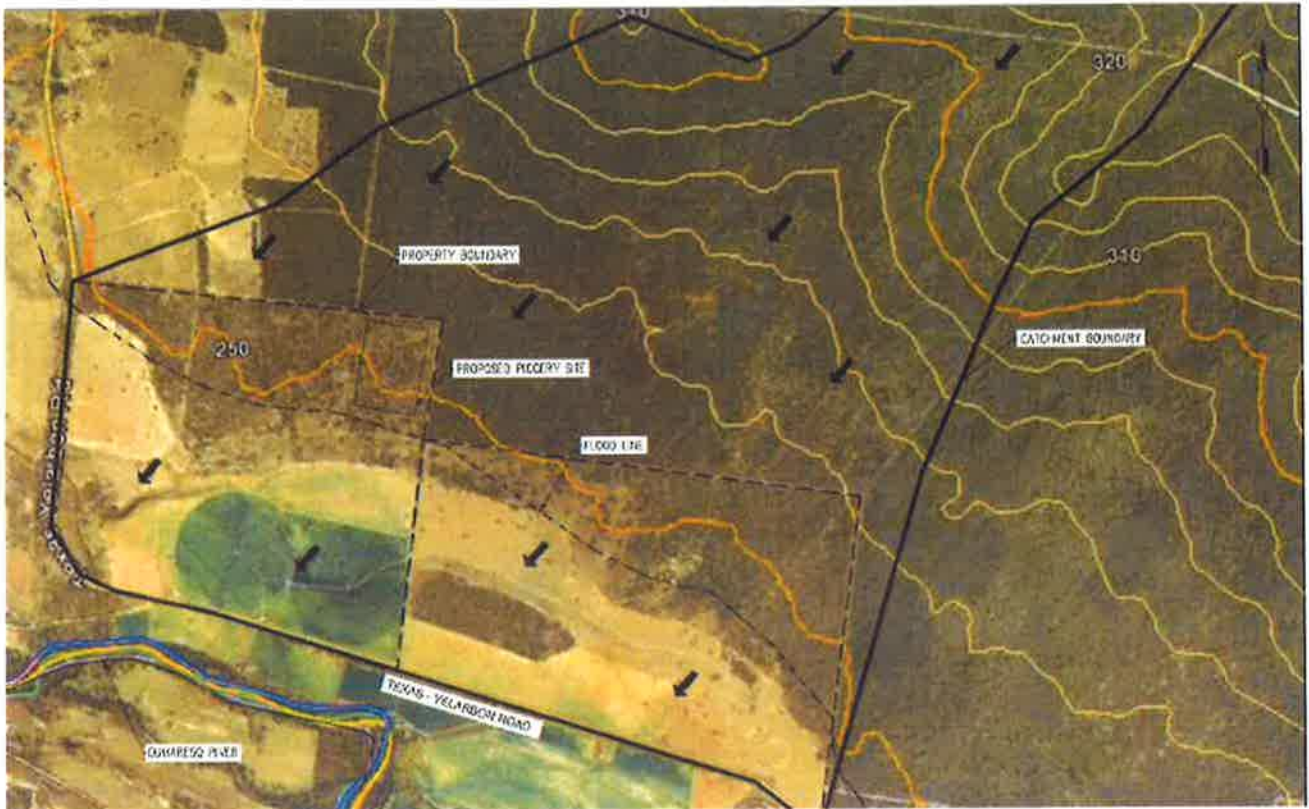


Figure 1 – Subject Site

The aim of this report is to ensure the generated stormwater from the site causes minimal nuisance, danger and damage to people, property and environment and has been prepared at the request of DILGP and based on discussions with DMTR regarding their requirements for the scope of this investigation. This report identifies the stormwater quantity measures required for the operational phase of the proposed development. This report should be read in conjunction with the Wyemo Piggery Environmental Management Plan (PEMP) prepared by Strathane Pty Ltd.

This report will demonstrate the development can be undertaken in accordance with the current TMR guidelines, Queensland Urban Drainage Manual, and best management practices.

2. Site Description

The subject site is located approximately 15Km southeast of Yelarbon at 4397 Yelarbon-Texas Road and has 5.7km of frontage to the Texas-Yelarbon Road. The site has a total area of 1060ha including the lots:

- Lot 2/RP75438 – 409.643ha
- Lot 1/SP236724 – 403.8ha
- Lot 2/RP70268 – 30.417ha
- Lot 1 & 2/RP79095 – 66.874ha
- Lot 1 & 2/SP246341 – 44.51ha
- Lot 2 & 3/RP79096 – 56.454ha

The client intends to develop the subject site as a piggery on Lot 1/SP236724. The property will be licensed to operate a 55,000 SPU intensive, high health farrow to finish piggery. According to the Piggery Environmental Management Plan (PEMP) prepared by Strathane Pty Ltd the piggery buildings consist of 6 weaner sheds, 12 finisher sheds, 2 farrowing sheds and 8 gestating sow sheds. The other lots will not be affected by the proposed development works. The size of the proposed buildings on Lot 1/SP236724 have been summarized in Table 1.

The site is currently used for agricultural purposes; several of the lots contain residential dwellings and farm infrastructure which will not be significantly altered as part of this development. The access to the development will be via a new gravel road towards the western side of Lot 1 on SP2367424. The Dumaresq River is located approximately 700m south of the Texas-Yelarbon Road. The indicative flood extent information obtained from the interactive mapping system of the Department of Environment and Heritage Protection (DEHP) indicates the development site is outside the high flood risk area. It should be noted that according to the DEHP report this flood line does not represent any specific ARI. The approximate location of the flood line is shown on plan SW01 in Appendix B.

The site has a general fall to the south with a flat grade of approximately 0.4%. In the absence of site survey the QldGlobe contour map was used to determine the geometric parameters of the existing site and external catchment. The only external catchment flowing into the site is located north-east of the property, see plan SW01 in Appendix B.

Currently there is a farm dam located on the south western side of Lot 1 on SP 2367424, capturing all runoff from the site as well as the external catchments flowing into the site. The stored water in this dam is used for stock watering purposes.

3. Stormwater Quantity Management Plan

The formulation and implementation of the stormwater quantity management plan for the proposed development is based on the following key principles:

- Utilisation of existing drainage flow paths to reduce any post development impacts.
- Structures to provide no increase in peak flows downstream of the site.

3.1. Design Philosophy and Methodology

The DRAINS program performs design and analysis calculations for stormwater drainage systems and models the flood behaviour of rural and urban catchments. DRAINS displays the components of a drainage system as “objects”, and presents information about these and the results of calculations pictorially.

DRAINS adopts the ILSAX method for hydrological calculations which is based on the time-area method and Horton infiltration procedure. ILSAX method is an event model, in which the sub-catchments of a stormwater drainage area are divided into the following land uses:

- Impervious areas directly connected to the main drainage system,
- Impervious areas not directly connected (supplementary), and
- Pervious areas (grassed areas).

For each land use, a time of travel of stormwater is specified or may be calculated by the program. The infiltration model for pervious areas is based on Horton’s equation as used in the ILSAX method.

The model employs parameters that define the soil type and its antecedent moisture condition. These can be defined from knowledge of the local soils and climate.

DRAINS calculates the full hydrographs of flows resulting from the specified rainfall hyetographs. Multiple storm burst patterns can be selected, with the worst case results reported.

DRAINS models for the existing and developed phases were developed to calculate the peak runoff from the site’s sub-catchments. The sub-catchments were defined as paved areas (e.g. street, car park and drive way) and grassed areas.

The Time of Concentration for each sub-catchment was calculated using Friend’s equation for overland sheet flow in accordance with the Queensland Urban Drainage Manual (QUDM).

The Intensity, Frequency and Duration chart was generated for the region using the Australian Bureau of Meteorology website tool.

3.2. Stormwater Quantity

QUDM specifies that any proposed development must demonstrate that the development shall have a lawful point of stormwater discharge and the proposed development must not cause ‘actionable nuisance’, or, as per QUDM, ‘non-worsening’ must be achieved.

Attenuation of stormwater to pre-developed conditions is required due to the expected increase in the peak flows of stormwater run-off caused by increasing the impervious area. To achieve this 'non-worsening', the development was modelled with DRAINS for pre-development and post-development for Annual Recurrence Intervals of 2, 5, 10, 20, 50 and 100 years.

The fraction impervious values and catchment area used in the DRAINS model were based on the aerial photo shown in Figure 1. Based on the preliminary plan provided by Strathane the total subject site has an area of approximately 16 ha (Piggery Environmental Management Plan – Manual).

The summary of total sub-catchment details is given in Table 1 using the provided site layout plan (included in Appendix B), and aerial photography of the site.

The proposed fraction impervious area of the site was adopted using the information provided on the proposed development layout plan and PEMP report provided by Strathane.

Table 1- Piggery Proposed Buildings

No	Sub-Catchment	Area (m ²)	Fraction impervious (%)
1	Weaner sheds (6 @ 37 x 20m)	4,440	100
2	Finisher sheds (12 @ 70 x 21m)	17,640	100
3	Breeding sheds (4 @ 75 x 18m)	5,400	100
4	Farrowing sheds (1 @ 170 x 23m)	7,820	100
5	Dry sow sheds (4 @ 83 x 18m)	5,976	100
6	Gravel carpark	870	80
7	Compost pad	9,600	—*
8	Effluent ponds (2-6)	27,236	—*
9	Effluent pond 1 (covered)	11,730	—*
10	Access tracks (910 x 1.5m)	1,365	50
11	Access road to site (2280 x 7m)	15,960	80
12	Total site pervious	71,971.5	0
13	Total site impervious (No 's 1-6, 10-11)*	55,422	100
14	Total site excluding No 7, 8, 9*	127,394	43.5
15	Total site including No 7, 8, 9*	175,960	—*

*The effluent ponds have been sized to retain the runoff from ponds 1 to 6 and composted pad up to ARI 20 years. However, as the effluent ponds do not have a low outlet pipe and spillway structure they have not been considered as flood mitigation devices in this study. Therefore, the areas of ponds 1 to 6 as well as the composted area have been ignored in the hydrological calculation.

3.3. Existing Condition

Rational Method calculations (as per QUDM guidelines) were undertaken to estimate the peak discharge during various storm events for the existing condition. These calculated peak discharges were then used and compared to DRAINS results for calibration and verification.

The time of concentration for the existing condition was calculated to be 45 minutes which includes the travel time of sheet flow over 850m short grassed surface with an average grade of 0.4%. The calculation of time of concentration for the existing site is given in Appendix A.

The DRAINS model adopts ILSAX model to calculate stormwater flows, as opposed to the rational method. The results appear to have reasonable correlation to the Rational Method in the majority of investigated storm events. The runoff generated in the pre-development condition was calculated for the site. The comparison of DRAINS and rational method calculation results are given in Table 2.

Table 2 – Comparison of Existing Peak Discharges

ARI	Pre-Development Site	
	Rational Method (m ³ /s)	DRAINS (m ³ /s)
2	0.600	0.560
5	0.855	1.110
10	1.022	1.470
20	1.248	1.930
50	1.633	2.540
100	1.926	3.080

3.4. Proposed Development Conditions

The proposed development site has been assessed in accordance with QUDM for minor and major storms of 2, 5, 10, 20, 50 and 100 years. The development category is agricultural and industrial; the fraction impervious for the site was obtained from aerial images.

Currently, the development site is 0% impervious, whilst the proposed development will increase the impervious area to approximately 43.5 %. This area includes new buildings, sheds, access driveway to site, access track areas between buildings, walkways and the gravel carpark.

The unsealed access road to the site will be compacted by development traffic (including heavy vehicles), therefore 80% of the total area of the road has been considered to be impervious in the fully developed phase. Furthermore, the access tracks between the buildings will be less frequently compacted by development traffic, and thus 50% of these areas have been considered to be impervious. See Table 1 for details.

According to the report and plan provided by Strathane Pty Ltd, the site will have an effluent network collecting the raw effluent, washing, drinking water, etc. The effluent flow will discharge into a series of ponds located south of the development. The calculation of effluent flow and sizing the ponds is out of scope of this report, and for more information refer to PEMP.

The effluent ponds have been sized to retain the runoff from ponds 1 to 6 and composted pad up to ARI 20 years. However, as the effluent ponds don't have a low outlet pipe and spillway structure they have not been considered as a flood mitigation device in this study. Therefore, the areas of ponds 1 to 6 as well as the composted area have been ignored in the hydrological calculation.

The time of concentration for each component of the developed catchment has been calculated using the given methodologies in QUDM and the developed catchment plan. The calculated values were inserted into

DRAINS for peak flow calculation. The summary of calculation for the developed site as the input to DRAINS is given in Table 3.

Table 3 – Summary of Developed Catchment Details

Catchment	Area (ha)	Fi (%)	TC paved (min)	TC Unpaved (min)
Developed site	12.7	43.5	15	40

The summary of peak discharges for pre and post development stages off site is given in Table 4.

