File: 21/22W
Date: 21 September 2021

SP Northern Farming Operations Pty Ltd
C/- AgDSA
PO Box 292
TOOWOOMBA QLD 4350

Attention: Matt Norton

Dear Mr Norton

Decision Notice – approval (with conditions)
Material Change of Use
Lots 8, 9, 13 & 16 on CVN282 and Lot 9 on PG246, Calnbrook Road, Lundavra and Moonie Highway, Southwood

We wish to advise that on 20 September 2021 a decision was made to approve the material change of use development application for *"Rural activities" – "Intensive animal industry"* (Expansion to existing piggery – from 76,820SPU to 131,000SPU excluding the Quarantine Unit and 131,320SPU including the Quarantine Unit) at Lots 8, 9, 13 & 16 on CVN282 and Lot 9 on PG246, Calnbrook Road, Lundavra and Moonie Highway, Southwood. In accordance with the *Planning Act 2016*, please find attached Council's Decision Notice for the application.

Please read the conditions carefully as these include actions which must be undertaken **prior to the commencement of the use** as well as requirements for the ongoing operation of the use.

All conditions are required to be either complied with or bonded prior to the commencement of the use. Please note **Condition 33**, which requires a letter to be submitted to Council prior to commencement of the use, outlining and demonstrating compliance with each condition.

The applicant is required to **notify Council in writing of the date of the commencement** of the use, within fourteen (14) business days of commencement.

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: 21/22W
Council Contact: Mrs Ronnie McMahon: LMM
Council Contact Phone: (07) 4671 7400

21 September 2021

Applicant Details: SP Northern Farming Operations Pty Ltd
C/- AgDSA
PO Box 292
TOOWOOMBA QLD 4350

Attention: Matt Norton

The development application described below was properly made to Goondiwindi Regional Council on 12 May 2021.

Applicant details

Applicant name:	SP Northern Farming Operations Pty Ltd C/- AgDSA
Applicant contact details:	Mr Matt Norton PO Box 292, Toowoomba, QLD 4350 matt.norton@agdsa.com.au 0418 446 245

Application details

Application number:	21/22W
Approval sought:	Development Permit – Material Change of Use
Details of proposed development:	*"Rural activities" – "Intensive animal industry"* (Expansion to existing piggery – from 76,820SPU to 131,000SPU excluding the Quarantine Unit and 131,320SPU including the Quarantine Unit)

Location details

Street address:	Calnbrook Road, Lundavra & Moonie Highway, Southwood
Real property description:	Lots 8, 9, 13 & 16 on CVN282 and Lot 9 on PG246

Decision

Date of decision:	20 September 2021
Decision details:	Approved in full with conditions. These conditions are set out in Attachment 1 and are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

Details of the approval

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

The following approvals are given:

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval	N/A		
- building work assessable under the planning scheme		☐	☐
- plumbing or drainage work		☐	☐
- material change of use		☒	☐
- reconfiguring a lot		☐	☐
- operational work		☐	
Carrying out building work (assessable under the *Building Act 1975)*	Schedule 9, part 1	☐	☐
Development on airport land if the land use plan for the airport land states the development is assessable development	Schedule 10, part 1, division 1		
- building work		☐	☐
- plumbing or drainage work		☐	☐
- material change of use (consistent with the land use plan)		☐	☐
- reconfiguring a lot		☐	☐
- operational work		☐	☐
Making a material change of use on airport land that is inconsistent with the land use plan for the airport land	Schedule 10, part 1, division 1	☐	☐
Making a material change of use for a brothel	Schedule 10, part 2, division 2	☐	☐
Carrying out operational work for the clearing of native vegetation	Schedule 10, part 3, division 2	☐	☐
Making a material change of use on contaminated land	Schedule 10, part 4, division 1	☐	☐
Making a material change of use of premises for an environmentally relevant activity	Schedule 10, part 5, division 2	☐	☐
Making a material change of use of premises for aquaculture	Schedule 10, part 6, division 1, subdivision 1	☐	☐
Carrying out operational work that is completely or partly in a declared fish habitat area	Schedule 10, part 6, division 2, subdivision 1	☐	☐

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Carrying out operational work that is the removal, destruction or damage of a marine plant	Schedule 10, part 6, division 3, subdivision 1	☐	☐
Carrying out operational work that is constructing or raising waterway barrier works	Schedule 10, part 6, division 4, subdivision 1	☐	☐
Making a material change of use for a hazardous chemical facility	Schedule 10, part 7, division 1	☐	☐
Development on a local heritage place (other than a Queensland heritage place) - building work assessable under the *Building Act 1975* - building work assessable under the planning scheme - plumbing or drainage work - material change of use - reconfiguring a lot - operational work	Schedule 10, part 8, division 1, subdivision 1	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐
Development on or adjoining a Queensland heritage place - building work assessable under the *Building Act 1975* - building work assessable under the planning scheme - plumbing or drainage work - material change of use - reconfiguring a lot - operational work	Schedule 10, part 8, division 2, subdivision 1	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐
Development interfering with koala habitat in koala habitat areas outside koala priority areas	Schedule 10, part 10, division 3, subdivision 1	☐	☐
Development interfering with koala habitat in koala habitat areas for extractive industries in key resource areas	Schedule 10, part 10, division 4, subdivision 1	☐	☐
Carrying out operational work for reconfiguring a lot, if the reconfiguration is also assessable development	Schedule 10, part 12, division 1	☐	☐
Development in a priority port's master planned area that the port overlay for the master planned area states is assessable development - building work - plumbing or drainage work - material change of use - reconfiguring a lot - operational work	Schedule 10, part 13, division 4, subdivision 1	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development on strategic port land if the land use plan for the strategic port land states the development is assessable development - building work - plumbing or drainage work - material change of use (consistent with the land use plan) - reconfiguring a lot - operational work	Schedule 10, part 13, division 5, subdivision 1	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐
Making a material change of use on strategic port land that is inconsistent with the land use plan	Schedule 10, part 13, division 5, subdivision 1	☐	☐
Reconfiguring a lot under the *Land Title Act 1994*	Schedule 10, part 14, division 1	☐	☐
Making a material change of use of premises for a tourist activity or sport and recreation activity in the SEQ regional landscape and rural production area or the SEQ rural living area	Schedule 10, part 16, division 2, subdivision 1	☐	☐
Making a material change of use of premises for a residential care facility in the SEQ regional landscape and rural production area or the SEQ rural living area	Schedule 10, part 16, division 3, subdivision 2	☐	☐
Making a material change of use of premises for a community activity, other than a residential care facility, in the SEQ regional landscape and rural production area or the SEQ rural living area	Schedule 10, part 16, division 3, subdivision 2	☐	☐
Making a material change of use of premises for indoor recreation in the SEQ regional landscape and rural production area or the SEQ rural living area	Schedule 10, part 16, division 4, subdivision 1	☐	☐
Making a material change of use of premises for a biotechnology industry in the SEQ regional landscape and rural production area or the SEQ rural living area	Schedule 10, part 16, division 6, subdivision 2	☐	☐
Making a material change of use of premises for a service station in the SEQ regional landscape and rural production area or the SEQ rural living area	Schedule 10, part 16, division 6, subdivision 2	☐	☐
Making a material change of use of premises for an urban activity other than a biotechnology industry or service station in the SEQ regional landscape and rural production area or the SEQ rural living area	Schedule 10, part 16, division 6, subdivision 2	☐	☐

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Making a material change of use of premises for two or more of the following: (i) a community activity (ii) indoor recreation (iii) a sport and recreation activity (iv) a tourist activity (v) an urban activity, in the SEQ regional landscape and rural production area or the SEQ rural living area	Schedule 10, part 16, division 7, subdivision 1	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐
Carrying out operational work that is tidal works or work carried out completely or partly in a coastal management district	Schedule 10, part 17, division 1	☐	☐
Carrying out operational work that involves taking, or interfering with, water	Schedule 10, part 19, division 1, subdivision 1	☐	☐
Development for removing quarry material from a watercourse or lake - building work assessable under the *Building Act 1975* - building work assessable under the planning scheme - plumbing or drainage work - material change of use - reconfiguring a lot - operational work	Schedule 10, part 19, division 2, subdivision 1	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐
Carrying out operational work that is the construction of a dam or relates to a dam.	Schedule 10, part 19, division 3, subdivision 1	☐	☐
Carrying out operational work for construction of a new category 2 or 3 levee or for modification of an existing category 2 or 3 levee	Schedule 10, part 19, division 4, subdivision 1	☐	☐
Carrying out operational work that is high impact earthworks in a wetland protection area	Schedule 10, part 20, division 2	☐	☐
Making a material change of use of premises for a wind farm	Schedule 10, part 21, division 1	☐	☐

Conditions

This approval is subject to the conditions in Attachment 1.

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

Properly made submissions were received for this application, and the full list of principal submitters is provided in Attachment 4.

Referral agencies for the application

The referral agencies for this application are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
As per Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (10.9.4.1.1.1) of the PR: *Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if—* *(a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and* *(b) the development meets or exceeds the threshold—* *(i) for development in local government area 1—stated in schedule 20, column 2 for the purpose; or* *(ii) for development in local government area 2—stated in schedule 20, column 3 for the purpose; and* *(c) for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area.* *However, if the development is for a combination of purposes stated in the same item of schedule 20, the threshold is for the combination of purposes and not for each individual purpose.*	Department of State Development, Infrastructure, Local Government and Planning	Concurrence Agency	Department of State Development, Infrastructure, Local Government and Planning, Post: PO Box 825, Visit: 128 Margaret Street, TOOWOOMBA QLD 4350 ToowoombaSARA@dsdilgp.qld.gov.au Ph: (07) 4616 7307

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
As per Schedule 10, Part 5, Division 4, Table 2, Item 1 (10.5.4.2.1) of the PR: *Development application for a material change of use that is assessable development under section 8, if—* *(a) the environmentally relevant activity the subject of the application has not been devolved to a local government under the Environmental Protection Regulation; and* *the chief executive is not the prescribed assessment manager for the application.*	Department of State Development, Infrastructure, Local Government and Planning	Concurrence Agency	Department of State Development, Infrastructure, Local Government and Planning, Post: PO Box 825, Visit: 128 Margaret Street, TOOWOOMBA QLD 4350 ToowoombaSARA@dsdilgp.qld.gov.au Ph: (07) 4616 7307
Section 48 of the *Planning Act 2016.*	Western Downs Regional Council	Referral Agency	Post: PO Box 551, DALBY QLD 4405 info@wdrc.qld.gov.au Ph: 1300 268 624

Environmental authority

- An Environmental Authority (permit number: 2021-12) has been issued by the Department of Agriculture and Fisheries, under the E*nvironmental Protection Act 1994.*

Approved plans and specifications

Copies of the following plans drawings are enclosed.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: [material change of use]				
Property Plan – Aerial Imagery	Agricultural Development Services Australia	23/06/2021	CPC-0001, A001.1	Rev B
Property Plan	Agricultural Development Services Australia	23/06/2021	CPC-0001, A001.2	Rev B
Site Plan – Lapunyah – Aerial Imagery	Agricultural Development Services Australia	23/06/2021	CPC-0001, A002.1	Rev B
Site Plan – Lapunyah	Agricultural Development Services Australia	23/06/2021	CPC-0001, A002.2	Rev B
Site Plan – Wilga Ridge – Aerial Imagery	Agricultural Development Services Australia	23/06/2021	CPC-0001, A003.1	Rev B
Site Plan – Wilga Ridge	Agricultural Development Services Australia	23/06/2021	CPC-0001, A003.2	Rev B
Site Plan – Limebush – Aerial Imagery	Agricultural Development Services Australia	23/06/2021	CPC-0001, A004.1	Rev B
Site Plan – Limebush	Agricultural Development Services Australia	23/06/2021	CPC-0001, A004.2	Rev B
Receptor Plan – Aerial Imagery	Agricultural Development Services Australia	23/06/2021	CPC-0001, A005.1	Rev B
Receptor Plan	Agricultural Development Services Australia	23/06/2021	CPC-0001, A005.2	Rev B
Farrowing-Nursery Shed-Lapunyah	Stockyard Industries	13/07/2020	000651	Rev 02

Farrowing-Nursery Shed-Lapunyah	Stockyard Industries	13/07/2020	000651	Rev 02
Farrowing-Nursery Shed-Lapunyah	Stockyard Industries	13/07/2020	000651	Rev 02
Mating-Finisher Shed-Lapunyah	Stockyard Industries	13/07/2020	000661	Rev 02
Mating-Finisher Shed-Lapunyah	Stockyard Industries	13/07/2020	000661	Rev 02
Mating-Finisher Shed-Lapunyah	Stockyard Industries	13/07/2020	000661	Rev 02
CPC – Shed Layout – Finisher Shed	Stockyard Industries	07/09/20	CPFN070920R00A00	
CPC – Layout – Finisher Shed – Room 1 & 3	Stockyard Industries	07/09/20	CPFN070920R00B00	
CPC – Layout – Finisher Shed – Room 2	Stockyard Industries	07/09/20	CPFN070920R00C00	
CPC – Elevations – Finisher Shed	Stockyard Industries	07/09/20	CPFN070920R00D00	
CPC – Layout – Grower Shed	Stockyard Industries	07/09/20	CPGS070920R00A00	
CPC – End Wall Elevations – Grower Shed	Stockyard Industries	07/09/20	CPGS070920R00B00	
CPC – Side Wall Elevations – Grower Shed	Stockyard Industries	07/09/20	CPGS070920R00B00	
CPC – Layout – Nursery Shed	Stockyard Industries	07/09/20	CPNS070920R00A00	
CPC – Elevations – Nursery Shed	Stockyard Industries	07/09/20	CPNS070920R00B00	
Equipment Layout	Big Dutchman		CPC	
Wilga Ridge – Shed Layout – Finisher Shed	Stockyard Industries	13/07/20	WRFN070920R00A00	
Wilga Ridge – Elevations – Finisher Shed	Stockyard Industries	13/07/20	WRFN071320R00D00	

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**.

Rights of appeal

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

Appeal by an applicant

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

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

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

Appeal by an eligible submitter

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

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

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

Attachment 7 is an extract from the *Planning Act 2016* that sets out the applicant's appeal rights and the appeal rights of a submitter.

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

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

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—Assessment manager and concurrence agency conditions
Attachment 2—Approved Plans
Attachment 3—Infrastructure Charges Notice
Attachment 4—List of Principal Submitters
Attachment 5—Notice about decision – Statement of reasons
Attachment 6— Rights of Appeal Waiver
Attachment 7—*Planning Act 2016* Extracts

ATTACHMENTS

Attachment 1 – Assessment Manager's Conditions

Part 1 – Assessment Manager's Conditions

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

Part 3 – Western Downs Regional Council Response

Attachment 2 – Approved Plans

Attachment 3 – Infrastructure Charges Notice

Attachment 4 – List of Principal Submitters

Attachment 5 – Notice about decision - Statement of reasons

Attachment 6 – Rights of Appeal Waiver

Attachment 7 – *Planning Act 2016* Extracts

Planning Act 2016 appeal provisions

Planning Act 2016 lapse dates

Attachment 1 – Assessment Manager's Conditions

Assessment Manager's Conditions

Approved Use:	*"Rural activities"* • *"Intensive animal industry"* (Expansion to existing piggery – from 76,820SPU to 131,000SPU excluding the Quarantine Unit and 131,320SPU including the Quarantine Unit)
Development:	Material Change of Use – Development Permit
Applicant:	SP Northern Farming Operations Pty Ltd C/- Agricultural Development Services Australia
Address:	Calnbrook Road, Lundavra and Moonie Highway, Couthwood
Real Property Description:	Lot 8 on CVN282, Lot 9 on CVN282, Lot 13 on CVN282, Lot 16 on CVN282 and Lot 9 on PG246
Council File Reference:	21/22W

	GENERAL CONDITIONS
1.	Approval is granted for the purpose of a Material Change of Use for: • *"Rural activities"* – *"Intensive animal industry"* (Expansion to existing piggery – from 76,820SPU to 131,000SPU excluding the Quarantine Unit and 131,320SPU including the Quarantine Unit) as defined in the *Goondiwindi Region Planning Scheme 2018 (Version 2)*.
2.	All conditions must be complied with or bonded prior to the commencement of the use, unless specified in an individual condition.
3.	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:

Drawing Number	Title	Date
CPC-0001, A001.1, Rev B	Property Plan – Aerial Imagery	23/06/2021
CPC-0001, A001.2, Rev B	Property Plan	23/06/2021
CPC-0001, A002.1, Rev B	Site Plan – Lapunyah – Aerial Imagery	23/06/2021
CPC-0001, A002.2, Rev B	Site Plan – Lapunyah	23/06/2021
CPC-0001, A003.1, Rev B	Site Plan – Wilga Ridge – Aerial Imagery	23/06/2021
CPC-0001, A003.2, Rev B	Site Plan – Wilga Ridge	23/06/2021
CPC-0001, A004.1, Rev B	Site Plan – Limebush – Aerial Imagery	23/06/2021
CPC-0001, A004.2, Rev B	Site Plan – Limebush	23/06/2021

CPC-0001, A005.1, Rev B	Receptor Plan – Aerial Imagery	23/06/2021
CPC-0001, A005.2, Rev B	Receptor Plan	23/06/2021
000651, Rev 02	Farrowing-Nursery Shed-Lapunyah	13/07/2020
000651, Rev 02	Farrowing-Nursery Shed-Lapunyah	13/07/2020
000651, Rev 02	Farrowing-Nursery Shed-Lapunyah	13/07/2020
000661, Rev 02	Mating-Finisher Shed-Lapunyah	13/07/2020
000661, Rev 02	Mating-Finisher Shed-Lapunyah	13/07/2020
000661, Rev 02	Mating-Finisher Shed-Lapunyah	13/07/2020
CPFN070920R00A 00	CPC – Shed Layout – Finisher Shed	07/09/20
CPFN070920R00B 00	CPC – Layout – Finisher Shed – Room 1 & 3	07/09/20
CPFN070920R00C 00	CPC – Layout – Finisher Shed – Room 2	07/09/20
CPFN070920R00D 00	CPC – Elevations – Finisher Shed	07/09/20
CPGS070920R00A 00	CPC – Layout – Grower Shed	07/09/20
CPGS070920R00B 00	CPC – End Wall Elevations – Grower Shed	07/09/20
CPGS070920R00B 00	CPC – Side Wall Elevations – Grower Shed	07/09/20
CPNS070920R00A 00	CPC – Layout – Nursery Shed	07/09/20
CPNS070920R00B 00	CPC – Elevations – Nursery Shed	07/09/20
CPC	Equipment Layout	
WRFN070920R00 A00	Wilga Ridge – Shed Layout – Finisher Shed	13/07/20
WRFN071320R00 D00	Wilga Ridge – Elevations – Finisher Shed	13/07/20

Please note these plans are not approved Building Plans.

4. Complete and maintain the approved development as follows:

(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.

All development shall comply with any relevant provisions in the *Goondiwindi Region Planning Scheme 2018 (Version 2),* Council's standard designs for applicable work and any relevant Australian Standard that applies to that type of work.

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.

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 developer's responsibility to obtain all other statutory approvals required prior to commencement of any works on site and the commencement of the use.
	OPERATION OF THE USE
7.	Operating hours shall be generally in accordance with the supporting information supplied with the application.
8.	Loading and unloading shall be undertaken generally in accordance with the supporting information supplied with the application.
	PUBLIC UTILITIES
9.	The development shall be connected to a suitable electricity and telecommunications supply system, at no cost to Council.
	ESSENTIAL SERVICES
10.	The development 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. The site shall be connected to and maintain a potable water supply with a sufficient volume for domestic use.
11.	Connection to a suitably designed onsite sewerage system shall be provided for each site, to treat all waste generated from the amenities buildings, 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.	Vehicle access for Heavy Vehicles shall be via Dicks Road and the Moonie Highway, to standards determined by Western Downs Regional Council and the Department of Transport and Main Roads.

13.	Internal roads and areas where heavy vehicles regularly park and manoeuvre shall be constructed to an all-weather standard in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the *Goondiwindi Region Planning Scheme 2018 (Version 2)*, to the satisfaction of and at no cost to Council. Parking and manoeuvring areas shall be either constructed or bonded prior to the commencement of the use. 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. A qualified Council Officer may inspect construction works at the request of the developer to ensure compliance with this condition.
	STORMWATER
14.	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 point of discharge in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the *Goondiwindi Region Planning Scheme 2018 (Version 2)*, to the satisfaction of and at no cost to Council. Any increase in volume, concentration or velocity of stormwater from the site shall be channelled to lawful points of discharge or to other storage or dispersal arrangements which all must be agreed to in writing by Council. 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. The stormwater system shall be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of waterways.
15.	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. 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.

	EARTHWORKS AND EROSION CONTROL
16.	Any filling or excavation shall be undertaken in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the *Goondiwindi Region Planning Scheme 2018 (Version 2)* or to other relevant engineering standards to the satisfaction of and at no cost to Council. 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.
17.	All works associated with the development must be carried out in a manner that minimises 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 6.2 – Planning Scheme Policy 1 – land Development Standards of the *Goondiwindi Region Planning Scheme 2018 (Version 2)* to the satisfaction of and at no cost to Council. 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.
	ENVIRONMENT
18.	Should the piggery, or any part of the piggery cease operation, rehabilitation of the sites shall be carried out generally in accordance with the Rehabilitation Plan, prepared by Agricultural Development Services Australia, dated 31 March 2021.
19.	The development shall be designed and constructed to avoid significant adverse impacts on areas of environmental significance identified within the site.
	AVOIDING NUISANCE
20.	At all times while the use continues, the development shall be conducted in accordance with the provisions of the *Environmental Protection Act 1994* (the Act) 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.
21.	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.

22.	At all times while the use continues, provision must be made on site for the collection of general refuse in covered waste containers with a capacity sufficient for the use. Waste receptacles shall be placed in a screened area. The site must maintain a general tidy appearance.
23.	The operator shall be responsible for mitigating any complaints arising from on-site operations.
24.	Construction works must occur so they do not cause unreasonable interference with the amenity of adjoining premises. The site must be kept on a clean and tidy state at all times during construction.
	DEVELOPER'S RESPONSIBILITIES
25.	It is the developer's responsibility to ensure that potential bushfire hazards are appropriately mitigated to reflect the hazard level of the site in regard to vegetation type and proximity, slope and aspect, bushfire history, on-site environmental values, ease of maintenance and any specific implications on the development shall be submitted to Council prior to the commencement of the use.
26.	The developer shall ensure that vehicular access is designed to mitigate against bushfire hazard by ensuring adequate access for fire fighting and other emergency vehicles, and adequate access for the evacuation of residents and emergency personnel in an emergency situation.
27.	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.
28.	All contractors and subcontractors shall hold current, relevant and appropriate qualifications and insurances in place to carry out the works.
29.	All costs reasonably associated with the approved development, unless there is specific agreement by other parties to meet these costs, shall be met by the developer.
30.	At all times while the use continues, all requirements of the conditions of the development approval must be maintained.