Table 4 – Comparison of Discharges for Existing and Developed Phases without Attenuation Practices

DRAINS	Current Site Condition	Post Development	Increased (%)
Q2 – Discharge (m ³ /s)	0.560	1.470	208
Q5 – Discharge (m ³ /s)	1.110	2.050	115
Q10 – Discharge (m ³ /s)	1.470	2.420	91
Q20 – Discharge (m ³ /s)	1.930	2.970	75
Q50 – Discharge (m ³ /s)	2.540	3.520	54
Q100 – Discharge (m ³ /s)	3.080	4.080	46

The increase in impervious area as well as change in flow travel time in post development phase causes an increase in peak discharges which requires attenuation.

The outflow from the site will discharge into the existing farm dam located west of the site via the existing overland flow path. Where necessary, contour banks will be built to direct the flow into the dam. Also, it is proposed to direct the runoff from the access road to the existing farm dam. The existing farm dam is an underground basin with an earthen spillway.

It is proposed to utilize the existing dam located south – west of the development to attenuate the runoff generated from the site. It is proposed to install a small diameter-low outlet pipe within the existing dam wall, 500mm below current spillway level, to create a detention basin which will ensure 3000m³ capacity is available for mitigation of the flows. A spillway structure in the existing dam bank is to be confirmed, ensuring the overtopping flow will discharge into the downstream gully in a safe manner.

Table 5 shows the DRAINS modelling results after attenuation works onsite, Figure 2 shows the stage-storage graph of the proposed detention basin.

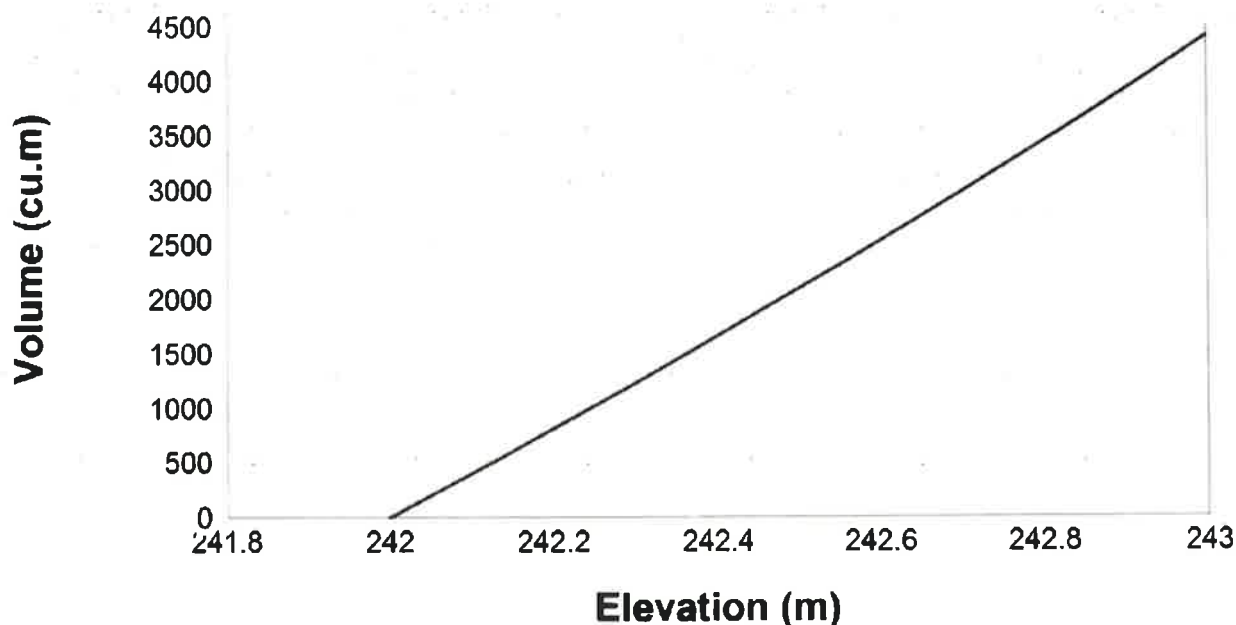


Figure 2 – Storage Elevation Graph of Detention Basin

Table 5 – Comparison of Discharges for Existing and Developed Phases after Attenuation Practices

DRAINS	Current Site Condition	Post Development	Increased (%)
Q2 – Discharge (m ³ /s)	0.560	0.175	-69
Q5 – Discharge (m ³ /s)	1.110	0.358	-68
Q10 – Discharge (m ³ /s)	1.470	0.722	-51
Q20 – Discharge (m ³ /s)	1.930	1.190	-38
Q50 – Discharge (m ³ /s)	2.540	1.790	-30
Q100 – Discharge (m ³ /s)	3.080	2.290	-26

As shown in Table 5, the DRAINS modelling results indicate that the peak discharge from the proposed development site has been successfully attenuated to non-worsening levels compared to the existing situation for all investigated return periods.

Detailing of detention basin and associated structures will be undertaken in the detailed design stage.

4. Stormwater Quality Management

As this report has been undertaken to address the requirements of DTMR, DTMR were approached to determine their requirements regarding stormwater quality for the site. Following discussions between Strathane Pty Ltd and DTMR it was determined that a stormwater quality assessment was not necessary if the stormwater is dealt with on-site and the amount of run off would not have an impact on the road.

As determined in section 3.4, the stormwater flows will be adequately attenuated on-site and will not impact on the road. Therefore, stormwater quality has not been investigated.

5. Conclusion

In preparing this stormwater management plan, a stormwater quantity and quality analysis was undertaken for the subject site.

The main objective of the stormwater quantity analysis was to limit the post-development peak discharge to the equivalent pre-developed peak flow discharging off-site for rainfall events up to and including a 100 year ARI event.

The outflow from the site will discharge into the existing farm dam located west of the site via the existing overland flow path. Where necessary, contour banks will be built to direct the flow into the dam. Also, it is proposed to direct the runoff from the access road to the existing farm dam. The existing farm dam is an underground basin with an earthen spillway.

It is proposed to utilize the existing dam located south – west of the development to attenuate the runoff generated from the site. It is proposed to install a small diameter-low outlet pipe within the existing dam wall, 500mm below current spillway level, to create a detention basin which will ensure the 3000m³ capacity is available for mitigation of the site flow. A spillway structure in the existing dam bank is to be confirmed, ensuring the overtopping flow will discharge into the downstream gully in a safe manner.

The modelling results indicate that the peak discharge from the proposed development site has been successfully attenuated to non-worsening levels before leaving the site and discharging to the Texas-Yelarbon State Controlled Road.

As this report has been undertaken to address the requirements of DTMR, DTMR were approached to determine their requirements regarding stormwater quality for the site. Following discussions between Strathane Pty Ltd and DTMR it was determined that a stormwater quality assessment was not necessary if the stormwater is dealt with on-site and the amount of run off would not have an impact on the road.

As determined in section 3.4, the stormwater flows will be adequately attenuated on-site and will not impact on the road. Therefore, stormwater quality has not been investigated.

As the investigations for this conceptual stormwater management plan were preliminary, the analysis will need to be confirmed during the detailed design stage of the development.

The indicative flood line obtained from DEHP interactive mapping shows that the proposed development is well outside the high flood risk area.

6. References

Bureau of Meteorology website, IFD chart creation tool

Department of Natural Resources and Water, Queensland Urban Drainage Manual,
3rd Edition, Brisbane, QLD. (2013 Provisional)

Drains User Manual, Geoffrey O'Loughlin and Bob Stack, Watercom PTY Ltd, August, 2013

Healthy Waterways 2006, Water Sensitive Urban Design- Technical Design Guidelines for
South East Queensland, Version 1 -June 2006, Brisbane, QLD.

State Planning Policy, July 2014, Department of State Development, Infrastructure and Planning

MUSIC Modelling Guidelines, Version 1.0 – 2010, water by design. Healthy Headwaters

Interactive Mapping System, WetlandsMaps, Department of Environment and Heritage Protection

7. Appendix A

Developed Tc

Time of concentration - Friend's equation - Overland sheet flow

Hydrological parameters	Value	Unit	Description
Overland sheet flow length, L	720	m	
Hortons roughness, n	0.035		from Table 1
Slope of surface, S	0.4	%	
Time of concentration, Tc =	40	min	

Tc = 40.23 mins

Table 1 - Horton's roughness coefficient n

Surface Type	n
concrete or asphalt	0.010 - 0.013
bare sand	0.010 - 0.016
gravelled surface	0.012 - 0.030
bare clay-loam soil (eroded)	0.012 - 0.033
sparsely vegetated	0.053 - 0.130
short grass paddock	0.100 - 0.200
lawns	0.170 - 0.480

IFD Table

IFD Table – Yelarbon							
DURATION	1 Year	2 years	5 years	10 years	20 years	50 years	100 years
5Mins	81.4	106	137	156	183	221	250
6Mins	75.7	98.4	127	145	170	205	233
10Mins	61.9	80.5	103	118	138	166	188
20Mins	45.8	59.3	75.9	86.4	101	121	137
30Mins	37.2	48.2	61.5	69.9	81.3	97.2	110
1Hr	24.7	31.9	40.5	46	53.5	63.8	72
2Hrs	15.4	19.8	25.2	28.6	33.3	39.6	44.8
3Hrs	11.4	14.8	18.8	21.3	24.8	29.6	33.4
6Hrs	6.8	8.78	11.2	12.7	14.8	17.7	20
12Hrs	4.07	5.26	6.73	7.66	8.92	10.7	12.1
24Hrs	2.46	3.19	4.07	4.63	5.4	6.44	7.29
48Hrs	1.46	1.89	2.4	2.73	3.18	3.79	4.28
72Hrs	1.03	1.33	1.7	1.93	2.24	2.67	3.02

Rational Method Calculation

Existing Catchment

Time of concentration - Kerb Travel Time and Pipe

Hydrological parameters	Value	Unit	Description
Length of gutter flow, L	0	m	
Slope of gutter, S	2	%	
Time of concentration, Tc	0.00	min	Multiplier = 1 - kerb and gutter channels
Time of concentration, Tc	0.00	min	Multiplier = 2 - from Table 2
Time of concentration, Tc	0.00	min	Multiplier = 3 - from Table 3
Time of concentration, Tc	0.00	min	Multiplier = 4 - from Table 4

Time of concentration - Friend's equation - Overland sheet flow

Hydrological parameters	Value	Unit	Description
Overland sheet flow length, L	800	m	
Horton's roughness, n	0.035		from Table 1
Slope of surface, S	0.5	%	
Time of concentration, Tc =	39.85	min	

Tc = 39.85 mins

Roof Tc 5min + Pipe Flow + overland sheet flow

Rational Method - catchment runoff calculation

Parameter	Value	Unit	Description
Catchment Area	12.70	ha	
2 yr discharge coefficient, C ₂	0.425		from equation 4.4, QUDM (C _y = F _y C ₁₀)
5 yr discharge coefficient, C ₅	0.475		
10 yr discharge coefficient, C ₁₀	0.5		from Tables 4 5 3 and 4 5 4, QUDM
20 yr discharge coefficient, C ₂₀	0.525		
50 yr discharge coefficient, C ₅₀	0.575		
100 yr discharge coefficient, C ₁₀₀	0.6		
T _c =	40	minutes	
2 yr rainfall intensity, I ₂	40.05	mm/hr	from IFD curves - using BOM database
5 yr rainfall intensity, I ₅	51.00	mm/hr	from IFD curves - using BOM database
10 yr rainfall intensity, I ₁₀	57.95	mm/hr	from IFD curves - using BOM database
20 yr rainfall intensity, I ₂₀	67.40	mm/hr	from IFD curves - using BOM database
50 yr rainfall intensity, I ₅₀	80.50	mm/hr	from IFD curves - using BOM database
100 yr rainfall intensity, I ₁₀₀	91.80	mm/hr	from IFD curves - using BOM database
2 yr runoff value, Q ₂ =	0.600	m ³ /s	
5 yr runoff value, Q ₅ =	0.855	m ³ /s	
10 yr runoff value, Q ₁₀ =	1.022	m ³ /s	
20 yr runoff value, Q ₂₀ =	1.248	m ³ /s	
50 yr runoff value, Q ₅₀ =	1.633	m ³ /s	
100 yr runoff value, Q ₁₀₀ =	1.926	m ³ /s	
Fraction impervious, Fi	0	%	from Table 4 5 1, QUDM