	COMMENCEMENT OF USE
31.	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. It may be necessary for Council to use such bonds for the completion of outstanding works without a specific timeframe agreed. The decision to accept bonds or other securities to satisfy a condition will be that of Council, not the applicant.
32.	Council must be notified in writing of the date of the commencement of the use within 14 days of commencement. This approval will lapse if the use has not commenced within **six (6) years** of the date the development approval takes effect, in accordance with the provisions contained in section 85(i)(a) of the *Planning Act 2016*. Section 86 of the *Planning Act 2016* sets out how an extension to the period of approval can be requested.
33.	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.
	PLEASE READ CAREFULLY - NOTES AND ADVICE
	When approval takes effect This approval takes effect in accordance with section 85 of the *Planning Act 2016.* *When approval lapses* This approval will lapse if the use has not commenced within **six (6) years** of the date the development approval takes effect. Section 86 of the *Planning Act 2016* sets out how an extension to the period of approval can be requested.
	Infrastructure charges as outlined in the Infrastructure Charges Notice included in **Attachment 3** shall be paid prior to the commencement of the use.
	It is the applicant's responsibility to obtain all statutory approvals prior to commencement of any works onsite.

	This approval in no way removes the duty of care responsibility of the applicant under the *Aboriginal Cultural Heritage Act 2003*. Pursuant to Section 23(1) of the *Aboriginal Cultural Heritage Act 2003*, 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").
	This approval in no way authorises the clearing of native vegetation protected under the *Vegetation Management Act 1999*.
	The approved development does not authorise any deviation from the applicable Australian Standards nor from the application of any laws, including laws covering workplace health and safety.

Attachment 1 – Assessment Manager's Conditions

Part 2 – Department of State Development, Manufacturing, Infrastructure and Planning - Concurrence Agency Response

Queensland Government

SARA reference: 2105-22538 SRA
Council reference: 21/22W

21 July 2021

Chief Executive Officer
Goondiwindi Regional Council
LMB 7
INGLEWOOD QLD 4387
mail@grc.qld.gov.au

Attention: Ronnie McMahon

Dear Ronnie

SARA response—Calnbrook Road, Lundavra and Moonie Highway, Southwood

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 20 May 2021.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the *Planning Act 2016*, SARA advises it has no requirements relating to the application.
Date of response:	21 July 2021
Advice:	Advice to the applicant is in **Attachment 1**.
Reasons:	The reasons for the referral agency response are in **Attachment 2**.

Development details

Description:	Development permit	Material change of use for Expansion of the existing piggery from 76,820 to 136,320 standard pig units and associated infrastructure
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 5, Division 4, Table 2, Item 1—Environmentally relevant activities (Planning Regulation 2017) Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1—Development impacting on state transport infrastructure	

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

	(Planning Regulation 2017)
SARA reference:	2105-22538 SRA
Assessment Manager:	Goondiwindi Regional Council
Street address:	Calnbrook Road, Lundavra and Moonie Highway, Southwood
Real property description:	Lots 8, 9, 13 and 16 on CVN282 and Lot 9 on PG246
Applicant name:	SP Northern Farming Operations Pty Ltd C/- AgDSA
Applicant contact details:	PO Box 292 Toowoomba QLD 4350 matt.norton@agdsa.com.au
Environmental Authority:	This referral included an application for an environmental authority under section 115 of the *Environmental Protection Act 1994.* Below are the details of the decision: • Approved • Reference: 2021-12 • Effective date: Environmental authority takes effect when the related development application (21/22W) is approved • Prescribed environmentally relevant activity (ERA): ERA 3 – Pig keeping (keeping more than 8,000 standard pig units) If you are seeking further details about the environmental authority, please contact the Department of Agricultural and Fisheries (DAF) at: livestockregulator@daf.qld.gov.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 3**.

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

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

Yours sincerely

Darren Cooper
Manager - DDSW (Planning)

cc SP Northern Farming Operations Pty Ltd, matt.norton@agdsa.com.au

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

Attachment 1—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016* its regulation or the State Development Assessment Provisions (SDAP) v2.6. If a word remains undefined it has its ordinary meaning.

Attachment 2—Reasons for referral agency response

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

The reasons for SARA's decision are:

The development complies with State code 22: Environmentally relevant activities of the State Development Assessment Provisions (SDAP). Specifically, the development:

- will not cause environmental harm to the acoustic, air, or receiving waters environment
- will not release hazardous contaminants to the environment
- avoids impacts on matters of state environmental significance including Category C and R vegetation.

The development complies with State code 6: Development impacting on state transport infrastructure of the SDAP. Specifically, the development:

- does not create a safety hazard for users of a state-controlled road
- does not compromise the structural integrity of state-controlled roads, road transport infrastructure or road works
- does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network
- does not compromise the state's ability to construct, or significantly increase the cost to construct state-controlled roads and future state-controlled roads
- does not compromise the state's ability to maintain and operate state-controlled roads, or significantly increase the cost to maintain and operate state-controlled roads.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The State Development Assessment Provisions (version 2.6)
- The Development Assessment Rules
- SARA DA Mapping system
- *Human Rights Act 2019*

Attachment 3—Representations about a referral agency response

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules[1] regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.

28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—

(a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or

(b) the Minister has given the concurrence agency a direction under section 99 of the Act; or

(c) the applicant has given written agreement to the change to the referral agency response.[2]

28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.

28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—

(a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and

(b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

---

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

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

Part 7: Miscellaneous

30 Representations about a referral agency response

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

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

Attachment 1 – Assessment Manager's Conditions

Part 3 – Western Downs Regional Council Response

ENQUIRIES TO:
Dominic Bradley
Ph: (07) 4628 5313

FILE REFS:
A31456 & LG7.6.1

YOUR REF:
21/22

DMB:JKM

5 July 2021

Customer Contact
1300 COUNCIL (1300 268 624)
07 4679 4000

www.**wdrc.qld.gov.au**

OUR COMMUNITIES | **OUR FUTURE**

Address all correspondence
to the Chief Executive Officer
PO Box 551, DALBY, QLD 4405

info@wdrc.qld.gov.au

WESTERN DOWNS REGIONAL COUNCIL

Chief Executive Officer
Goondiwindi Regional Council
PO Box 212
GOONDIWINDI QLD 4390

ATTENTION: Ronnie McMahon
EMAIL: rmcmahon@grcqld.gov.au

Dear Madam

RE: AMENDED REFERRAL AGENCY RESPONSE PURSUANT TO PART 28.2(c) OF THE DEVELOPMENT ASSESSMENT RULES 1.3 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR RURAL ACTIVITIES INTENSIVE ANIMAL INDUSTRY (EXPANSION OF EXISTING PIGGERY FROM 76,820 SPU to 131,320 SPU) ON LAND DESCRIBED AS LOTS 8, 9, 13 AND 16 ON CVN282 AND LOT 9 ON PG246, AND SITUATED AT CALNBROOK ROAD, LUNDAVRA AND MOONIE HIGHWAY, SOUTHWOOD

I refer to the abovementioned application referred to Council as a Referral Agency in accordance with Section 48 of the *Planning Act 2016*, on 17 May 2021.

On 25 June 2021, Council, as a Referral Agency, decided under delegated authority, to issue a Referral Agency response subject to conditions. The Referral Agency response was issued by Council on 28 June 2021.

This Amended Referral Agency response supersedes the previous Referral Agency response from Council dated 28 June 2021. The purpose of the Amended Referral Agency response is to ensure that the conditions and the approved plans attached to the Referral Agency response are consistent with the amended scale of the development.

APPLICANT DETAILS

Applicant:	SP Northern Farming Operations Pty Ltd C/- AgDSA
Contact details:	PO Box 292 TOOWOOMBA QLD 4350
Telephone:	0418 446 245
Email:	matt.norton@agdsa.com.au

SITE ADDRESS

Street Address:	Calnbrook Road, Lundavra and Moonie Highway, Southwood
Real Property Description:	Lots 8, 9, 13 and 16 on CVN282 and Lot 9 on PG246

.../2

REFERRAL TRIGGER

The application was referred to Western Downs Regional Council under the following provisions:

Referral Trigger:	Western Downs Regional Council was determined by the Planning Minister, to be a Referral Agency for the application in accordance with Section 48 of the *Planning Act 2016.*

CONDITIONS

The conditions of approval are attached for the consideration of the Assessment Manager and the applicant.

ADVICE FOR ASSESSMENT MANAGER

The Assessment Manager is required, under Section 62 of *Planning Act 2016,* to include the Referral Agency response issued by Council (including the attached conditions), which must be attached to the approval.

The Assessment Manager is required, under Section 63 of the *Planning Act 2016,* to provide a copy of the approval granted for the development, to Council as a Referral Agency for the application, within 5 business days after the decision is made.

A copy of Council's Referral Agency response has also been sent to the applicant for their information.

REPRESENTATIONS

An applicant may make representations to a Concurrence Agency, at any time before the application is decided, about changing a matter in the Referral Agency response. Attached, is the relevant section of the Development Assessment Rules 1.3 regarding making representations about a matter within the Amended Referral Agency response.

If you have any further enquiries in relation to this matter, please contact Council's Planning Officer, Dominic Bradley via email dominic.bradley@wdrc.qld.gov.au or telephone (07) 4679 4331.

Yours faithfully

Kate Swepson
A/PLANNING AND
ENVIRONMENT MANGER

Encls

C/c SP Northern Farming Operations Pty Ltd
C/- AgDSA
PO Box 292
TOOWOOMBA QLD 4350

Copy forwarded for your information
and records.

SCHEDULE OF CONDITIONS

APPROVED PLANS

1. The development shall be carried out generally in accordance with the Approved Plans listed below, subject to and modified by the conditions of this approval:

Plan No./Reference	Title and Details	Dated
CPC-0001, Sheet A001.1, Rev **B**	Property Plan - Aerial Imagery, prepared by AgDSA	**23/06**/2021
CPC-0001, Sheet A002.1, Rev **B**	Site Plan - Lapunyah - Aerial Imagery, prepared by AgDSA	**23/06**/2021
CPC-0001, Sheet A003.1, Rev **B**	Site Plan - Wilga Ridge - Aerial Imagery, prepared by AgDSA	**23/06**/2021
CPC-0001, Sheet A004.1, Rev **B**	Site Plan - Limebush - Aerial Imagery, prepared by AgDSA	**23/06**/2021

2. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plans, the conditions of this development approval must prevail.

APPROVED DEVELOPMENT

3. The approved development is a Material Change of Use for "Rural Activities - Intensive Animal Industry" (Expansion to the existing Piggery from 76,820 SPU to 131,320 SPU) as shown on the Approved Plans.

ACCESS - HEAVY VEHICLE

4. Heavy vehicle traffic associated with the operation of the Piggery is not to access or exit the property via the existing access from Lot 9 on PG246 to Ripple Downs Road.

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules[1] regarding representations about a referral agency response

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

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(b) the Minister has given the concurrence agency a direction under section 99 of the Act; or

(c) the applicant has given written agreement to the change to the referral agency response.[2]

28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.

28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—

(a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and

(b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

---

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

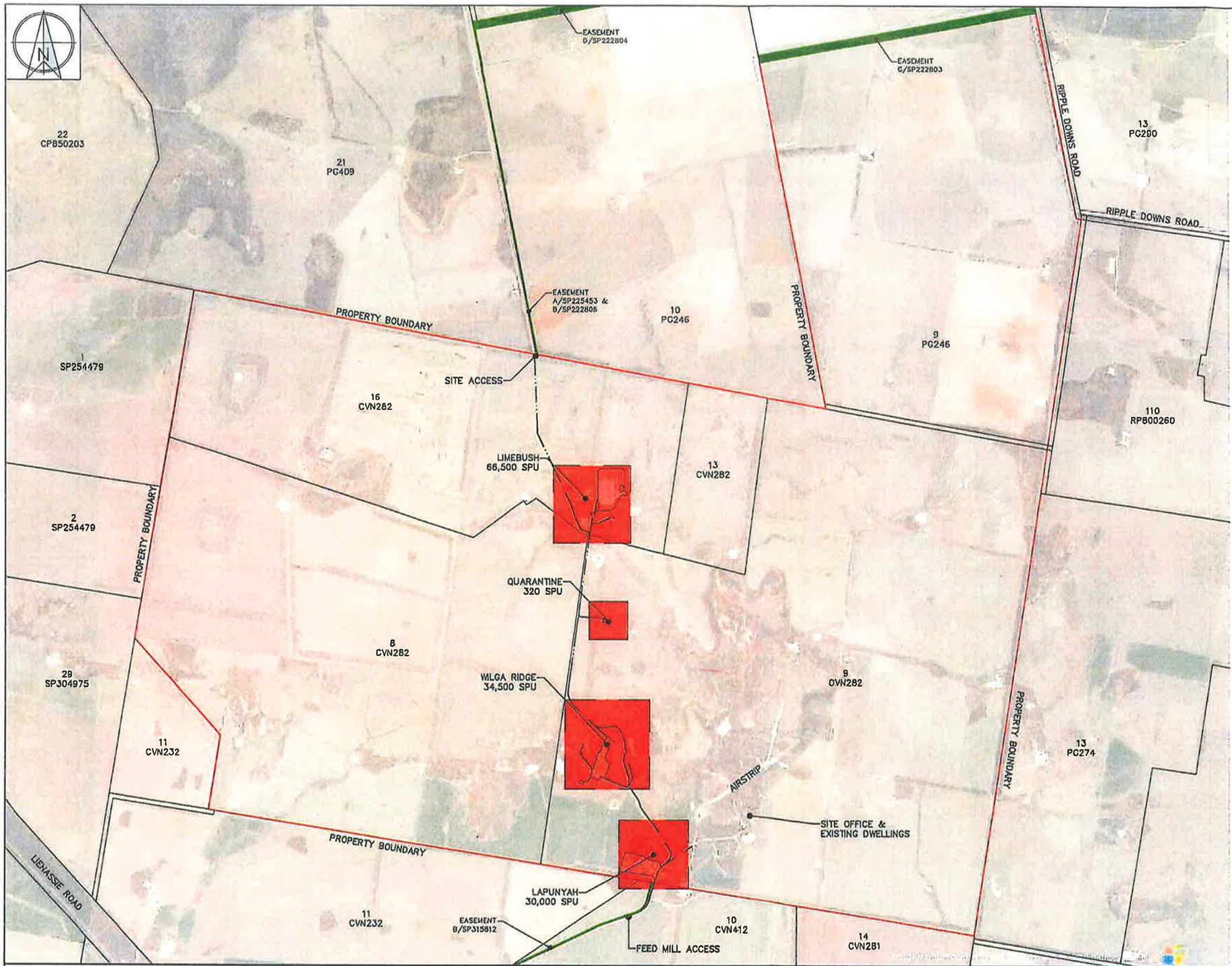
2 In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

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

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



LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT
- INTERNAL ROAD
- PIGGERY BOUNDARY

NOTES

1. AERIAL IMAGE SOURCED THROUGH AUTOCAD MICROSOFT BING MAPPING. IMAGE ACCESS 29/06/2020.
2. CADASTRAL DATA SOURCED FROM QUEENSLAND GOVERNMENT VIA THE QSPATIAL PORTAL. CADASTRAL DATA ACCESS 03/03/2021.
3. FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
4. STANDARD PIG UNITS (SPU) HAVE BEEN CALCULATED USING THE SCALING FACTORS PROVIDED IN THE QUEENSLAND DEPARTMENT OF AGRICULTURE AND FISHERIES (DAF) "PIGGERY ASSESSMENT SPREADSHEET VERSION 12.35 – MAY 2019".
5. EFFLUENT POND CAPACITIES HAVE BEEN DETERMINED USING THE QUEENSLAND DEPARTMENT OF AGRICULTURE AND FISHERIES (DAF) "PIGGERY ASSESSMENT SPREADSHEET VERSION 12.35 – MAY 2019". THE INPUT DATA IS CONSISTENT WITH THE INFORMATION PROVIDED IN THE ACCOMPANYING REPORT.

SITE OVERVIEW

SITE	CAPACITY	UNITS
LAPUNYAH	30,000	SPU
WILGA RIDGE	34,500	SPU
LIMEBUSH	66,500	SPU
QUARANTINE	320	SPU
TOTAL	131,320	SPU

Western Downs
Regional Council

APPROVED
5 July 2021

Kate Swepson
A/PLANNING AND
ENVIRONMENT MANAGER

CLIENT
SP NORTHERN FARMING OPERATIONS PTY LTD

PROJECT
PIGGERY EXPANSION

LOCATION
238 LIENASSIE ROAD, LUNDAVRA QLD 4390

SHEET TITLE
PROPERTY PLAN – AERIAL IMAGERY

AgDSA
AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA
PO BOX 292
TOOWOOMBA QLD 4350
PH: +61 418 445 245
E: contact@agdsa.com.au

SCALE
0 500 1,000 1,500m
SCALE 1:25,000 (A1)
0 1,000 2,000 3,000m
SCALE 1:50,000 (A3)

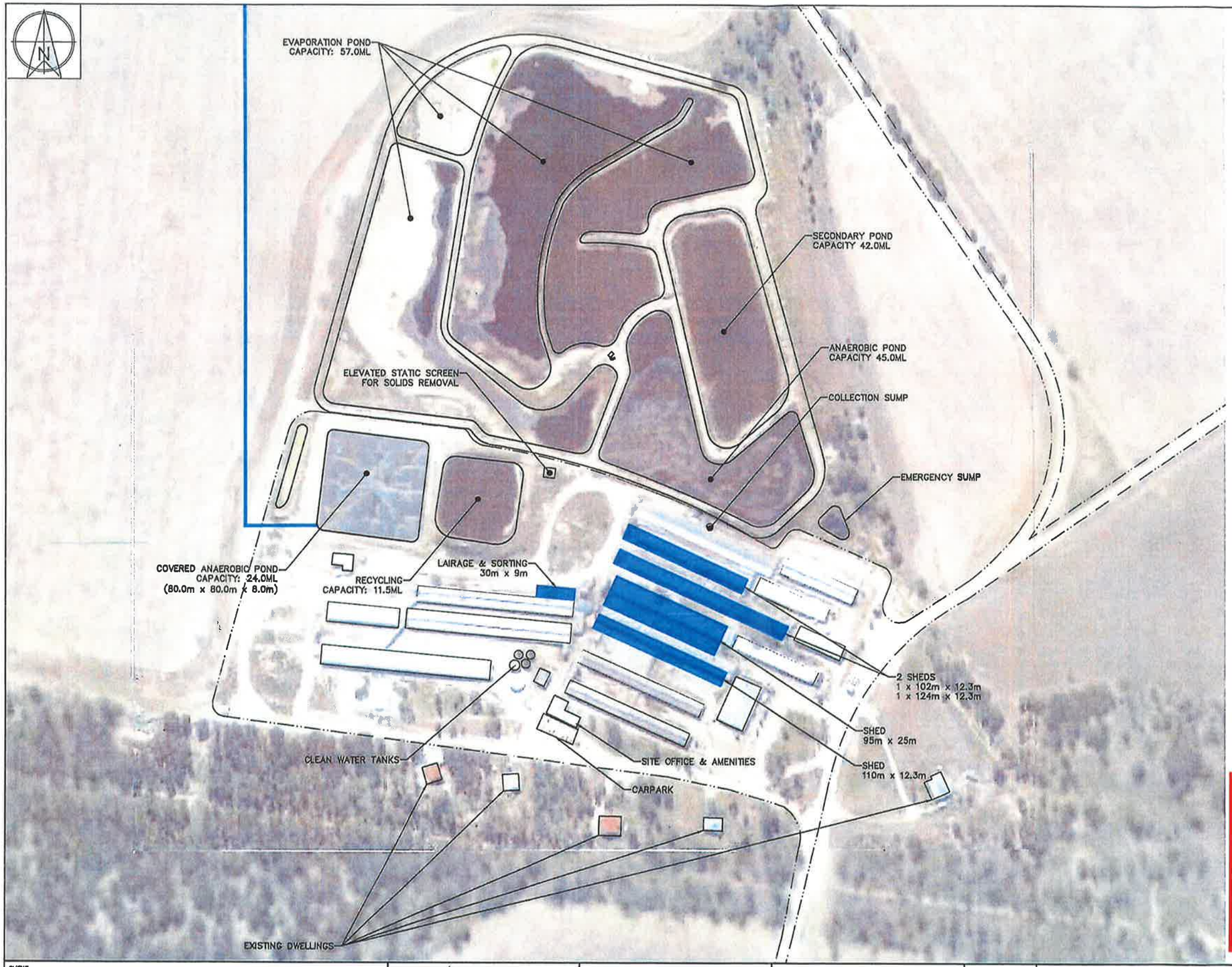
DESIGNED TJS
CHECKED MRN
PROJECT MANAGER MRN

FOR APPROVAL ONLY

DATE	REV	DESCRIPTION	APP
23/06/2021	B	RFI RESPONSE & 5,000 SPU REDUCTION OF LAPUNYAH PIGGERY	TJS
03/03/2021	A	ORIGINAL ISSUE	TJS

REVISIONS

JOB CODE CPC–0001
SHEET NUMBER A001.1
CURRENT REVISION B



LEGEND – PROPOSED

- INFRASTRUCTURE
- PIGGERY SHED

LEGEND – EXISTING

- INFRASTRUCTURE
- INTERNAL ROAD
- BIOGAS LINE

NOTES

1. MAIN AERIAL IMAGE SOURCED FROM QUEENSLAND GLOBE. IMAGE ACCESS 29/06/2020.
2. BACKGROUND AERIAL IMAGE SOURCED THROUGH AUTOCAD MICROSOFT BING MAPPING. IMAGE ACCESS 29/06/2020.
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DESIGN NOTES

1.	TOTAL SHEDS:	15 SHEDS.
2.	TOTAL CAPACITY:	30,000 SPU
3.	TOTAL APPROVED GFA:	18,264 m^2
	TOTAL INCREASE GFA:	372 m^2 (2.0%)
	TOTAL SHED GFA:	18,636 m^2

Western Downs Regional Council

APPROVED
5 July 2021

Kate Swepson
A/PLANNING AND ENVIRONMENT MANAGER

CLIENT
SP NORTHERN FARMING OPERATIONS PTY LTD

PROJECT
PIGGERY EXPANSION

LOCATION
238 LIENASSIE ROAD, LUNDAVRA QLD 4390

SHEET TITLE
SITE PLAN – LAPUNYAH – AERIAL IMAGERY

AgDSA
AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA
PO BOX 292
TOOWOOMBA QLD 4350
PH: +61 418 448 245
E: contact@agdsa.com.au

SCALE
0 30 60 90m
SCALE 1:1,500 (A1)
0 60 120 180m
SCALE 1:3,000 (A3)