Legend



Table 2 - From Technical Notes for Figure 4.8 - QUDM

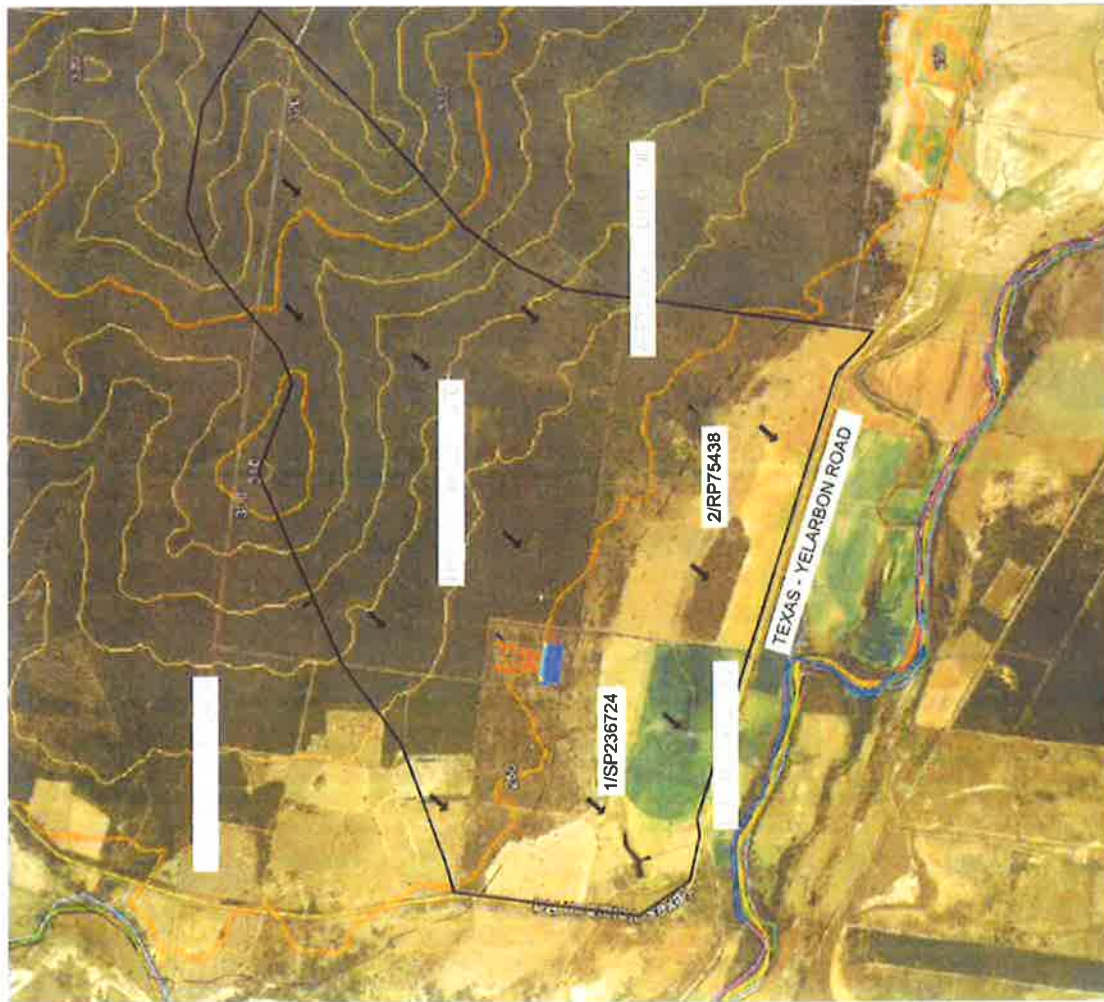
Description	Multiplier Δ
grassed swales, well maintained and without driveway crossings	4
bleed-out earth table drains, well maintained and no driveway crossings	2
natural channels	3

Table 1 - Horton's roughness coefficient n

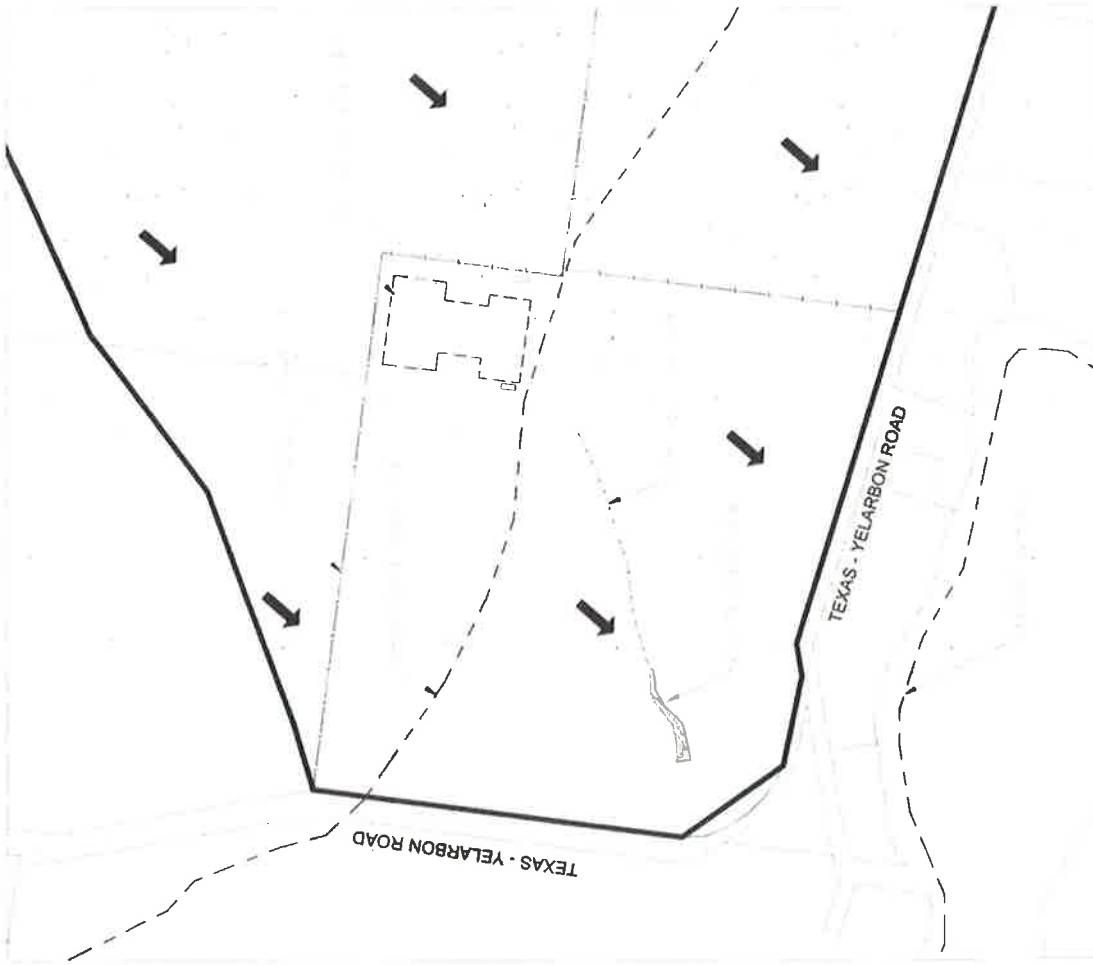
Surface Type	n
concrete or asphalt	0.010 - 0.013
bare sand	0.010 - 0.016
gravelled surface	0.012 - 0.030
bare clay-loam soil (eroded)	0.012 - 0.033
sparsely vegetation	0.053 - 0.130
short grass paddock	0.100 - 0.200
lawns	0.170 - 0.480

8. Appendix B

- Existing Catchment Plan – SW01



SCALE 1:20000



SCALE 1:10000



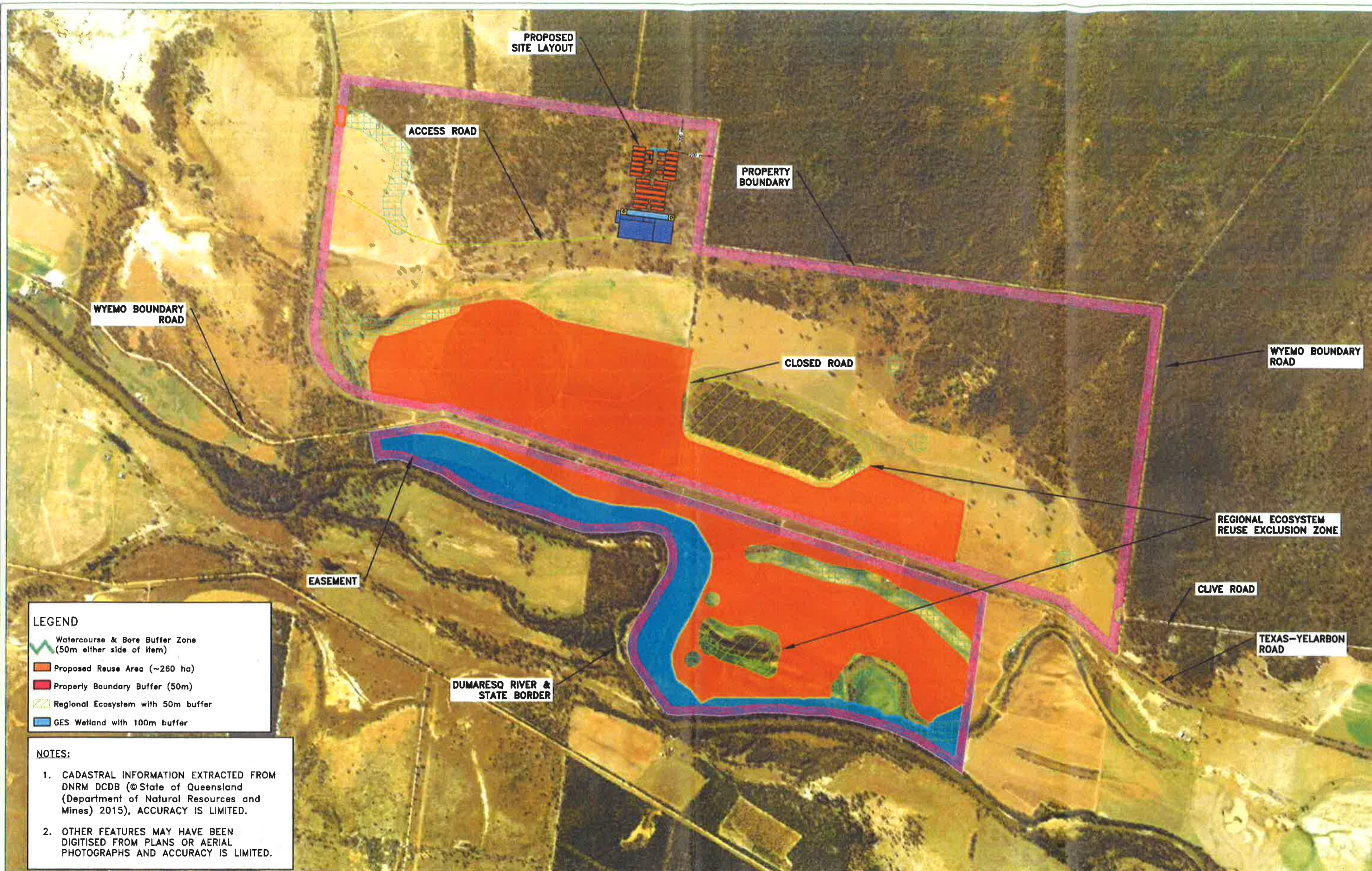
Attachment 2 – Approved Plans





GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 16/301
Dated: 24 August 2020
Signed: *[Signature]*
Print Name: Mrs Bonnie Munnah
(Under Delegation) ASSESSMENT MANAGER

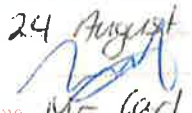




LEGEND

- Watercourse & Bore Buffer Zone (50m either side of item)
- Proposed Reuse Area (~260 ha)
- Property Boundary Buffer (50m)
- Regional Ecosystem with 50m buffer
- GES Wetland with 100m buffer



- NOTES:**
- CADASTRAL INFORMATION EXTRACTED FROM DNRM DCDB (©State of Queensland (Department of Natural Resources and Mines) 2015), ACCURACY IS LIMITED.
 - OTHER FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.


GOONDIWINDI REGIONAL COUNCIL
Specialist Plan referred to in Council's Decision Notice
Council Reference: 16/301
Dated: 24 August 2017
Signed: 
Print Name: Mr Carl Manton
(Under Delegation) ASSESSMENT MANAGER



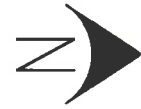
LEGEND
Fire Safety Buffer (6 m)

- NOTES:**
- 1. CADASTRAL INFORMATION EXTRACTED FROM DNRN DCDB (© State of Queensland (Department of Natural Resources and Mines) 2016), ACCURACY IS LIMITED.
 - 2. OTHER FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
 - 3. IMAGE SOURCED USING GOOGLE™ EARTH PRO LICENCE ON THE 21/07/13

 FSA Consulting TOOWOOMBA OFFICE PO BOX 2175 TOOWOOMBA QLD 4350 TEL PHONE: (07) 4632 8230 FACSIMILE: (07) 4632 8057 www.fsaconsulting.net	DATE	REVISION	DRAWN	PROJECT: STRATHANE PTY LTD WYEMO PIGGERY, TEXAS - YELARBON RD, GLENARBON QLD 4385	SCALE: (A3) 1:10,000	SCALES : 0 250 m 500 m 	
				DRAWING TITLE: PROPOSED 55,000 SPU PIGGERY DEVELOPMENT APPLICATION	DRAWN: TCG		CHECKED:
				RFI ACCESS AND FIRE BUFFER	DATE: 12/07/16		DRAWING NUMBER: 8513 MASTERPLAN: FIG. ACCESS AND FIRE BUFFER
							Fig.

GOONDIWINDI REGIONAL COUNCIL	
Approved Plan referred to in Council's Decision Notice	
Council Reference:	16/301
Dated:	24 August 2017
Signed:	
Print Name:	Mr. Carl Manton
Under Delegation:	ASSESSMENT MANAGER

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION



600

400

SCALE:

0m 20m 50m 100m

WEANER SHED
120m x 23m
FINISHER SHEDS
80m x 22m
BREEDING SHEDS
75m x 18m

FARROWING SHEDS
170m x 23m
DRY SOW SHEDS
83m x 18m
WATER TANKS

SHOWER BLOCK
MAIN POWER
ENTRANCE
10m x 10m
WORKSHOP

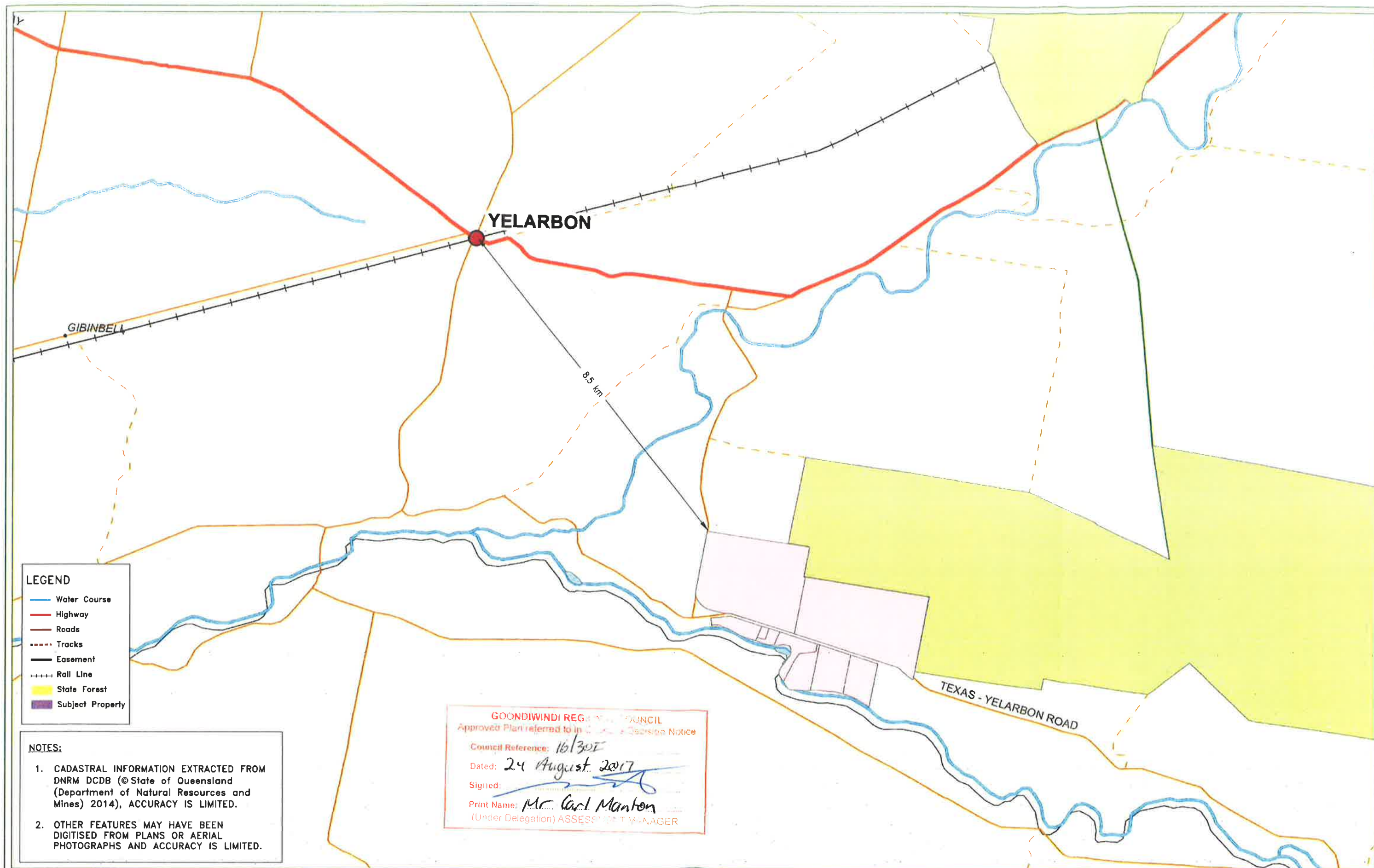
ENTRANCE GATE

1 BIOGAS DIGESTER
2 SECONDARY POND
3 TERTIARY POND
4 COMPOST PAD



54 KINGS ST. CLIFTON, VIC. 3161 AUSTRALIA
TEL NO +61 7 4697 33 44
FAX NO +61 7 4697 35 32
EMAIL: info@stockyardindustries.com

WYEMO		DRAWN BY	PGG
LAYOUT – VERSION 2		DATE DRAWN	07/07/20
SITE		REVISION No.	01
SCALE:	NTS A4	DATE REVISION	07/10/20
DIMENSIONS IN METER		DRAWING No.	WYSL070720R01B00



- LEGEND**
- Water Course
 - Highway
 - Roads
 - Tracks
 - Easement
 - Rail Line
 - State Forest
 - Subject Property

- NOTES:**
1. CADASTRAL INFORMATION EXTRACTED FROM DNRM DCDB (© State of Queensland (Department of Natural Resources and Mines) 2014), ACCURACY IS LIMITED.
 2. OTHER FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council Decision Notice
Council Reference: 16/301
Dated: 24 August 2017
Signed: [Signature]
Print Name: Mr. Carl Manton
(Under Delegation) ASSESSMENT MANAGER

FSA Consulting
TOOWOOMBA OFFICE
PO BOX 2175
TOOWOOMBA QLD 4350
TELEPHONE: (07) 4632 8230
FACSIMILE: (07) 4632 8057
www.fsaconsulting.net

DATE	REVISION	DRAWN

PROJECT:
STRATHANE PTY LTD
WYEMO PIGGERY, TEXAS - YELARBON RD, GLENARBON QLD 4385
DRAWING TITLE:
PROPOSED 55,000 SPU PIGGERY DEVELOPMENT APPLICATION
LOCALITY PLAN

SCALE:
(A3) 1:80,000
DRAWN: TCG
CHECKED:
DATE: 12/07/16

SCALES :
0 2000 m 4000 m
DRAWING NUMBER:
B513 MASTERPLAN: FIG. 1 LOCALITY
Fig. 1



NOTES:

1. CADASTRAL INFORMATION EXTRACTED FROM DNRM DCDB (@ State of Queensland (Department of Natural Resources and Mines) 2016), ACCURACY IS LIMITED.
2. OTHER FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
3. IMAGE SOURCED USING GOOGLE™ EARTH PRO LICENCE ON THE 21/07/13



FSA Consulting

TOOWOOMBA OFFICE
PO BOX 2175
TOOWOOMBA QLD 4350
TELEPHONE (07) 4632 8230
FACSIMILE (07) 4632 8057

DATE

REVISION

DRAWN

PROJECT:

STRATHANE PTY LTD
WYEMO PIGGERY, TEXAS – YELARBON RD, GLENARBON QLD 4385

DRAWING TITLE:

PROPOSED 55,000 SPU PIGGERY DEVELOPMENT APPLICATION
PROPOSED PIGGERY LOCATION PLAN

SCALE: 1:20,000
(A3)

DRAWN: TCG

CHECKED:

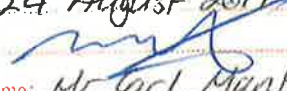
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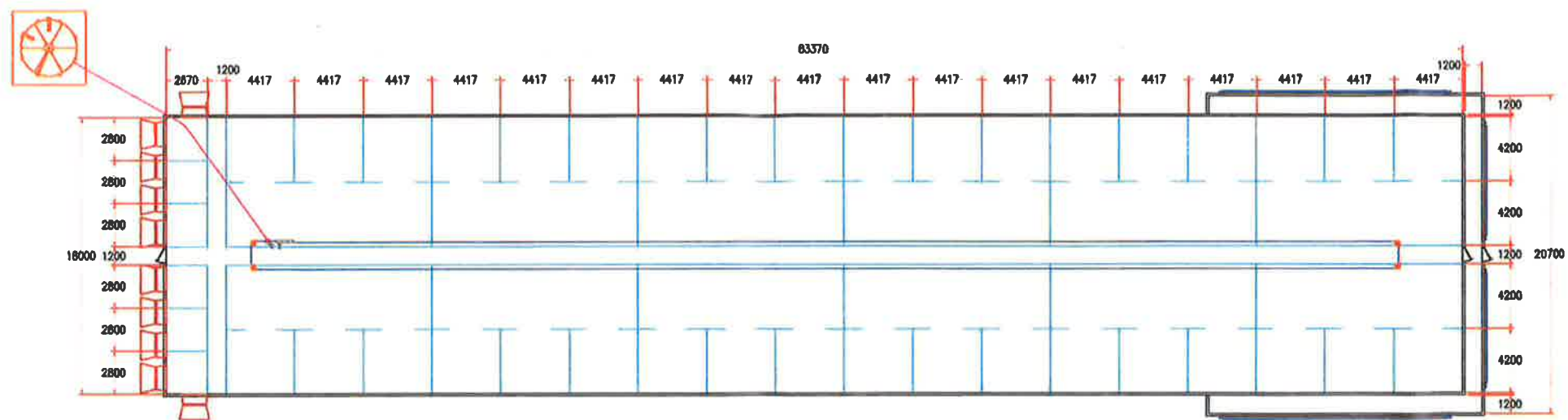
SCALES :

0 500 m 1000 m

DRAWING NUMBER:
8513 MASTERPLAN: FIG. 2 PROP PIG

Fig. 2

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 16/305
Dated: 24 August 2017
Signed: 
Print Name: Mr Carl Manton
(Under Delegation) ASSESSMENT MANAGER



North Top of Page

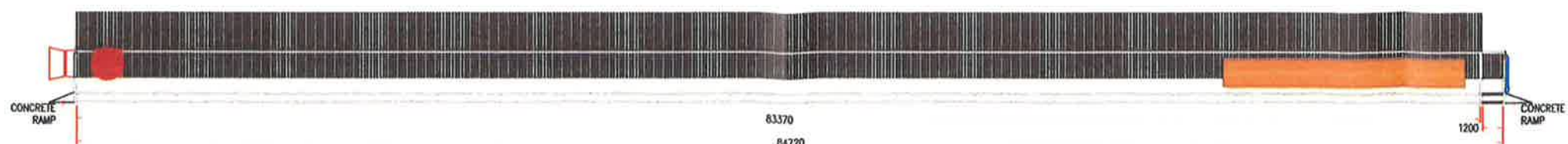


STRATHANE
LAYOUT
DRY SOW SHED

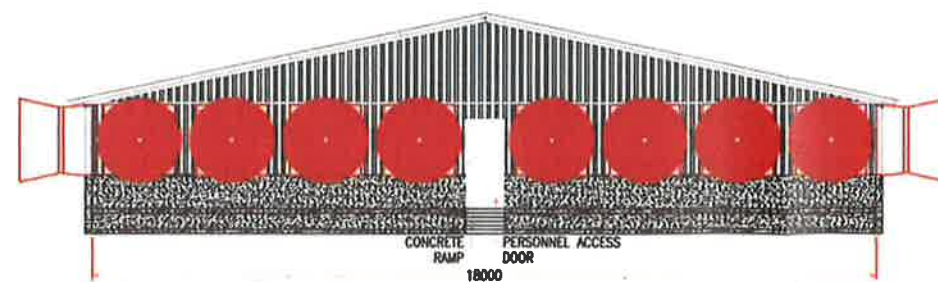
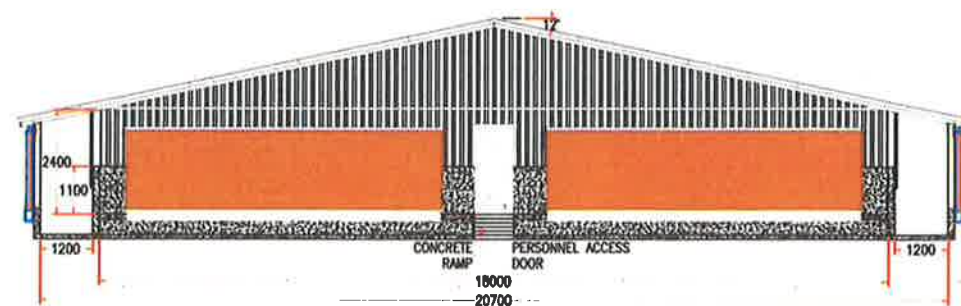
SCALE: 1: 400 A4
DIMENSIONS IN MILLIMETER

DRAWN BY	PGG
DATE DRAWN	06/13/16
REVISION No.	
DATE REVISION	
DRAWING No.	DRYS#SS0516-01

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 16/30E
Dated: 24 August 2017
Signed: 
Print Name: Mr. Carl Mantel
(Under Delegation) ASSESSMENT MANAGER



SIDE WALL ELEVATION
SCALE 1:350



END WALL ELEVATION
SCALE 1:175

Max Height 7.5m Above Ground Level.