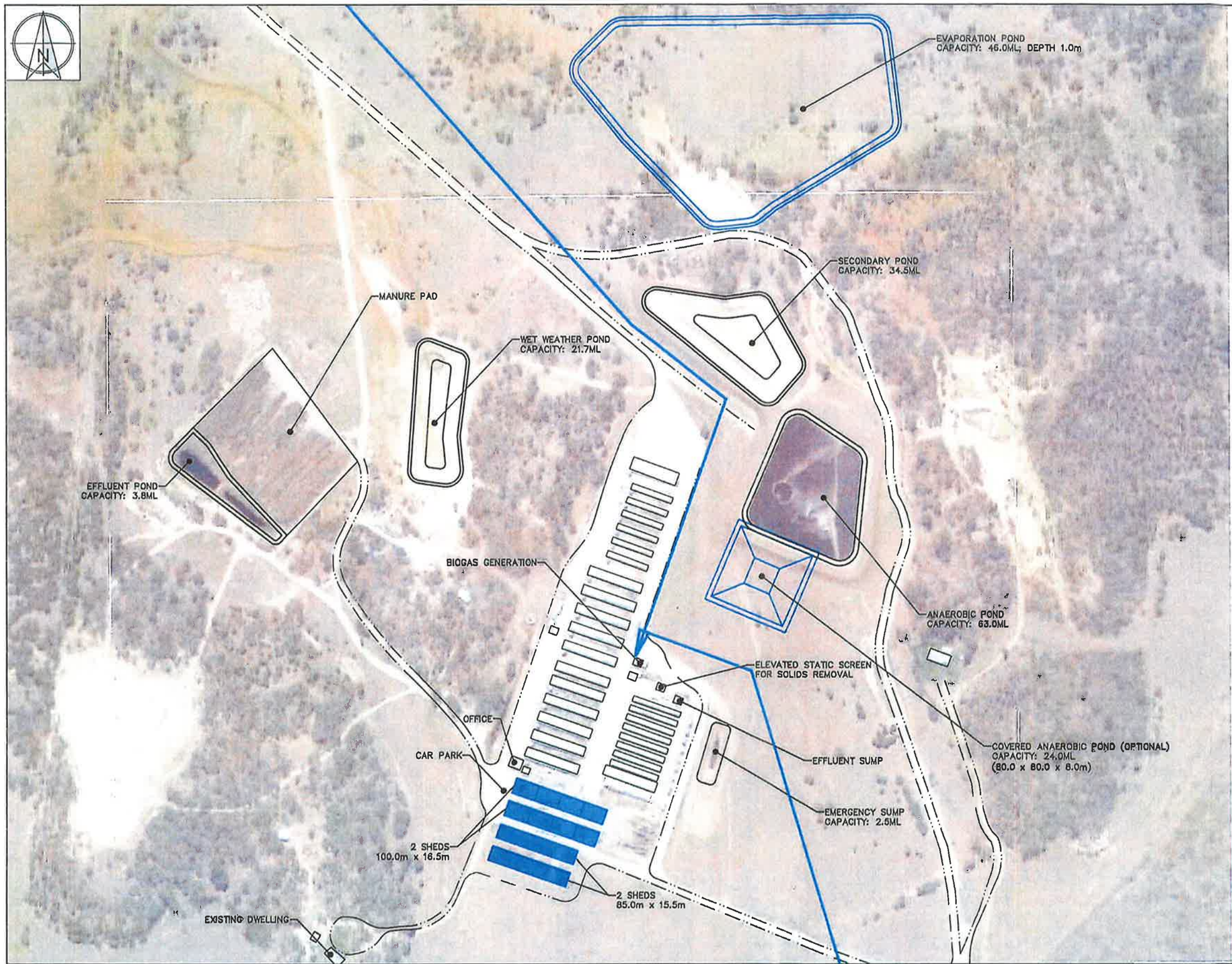
DESIGNED TJS
CHECKED MRN
PROJECT MANAGER MRN

FOR APPROVAL – NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	APP
23/06/2021	B	RFI RESPONSE & 5,000 SPU REDUCTION OF LAPUNYAH PIGGERY	TJS
03/03/2021	A	ORIGINAL ISSUE	TJS

REVISIONS

JOB CODE CPC–0001
SHEET NUMBER A002.1
CURRENT REVISION B



LEGEND – PROPOSED

- INFRASTRUCTURE
- PIGGERY SHED

LEGEND – EXISTING

- INFRASTRUCTURE
- INTERNAL ROAD
- BIOGAS LINE

NOTES

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DESIGN NOTES

1.	TOTAL SHEDS:	32 SHEDS.
2.	TOTAL CAPACITY:	34,500 SPU
3.	TOTAL APPROVED GFA:	12,459 m^2
	TOTAL INCREASE GFA:	5,935 m^2 (47.6%)
	TOTAL SHED GFA:	18,394 m^2

Western Downs Regional Council

APPROVED
5 July 2021

Kate Swepson
A/PLANNING AND ENVIRONMENT MANAGER

CLIENT
SP NORTHERN FARMING OPERATIONS PTY LTD

PROJECT
PIGGERY EXPANSION

LOCATION
238 LIENASSIE ROAD, LUNDAVRA QLD 4390

SHEET TITLE
SITE PLAN – WILGA RIDGE – AERIAL IMAGERY

AGDSA
AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA
PO BOX 292
TOOWOOMBA QLD 4350
PH: +61 418 446 245
E: contact@agdsa.com.au

SCALE
0 40 80 120m
SCALE 1:2,000 (A1)
0 80 160 240m
SCALE 1:4,000 (A3)

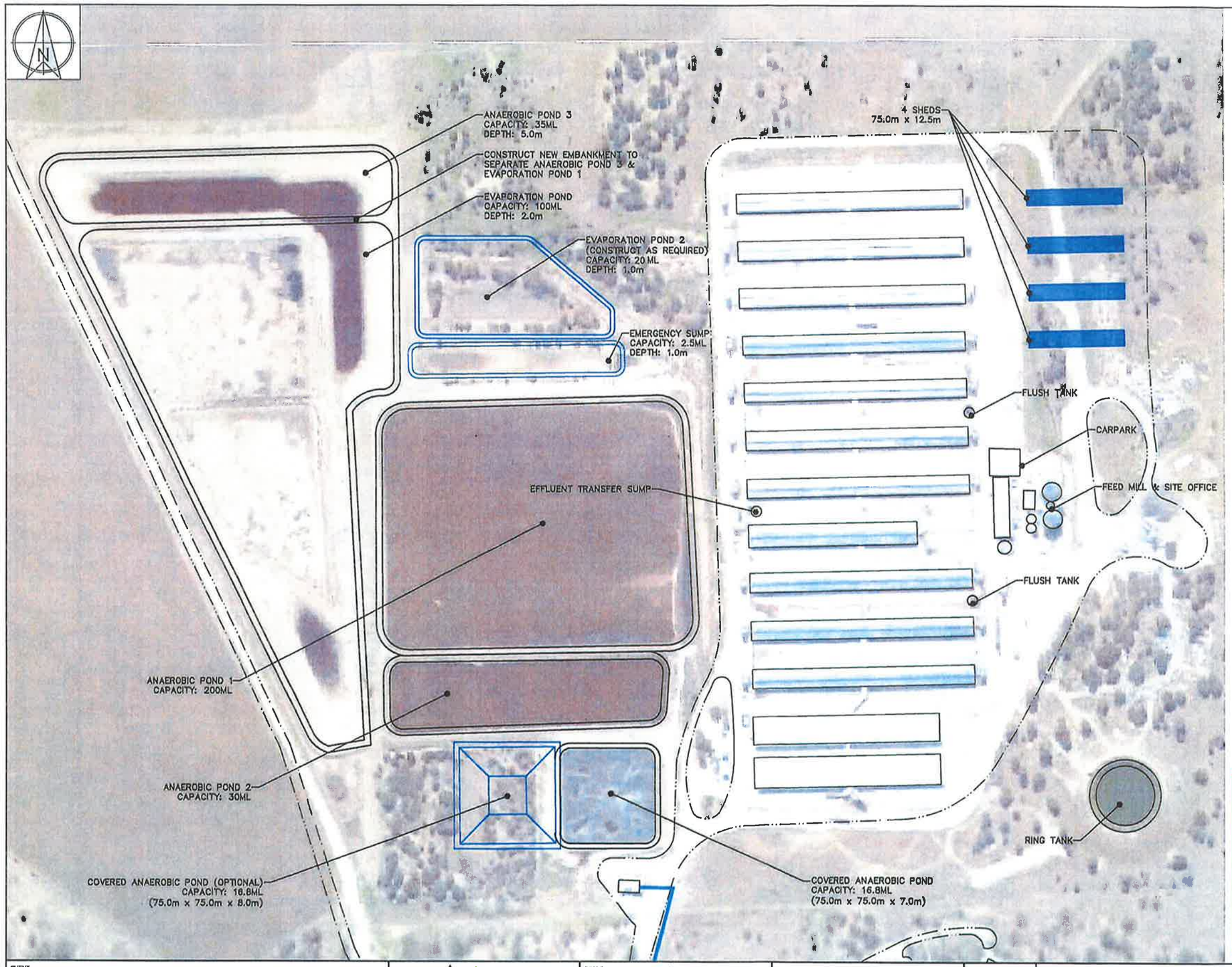
DESIGNED: TJS
CHECKED: MRN
PROJECT MANAGER: MRN

FOR APPROVAL – NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	APP
23/06/2021	B	RFI RESPONSE & 5,000 SPU REDUCTION OF LAPUNYAH PROCERTY	TJS
03/03/2021	A	ORIGINAL ISSUE	TJS

REVISIONS

JOB CODE: CPC–0001
SHEET NUMBER: A003.1
CURRENT REVISION: B



LEGEND – PROPOSED

- INFRASTRUCTURE
- PIGGERY SHED

LEGEND – EXISTING

- INFRASTRUCTURE
- INTERNAL ROAD
- BIOGAS LINE

NOTES

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DESIGN NOTES

1.	TOTAL SHEDS:	17 SHEDS
2.	TOTAL CAPACITY:	66,500 SPU
3.	TOTAL APPROVED GFA:	35,513 m^2
	TOTAL INCREASE GFA:	3,750 m^2 (10.6%)
	TOTAL SHED GFA:	39,263 m^2

Western Downs Regional Council

APPROVED
5 July 2021

Kate Swepson
A/PLANNING AND ENVIRONMENT MANAGER

CLIENT
SP NORTHERN FARMING OPERATIONS PTY LTD

PROJECT
PIGGERY EXPANSION

LOCATION
238 LIENASSIE ROAD, LUNDAVRA QLD 4390

SHEET TITLE
SITE PLAN – LIMEBUSH – AERIAL IMAGERY

AgDSA
AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA
PO BOX 292
TOOWOOMBA QLD 4350
PH: +61 418 446 245
E: contact@agdsa.com.au

SCALE
0 30 60 90m
SCALE 1:1,500 (A1)
0 60 120 180m
SCALE 1:3,000 (A3)

DESIGNED TJS
CHECKED MRN
PROJECT MANAGER MRN

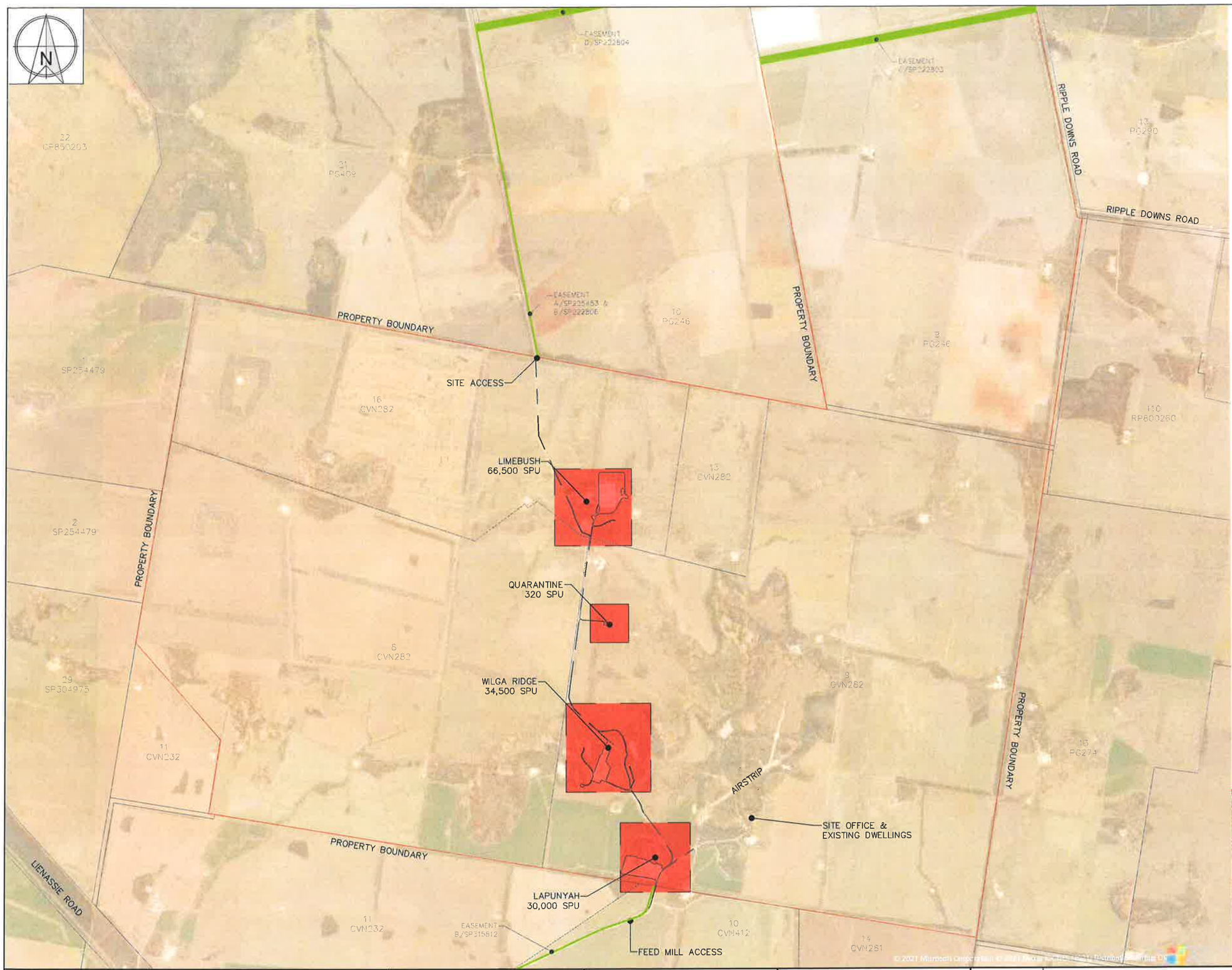
FOR APPROVAL – NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	APP
23/06/2021	B	RFI RESPONSE & 5,000 SPU REDUCTION OF LAPUNYAH PIGGERY	TJS
03/03/2021	A	ORIGINAL ISSUE	TJS

REVISIONS

JOB CODE CPC–0001
SHEET NUMBER A004.1
CURRENT REVISION B

Attachment 2 – Approved Plans



LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT
- INTERNAL ROAD
- PIGGERY BOUNDARY

NOTES

1. AERIAL IMAGE SOURCED THROUGH AUTOCAD MICROSOFT BING MAPPING. IMAGE ACCESS 29/06/2020.
2. CADASTRAL DATA SOURCED FROM QUEENSLAND GOVERNMENT VIA THE QSPATIAL PORTAL. CADASTRAL DATA ACCESS 03/03/2021.
3. FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
4. STANDARD PIG UNITS (SPU) HAVE BEEN CALCULATED USING THE SCALING FACTORS PROVIDED IN THE QUEENSLAND DEPARTMENT OF AGRICULTURE AND FISHERIES (DAF) "PIGGERY ASSESSMENT SPREADSHEET VERSION 12.35 – MAY 2019".
5. EFFLUENT POND CAPACITIES HAVE BEEN DETERMINED USING THE QUEENSLAND DEPARTMENT OF AGRICULTURE AND FISHERIES (DAF) "PIGGERY ASSESSMENT SPREADSHEET VERSION 12.35 – MAY 2019". THE INPUT DATA IS CONSISTENT WITH THE INFORMATION PROVIDED IN THE ACCOMPANYING REPORT.

SITE OVERVIEW

SITE	CAPACITY	UNITS
LAPUNYAH	30,000	SPU
WILGA RIDGE	34,500	SPU
LIMEBUSH	66,500	SPU
QUARANTINE	320	SPU
TOTAL	131,320	SPU

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/22W
Dated: 21 September 2021
Signed: RM McMahon
Print Name: Ms Ronie McMahon
(Under Delegation) ASSESSMENT MANAGER

CLIENT
SP NORTHERN FARMING OPERATIONS PTY LTD

PROJECT
PIGGERY EXPANSION

LOCATION
238 LIENASSIE ROAD, LUNDAVRA QLD 4390

SHEET TITLE
PROPERTY PLAN – AERIAL IMAGERY

AgDSA
AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA
PO BOX 292
TOOWOOMBA QLD 4350
PH: +61 418 446 245
E: contact@agdsa.com.au

SCALE
0 500 1,000 1,500m
SCALE 1:25,000 (A1)
0 1,000 2,000 3,000m
SCALE 1:50,000 (A3)

DESIGNED TJS
CHECKED MRN
PROJECT MANAGER MRN

FOR APPROVAL ONLY

DATE	REV	DESCRIPTION	APP
23/06/2021	B	RFI RESPONSE & 5,000 SPU REDUCTION OF LAPUNYAH PIGGERY	TJS
03/03/2021	A	ORIGINAL ISSUE	TJS

REVISIONS

JOB CODE CPC–0001
SHEET NUMBER A001.1
CURRENT REVISION B

LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT
- INTERNAL ROAD
- PIGGERY BOUNDARY

NOTES

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GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/22 W
Dated: 21 September 2021
Signed: RM
Print Name: Ms Ronnie McMahon
(Under Delegation) ASSESSMENT MANAGER

CLIENT
SP NORTHERN FARMING OPERATIONS PTY LTD

PROJECT
PIGGERY EXPANSION

LOCATION
238 LIENASSIE ROAD, LUNDAVRA QLD 4390

SHEET TITLE
PROPERTY PLAN

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PO BOX 292
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SCALE 1:25,000 (A1)
0 1,000 2,000 3,000m
SCALE 1:50,000 (A3)

DESIGNED TJS
CHECKED MRN
PROJECT MANAGER MRN

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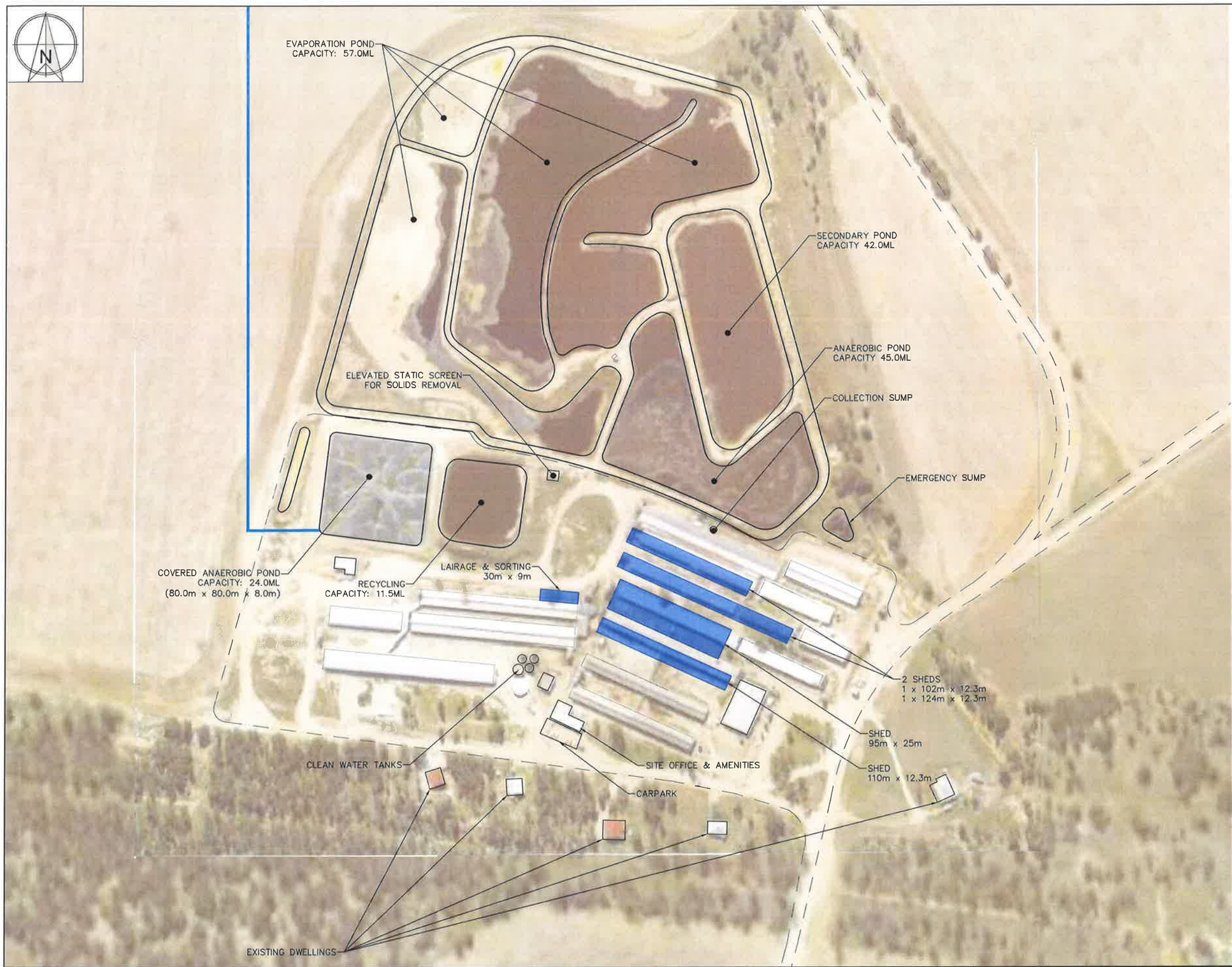
REVISIONS

JOB CODE CPC–0001
SHEET NUMBER A001.2
CURRENT REVISION B



LEGEND – PROPOSED

- INFRASTRUCTURE
- PIGGERY SHED

LEGEND – EXISTING

- INFRASTRUCTURE
- INTERNAL ROAD
- BIOGAS LINE

NOTES

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DESIGN NOTES

1.	TOTAL SHEDS:	15 SHEDS.
2.	TOTAL CAPACITY:	30,000 SPU
3.	TOTAL APPROVED GFA:	18,264 m^2
	TOTAL INCREASE GFA:	372 m^2 (2.0%)
	TOTAL SHED GFA:	18,636 m^2

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/22W
Dated: 21 September 2021
Signed:
Print Name: Ms Ronnie McLachlan
(Under Delegation) ASSESSMENT MANAGER

CLIENT
SP NORTHERN FARMING OPERATIONS PTY LTD

PROJECT
PIGGERY EXPANSION

LOCATION
238 LIENASSIE ROAD, LUNDAVRA QLD 4390

SHEET TITLE
SITE PLAN – LAPUNYAH – AERIAL IMAGERY

AgDSA
AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA
PO BOX 292
TOOWOOMBA QLD 4350
PH: +61 418 446 245
E: contact@agdsa.com.au

SCALE
0 30 60 90m
SCALE 1:1,500 (A1)
0 60 120 180m
SCALE 1:3,000 (A3)