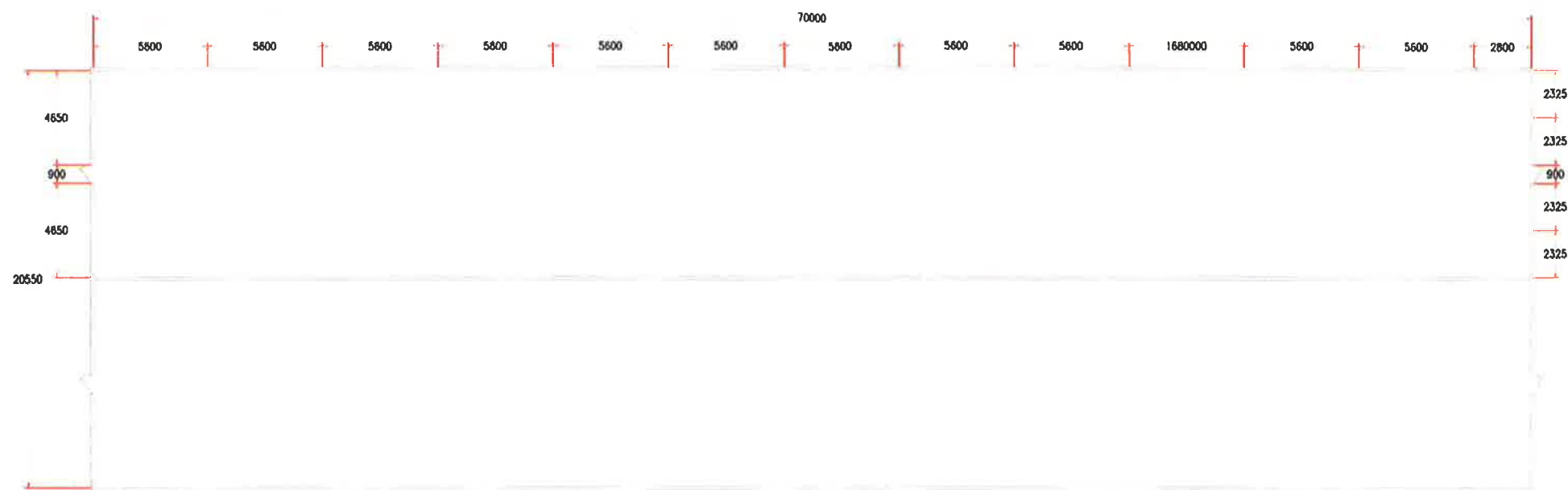


STRATHANE
ELEVATIONS
DRY SOW SHED

SCALE: AS SHOWN A4
DIMENSIONS IN MILLIMETER

DRAWN BY	PGG
DATE DRAWN	06/13/16
REVISION No.	
DATE REVISION	
DRAWING No.	DRYSS0516-02

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 16/301
Dated: 24 August 2017
Signed:
Print Name: Mr Carl Manton
(Under Delegation) ASSESSMENT MANAGER



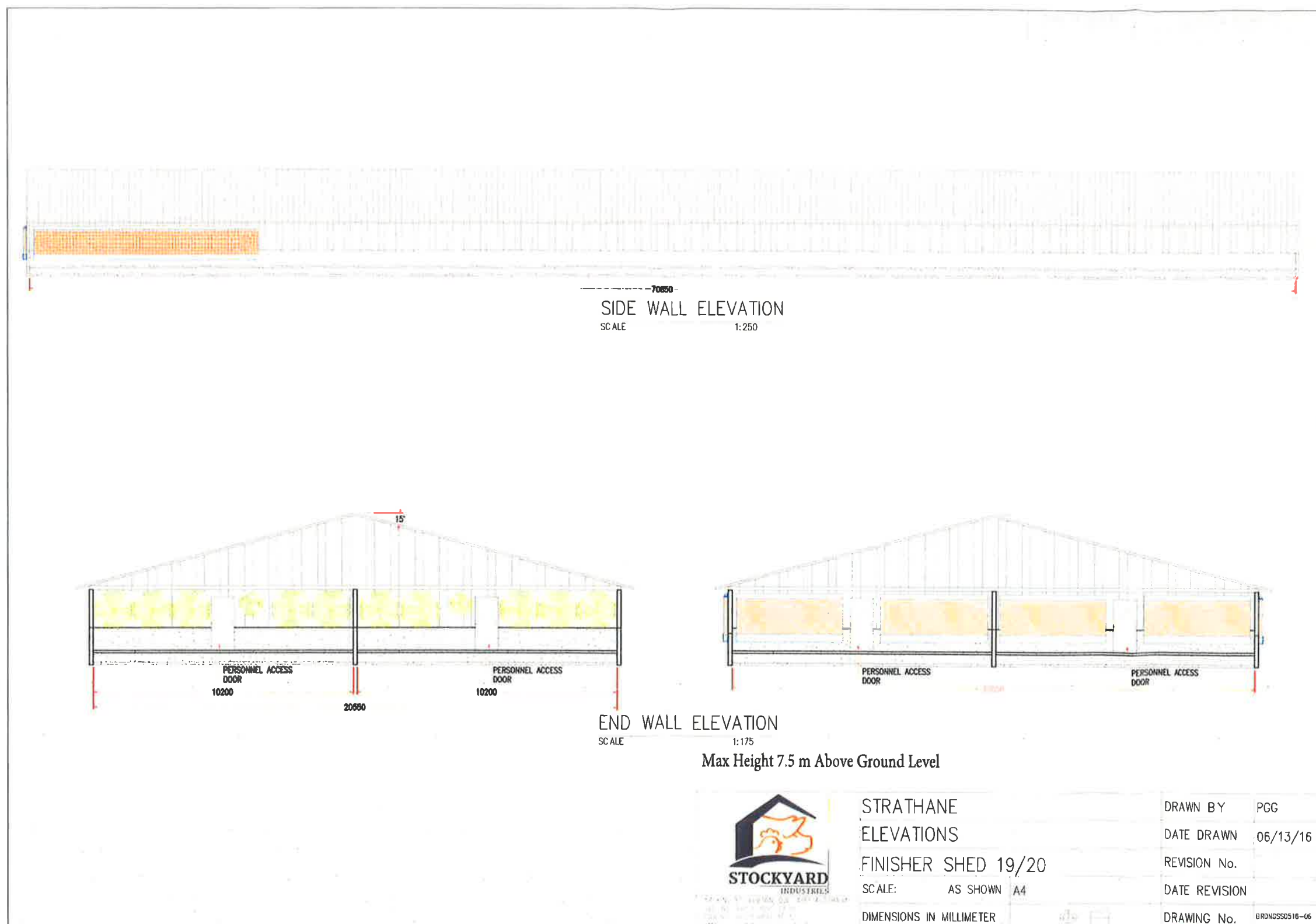
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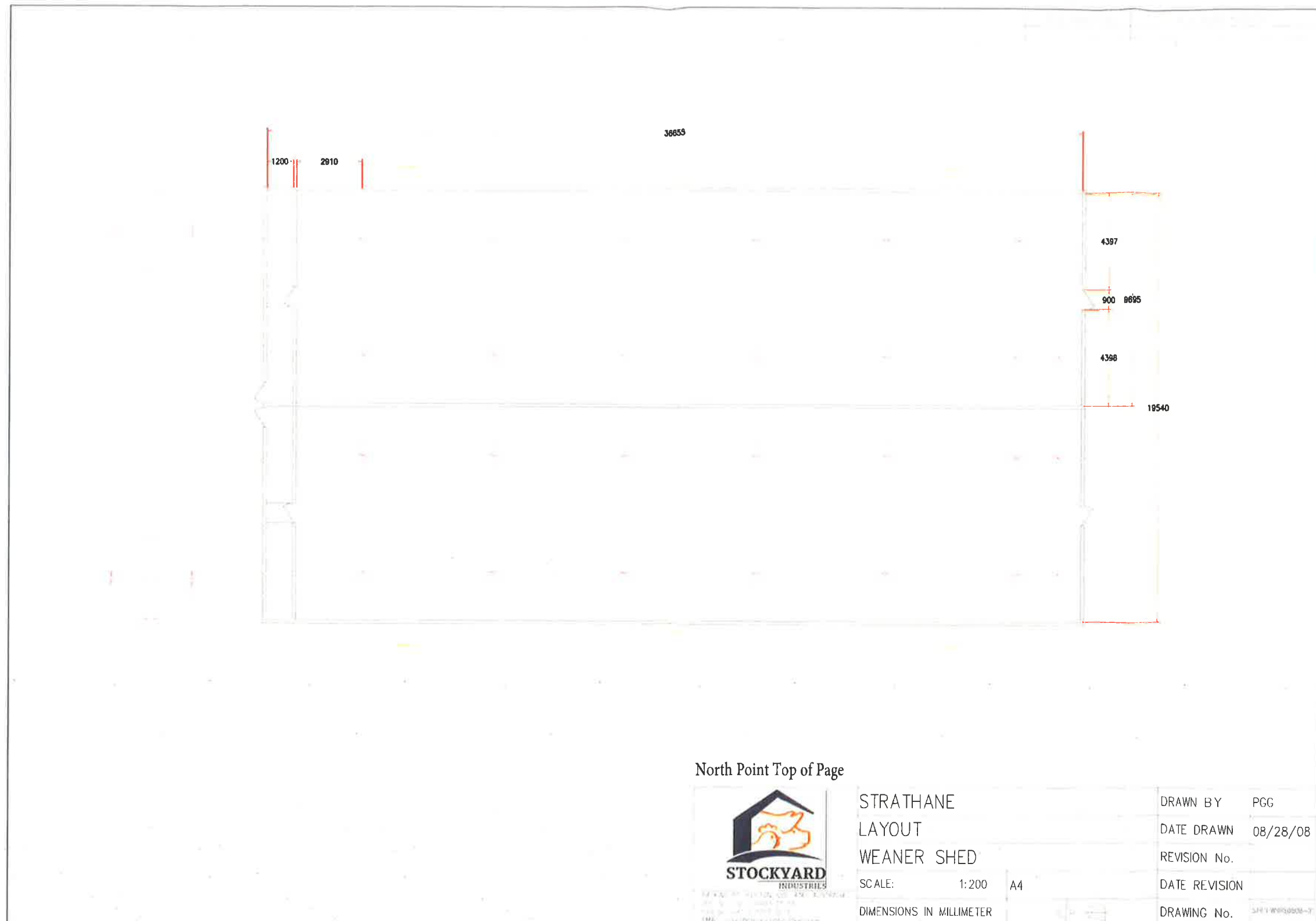
STRATHANE
LAYOUT
FINISHER SHED 19/20
SCALE: 1:300 A4
DIMENSIONS IN MILLIMETER

DRAWN BY PGG
DATE DRAWN 04/21/16
REVISION No.
DATE REVISION
DRAWING No. STRTHNRS0416-01

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 16/302
Dated: 24 August 2017
Signed:
Print Name: Mr. Carl Manton
(Under Delegation) ASSESSMENT MANAGER



GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 16/301
Dated: 24 August 2017
Signed:
Print Name: Mr. Carl Menden
(Under Delegation) ASSESSMENT MANAGER



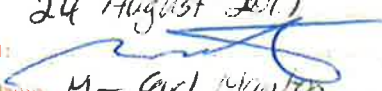
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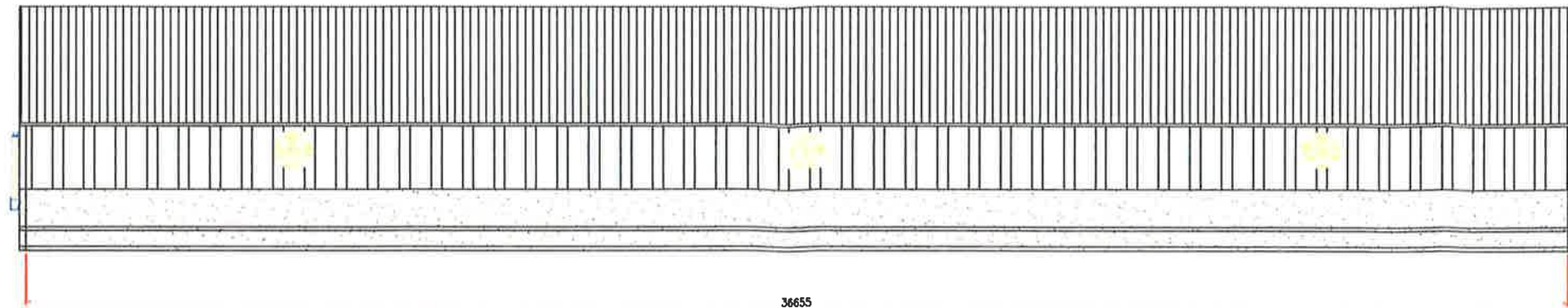