DESIGNED TJS
CHECKED MRN
PROJECT MANAGER MRN

FOR APPROVAL – NOT FOR CONSTRUCTION

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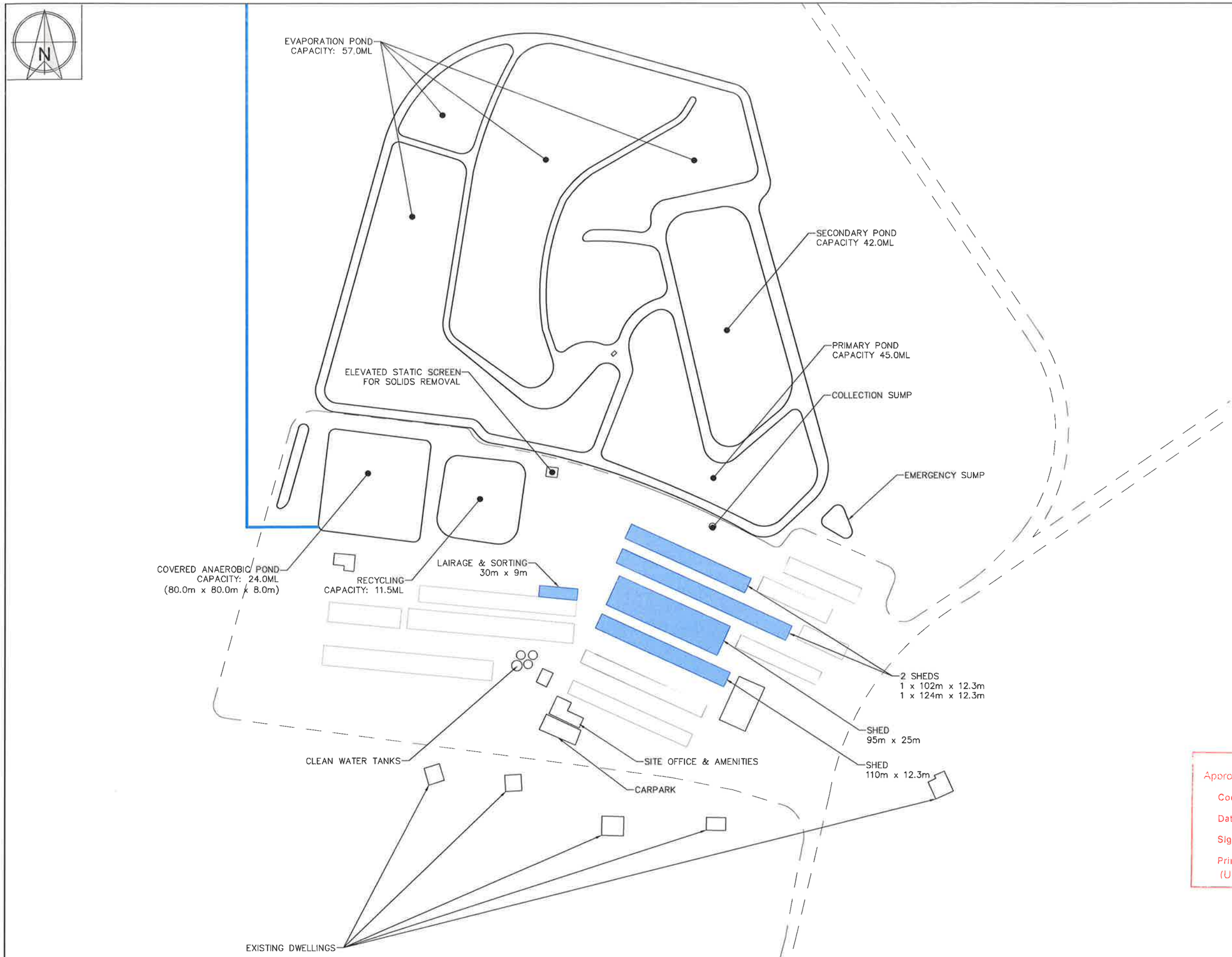
03/03/2021	A	ORIGINAL ISSUE	TJS

REVISIONS

JOB CODE CPC–0001
SHEET NUMBER A002.1
CURRENT REVISION B



LEGEND – PROPOSED

- INFRASTRUCTURE
- PIGGERY SHED

LEGEND – EXISTING

- INFRASTRUCTURE
- INTERNAL ROAD
- BIOGAS LINE

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GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/22W
Dated: 21 September 2021
Signed:
Print Name: Mrs Ronnie McMahon
(Under Delegation) ASSESSMENT MANAGER

CLIENT
SP NORTHERN FARMING OPERATIONS PTY LTD

PROJECT
PIGGERY EXPANSION

LOCATION
238 LIENASSIE ROAD, LUNDAVRA QLD 4390

SHEET TITLE
SITE PLAN – LAPUNYAH

AgDSA
AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA
PO BOX 292
TOOWOOMBA QLD 4350
PH: +61 418 446 245
E: contact@agdsa.com.au

SCALE
0 30 60 90m
SCALE 1:1,500 (A1)
0 60 120 180m
SCALE 1:3,000 (A3)

DESIGNED TJS
CHECKED MRN
PROJECT MANAGER MRN

FOR APPROVAL – NOT FOR CONSTRUCTION

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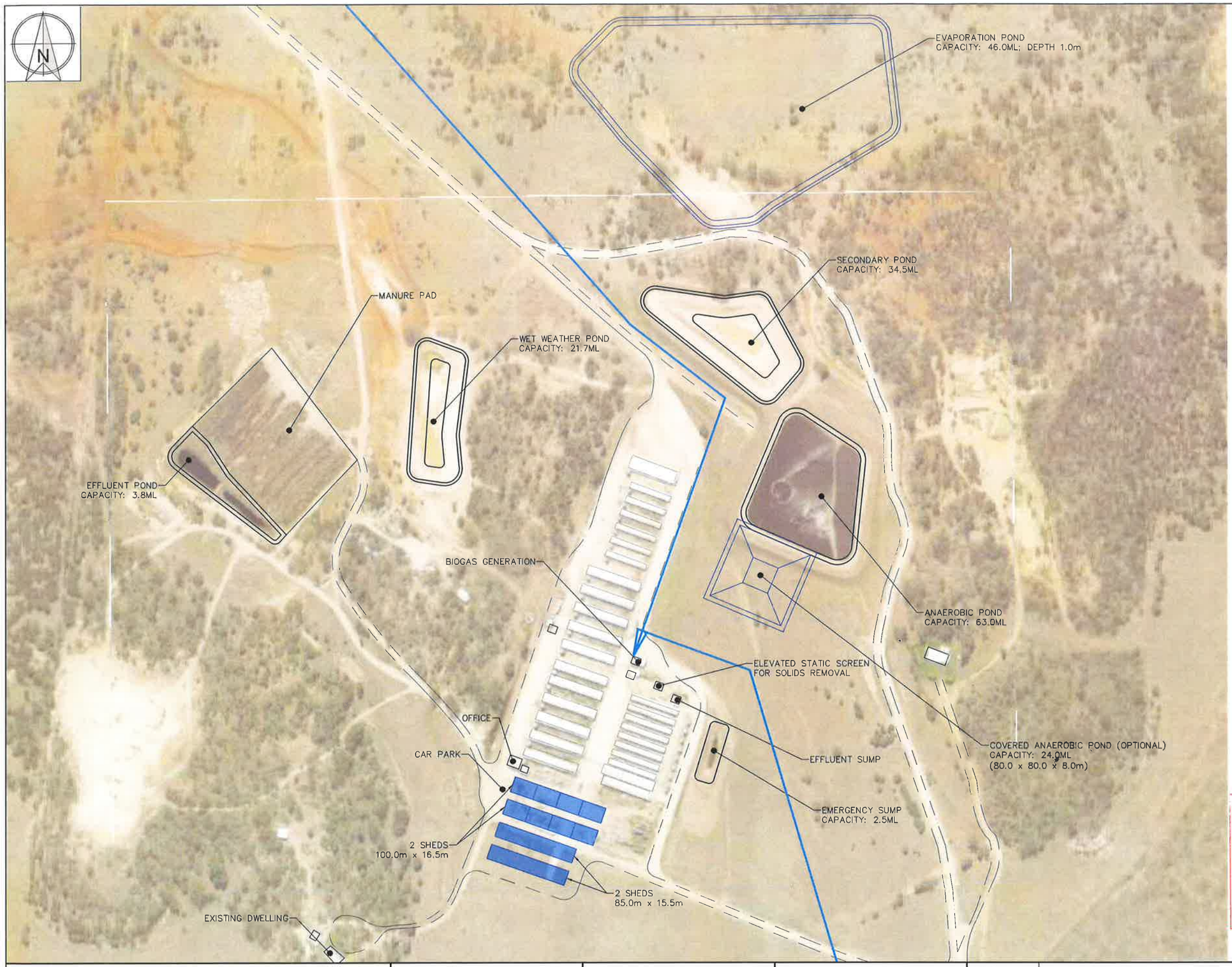
03/03/2021	A	ORIGINAL ISSUE	TJS

REVISIONS

JOB CODE CPC-0001
SHEET NUMBER A002.2
CURRENT REVISION B



LEGEND – PROPOSED

- INFRASTRUCTURE
- PIGGERY SHED

LEGEND – EXISTING

- INFRASTRUCTURE
- INTERNAL ROAD
- BIOGAS LINE

NOTES

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DESIGN NOTES

1.	TOTAL SHEDS:	32 SHEDS.
2.	TOTAL CAPACITY:	34,500 SPU
3.	TOTAL APPROVED GFA:	12,459 m^2
	TOTAL INCREASE GFA:	5,935 m^2 (47.6%)
	TOTAL SHED GFA:	18,394 m^2

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/22W
Dated: 21 September 2021
Signed: RM M.C
Print Name: Ms Rosnie McMahon
(Under Delegation) ASSESSMENT MANAGER

CLIENT
SP NORTHERN FARMING OPERATIONS PTY LTD

PROJECT
PIGGERY EXPANSION

LOCATION
238 LIENASSIE ROAD, LUNDAVRA QLD 4390

SHEET TITLE
SITE PLAN – WILGA RIDGE – AERIAL IMAGERY

AgDSA
AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA
PO BOX 292
TOOWOOMBA QLD 4350
PH: +61 418 446 245
E: contact@agdsa.com.au

SCALE
0 40 80 120m
SCALE 1:2,000 (A1)
0 80 160 240m
SCALE 1:4,000 (A3)

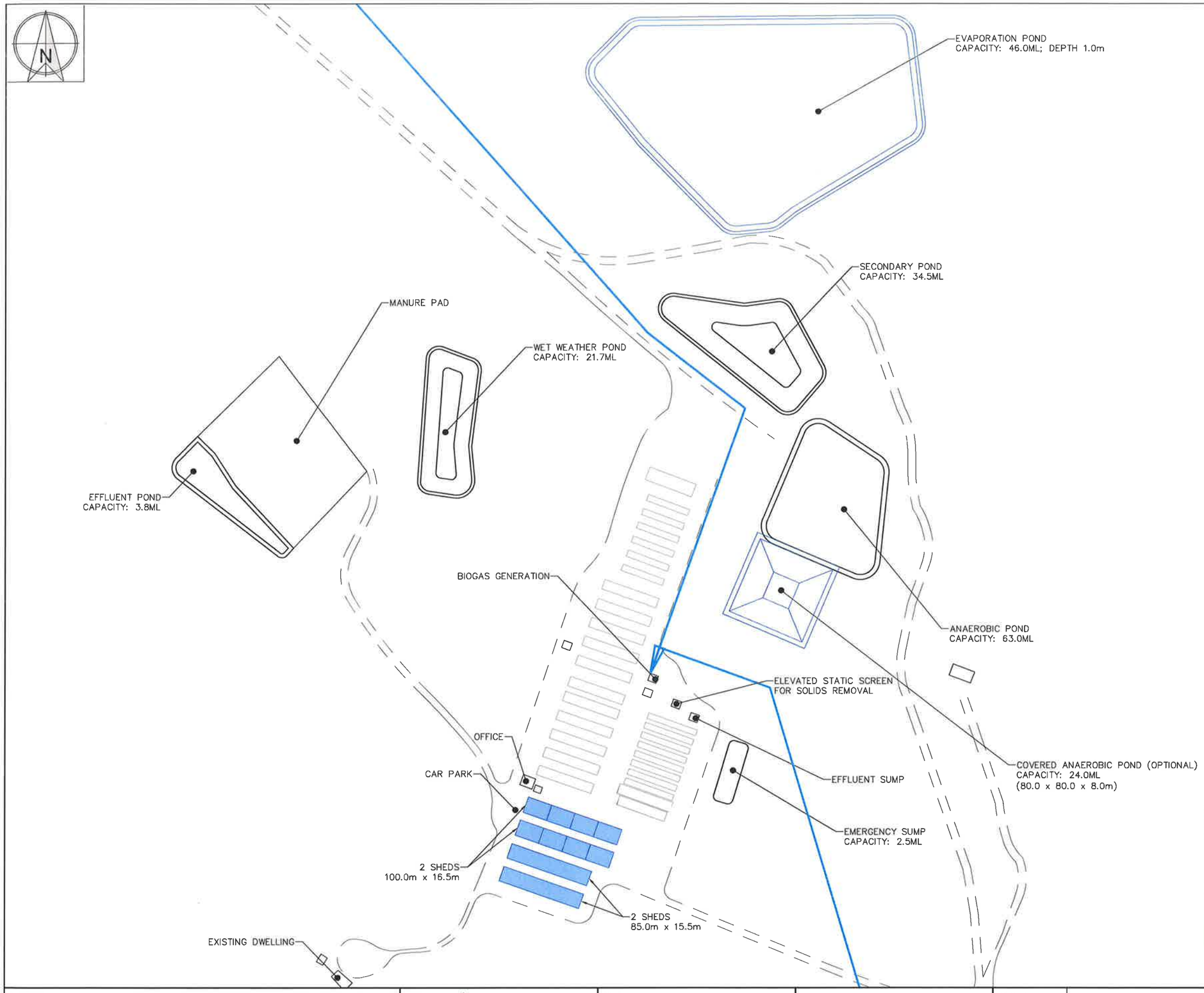
DESIGNED TJS
CHECKED MRN
PROJECT MANAGER MRN

FOR APPROVAL – NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	APP
23/06/2021	B	RFI RESPONSE & 5,000 SPU REDUCTION OF LAPUNYAH PIGGERY	TJS
03/03/2021	A	ORIGINAL ISSUE	TJS

REVISIONS

JOB CODE CPC–0001
SHEET NUMBER A003.1
CURRENT REVISION B



LEGEND – PROPOSED

- INFRASTRUCTURE
- PIGGERY SHED

LEGEND – EXISTING

- INFRASTRUCTURE
- INTERNAL ROAD
- BIOGAS LINE

NOTES

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   TOTAL SHED GFA: 18,394 m^2

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21b2w
Dated: 21 September 2021
Signed: RMcM
Print Name: Mrs Ronnie McMullen
(Under Delegation) ASSESSMENT MANAGER

CLIENT
SP NORTHERN FARMING OPERATIONS PTY LTD

PROJECT
PIGGERY EXPANSION

LOCATION
238 LIENASSIE ROAD, LUNDAVRA QLD 4390

SHEET TITLE
SITE PLAN – WILGA RIDGE

AgDSA
AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA
PO BOX 292
TOOWOOMBA QLD 4350
PH: +61 418 446 245
E: contact@agdsa.com.au

SCALE
0 40 80 120m
SCALE 1:2,000 (A1)
0 80 160 240m
SCALE 1:4,000 (A3)

DESIGNED TJS
CHECKED MRN
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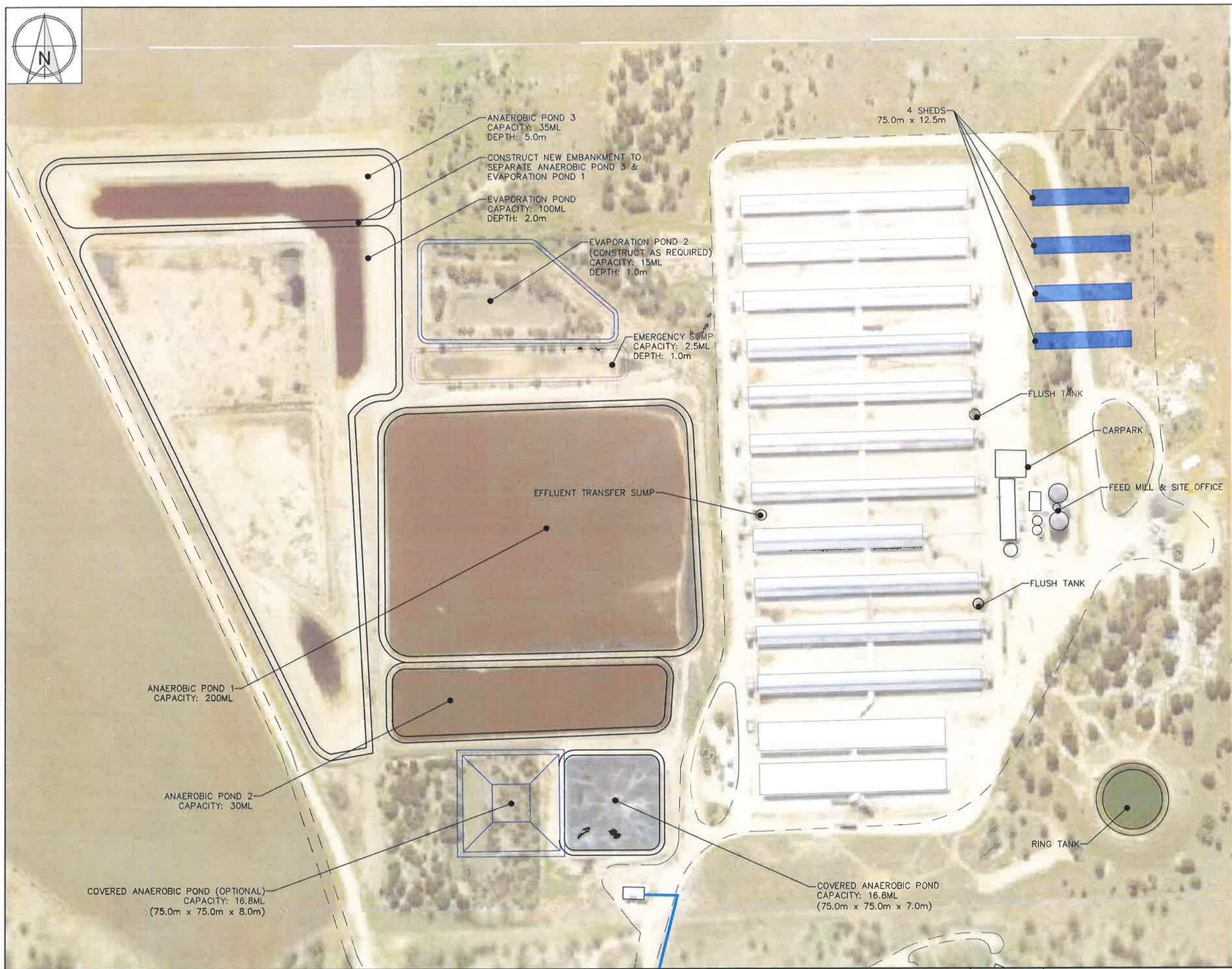
REVISIONS

JOB CODE CPC–0001
SHEET NUMBER A003.2
CURRENT REVISION B



LEGEND – PROPOSED

- INFRASTRUCTURE
- PIGGERY SHED

LEGEND – EXISTING

- INFRASTRUCTURE
- INTERNAL ROAD
- BIOGAS LINE

NOTES

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GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/22 W
Dated: 21 September 2021
Signed: RMM
Print Name: Ms Bonnie McMahon
(Under Delegation) ASSESSMENT MANAGER

CLIENT
SP NORTHERN FARMING OPERATIONS PTY LTD

PROJECT
PIGGERY EXPANSION

LOCATION
238 LIENASSIE ROAD, LUNDAVRA QLD 4390

SHEET TITLE
SITE PLAN – LIMEBUSH – AERIAL IMAGERY

AgDSA
AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA
PO BOX 292
TOOWOOMBA QLD 4350
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SCALE
0 30 60 90m
SCALE 1:1,500 (A1)
0 60 120 180m
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DESIGNED TJS
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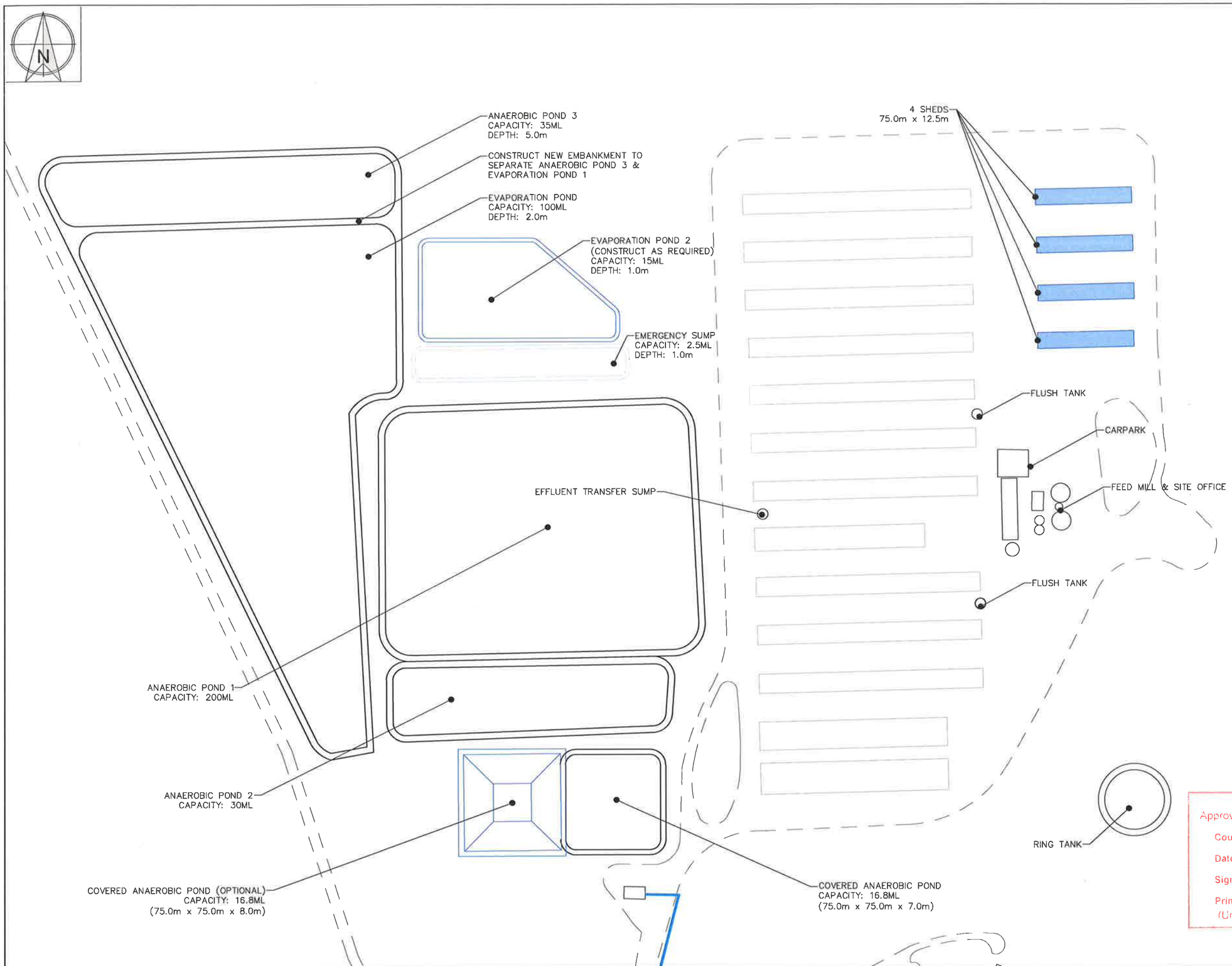
REVISIONS

JOB CODE CPC–0001
SHEET NUMBER A004.1
CURRENT REVISION B



LEGEND – PROPOSED

- INFRASTRUCTURE
- PIGGERY SHED

LEGEND – EXISTING

- INFRASTRUCTURE
- INTERNAL ROAD
- BIOGAS LINE

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GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/22w
Dated: 21 September 2021
Signed: RM McMahon
Print Name: Mrs Ronnie McMahon
(Under Delegation) ASSESSMENT MANAGER