STRATHANE
LAYOUT
WEANER SHED

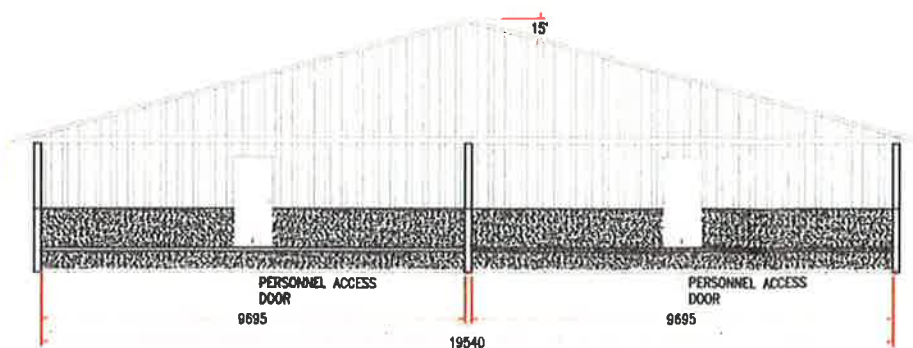
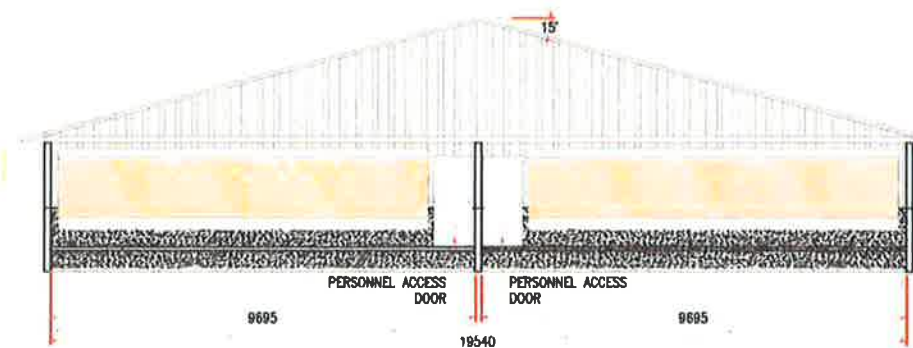
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DIMENSIONS IN MILLIMETER

DRAWN BY	PGG
DATE DRAWN	08/28/08
REVISION No.	
DATE REVISION	
DRAWING No.	SH11W08008-3

GOONDIWINDI REGIONAL COUNCIL
Approved Prior related to Council's Decision Notice
Council Reference: 16/3011
Dated: 24 August 2017
Signed: 
Print Name: M. Carl Minter
(Under Delegation) ASSESSMENT MANAGER



36655
SIDE WALL ELEVATION
SCALE 1:150



END WALL ELEVATION
SCALE 1:175


Max Height 7.5 m Above Ground Level

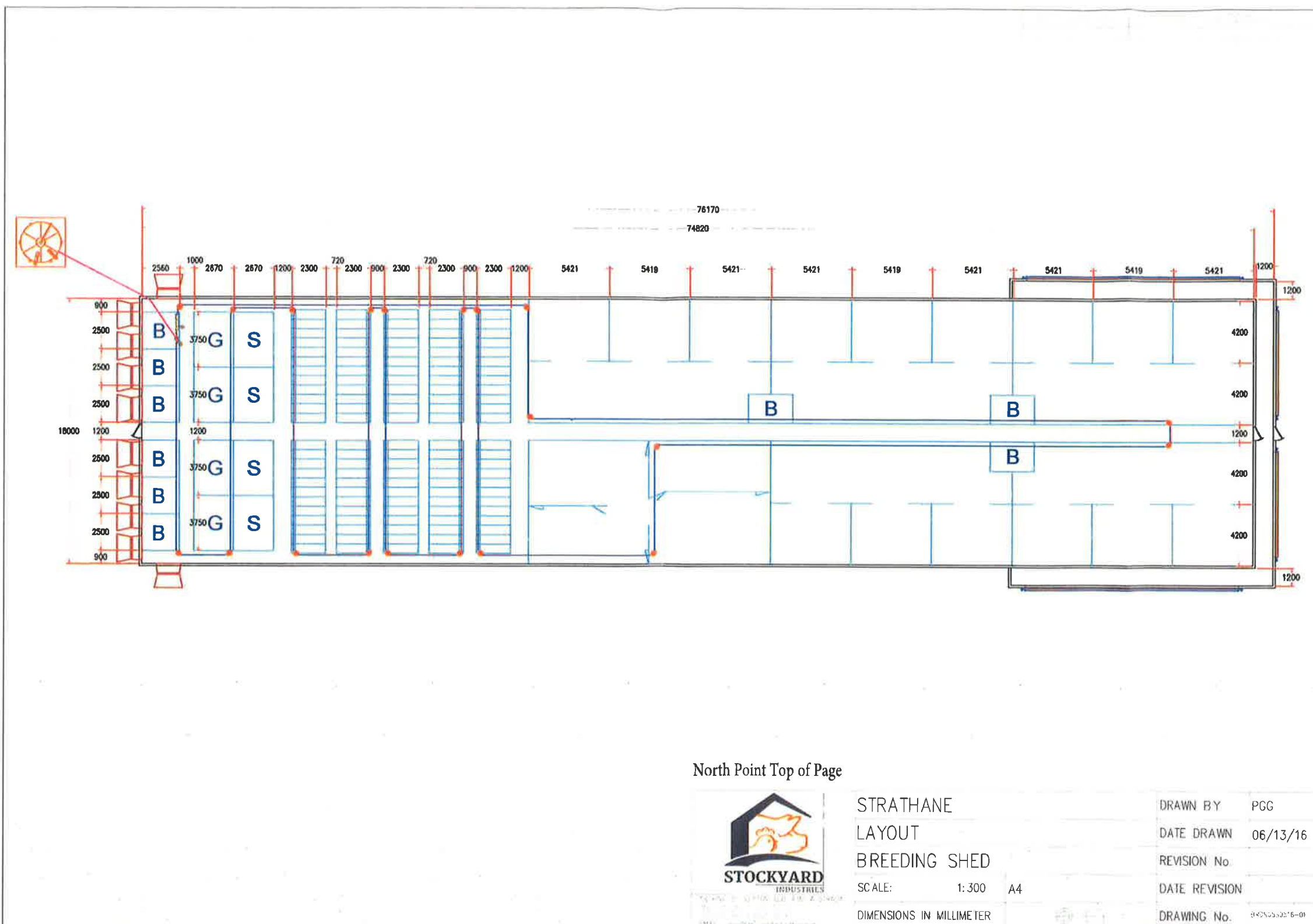


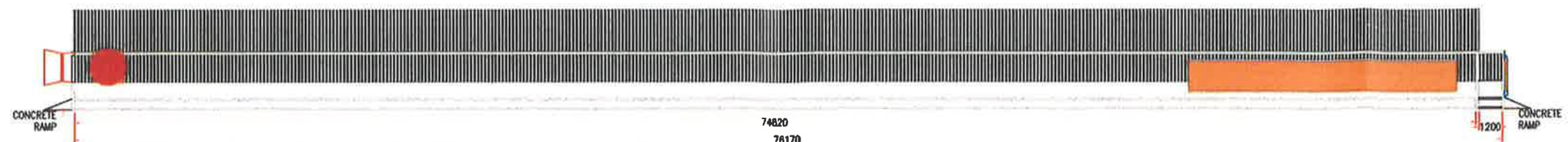
STRATHANE
ELEVATIONS
WEANER SHED

SCALE: AS SHOWN A4
DIMENSIONS IN MILLIMETER

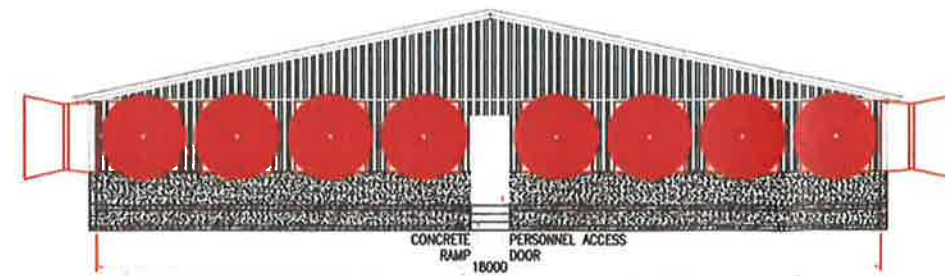
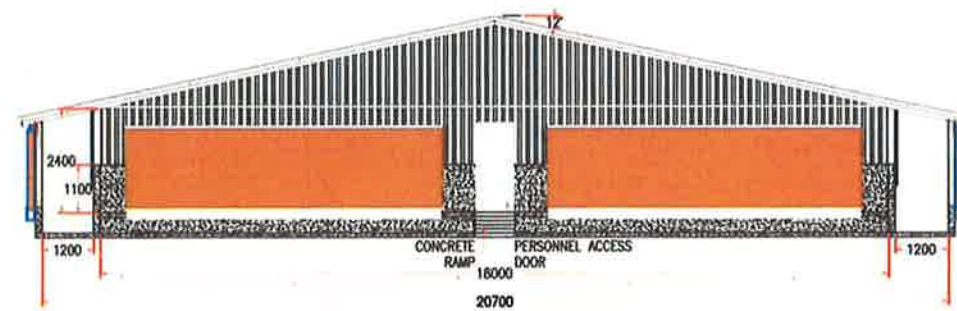
DRAWN BY	PGG
DATE DRAWN	08/28/08
REVISION No.	
DATE REVISION	
DRAWING No.	S1RTHWPS0808-02

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 16/305
Dated: 24 August 2007
Signed: 
Print Name: Mr. Carl Hunter
(Under Delegation) ASSESSMENT MANAGER





SIDE WALL ELEVATION
SCALE 1:300



END WALL ELEVATION
SCALE 1:175

Max Height 7.5m Above Ground Level

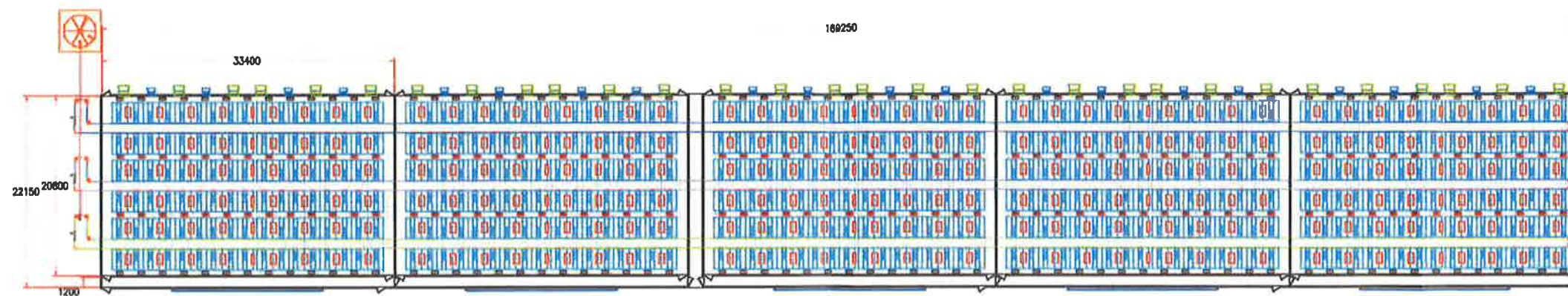


STRATHANE
ELEVATIONS
BREEDING SHED

SCALE: AS SHOWN A4
DIMENSIONS IN MILLIMETER

DRAWN BY	PGG
DATE DRAWN	06/13/16
REVISION No.	
DATE REVISION	
DRAWING No.	DRDNCSS0516-06

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 16/302
Dated: 24 August 2017
Signed:
Print Name: Mr. Carl Munten
(Under Delegation) ASSESSMENT MANAGER