CLIENT
SP NORTHERN FARMING OPERATIONS PTY LTD

PROJECT
PIGGERY EXPANSION

LOCATION
238 LIENASSIE ROAD, LUNDAVRA QLD 4390

SHEET TITLE
SITE PLAN – LIMEBUSH

AgDSA
AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA
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REVISIONS

JOB CODE CPC–0001
SHEET NUMBER A004.2
CURRENT REVISION B

LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT
- INFRASTRUCTURE
- INTERNAL ROAD
- DISTANCE TO CLOSEST RECEPTOR
- DISTANCE BETWEEN FACILITIES
- RECEPTOR

NOTES

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SITE OVERVIEW

SITE	CAPACITY	UNITS
LAPUNYAH	30,000	SPU
WILGA RIDGE	34,500	SPU
LIMEBUSH	66,500	SPU
QUARANTINE	320	SPU
TOTAL	131,320	SPU

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/22W
Dated: 21 September 2021
Signed:
Print Name: Mrs Ronnie McMahon
(Under Delegation) ASSESSMENT MANAGER

CLIENT
SP NORTHERN FARMING OPERATIONS PTY LTD

PROJECT
PIGGERY EXPANSION

LOCATION
238 LIENASSIE ROAD, LUNDAVRA QLD 4390

SHEET TITLE
RECEPTOR PLAN – AERIAL IMAGERY

AgDSA
AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA
PO BOX 292
TOOWOOMBA QLD 4350
PH: +61 418 446 245
E: contact@agdsa.com.au

SCALE
0 800 1,600 2,400m
SCALE 1:40,000 (A1)
0 1,600 3,200 4,800m
SCALE 1:80,000 (A3)

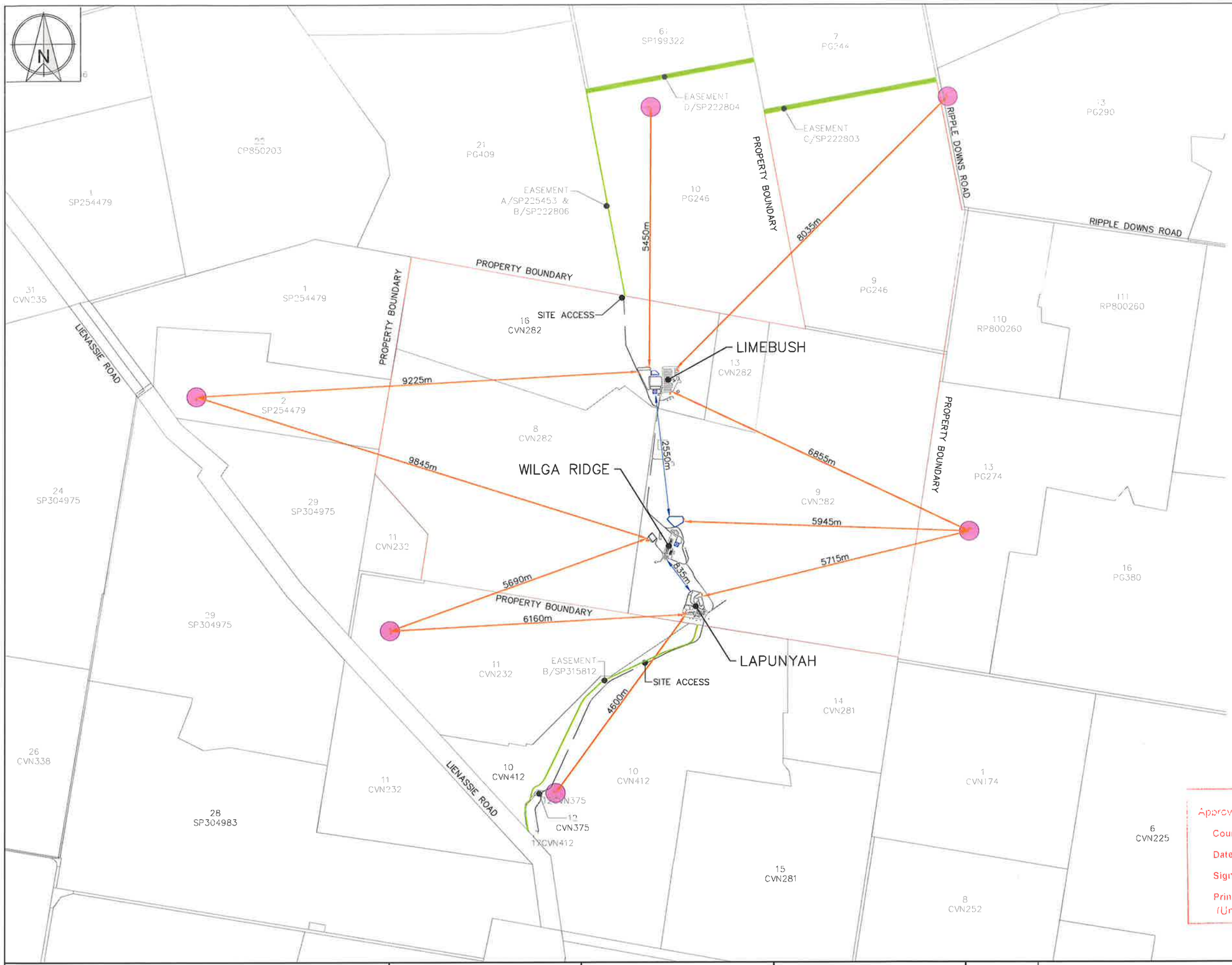
DESIGNED TJS
CHECKED MRN
PROJECT MANAGER MRN

FOR APPROVAL ONLY

DATE	REV	DESCRIPTION	APP
23/06/2021	B	RFI RESPONSE & 5,000 SPU REDUCTION OF LAPUNYAH PIGGERY	TJS
03/03/2021	A	ORIGINAL ISSUE	TJS

REVISIONS

JOB CODE CPC–0001
SHEET NUMBER A005.1
CURRENT REVISION B



LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT
- INFRASTRUCTURE
- INTERNAL ROAD
- DISTANCE TO CLOSEST RECEPTOR
- DISTANCE BETWEEN FACILITIES
- RECEPTOR

NOTES

1. FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
2. STANDARD PIG UNITS (SPU) HAVE BEEN CALCULATED USING THE SCALING FACTORS PROVIDED IN THE QUEENSLAND DEPARTMENT OF AGRICULTURE AND FISHERIES (DAF) "PIGGERY ASSESMENT SPREADSHEET VERSION 12.35 – MAY 2019".
3. EFFLUENT POND CAPACITIES HAVE BEEN DETERMINED USING THE QUEENSLAND DEPARTMENT OF AGRICULTURE AND FISHERIES (DAF) "PIGGERY ASSESSMENT SPREADSHEET VERSION 12.35 – MAY 2019". THE INPUT DATA IS CONSISTENT WITH THE INFORMATION PROVIDED IN THE ACCOMPANYING REPORT.

SITE OVERVIEW

SITE	CAPACITY	UNITS
LAPUNYAH	30,000	SPU
WILGA RIDGE	34,500	SPU
LIMEBUSH	66,500	SPU
QUARANTINE	320	SPU
TOTAL	131,320	SPU

GOONDIWINDI REGIONAL COUNCIL
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Dated: 21 September 2021
Signed:
Print Name: Ms Bonnie McMahon
(Under Delegation) ASSESSMENT MANAGER

CLIENT
SP NORTHERN FARMING OPERATIONS PTY LTD

PROJECT
PIGGERY EXPANSION

LOCATION
238 LIENASSIE ROAD, LUNDAVRA QLD 4390

SHEET TITLE
RECEPTOR PLAN

AgDSA
AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA
PO BOX 292
TOOWOOMBA QLD 4350
PH: +61 418 446 245
E: contact@agdsa.com.au

SCALE
0 800 1,600 2,400m
SCALE 1:40,000 (A1)
0 1,600 3,200 4,800m
SCALE 1:80,000 (A3)

DESIGNED TJS
CHECKED MRN
PROJECT MANAGER MRN

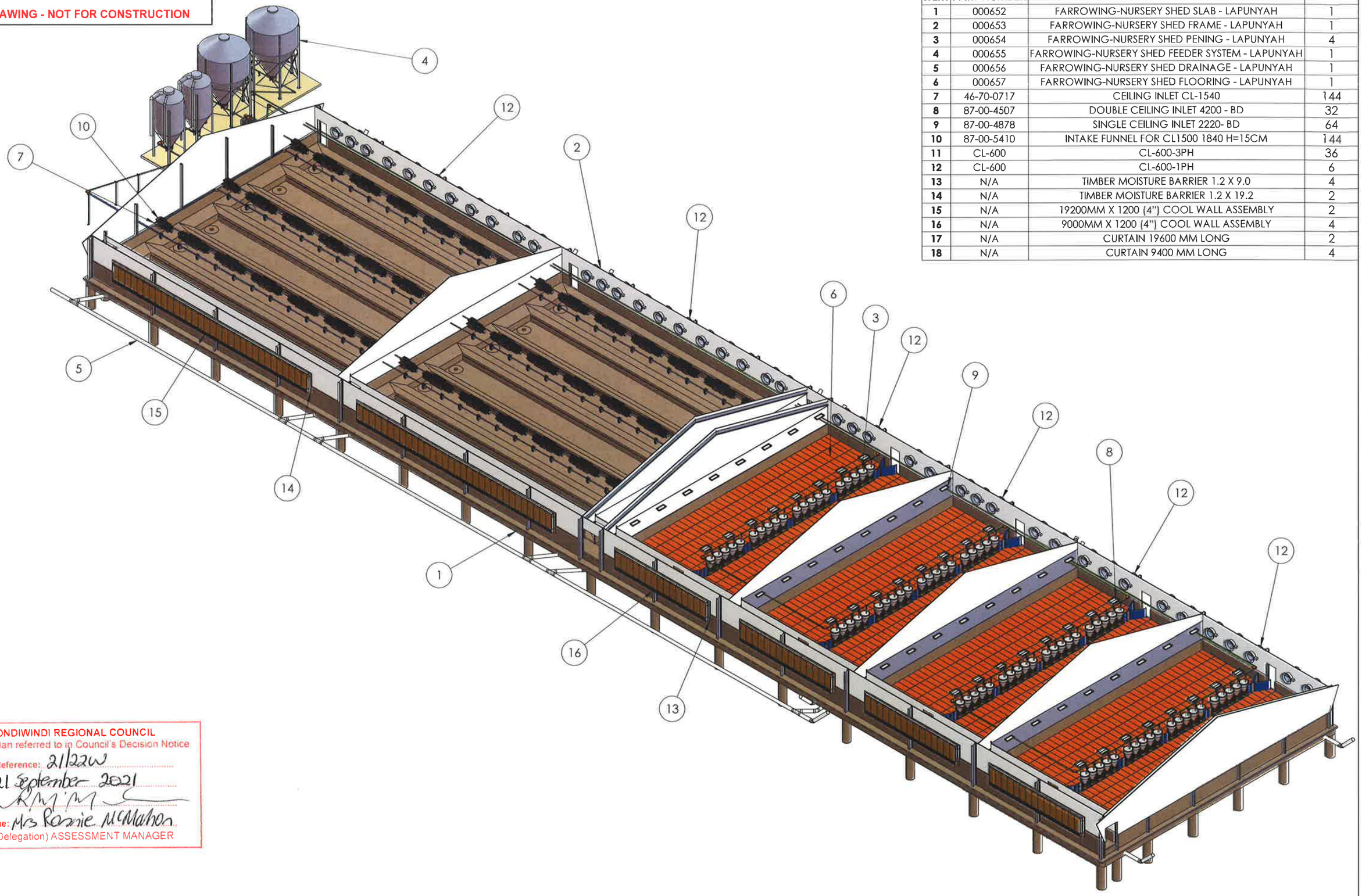
FOR APPROVAL ONLY

DATE	REV	DESCRIPTION	APP
23/06/2021	B	RFI RESPONSE & 5,000 SPU REDUCTION OF LAPUNYAH PIGGERY	TJS
03/03/2021	A	ORIGINAL ISSUE	TJS

REVISIONS

JOB CODE CPC–0001
SHEET NUMBER A005.2
CURRENT REVISION B

NOTES:
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



ITEM	PART NUMBER	DESCRIPTION	
1	000652	FARROWING-NURSERY SHED SLAB - LAPUNYAH	1
2	000653	FARROWING-NURSERY SHED FRAME - LAPUNYAH	1
3	000654	FARROWING-NURSERY SHED PENING - LAPUNYAH	4
4	000655	FARROWING-NURSERY SHED FEEDER SYSTEM - LAPUNYAH	1
5	000656	FARROWING-NURSERY SHED DRAINAGE - LAPUNYAH	1
6	000657	FARROWING-NURSERY SHED FLOORING - LAPUNYAH	1
7	46-70-0717	CEILING INLET CL-1540	144
8	87-00-4507	DOUBLE CEILING INLET 4200 - BD	32
9	87-00-4878	SINGLE CEILING INLET 2220- BD	64
10	87-00-5410	INTAKE FUNNEL FOR CL1500 1840 H=15CM	144
11	CL-600	CL-600-3PH	36
12	CL-600	CL-600-1PH	6
13	N/A	TIMBER MOISTURE BARRIER 1.2 X 9.0	4
14	N/A	TIMBER MOISTURE BARRIER 1.2 X 19.2	2
15	N/A	19200MM X 1200 (4") COOL WALL ASSEMBLY	2
16	N/A	9000MM X 1200 (4") COOL WALL ASSEMBLY	4
17	N/A	CURTAIN 19600 MM LONG	2
18	N/A	CURTAIN 9400 MM LONG	4

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/22W
Dated: 21 September 2021
Signed: RM M
Print Name: Mrs Rosie McMahon
(Under Delegation) ASSESSMENT MANAGER

REV	DESCRIPTION	BY	DATE
02	DIMENSIONS ADDED TO PAGE 2	PFH	13/07/2020

FINISH REQUIRED:

TOLERANCES UNLESS OTHERWISE SPECIFIED
FABRICATION: DIM. +/- 1; ANGULAR +/- 1°; HOLE CTRS. +/- 0.5
MACHINING: DIM. +/- 0.05; ANGULAR +/- 0.05°; FINISH 6.4 µm
BLAST GRADE MIN. SA2.5
PRIMER COAT 60 - 175µm DFT
TOP COAT 60 - 75µm DFT

UNLESS SPECIFIED REMOVE ALL SHARP EDGES AND DEBUR ALL HOLES
ALL DIMENSIONS IN mm UNLESS OTHERWISE SPECIFIED
STEEL WELDS TO COMPLY WITH AS1554.1 CATEGORY G.P. U.N.O.
ALUMINIUM WELDS TO COMPLY WITH AS1665 U.N.O.

STOCKYARD INDUSTRIES

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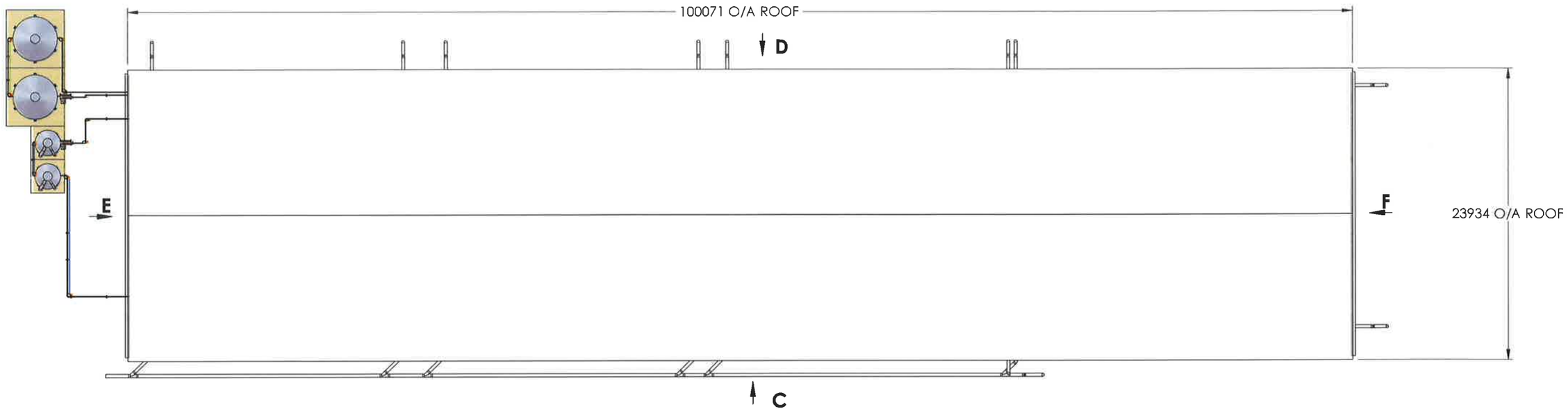
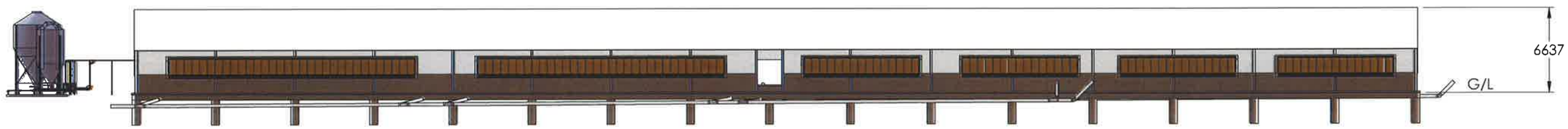
www.stockyardindustries.com
Email: sales@stockyardindustries.com

DRAWN BY: PFH | DATE: 26/06/2020
CHECKED BY: | DATE:
APPROVED BY:
SCALE: 1:250 DO NOT SCALE | SHEET 1 OF 3

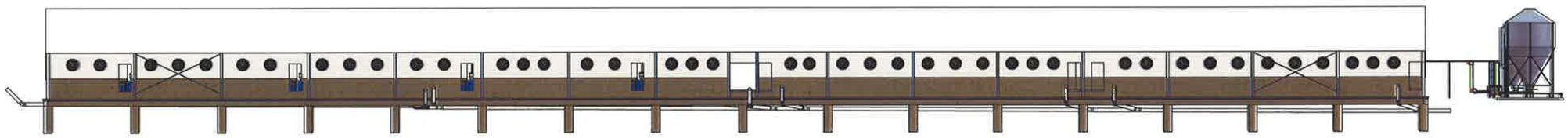
TITLE: Sheet1
FARROWING-NURSERY SHED - LAPUNYAH
DWG NO. 000651
SIZE A3
REV. 02

NOTES:
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

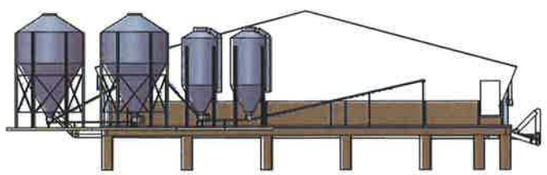




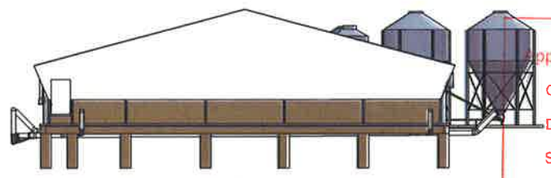
VIEW C-C



VIEW D-D
180°



VIEW E-E
90°



VIEW F-F
90°

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/22W
Dated: 21 September 2021
Signed:
Print Name: Ms. Ronnie McMahon
(Under Delegation) ASSESSMENT MANAGER

REV	DESCRIPTION	BY	DATE
02	DIMENSIONS ADDED TO PAGE 2	PFH	13/07/2020

FINISH REQUIRED:

TOLERANCES UNLESS OTHERWISE SPECIFIED
FABRICATION: DIM. +/- 1; ANGULAR +/- 1°; HOLE CTRS. +/- 0.5
MACHINING: DIM. +/- 0.05; ANGULAR +/- 0.05°; FINISH 6.4 µm
BLAST GRADE MIN. SA2.5
PRIMER COAT 60 - 175µm DFT
TOP COAT 60 - 75µm DFT

UNLESS SPECIFIED REMOVE ALL SHARP EDGES AND DEBUR ALL HOLES
ALL DIMENSIONS IN mm UNLESS OTHERWISE SPECIFIED
STEEL WELDS TO COMPLY WITH AS1554.1 CATEGORY G.P. U.N.O.
ALUMINIUM WELDS TO COMPLY WITH AS1665 U.N.O.

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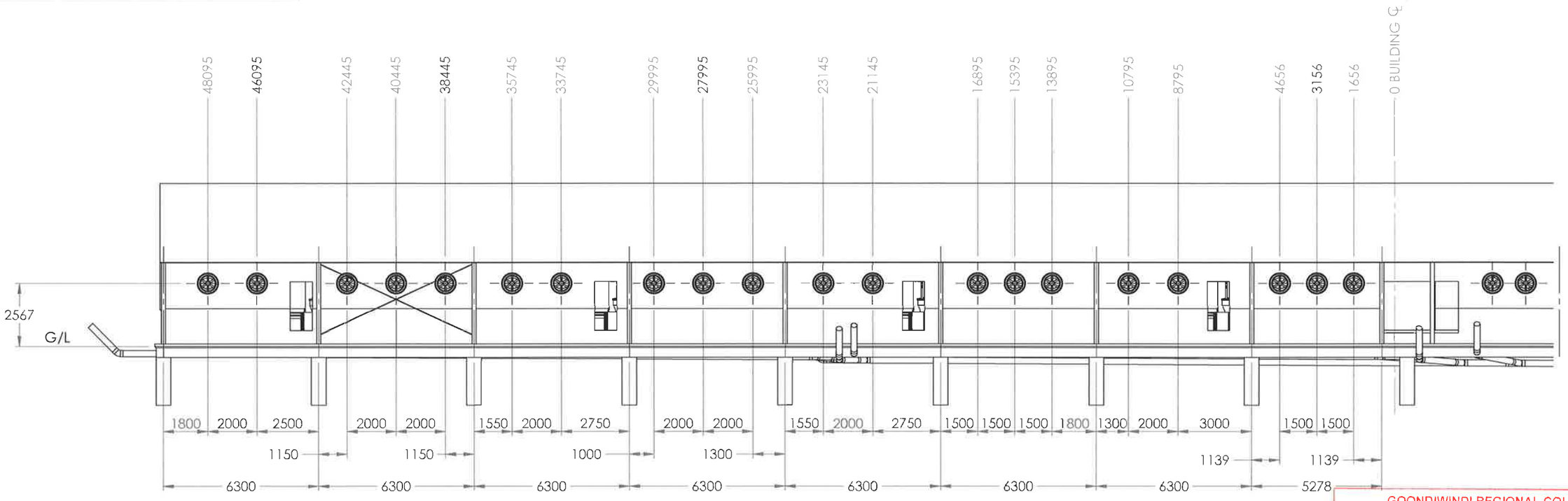
Email: sales@stockyardindustries.com

DRAWN BY: PFH | DATE: 26/06/2020
CHECKED BY: | DATE:
APPROVED BY:
SCALE: 1:350 DO NOT SCALE | SHEET 2 OF 3

TITLE: Sheet2
FARROWING-NURSERY SHED - LAPUNYAH

DWG NO. 000651 | SIZE A3 | REV. 02

NOTES:
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/22W
Dated: 21 September 2021
Signed:
Print Name: Mrs Ronnie McMahon
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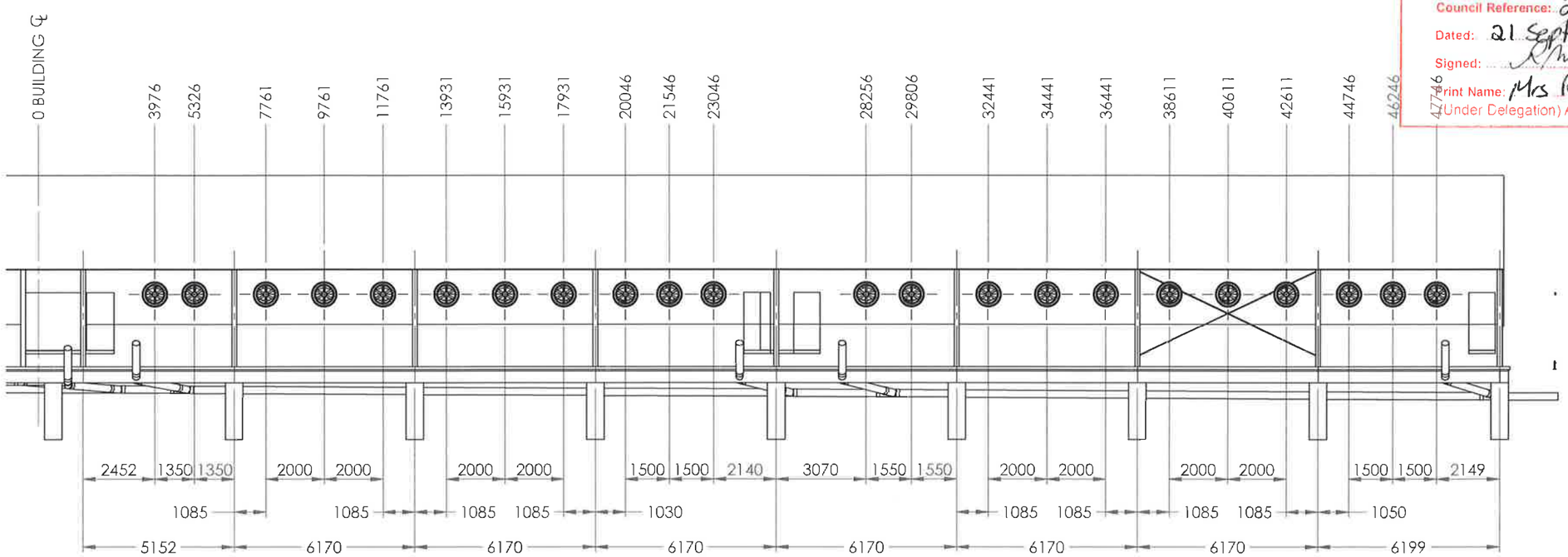

REV	DESCRIPTION	BY	DATE
02	DIMENSIONS ADDED TO PAGE 2	PFH	13/07/2020

FINISH REQUIRED:

TOLERANCES UNLESS OTHERWISE SPECIFIED
FABRICATION: DIM. +/- 1; ANGULAR +/- 1°; HOLE CTRS. +/- 0.5
MACHINING: DIM. +/- 0.05; ANGULAR +/- 0.05°; FINISH 6.4 µm
BLAST GRADE MIN. SA2.5
PRIMER COAT 60 - 175µm DFT
TOP COAT 60 - 75µm DFT

UNLESS SPECIFIED REMOVE ALL SHARP EDGES AND DEBUR ALL HOLES
ALL DIMENSIONS IN mm UNLESS OTHERWISE SPECIFIED
STEEL WELDS TO COMPLY WITH AS1554.1 CATEGORY G.P. U.N.O.
ALUMINIUM WELDS TO COMPLY WITH AS1665 U.N.O.

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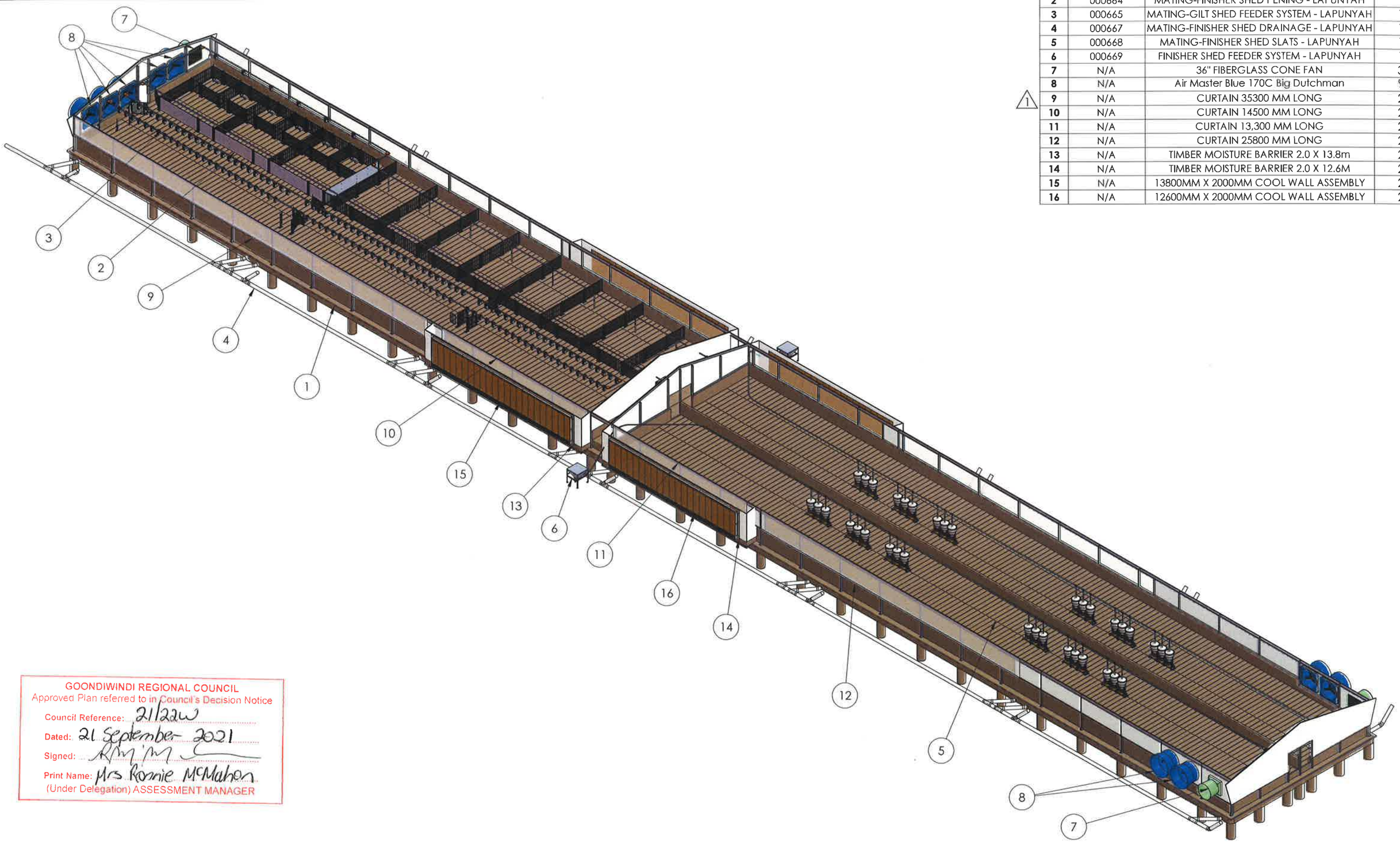
DRAWN BY: PFH | DATE: 26/06/2020
CHECKED BY: | DATE:
APPROVED BY:
SCALE: 1:175 DO NOT SCALE | SHEET 3 OF 3

TITLE: Sheet3
FARROWING-NURSERY SHED - LAPUNYAH

DWG NO. 000651 | SIZE A3 | REV. 02

NOTES:
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



ITEM	PART NUMBER	DESCRIPTION	
1	000662	MATING-FINISHER SHED SLAB - LAPUNYAH	1
2	000664	MATING-FINISHER SHED PENING - LAPUNYAH	1
3	000665	MATING-GILT SHED FEEDER SYSTEM - LAPUNYAH	1
4	000667	MATING-FINISHER SHED DRAINAGE - LAPUNYAH	1
5	000668	MATING-FINISHER SHED SLATS - LAPUNYAH	1
6	000669	FINISHER SHED FEEDER SYSTEM - LAPUNYAH	1
7	N/A	36" FIBERGLASS CONE FAN	3
8	N/A	Air Master Blue 170C Big Dutchman	9
9	N/A	CURTAIN 35300 MM LONG	2
10	N/A	CURTAIN 14500 MM LONG	2
11	N/A	CURTAIN 13,300 MM LONG	2
12	N/A	CURTAIN 25800 MM LONG	2
13	N/A	TIMBER MOISTURE BARRIER 2.0 X 13.8m	2
14	N/A	TIMBER MOISTURE BARRIER 2.0 X 12.6M	2
15	N/A	13800MM X 2000MM COOL WALL ASSEMBLY	2
16	N/A	12600MM X 2000MM COOL WALL ASSEMBLY	2

1

GOONDIWINDI REGIONAL COUNCIL
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(Under Delegation) ASSESSMENT MANAGER

REV	DESCRIPTION	BY	DATE
02	DIMENSIONS ADDED TO PAGE 2	PFH	13/07/2020

FINISH REQUIRED:

TOLERANCES UNLESS OTHERWISE SPECIFIED
FABRICATION DIM. +/- 1, ANGULAR +/- 1°, HOLE CTRS. +/- 0.5
MACHINING DIM. +/- 0.05, ANGULAR +/- 0.05°, FINISH 6.4 µm
BLAST GRADE MIN. SA2.5
PRIMER COAT 60 - 175µm DFT
TOP COAT 60 - 75µm DFT

UNLESS SPECIFIED REMOVE ALL SHARP EDGES AND DEBUR ALL HOLES
ALL DIMENSIONS IN mm UNLESS OTHERWISE SPECIFIED
STEEL WELDS TO COMPLY WITH AS1554.1 CATEGORY G.P. U.N.O.
ALUMINIUM WELDS TO COMPLY WITH AS1665 U.N.O.

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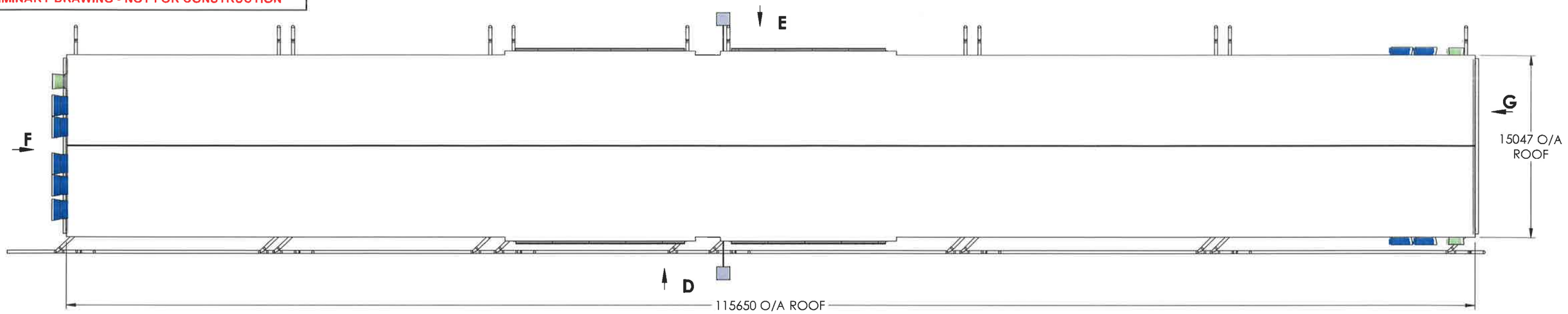
Email: sales@stockyardindustries.com

DRAWN BY: PFH | DATE: 23/04/2020
CHECKED BY: | DATE:
APPROVED BY:
SCALE: 1:250 DO NOT SCALE | SHEET 1 OF 3

TITLE: OVERVIEW AND BOM
MATING-FINISHER SHED - LAPUNYAH

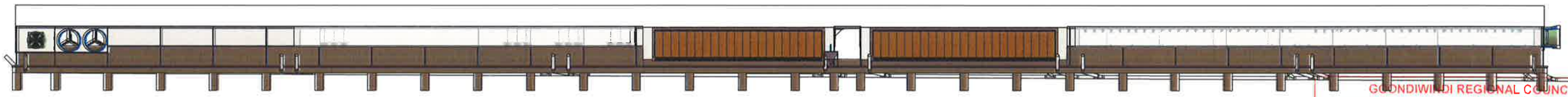
DWG NO. 000661 | SIZE A3 | REV. 02

NOTES:
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



VIEW D-D

G/
G/L



VIEW E-E
180°

GOONDIWINDI REGIONAL COUNCIL
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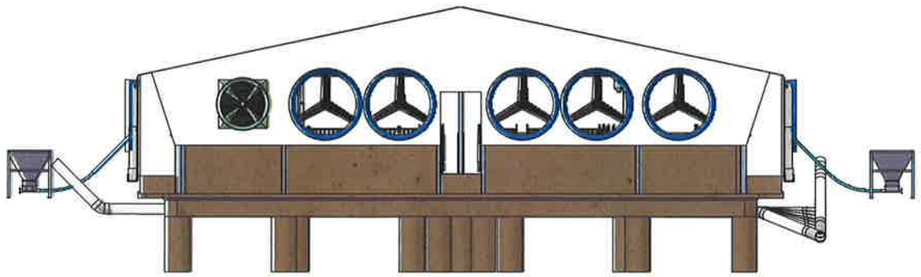
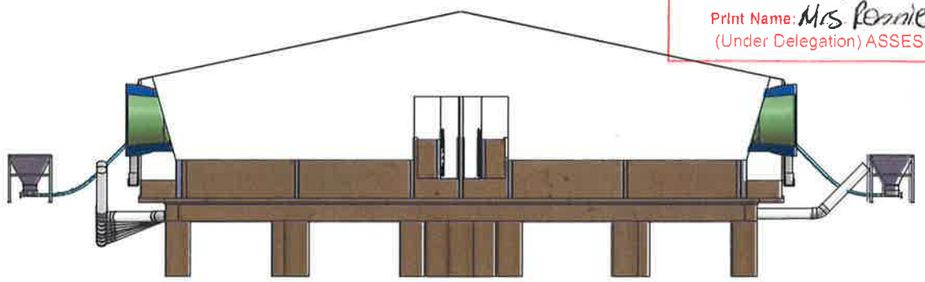
Print Name: Mrs Ronnie McMahon
(Under Delegation) ASSESSMENT MANAGER



VIEW F-F
90°
SCALE 1 : 150



VIEW G-G
90°
SCALE 1 : 150

REV	DESCRIPTION	BY	DATE
02	DIMENSIONS ADDED TO PAGE 2	PFH	13/07/2020

FINISH REQUIRED:

TOLERANCES UNLESS OTHERWISE SPECIFIED
FABRICATION: DIM. +/- 1; ANGULAR +/- 1°; HOLE CTRS. +/- 0.5
MACHINING: DIM. +/- 0.05; ANGULAR +/- 0.05°; FINISH 6.4 µm
BLAST GRADE MIN. SA2.5
PRIMER COAT 60 - 175µm DFT
TOP COAT 60 - 75µm DFT

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STEEL WELDS TO COMPLY WITH AS1554.1 CATEGORY G.P. U.N.O.
ALUMINIUM WELDS TO COMPLY WITH AS1665 U.N.O.

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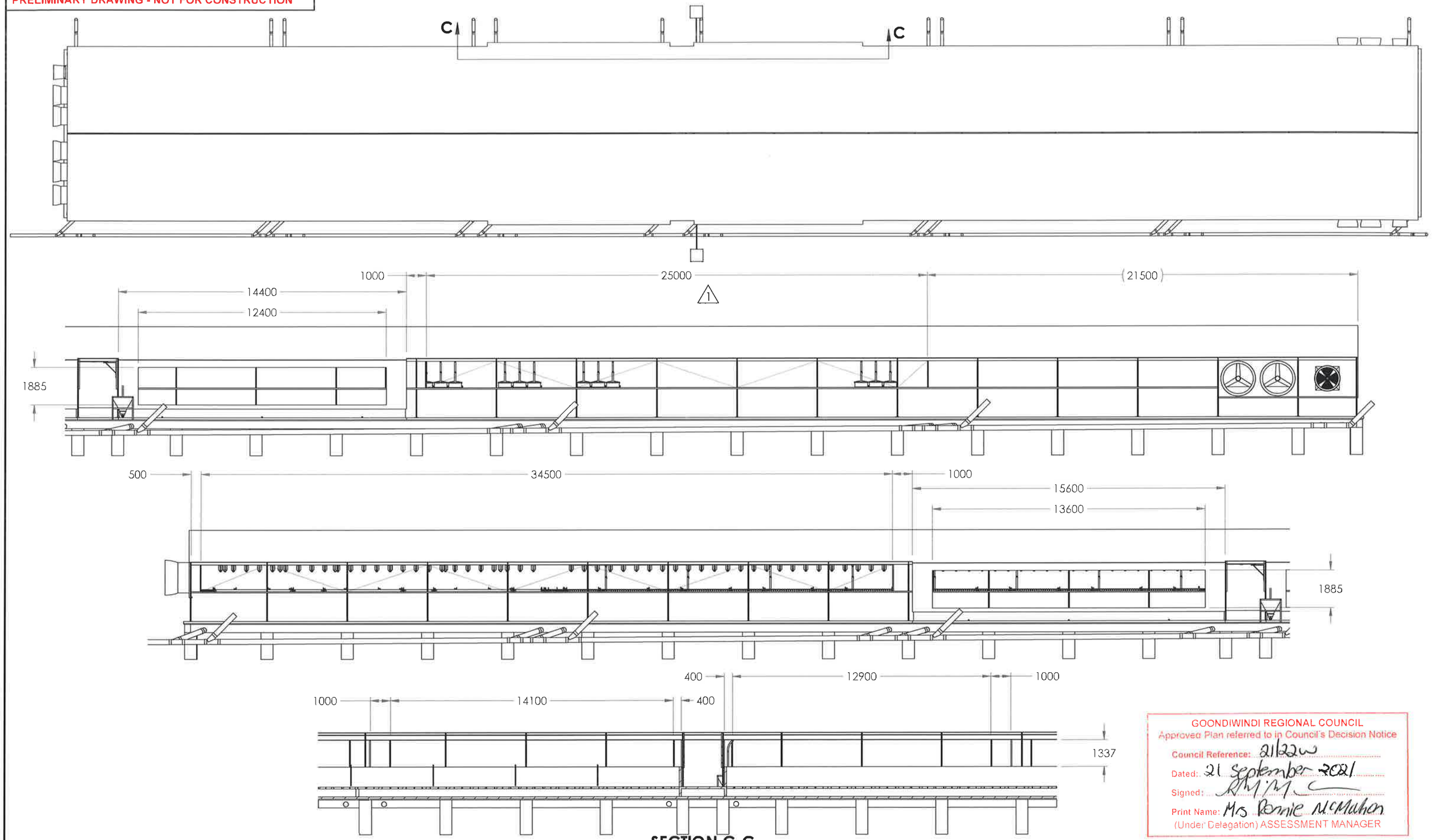
DRAWN BY: PFH
DATE: 23/04/2020
CHECKED BY:
DATE:
APPROVED BY:
SCALE: 1:325 DO NOT SCALE
SHEET 2 OF 3

TITLE: PLAN AND ELEVATIONS
MATING-FINISHER SHED - LAPUNYAH

DWG NO. 000661
SIZE A3
REV. 02

NOTES:
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/22W
Dated: 21 September 2021
Signed:
Print Name: Ms Bonnie McMahon
(Under Delegation) ASSESSMENT MANAGER

SECTION C-C
SCALE 1 : 175

REV	DESCRIPTION	BY	DATE
02	DIMENSIONS ADDED TO PAGE 2	PFH	13/07/2020

FINISH REQUIRED:

TOLERANCES UNLESS OTHERWISE SPECIFIED
FABRICATION: DIM. +/- 1; ANGULAR +/- 1°; HOLE CTRS. +/- 0.5
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BLAST GRADE MIN. SA2.5
PRIMER COAT 60 - 175µm DFT
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ALUMINIUM WELDS TO COMPLY WITH AS1665 U.N.O.