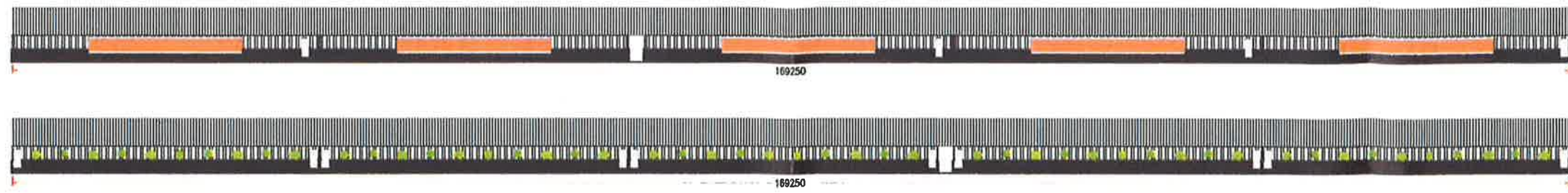
North Point Top of Page



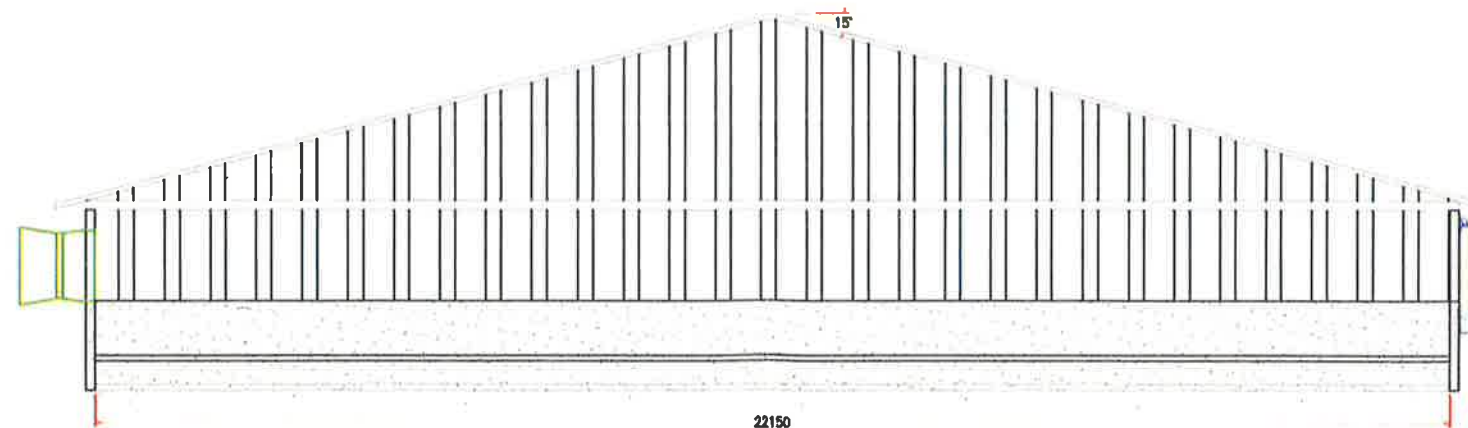
SUSCO
LAYOUT
FARROWING SHED
SCALE: 1:650 A4
DIMENSIONS IN MILLIMETER

DRAWN BY	PGG
DATE DRAWN	06/03/16
REVISION No.	
DATE REVISION	
DRAWING No.	SUSCOFWP50516-01

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 16/301
Dated: 24 August 2017
Signed:
Print Name: Mr. Carl Manton
(Under Delegation) ASSESSMENT MANAGER



SIDE WALL ELEVATION
SCALE 1:600



END WALL ELEVATION
SCALE 1:125

Max Height 7.5m Above Ground Level



SUSCO
ELEVATIONS
FARROWING SHED
SCALE: AS SHOWN A4
DIMENSIONS IN MILLIMETER

DRAWN BY	PGG
DATE DRAWN	08/28/08
REVISION No.	
DATE REVISION	
DRAWING No.	SUSCOFWS0616-02

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 16/301
Dated: 24 August 2017
Signed:
Print Name: Mr. Carl Manton
(Under Delegation) ASSESSMENT MANAGER



Attachment 3 – Amended Infrastructure Charges Notice





Goondiwindi Customer Service
Centre
4 McLean Street
Goondiwindi
Inglewood Customer Service
Centre
18 Elizabeth Street
Inglewood

Locked Mail Bag 7
Inglewood QLD 4387

Telephone: 07 4671 7400
Fax: 07 4671 7433

Email: mail@grc.qld.gov.au


Amended Infrastructure Charges Notice

Address	4397 Texas-Yelarbon Road, Texas
Owner	Strathane Pty Ltd
Applicant	Strathane Pty Ltd ATF Strathane Trust
Application No.	16/301
Lot and Survey Plan	Lot 1 on SP236724; Lots 1 & 2 on SP246341; Lot 2 on RP75438; Lots 1 & 2 on RP79095; and Lots 2 & 3 on RP79096; Lot 2 on RP70268
Date	24 August 2020
Approval	Development Permit – Material Change of Use

Development Application Details
<i>"Rural activities" – "Intensive animal industry" (50,000SPU piggery)</i> And the continuing use of Agricultural Land – Cropping and Grazing

Type of Charge	Charge Area (A, B, C, D or E)	Type of Charge	Charge Amount (\$)	Unit	Total Charge (\$)
High Impact Rural	E	Water, sewerage, transport and parks	4.00 per m ² of GFA	41,276m ²	165,104
		Stormwater	0.00 per m ² of IA	NIL	NIL

Due Date	When the change of use happens	Total Charge (\$)	165,104
Charge to be paid to	Goondiwindi Regional Council		
Lapse Date	24 August 2026		

Authorised by: 

Print Name: **Mr Ronnie McMahon**
Manager of Planning Services

In accordance with the Planning Act 2016

Office Use – Receipt Number

Charges – 1250-1150-0000

Drainage – 1250-1151-0000

An offset has been applied to this notice for any existing buildings GFA at \$8.00 per m² of GFA and \$1.00 per m² of impervious area.





Attachment 4 – Notice about decision - Statement of reasons



Notice about decision - Statement of reasons

The following information is provided in accordance with section 63 (5) of the *Planning Act 2016* and must be published on the assessment managers website.

The development application for "*Rural activities*" – "*Intensive animal industry*" (50,000SPU piggery) And the continuing use of Agricultural Land – Cropping and Grazing

16/301

4397 Texas-Yelarbon Road, Texas

Lot 1 on SP236724, Lot 2 on RP75438, Lots 2 & 3 on RP79096, Lots 1 & 2 on SP246341, Lots 1 & 2 on RP79095 and Lot 2 on RP70268

On 24 August 2020, the above development application was:

- ☒ approved in full or
☐ approved in part for _____ or
☐ approved in full with conditions or
☐ approved in part for _____, with conditions or
☐ refused.

1. Reasons for the decision

The reasons for this decision are:

- *Having regard to the relevant criteria in the Rural Zone Code and the Rural Activities Code of the Goondiwindi Region Planning Scheme 2018 (Version 2), the proposed change satisfied all relevant criteria, and was approved.*

2. Assessment benchmarks

The following are the benchmarks applying for this development:

Benchmarks applying for the development	Benchmark reference
<i>Rural Zone Code</i>	<i>Goondiwindi Region Planning Scheme 2018 (Version 2): AO1, AO2.1, AO2.2, AO2.3, PO4</i>
<i>Rural Activities Code</i>	<i>Goondiwindi Region Planning Scheme 2018 (Version 2): AO7 and AO8</i>

3. Compliance with benchmarks

Not applicable, as the proposed change complied with all applicable benchmarks.

4. Relevant matters for impact assessable development

Not required for this minor change application.

5. Matters raised in submissions for impact assessable development

Not required for this minor change application.

6. Matters prescribed by Regulation

Not required for this minor change application.



Attachment 5 – *Planning Act 2016* Extracts



EXTRACT FROM **PLANNING ACT 2016** RELATING TO 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.*

230 Notice of appeal

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

- (a) is in the approved form; and*

- (b) succinctly states the grounds of the appeal.*

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

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

- (a) the respondent for the appeal; and*

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

- (c) for an appeal about a development application under schedule 1, table 1, item 1—each*

principal submitter for the development application; and

- (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
- (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
- (f) for an appeal to the P&E Court—the chief executive; and
- (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.

(4) The **service period** is—

- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent 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.

(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.

Part 2 Development tribunal

Division 1 General

233 Appointment of referees

- (1) The Minister, or chief executive, (the appointer) may appoint a person to be a referee, by an appointment notice, if the appointer considers the person—
 - (a) has the qualifications or experience prescribed by regulation; and
 - (b) has demonstrated an ability—
 - (i) to negotiate and mediate outcomes between parties to a proceeding; and

(ii) to apply the principles of natural justice;
and

(iii) to analyse complex technical issues;
and

(iv) to communicate effectively, including,
for example, to write informed succinct and
well-organised decisions, reports,
submissions or other documents.

(2) The appointer may—

(a) appoint a referee for the term, of not more
than 3 years, stated in the appointment notice;
and

(b) reappoint a referee, by notice, for further
terms of not more than 3 years.

(3) If an appointer appoints a public service officer as
a referee, the officer holds the appointment
concurrently with any other appointment that the
officer holds in the public service.

(4) A referee must not sit on a tribunal unless the
referee has given a declaration, in the approved
form and signed by the referee, to the chief
executive.

(5) The appointer may cancel a referee's
appointment at any time by giving a notice,
signed by the appointer, to the referee.

(6) A referee may resign the referee's appointment
at any time by giving a notice, signed by the
referee, to the appointer.

(7) In this section—

appointment notice means—

(a) if the Minister gives the notice—a gazette
notice; or

(b) if the chief executive gives the notice—a
notice given to the person appointed as a referee.

234 Referee with conflict of interest

(1) This section applies if the chief executive informs
a referee that the chief executive proposes to
appoint the referee as a tribunal member, and
either or both of the following apply—

(a) the tribunal is to hear a matter about
premises—

(i) the referee owns; or

(ii) for which the referee was, is, or is to be,
an architect, builder, drainer, engineer,
planner, plumber, plumbing inspector,
certifier, site evaluator or soil assessor; or

(iii) for which the referee has been, is, or will
be, engaged by any party in the referee's
capacity as an accountant, lawyer or other
professional; or

(iv) situated or to be situated in the area of
a local government of which the referee is
an officer, employee or councillor;

(b) the referee has a direct or indirect personal
interest in a matter to be considered by the
tribunal, and the interest could conflict with the
proper performance of the referee's functions for
the tribunal's consideration of the matter.

(2) However, this section does not apply to a referee
only because the referee previously acted in
relation to the preparation of a relevant local
planning instrument.

(3) The referee must notify the chief executive that
this section applies to the referee, and on doing
so, the chief executive must not appoint the
referee to the tribunal.

(4) If a tribunal member is, or becomes, aware the
member should not have been appointed to the
tribunal, the member must not act, or continue to
act, as a member of the tribunal.

235 Establishing development tribunal

(1) The chief executive may at any time establish a
tribunal, consisting of up to 5 referees, for tribunal
proceedings.

(2) The chief executive may appoint a referee for
tribunal proceedings if the chief executive
considers the referee has the qualifications or
experience for the proceedings.

(3) The chief executive must appoint a referee as the
chairperson for each tribunal.

(4) A regulation may specify the qualifications or
experience required for particular proceedings.

(5) After a tribunal is established, the tribunal's
membership must not be changed.

236 Remuneration

A tribunal member must be paid the remuneration the Governor in Council decides.

237 Tribunal proceedings

- (1) A tribunal must ensure all persons before the tribunal are afforded natural justice.*
- (2) A tribunal must make its decisions in a timely way.*
- (3) A tribunal may—*
 - (a) conduct its business as the tribunal considers appropriate, subject to a regulation made for this section; and*
 - (b) sit at the times and places the tribunal decides; and*
 - (c) hear an appeal and application for a declaration together; and*
 - (d) hear 2 or more appeals or applications for a declaration together.*
- (4) A regulation may provide for—*
 - (a) the way in which a tribunal is to operate, including the qualifications of the chairperson of the tribunal for particular proceedings; or*
 - (b) the required fee for tribunal proceedings.*

238 Registrar and other officers

- (1) The chief executive may, by gazette notice, appoint—*
 - (a) a registrar; and*
 - (b) other officers (including persons who are public service officers) as the chief executive considers appropriate to help a tribunal perform its functions.*
- (2) A person may hold the appointment or assist concurrently with any other public service appointment that the person holds.*

Division 2 Applications for declarations

239 Starting proceedings for declarations

- (1) A person may start proceedings for a declaration by a tribunal by filing an application, in the approved form, with the registrar.*
- (2) The application must be accompanied by the required fee.*

240 Application for declaration about making of development application

- (1) The following persons may start proceedings for a declaration about whether a development application is properly made—*
 - (a) the applicant;*
 - (b) the assessment manager.*
- (2) However, a person may not seek a declaration under this section about whether a development application is accompanied by the written consent of the owner of the premises to the application.*
- (3) The proceedings must be started by—*
 - (a) the applicant within 20 business days after receiving notice from the assessment manager, under the development assessment rules, that the development application is not properly made; or*
 - (b) the assessment manager within 10 business days after receiving the development application.*
- (4) The registrar must, within 10 business days after the proceedings start, give notice of the proceedings to the respondent as a party to the proceedings.*
- (5) In this section—*

respondent means—

- (a) if the applicant started the proceedings—the assessment manager; or*
- (b) if the assessment manager started the proceedings—the applicant.*

241 Application for declaration about change to development approval

- (1) This section applies to a change application for a development approval if—*
 - (a) the approval is for a material change of use of premises that involves the use of a classified building; and*
 - (b) the responsible entity for the change application is not the P&E Court.*
- (2) The applicant, or responsible entity, for the change application may start proceedings for a*

declaration about whether the proposed change to the approval is a minor change.