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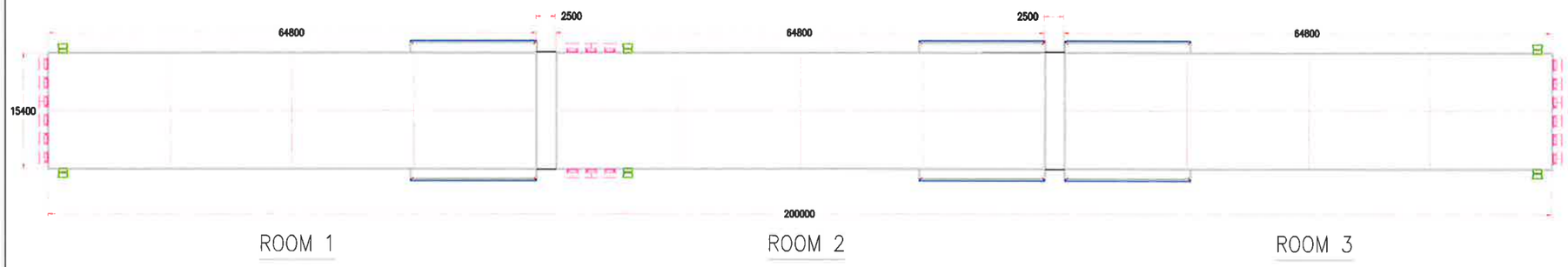
DRAWN BY: PFH
DATE: 23/04/2020
CHECKED BY:
DATE:
APPROVED BY:
SCALE: 1:300 DO NOT SCALE
SHEET 3 OF 3

TITLE: CURTAIN APERTURES
MATING-FINISHER SHED - LAPUNYAH

DWG NO. 000661
SIZE A3
REV. 02

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

DATE REVISION	REVISION REMARKS



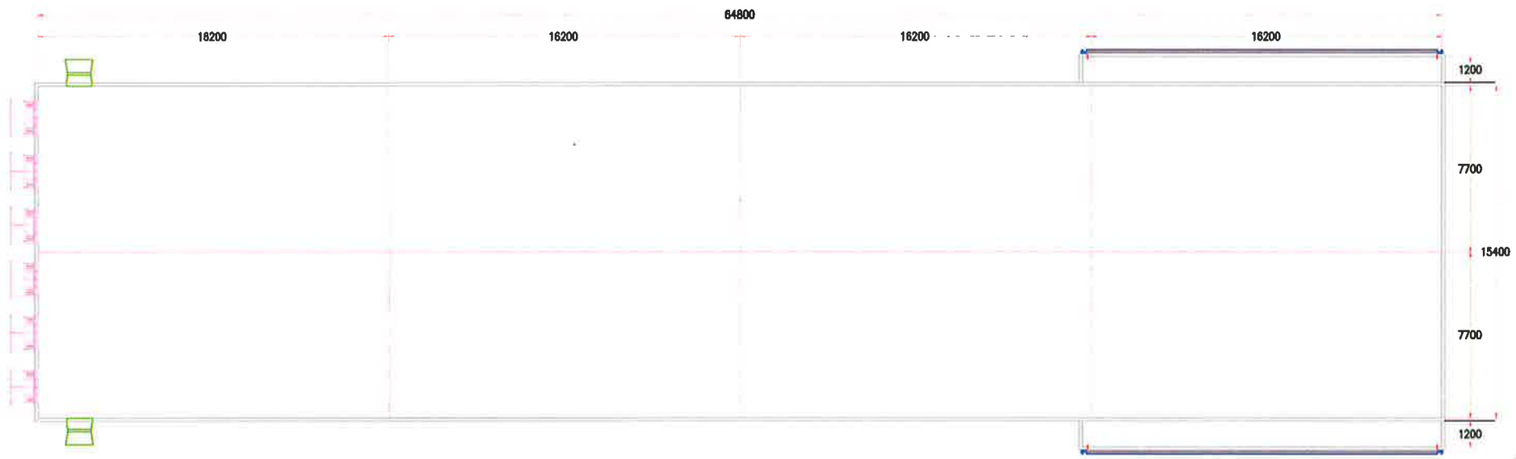
GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/22W
Dated: 21 September 2021
Signed:
Print Name: Mrs Ronnie McMahon
(Under Delegation) ASSESSMENT MANAGER

STOCKYARD INDUSTRIES
54 KING ST, CLIFTON, QLD, 4361 AUSTRALIA
TEL NO +61 7 4697 33 44
FAX NO +61 7 4697 35 32
EMAIL: sales@stockyardindustries.com

CPC		DRAWN BY	PGG
SHED LAYOUT		DATE DRAWN	07/09/20
FINISHER SHED		REVISION No.	
SCALE: NTS	A4	DATE REVISION	
DIMENSIONS IN MILLIMETER		DRAWING No.	CPFN070920R00A00

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

DATE	REVISION	REVISION REMARKS



GOONDIWINDI REGIONAL COUNCIL
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Signed:
Print Name: Mrs Ronnie McMahon
(Under Delegation) ASSESSMENT MANAGER

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54 KING ST, CLIFTON, QLD, 4361 AUSTRALIA
TEL NO. +61 7 4697 33 44
FAX NO. +61 7 4697 35 32
EMAIL: sales@stockyardindustries.com

CPC		DRAWN BY	PGG
LAYOUT		DATE DRAWN	07/09/20
FINISHER SHED – ROOM 1 & 3		REVISION No.	
SCALE: NTS	A4	DATE REVISION	
DIMENSIONS IN MILLIMETER		DRAWING No.	CPFND0920R00B00

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

DATE REVISION	REVISION REMARKS

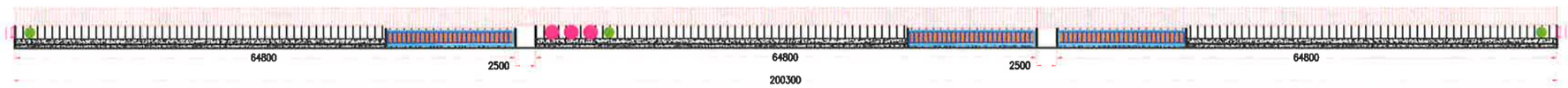
GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/22W
Dated: 21 September 2021
Signed:
Print Name: Mrs Ronnie McMahon
(Under Delegation) ASSESSMENT MANAGER

STOCKYARD INDUSTRIES
54 KING ST, CLIFTON, QLD. 4361 AUSTRALIA
TEL NO +61 7 4697 33 44
FAX NO +61 7 4697 35 32
EMAIL: sales@stockyardindustries.com

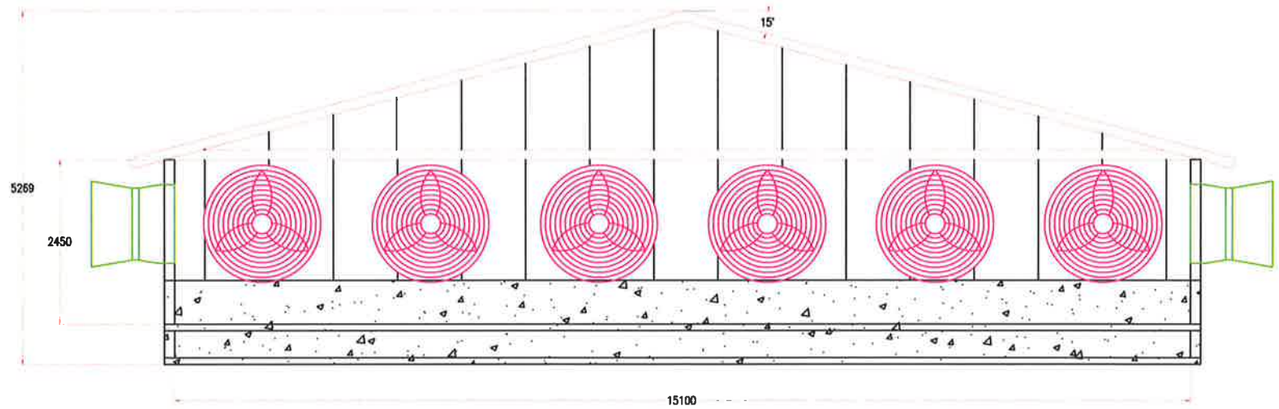
CPC		DRAWN BY	PGG
LAYOUT		DATE DRAWN	07/09/20
FINISHER SHED – ROOM 2		REVISION No.	
SCALE: NTS	A4	DATE REVISION	
DIMENSIONS IN MILLIMETER		DRAWING No.	CPFN070920R00C00

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

DATE REVISION	REVISION REMARKS



SIDE WALL ELEVATION



END WALL ELEVATION

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/22W
Dated: 21 September 2021
Signed:
Print Name: Mrs Bonnie McMahon
(Under Delegation) ASSESSMENT MANAGER

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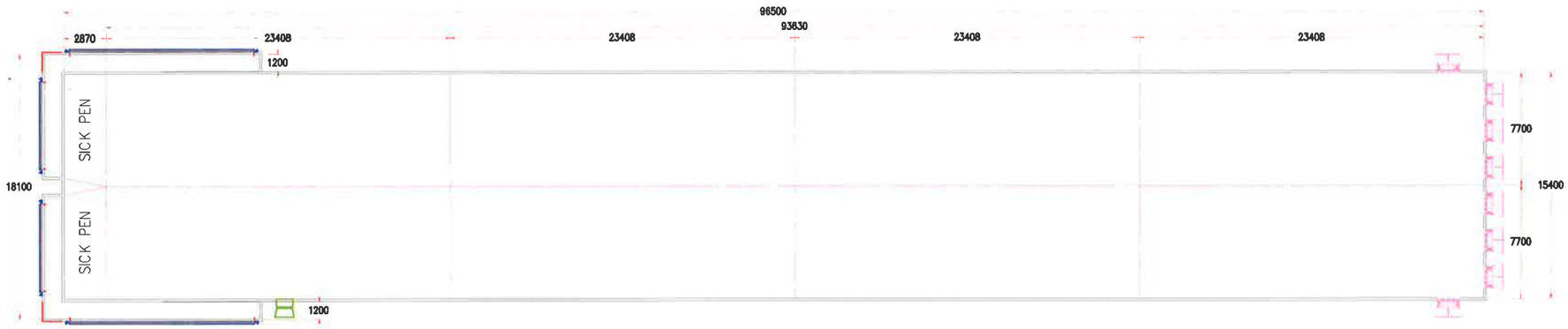
CPC		DRAWN BY	PGG
ELEVATIONS		DATE DRAWN	07/09/20
FINISHER SHED		REVISION No.	
SCALE: NTS	A4	DATE REVISION	
DIMENSIONS IN MILLIMETER		DRAWING No.	CPFND0920R00000

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

DATE	REVISION	REVISION REMARKS



GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/22 W
Dated: 21 September 2021
Signed: RMcM
Print Name: Mrs Ronnie McMahon
(Under Delegation) ASSESSMENT MANAGER

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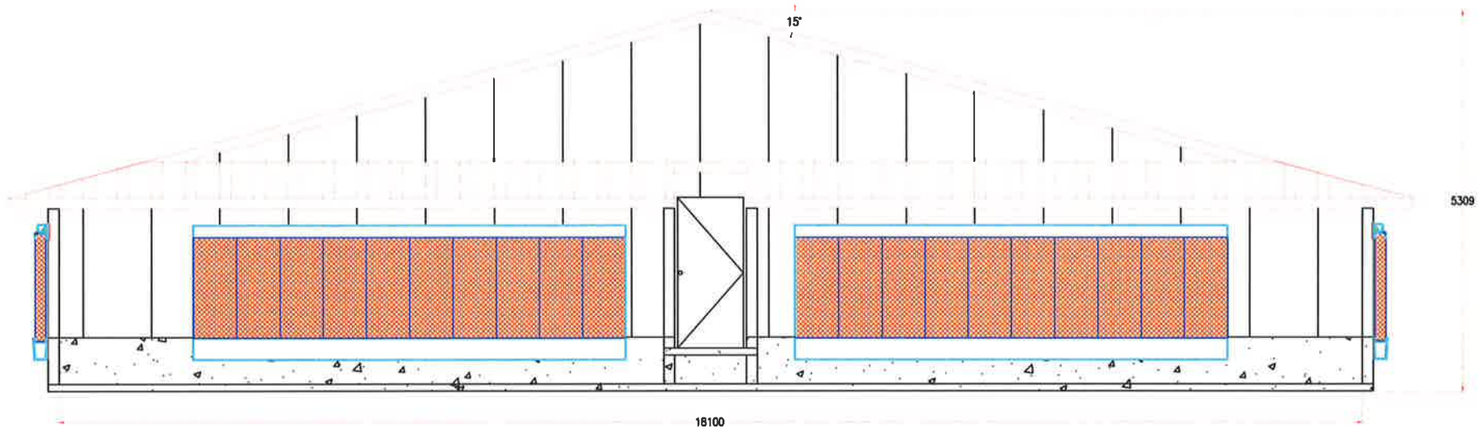
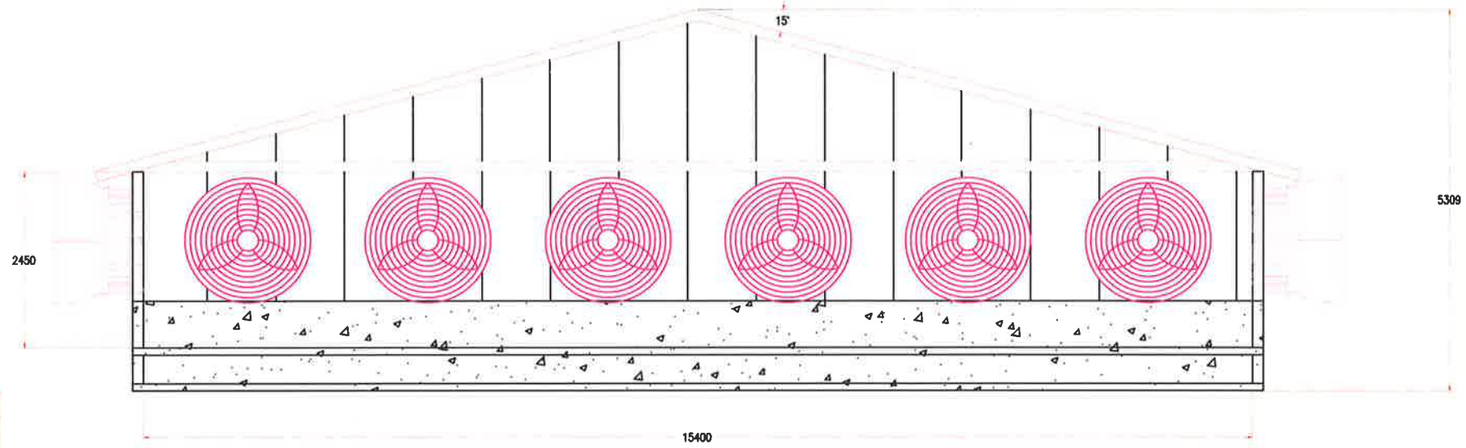
CPC		DRAWN BY	PGC
LAYOUT		DATE DRAWN	07/09/20
GROWER SHED		REVISION No.	
SCALE: NTS	A4	DATE REVISION	
DIMENSIONS IN MILLIMETER		DRAWING No.	CPGS070920R00A00

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

DATE	REVISION	REVISION REMARKS





GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/22 W
Dated: 21 September 2021
Signed:
Print Name: Mrs Romie McMahon
(Under Delegation) ASSESSMENT MANAGER

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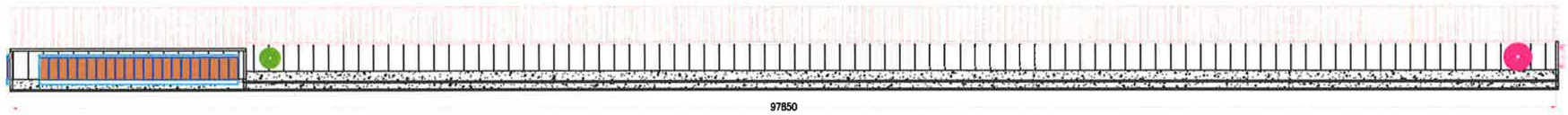
FAX NO +61 7 4697 35 32
EMAIL: sales@stockyardindustries.com

CPC		DRAWN BY	PGC
END WALL ELEVATIONS		DATE DRAWN	07/09/20
GROWER SHED		REVISION No.	
SCALE: NTS	A4	DATE REVISION	
DIMENSIONS IN MILLIMETER		DRAWING No.	CPGS070920R00B00

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

DATE REVISION	REVISION REMARKS



GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/22W
Dated: 21 September 2021
Signed:
Print Name: Mrs Ronnie McMahon
(Under Delegation ASSESSMENT MANAGER

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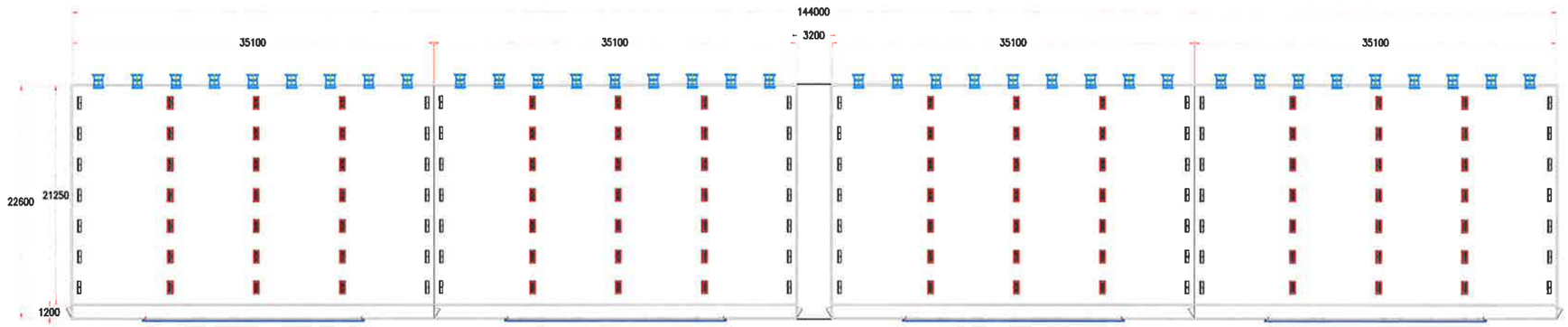
FAX NO +61 7 4697 35 32
EMAIL: sales@stockyardindustries.com

CPC		DRAWN BY	PGG
SIDE WALL ELEVATIONS		DATE DRAWN	07/09/20
GROWER SHED		REVISION No.	
SCALE: NTS	A4	DATE REVISION	
DIMENSIONS IN MILLIMETER		DRAWING No.	CPCS070920R00B00

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

DATE REVISION	REVISION REMARKS



GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/22W
Dated: 21 September 2021
Signed:
Print Name: Ms Renae McMahon
(Under Delegation) ASSESSMENT MANAGER

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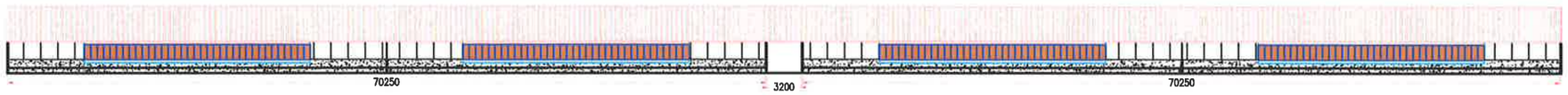
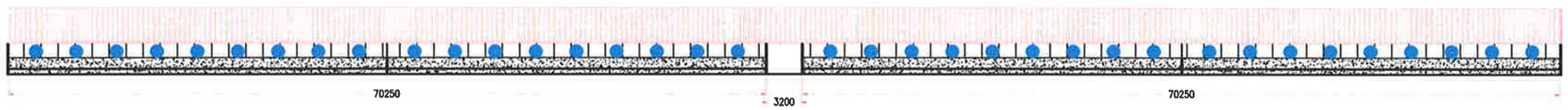
TEL NO +61 7 4697 33 44
FAX NO +61 7 4697 35 32
EMAIL: sales@stockyardindustries.com

CPC		DRAWN BY	PGC
LAYOUT		DATE DRAWN	07/09/20
NURSERY SHED		REVISION No.	
SCALE: NTS	A4	DATE REVISION	
DIMENSIONS IN MILLIMETER		DRAWING No.	CPNS070920R30A00

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

DATE REVISION	REVISION REMARKS





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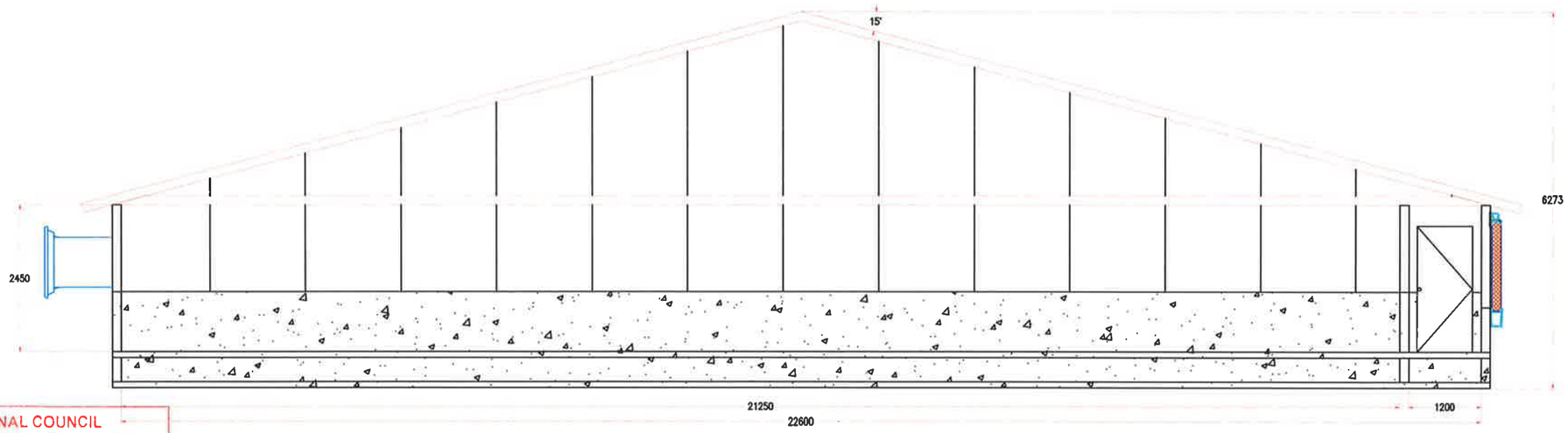
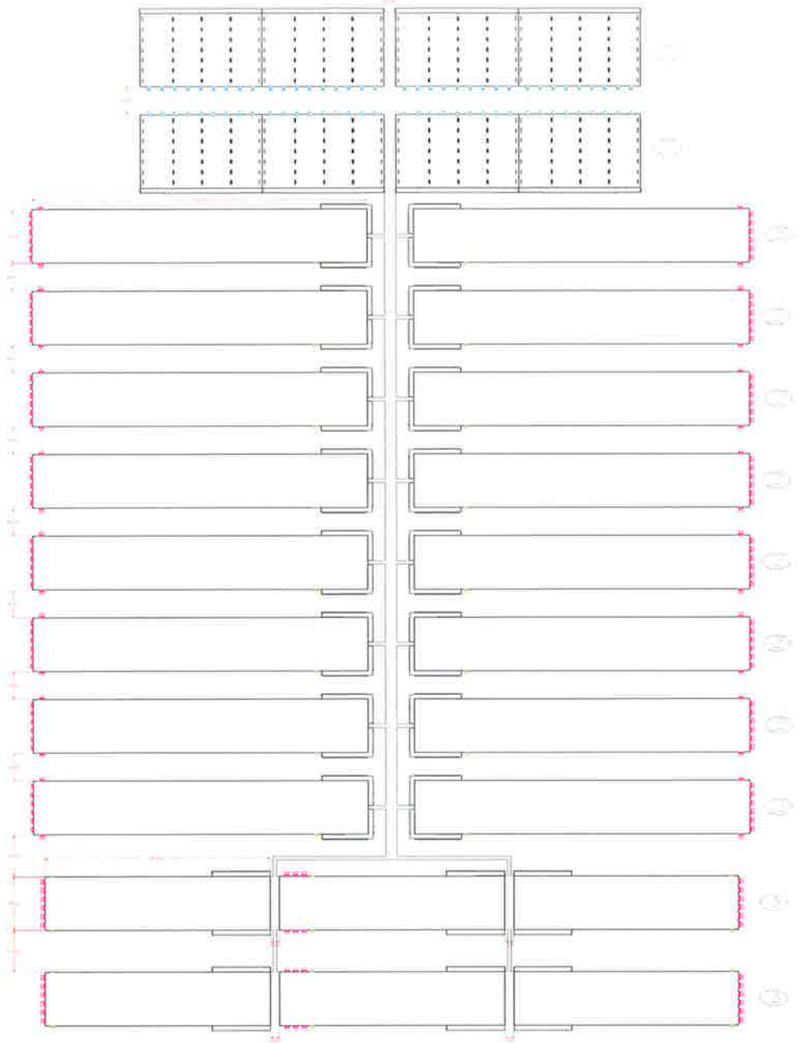


END WALL ELEVATIONS

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/22W
Dated: 21 September 2021
Signed: RMM
Print Name: Mrs Bonnie McMahon
(Under Delegation) ASSESSMENT MANAGER

STOCKYARD INDUSTRIES
54 KING ST, CLIFTON, QLD, 4361 AUSTRALIA
TEL NO +61 7 4697 33 44
FAX NO +61 7 4697 35 32
EMAIL: sales@stockyardindustries.com

CPC		DRAWN BY	PGG
ELEVATIONS		DATE DRAWN	07/09/20
NURSERY SHED		REVISION No.	
SCALE: NTS	A4	DATE REVISION	
DIMENSIONS IN MILLIMETER		DRAWING No.	CPNS070920R00B00



GOONDIWINDI REGIONAL COUNCIL
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Council Reference: 21/22W
Dated: 21 September 2021
Signed: RM McMahon
Print Name: MS Ronnie McMahon
(Under Delegation) ASSESSMENT MANAGER

Attention !

- All dimensions have to be checked by the building owner/site supervision responsible
- Safety regulations, structural and static characteristics, construction planning, construction work and maintenance of the building have to be verified by the construction supervisor according to national and local building standards and regulations.
- Observe local execution regulations for live stock keeping!
- Observe the assembly manuals.
- Complete mounting of the safety devices.
- Planning of suitable earthing points for the foundation earth electrode.
- Earthing of the system at suitable places according to the locally valid guidelines and standards (e.g. VDE 0100 part 705)
- Insulation and vapour seal have to be installed according to today's standard.
- Avoid the installation of constructional obstacles and resistances (profiles, beams, cables, lamps or pipes) in the fresh air flow
- The ceiling has to be even and smooth (no joists, Z-profiles etc.)

Rev No.	Instruction by	Revision Record	Date	Name

Big Dutchman

BD Agriculture (Malaysia) Sdn Bhd
No.9 Persiaran Astana/KU2, Bandar Bukit Raja 41050 Klang, Selangor.
Tel: +603 3348 3805 Fax: +603 3348 3828 www.bigdutchman.com

Sales Manager	VIGGO POULSEN	Tel.	-
Sales Coordinator	-	Tel.	-
Customer No.	-	Order No. (I)	-
Quotation No.	-	Order No. (II)	-
Drawn By	CHUA YI WEN	Date	08.07.2020
Checked By	-	Date	
Approved By	-	Date	

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Any unlawful use will be dealt with by law without exception. Subject to change without notice.

CUSTOMER: CPC

LOCATION: AUSTRALIA

DESCRIPTION: EQUIPMENT LAYOUT

PROJECT NAME: SITE LAYOUT

DRAWING NO.	PROJ. NO	Rev. No.
-	-	0

NOT FOR CONSTRUCTION

SIZE A3 | SCALE | SCALE

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

DATE	REVISION	REVISION REMARKS

GOONDIWINDI REGIONAL COUNCIL
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Council Reference: 21/22W
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Signed:
Print Name: Mrs Ronnie McMahon
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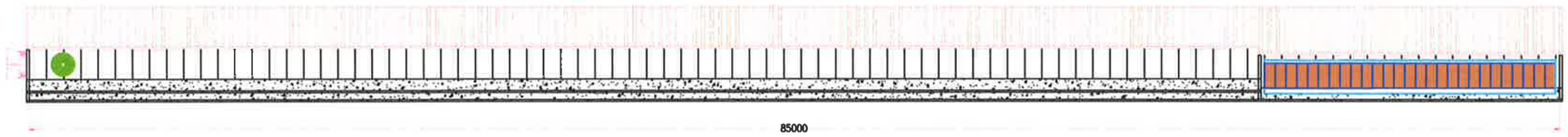
STOCKYARD INDUSTRIES
54 KING ST, CLIFTON, QLD, 4361 AUSTRALIA
TEL NO. +61 7 4697 33 44
FAX NO. +61 7 4697 35 32
EMAIL: sales@stockyardindustries.com

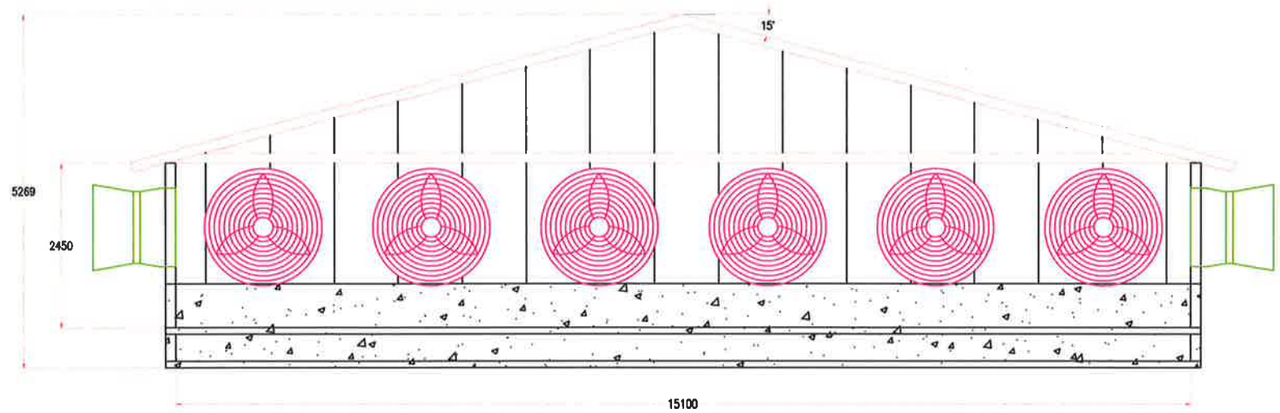
WILGA RIDGE		DRAWN BY	PGG
SHED LAYOUT		DATE DRAWN	07/13/20
FINISHER SHED		REVISION No.	
SCALE: NTS	A4	DATE REVISION	
DIMENSIONS IN MILLIMETER		DRAWING No.	WRF NO: 0920R00A00

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

DATE REVISION	REVISION REMARKS



SIDE WALL ELEVATION



END WALL ELEVATION

GOONDIWINDI REGIONAL COUNCIL
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Signed:
Print Name: Mrs Ronnie McMahon
(Under Delegation) ASSESSMENT MANAGER

STOCKYARD INDUSTRIES
54 KING ST., CLIFTON, QLD. 4361 AUSTRALIA
TEL NO +61 7 4697 35 44
FAX NO +61 7 4697 35 32
EMAIL: sales@stockyardindustries.com

WILGA RIDGE		DRAWN BY	PCG
ELEVATIONS		DATE DRAWN	07/13/20
FINISHER SHED		REVISION No.	
SCALE: NTS	A4	DATE REVISION	
DIMENSIONS IN MILLIMETER		DRAWING No.	WRFN071320R03000

Attachment 3 – Infrastructure Charges Notice

Goondiwindi REGIONAL COUNCIL

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

Infrastructure Charges Notice

Address	Calnbrook Road, Lundavra & Moonie Highway, Southwood
Owner	John Beauchamp Cameron & Kenneth Beauchamp Cameron
Applicant	SP Northern Farming Operations Pty Ltd C/- Agricultural Development Services Australia
Application No.	21/22W
Lot and Survey Plan	Lot 8 on CVN282, Lot 9 on CVN282, Lot 13 on CVN282, Lot 16 on CVN282 and Lot 9 on PG246
Date	21 September 2021
Approval	Development Permit – Material Change of Use

Development Application Details
"Rural activities" - "Intensive animal industry" (Expansion to existing piggery – from 76,820SPU to 131,000SPU excluding the Quarantine Unit and 131,320SPU including the Quarantine Unit)

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 m² of GFA	10,057m²	40,228.00
		Stormwater	0.00 per m² for all impervious area	NIL	NIL

Due Date	When the change of use happens	**Total Charge ($)**	40,228.00
Charge to be paid to	Goondiwindi Regional Council		
Lapse Date	21 September 2027		

Authorised by:

An offset has been applied to this notice for existing areas, at the rate of $4 per m² of GFA.

Print Name: **Mrs 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

Goondiwindi REGIONAL COUNCIL

Attachment 4 – List of Principal Submitters

Name	Email Address
A Rogers	gingerrogers1942@gmail.com
Abri Llano	aapril12@yahoo.com
Affie Nuzum	affie@mpci.com.au
Aisling Shanahan	Aislingshanahan86@gmail.com
AJ Uknown	Voiceforyou@hotmail.com
Al Unknown	wildlifescoob@hotmail.com
Al OLeary	hlpalo22@gmail.com
Alana Bacon	656livekindly@gmail.com
Alana Peake	alanapeake@gmail.com
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Amanda Julie Barnes	bukkits@gmail.com
Amanda Templar	templar5@protonmail.com
Amanda Young	amandayoungnz@hotmail.com
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Amber Partington	amberjanile@gmail.com
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Andre Loizou	Andreloizou@hotmail.com
Andrea Fleck	fleck-schwindling@web.de
Andrea Moffatt	amoffatt41@gmail.com
Andrea Scartezzini	Scartezzini.Andrea64@gmail.com
Andrea Tainui	chocolablover@hotmail.com
Angela Unknown	Mr.Jinx@y7mail.com
Angela Filardi	angelafilardi999@hotmail.com
Angela Hanly	ange.hanly@gmail.com
Angela Lowery	angelalowery12345@gmail.com
Angela Murphy	angiesdiamond@hotmail.com
Angela Sturmar	angelast@bigpond.com
Angelina Coriani	angi11@sympatico.ca
Anita Antony	agantony13@yahoo.com.au
Ann Dennis	dennisclan@internode.on.net
Ann Graham	rabbitoh14@gmail.com
Ann Yan	Ann.Yan80@hotmail.com
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Anne Margaret OConnor	imcrr@optusnet.com.au
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Anne Steph	petal1958@hotmail.com

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Annie Crowley	bells72@hotmail.com
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Antje Nebel	antjenebel@gmail.com
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April Page	bindiruby@hotmail.com
Arlene Crowley	dyln7417@aol.com
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Aunty Ro Mudyin Godwin	auntyromudyingodwin@gmail.com
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Carol Byfield	Carolbyfield@hotmail.com
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Carole De Fraga	defragac@gmail.com
Carole Parnell	Kastaways@aapt.net.au
Carole Sipos	howlsalot@gmail.com
Carolina Unknown	csls@iprimus.com.au
Caroline Balke	b_callie@yahoo.com
Caroline Bartolf	carolinebartolf@gmail.com
Caroline Raward	donteatthedead@hotmail.com
Carolyn Barnes	hartleydown@hotmail.com
Carolyn Bates	calbates24@gmail.com
Carolyn Cooper	cooper8@live.com.au
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Cathy Elizabeth Levin	Silverdoubloon@yahoo.com
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Catrina Varcoe	grammys52@gmail.com
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Attachment 5 – 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"* (Expansion to existing piggery – from 76,820SPU to 131,000SPU excluding the Quarantine Unit and 131,320SPU including the Quarantine Unit)

21/22W

Calnbrook Road, Lundavra and Moonie Highway, Southwood

Lot 8 on CVN282, Lot 9 on CVN282, Lot 13 on CVN282, Lot 16 on CVN282 and Lot 9 on PG246

On 20 September 2021, 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 requirements of the Goondiwindi Region Planning Scheme 2018 (Version 2) and the relevant facts and circumstances, the proposed development was approved subject to appropriate, relevant and reasonable conditions. Conditions have been included that address concerns raised by the submitters in the properly made submissions received by Council.*

2. Assessment benchmarks

The following are the benchmarks applying for this development:

Benchmarks applying for the development	Benchmark reference
Strategic Framework	*Goondiwindi Region Planning Scheme 2018 (Version 2):* Element 1, Element 2, Element 3, Element 4, Element 5, Element 6, Element 7
Rural Zone Code	*Goondiwindi Region Planning Scheme 2018 (Version 2):* AO1, AO2.1, AO2.2, AO2.3, AO3.1, AO3.2, PO4, AO5.1, AO5.2
Rural Zone Code Purpose	*Goondiwindi Region Planning Scheme 2018 (Version 2):* Outcome 1, Outcome 2
Rural Activities Code	*Goondiwindi Region Planning Scheme 2018 (Version 2):* AO1.1, AO1.2, AO2.2, AO2.3, PO3, AO4.1, AO4.2, AO5.1, AO5.2, AO6.1, AO7, AO8

Benchmarks applying for the development	Benchmark reference
Rural Activities Code Purpose	*Goondiwindi Region Planning Scheme 2018 (Version 2):* Outcome 1, Outcome 2
Transport and Infrastructure Code	*Goondiwindi Region Planning Scheme 2018 (Version 2):* AO1, AO2, AO3.2, AO4.2, AO5.1, AO5.2, AO6, AO7, AO8, AO9, AO10, AO11.1, AO11.2, AO12.1, AO12.2, AO13, AO14, PO15
Transport and Infrastructure Code Purpose	*Goondiwindi Region Planning Scheme 2018 (Version 2):* Outcome 1, Outcome 2
Natural Resources Overlay Code	*Goondiwindi Region Planning Scheme 2018 (Version 2):* AO1, AO2, AO3.1, AO4, PO5, PO6, PO7, PO8, AO9.1, AO9.2
Biodiversity Areas Overlay Code	*Goondiwindi Region Planning Scheme 2018 (Version 2):* AO1.1, AO1.2, AO2, AO3.1, AO3.2, AO3.3
Bushfire Hazard Overlay Code	*Goondiwindi Region Planning Scheme 2018 (Version 2):* AO1.1, AO2.1, AO2.2, AO2.3, AO3, AO4, AO5, AO6.1, AO6.2, AO6.3, AO7.2, AO8

3. Compliance with benchmarks

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

4. Relevant matters for impact assessable development

The following matters were given regard to or assessment carried out against, in undertaking the assessment of this development application.

Other relevant matters to the assessment of the development under section 45(5)(b)	Benchmark reference	Assessment carried out against or assessment had regard to
Rural Zone Code Purpose of the *Goondiwindi Region Planning Scheme 2018 (Version 2)*	*Section 6.2.9.2* – Outcomes 1 and 2	☒ assessed against ☐ had regard to
Rural Activities Code Purpose of the *Goondiwindi Region Planning Scheme 2018 (Version 2)*	*Section 6.3.4.2* – Outcomes 1 and 2	☒ assessed against ☐ had regard to
Transport and Infrastructure Code Purpose of the *Goondiwindi Region Planning Scheme 2018 (Version 2).*	*Section 9.4.4.2* – Outcomes 1 and 2	☒ assessed against ☐ had regard to
Strategic Framework of the *Goondiwindi Region Planning Scheme 2018 (Version 2)*	Part 3 – Elements 1 - 7	☒ assessed against ☐ had regard to

5. Matters raised in submissions for impact assessable development

Matters raised in any submissions	Description of how matters were dealt with in reaching the decision
Nuisances: • Increase in odour from the proposed expansion, and the impacts on neighbouring properties and Lundavra State School. • The expansion will degrade the air quality, and affect the health of the children and staff and the Lundavra State School. • The expansion will increase the number of flies and vermin, which may be a breach of the Environmental Protection Act. • Increase in adverse human health effects including asthma	The applicant's consultant has advised that the proposed development has been assessed in accordance with the National Environmental Guidelines for Indoor Piggeries (NEGIP). This document sets out the separation requirements for piggeries to comply with. To ensure compliance, the Lapunyah Unit capacity was reduced by approximately 5,000SPU and solids separators included at Lapunyah and Wilga Ridge. There was extensive discussion between the applicant and DAF regarding this part of the assessment. Yes, a standard nuisance condition has been imposed by Council regarding nuisances such as noise, dust and odour. Operating hours has been conditioned to be generally in accordance with the details of the application, however it is acknowledged that this type of activity operates 24 hours a day, seven days a week. Other environmental matters may be addressed/conditioned in the Environmental Authority issued by DAF.
The application is unclear, incomplete and lacking in important information: • Public notification refers to an expansion to 131,000SPU but the application seems to be an expansion to 136,320SPU • The water entitlements in the report doesn't match the water licenses in the report appendix • Page 34 of the report states that incoming and outgoing traffic associated with commodities or feed have not been included in the traffic impact statement, due to this being part of a feedmill expansion, which is remiss • Lack of information about a contingency plan in the event of disease outbreak or mass deaths, no indication of a site for a mass burial pit or a biosecurity plan, and no indication of their expected mortality rate.	The applicant's consultant has advised the following: • The reduction was advised prior to public notification. Regardless, it results in a reduction in potential impacts from the piggery • Changes to water entitlements have occurred since the preparation of the application. The latest entitlements will be supplied by the applicant. • The impact of feed trucks was considered as part of the feedmill application. Changes to the road path and traffic management were included in that application. Management of daily mortalities is addressed in Section 3.3. A mass burial site has not been identified as it is a requirement to discuss this with the relevant agencies (biosecurity and environment) prior to selecting a site. Any selection of a site would be premature. However, there is a huge amount of land across the property, which would be suitable in such an event. The piggery currently operates in accordance with APIQ certification which includes the need for a biosecurity plan. Development conditions were not required.

Matters raised in any submissions	Description of how matters were dealt with in reaching the decision
Public Notification: • Public notification has not been carried out in accordance with the Planning Act because the number of SPUs is different	In a response from the applicant to a further advice notice issued by SARA, the total number of SPUs was reduced from the originally proposed 136,320SPUs to 131,000SPUs. This amendment was made by the applicant prior to public notification being carried out, and therefore the expansion was publically notified as being for 131,000SPUs. These response documents from the applicant to SARA were included with all the other application documents that were made available for viewing on Council's website for the duration of the comment period. Public notification was carried out in accordance with the provisions of the Planning Act 2016. The total number of SPUs has been limited to 131,000SPU excluding the Quarantine Unit and 131,320SPU including the Quarantine Unit.
Impacts on Lundavra State School: • Traffic impacts on Lundavra State School – vehicles from the feedmill going to the piggery • Lundavra State School is one of the closest sensitive receptors, being just 4,600m away. Concentrated animal feeding operations contribute to lack of air quality, increase in asthma and odours from piggeries are present up to 5km away. Increasing the exiting piggery will increase the health risks to the children and staff at the Lundavra State School.	The applicant's consultant advised that traffic impacts to the school were assessed as part of the feedmill application and odour impacts were appropriately addressed. It should be noted that the school is currently closed due to a lack of enrolments. Development conditions were not required.

Matters raised in any submissions	Description of how matters were dealt with in reaching the decision
Threat to public health and safety: • The expansion will have impacts on the broader community and not just Goondiwindi Regional Council, and that the expansion is not good for the community as a whole • Increased risk of Zoonotic diseases, such as Swine Flu and African Swine Flu • Faeces of the expected quantities increase the risk of illness and is a danger to humans, and more antibiotics is to the solution • Intensive animal industries and the feeding of livestock is being done at the expense of human beings and is contributing to chronic malnutrition	The applicant's consultant has advised the following: • That without specifics, this cannot be addressed in detail • The property has either completed or is in the process of installing exclusion fencing around the entire property. The biggest risk to the public and the industry, is the spread of disease via feral pigs. As such, the fencing will prevent contact between feral pigs and the piggery. Due to separation, there is a negligible risk of zoonotic diseases being directly transmitted from the piggery to the public. A separation of 3km between piggeries is recommended to minimise disease transfer. This distance is exceeded to all public locations. • Due to the site suitability and proposed design, there is a limited chance of transfer between the piggery and the public. Irrigation is not proposed, there are no major watercourses on or near the property, and it is not subject to flooding. Any consideration of food safety is dealt with by other legislation and not a planning consideration. • The final point is not a planning consideration. Development conditions were not required.
Environmental impacts: • Loss of biodiversity • Increased pollution • Soil erosion and contamination • Increase in climate change and contributing to the current climatic crisis • Increase in droughts • Effluent runoff from the lagoons affecting waterways • According to the Development Assessment Report, the Protected Matters Search Tool was used to identify matters of national environmental significance within 5 kilometres of the proposed site and found four threatened ecological communities, 17 threatened species, and nine migratory species	The applicant's consultant advised that: • All piggery expansions are proposed on cleared land or immediately adjacent to the existing piggery. There is no clearing of vegetation regulated under the vegetation management act, nor identified on SPP mapping. • The piggery is designed as an evaporation system, which means there is less risk of broadscale contamination to the environment which has the potential to occur from effluent irrigation. • As an industry, pork production has a relatively low contribution to carbon emissions. The covered ponds and use of biogas for power reduces the need for the burning of fossil fuels for power. As discussed in the report, it is intended for biogas to provide power for all the piggeries and the feedmill into the future. Some standard conditions relating to biodiversity and site rehabilitation have been imposed.
Water: • Lack of surface and groundwater security • Piggeries are a very water intensive industry	The applicant's consultant advised that the water entitlements for the property far exceed the requirements for the piggery. The provision of an adequate water supply has been conditioned.

Matters raised in any submissions	Description of how matters were dealt with in reaching the decision
Aboriginal cultural heritage: • The expansion will result in a loss of critical aboriginal cultural heritage • As part of the application process, there was a lack of consultation with the Bigamul People	The applicant's consultant advised that a search of the register was completed for the property and did not identify any sites. The development was identified as a Category 4 development due to the land already being disturbed. In accordance with the cultural heritage guidelines, no further consultation is necessary. This is not a planning consideration as cultural heritage is not included in the QLD planning process. Regardless, advice in relation to considering their cultural heritage obligations is standard for development permits.
Animal cruelty & animal welfare: • The intensive animal industry is cruel in the treatment of animals • Pigs are kept in small pens that they cannot move around in • Breeding program is cruel • Piglets are removed from their mothers at a young age • The animals are not allowed to enjoy their normal activities.	The applicant's consultant advised that this is not a planning consideration, and that the piggery is APIQ accredited and complies with all the national and state welfare codes. Development conditions were not required.
Factory farms: • Factory farms are an unnatural way of producing food. • Processed meat and red meat has been listed by the World Health Organisation as carcinogenic, and can result in increased health risks • As a society we are trying to phase out factory farming and this expansion would be a huge step backwards	The applicant's consultant advised that this is not a planning consideration.
Government regulations: • Department of Agriculture is conflicted in their regulation of piggeries. • A decision was made by the EU recently to phase out intensive farming practice by 2027 and Australia should be doing the same	The applicant's consultant advised that: • Any concern about DAF conflicts do not relate to this development application and should be directed to the relevant Minister. • The EU decision is irrelevant.
Employment: • Staff employed at these facilities are at the lower end of the socioeconomic spectrum • There is a lack of qualified people employed at these type of facilities, and the 8 additional jobs that would be created by the proposed expansion is inadequate to ensure the welfare of these animals • The benefits to the human population would be miniscule, and that only creating 8 additional jobs is not enough to overlook the catastrophic damage to residents, the environment and the animals.	The applicant's consultant advised that: • Rural areas require a range of employment opportunities for low-income people all the way to tertiary qualified experts. The pork industry provides for this broad scope exceptionally well. The comments relating to staff employed in the industry are opinions only and are not town planning grounds for objections. Development conditions were not required.

6. Matters prescribed by Regulation

Not applicable for this development.

Goondiwindi REGIONAL COUNCIL

Attachment 6 – Rights of Appeal Waiver

Attachment 6: Rights of Appeal Waiver

Planning Act 2016

Rights of Appeal Waiver

Purpose of this form: *This form will be used to process your request to waive your appeal rights to process your approval without unnecessary delay.*

Applicant:	
File Number:	
Property Address:	

This is to confirm that I/We have received the above approval and agree to the conditions contained therein. I/We hereby waive my/our appeal rights available under the *Planning Act 2016*.

Name		**Name**	
Signature		**Signature**	
Date		**Date**	

Please return this form to:

Fax: (07) 4671 7433

Post: LMB 7, Inglewood QLD 4387

Email: mail@grc.qld.gov.au

In person: Council Chambers, 4 McLean Street, Goondiwindi QLD 4390
Goondiwindi Civic Centre, 100 Marshall Street, Goondiwindi QLD 4390
Inglewood Customer Service Centre, 18 Elizabeth Street, Inglewood QLD 4387
Texas Customer Service Centre, High Street, Texas QLD 4385

Privacy Statement

This information collected on this Form will be used by the Goondiwindi Regional Council in accordance with the processing and assessment of your application. Your personal details will not be disclosed for a purpose outside of Council policy, except where required by legislation (including the *Information Privacy Act 2009*) or as required by the Queensland State Government. This information may be stored in the Council database.

Attachment 7 – *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.

EXTRACT FROM THE *PLANNING ACT 2016* RELATING TO LAPSE DATES

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.