- (3) The registrar must, within 10 business days after the proceedings start, give notice of the proceedings to the respondent as a party to the proceedings.

- (4) In this section—

respondent means—

- (a) if the applicant started the proceedings—the responsible entity; or
- (b) if the responsible entity started the proceedings—the applicant.

Division 3 Tribunal proceedings for appeals and declarations

242 Action when proceedings start

If a document starting tribunal proceedings is filed with the registrar within the period required under this Act, and is accompanied by the required fee, the chief executive must—

- (a) establish a tribunal for the proceedings; and
- (b) appoint 1 of the referees for the tribunal as the tribunal's chairperson, in the way required under a regulation; and
- (c) give notice of the establishment of the tribunal to each party to the proceedings.

243 Chief executive excusing noncompliance

- (1) This section applies if—

- (a) the registrar receives a document purporting to start tribunal proceedings, accompanied by the required fee; and
- (b) the document does not comply with any requirement under this Act for validly starting the proceedings.

- (2) The chief executive must consider the document and decide whether or not it is reasonable in the circumstances to excuse the noncompliance (because it would not cause substantial injustice in the proceedings, for example).

- (3) If the chief executive decides not to excuse the noncompliance, the chief executive must give a notice stating that the document is of no effect,

because of the noncompliance, to the person who filed the document.

- (4) The chief executive must give the notice within 10 business days after the document is given to the chief executive.

- (5) If the chief executive does excuse the noncompliance, the chief executive may act under section 242 as if the noncompliance had not happened.

244 Ending tribunal proceedings or establishing new tribunal

- (1) The chief executive may decide not to establish a tribunal when a document starting tribunal proceedings is filed, if the chief executive considers it is not reasonably practicable to establish a tribunal.

Examples of when it is not reasonably practicable to establish a tribunal—

- there are no qualified referees or insufficient qualified referees because of a conflict of interest
- the referees who are available will not be able to decide the proceedings in a timely way

- (2) If the chief executive considers a tribunal established for tribunal proceedings—

(a) does not have the expertise to hear or decide the proceedings; or

(b) is not able to make a decision for proceedings (because of a tribunal member's conflict of interest, for example); the chief executive may decide to suspend the proceedings and establish another tribunal, complying with section 242(c), to hear or re-hear the proceedings.

- (3) However, the chief executive may instead decide to end the proceedings if the chief executive considers it is not reasonably practicable to establish another tribunal to hear or re-hear the proceedings.

- (4) If the chief executive makes a decision under subsection (1) or (3), the chief executive must give a decision notice about the decision to the parties to the proceedings.

- (5) Any period for starting proceedings in the P&E Court, for the matter that is the subject of the tribunal proceedings, starts again when the chief

executive gives the decision notice to the party who started the proceedings.

- (6) The decision notice must state the effect of subsection (5).

245 Refunding fees

The chief executive may, but need not, refund all or part of the fee paid to start proceedings if the chief executive decides under section 244—

- (a) not to establish a tribunal; or
- (b) to end the proceedings.

246 Further material for tribunal proceedings

- (1) The registrar may, at any time, ask a person to give the registrar any information that the registrar reasonably requires for the proceedings.

Examples of information that the registrar may require—

- material about the proceedings (plans, for example)
- information to help the chief executive decide whether to excuse noncompliance under section 243
- for a deemed refusal—a statement of the reasons why the entity responsible for deciding the application had not decided the application during the period for deciding the application.

- (2) The person must give the information to the registrar within 10 business days after the registrar asks for the information.

247 Representation of Minister if State interest involved

If, before tribunal proceedings are decided, the Minister decides the proceedings involve a State interest, the Minister may be represented in the proceedings.

248 Representation of parties at hearing

A party to tribunal proceedings may appear—

- (a) in person; or
- (b) by an agent who is not a lawyer.

249 Conduct of tribunal proceedings

- (1) Subject to section 237, the chairperson of a tribunal must decide how tribunal proceedings are to be conducted.

- (2) The tribunal may decide the proceedings on submissions if the parties agree.

- (3) If the proceedings are to be decided on submissions, the tribunal must give all parties a notice asking for the submissions to be made to the tribunal within a stated reasonable period.

- (4) Otherwise, the tribunal must give notice of the time and place of the hearing to all parties.

- (5) The tribunal may decide the proceedings without a party's submission (written or oral) if—

- (a) for proceedings to be decided on submissions—the party's submission is not received within the time stated in the notice given under subsection (3); or

- (b) for proceedings to be decided by hearing—the person, or the person's agent, does not appear at the hearing.

- (6) When hearing proceedings, the tribunal—

- (a) need not proceed in a formal way; and
- (b) is not bound by the rules of evidence; and
- (c) may inform itself in the way it considers appropriate; and
- (d) may seek the views of any person; and
- (e) must ensure all persons appearing before the tribunal have a reasonable opportunity to be heard; and
- (f) may prohibit or regulate questioning in the hearing.

- (7) If, because of the time available for the proceedings, a person does not have an opportunity to be heard, or fully heard, the person may make a submission to the tribunal.

250 Tribunal directions or orders

A tribunal may, at any time during tribunal proceedings, make any direction or order that the tribunal considers appropriate.

Examples of directions—

- a direction to an applicant about how to make their development application comply with this Act
- a direction to an assessment manager to assess a development application, even though the referral agency's response to the assessment manager was to refuse the application

251 Matters tribunal may consider

- (1) This section applies to tribunal proceedings about—
 - (a) a development application or change application; or
 - (b) an application or request (however called) under the Building Act or the Plumbing and Drainage Act.
- (2) The tribunal must decide the proceedings based on the laws in effect when—
 - (a) the application or request was properly made; or
 - (b) if the application or request was not required to be properly made—the application or request was made.
- (3) However, the tribunal may give the weight that the tribunal considers appropriate, in the circumstances, to any new laws.

252 Deciding no jurisdiction for tribunal proceedings

- (1) A tribunal may decide that the tribunal has no jurisdiction for tribunal proceedings, at any time before the proceedings are decided—
 - (a) on the tribunal's initiative; or
 - (b) on the application of a party.
- (2) If the tribunal decides that the tribunal has no jurisdiction, the tribunal must give a decision notice about the decision to all parties to the proceedings.
- (3) Any period for starting proceedings in the P&E Court, for the matter that is the subject of the tribunal proceedings, starts again when the tribunal gives the decision notice to the party who started the proceedings.

- (4) The decision notice must state the effect of subsection (3).
- (5) If the tribunal decides to end the proceedings, the fee paid to start the proceedings is not refundable.

253 Conduct of appeals

- (1) This section applies to an appeal to a tribunal.
- (2) Generally, the appellant must establish the appeal should be upheld.
- (3) However, for an appeal by the recipient of an enforcement notice, the enforcement authority that gave the notice must establish the appeal should be dismissed.
- (4) The tribunal must hear and decide the appeal by way of a reconsideration of the evidence that was before the person who made the decision appealed against.
- (5) However, the tribunal may, but need not, consider—
 - (a) other evidence presented by a party to the appeal with leave of the tribunal; or
 - (b) any information provided under section 246.

254 Deciding appeals to tribunal

- (1) This section applies to an appeal to a tribunal against a decision.
- (2) The tribunal must decide the appeal by—
 - (a) confirming the decision; or
 - (b) changing the decision; or
 - (c) replacing the decision with another decision; or
 - (d) setting the decision aside, and ordering the person who made the decision to remake the decision by a stated time; or
 - (e) for a deemed refusal of an application—
 - (i) ordering the entity responsible for deciding the application to decide the application by a stated time and, if the entity does not comply with the order, deciding the application; or
 - (ii) deciding the application.

(3) However, the tribunal must not make a change, other than a minor change, to a development application.

(4) The tribunal's decision takes the place of the decision appealed against.

(5) The tribunal's decision starts to have effect—

(a) if a party does not appeal the decision—at the end of the appeal period for the decision; or

(b) if a party appeals against the decision to the P&E Court—subject to the decision of the court, when the appeal ends.

255 Notice of tribunal's decision

A tribunal must give a decision notice about the tribunal's decision for tribunal proceedings, other than for any directions or interim orders given by the tribunal, to all parties to proceedings.

256 No costs orders

A tribunal must not make any order as to costs.

257 Recipient's notice of compliance with direction or order

If a tribunal directs or orders a party to do something, the party must notify the registrar when the thing is done.

258 Tribunal may extend period to take action

(1) This section applies if, under this chapter, an action for tribunal proceedings must be taken within a stated period or before a stated time, even if the period has ended or the time has passed.

(2) The tribunal may allow a longer period or a different time to take the action if the tribunal considers there are sufficient grounds for the extension.

259 Publication of tribunal decisions

The registrar must publish tribunal decisions under the arrangements, and in the way, that the chief executive decides.

Schedule 1 Appeals

section 229

Appeal rights and parties to appeals

(1) Table 1 states the matters that may be appealed to—

(a) the P&E court; or

(b) a tribunal.

(2) However, table 1 applies to a tribunal only if the matter involves—

(a) the refusal, or deemed refusal of a development application, for—

(i) a material change of use for a classified building; or

(ii) operational work associated with building work, a retaining wall, or a tennis court; or

(b) a provision of a development approval for—

(i) a material change of use for a classified building; or

(ii) operational work associated with building work, a retaining wall, or a tennis court; or

(c) if a development permit was applied for—the decision to give a preliminary approval for—

(i) a material change of use for a classified building; or

(ii) operational work associated with building work, a retaining wall, or a tennis court; or

(d) a development condition if—

(i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and

(ii) the building is, or is proposed to be, not more than 3 storeys; and

(iii) the proposed development is for not more than 60 sole-occupancy units; or

(e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or

(f) a decision for, or a deemed refusal of, a change

application for a development approval that is only for a material change of use of a classified building; or

(g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or

(h) a decision to give an enforcement notice—

(i) in relation to a matter under paragraphs (a) to (g); or

(ii) under the Plumbing and Drainage Act; or

(i) an infrastructure charges notice; or

(j) the refusal, or deemed refusal, of a conversion application; or

(l) a matter prescribed by regulation.

(3) Also, table 1 does not apply to a tribunal if the matter involves—

(a) for a matter in subsection (2)(a) to (d)—

(i) a development approval for which the development application required impact assessment; and

(ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or

(b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.

(4) Table 2 states the matters that may be appealed only to the P&E Court.

(5) Table 3 states the matters that may be appealed only to the tribunal.

(6) In each table—

(a) column 1 states the appellant in the appeal; and

(b) column 2 states the respondent in the appeal; and

(c) column 3 states the co-respondent (if any) in the appeal; and

(d) column 4 states the co-respondents by election (if any) in the appeal.

(7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.

(8) In this section—

storey see the Building Code, part A1.1.

Table 1

Appeals to the P&E Court and, for certain matters, to a tribunal

1. Development applications

For a development application other than a development application called in by the

Minister, an appeal may be made against—

(a) the refusal of all or part of the development application; or

(b) the deemed refusal of the development application; or

(c) a provision of the development approval; or

(d) if a development permit was applied for—the decision to give a preliminary approval.

<p style="text-align: center;">EXTRACT FROM THE <i>PLANNING ACT 2016</i> RELATING TO LAPSE DATES</p>
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***Division 4 Lapsing of and extending
development approvals***

85 Lapsing of approval at end of current period

*(1) A part of a development approval lapses at the end of the following period (the **currency period**)—*

(a) for any part of the development approval relating to a material change of use—if the first change of use does not happen within—

(i) the period stated for that part of the approval; or

(ii) if no period is stated—6 years after the approval starts to have effect;

(b) for any part of the development approval relating to reconfiguring a lot—if a plan for the reconfiguration that, under the Land Title Act, is required to be given to a local government for approval is not given to the local government within—

(i) the period stated for that part of the approval; or

(ii) if no period is stated—4 years after the approval starts to have effect;

(c) for any other part of the development approval if the development does not substantially start within—

(i) the period stated for that part of the approval; or

(ii) if no period is stated—2 years after the approval starts to take effect.

(2) If part of a development approval lapses, any monetary security given for that part of the approval must be released.