

File: 22/40
Date: 01 October 2024

John and Kenneth Cameron
C/- AgDSA
PO Box 292
TOOWOOMBA QLD 4350

Attention: Mr Matt Norton

Dear Matt

Negotiated Decision Notice
(Given under section 76 (3) of the *Planning Act 2016*)
Material Change of Use

**Lots 1, 2 & 5 on SP327021 and Lots 9 on PG246, Calnbrook Road, Lundavra and
Moonie Highway, Southwood**

Goondiwindi Regional Council received your representations on conditions made under section 75 of the *Planning Act 2016* on 27 August 2024 for the development approval dated 31 July 2024.

Decision for change application

Date of decision: 24 September 2024
Decision details: Agree with the change representations.

The decision on the representations is that:

1. Condition 3 is amended;
2. A Negotiated Infrastructure Charges Notice is issued.

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

Negotiated Decision Notice approval

Planning Act 2016 section 76

Council File Reference: 22/40
Council Contact: Mrs Ronnie McMahon
Council Contact Phone: (07) 4671 7400

01 October 2024

Applicant Details: John and Kenneth Cameron
C/- AgDSA
PO Box 292
TOOWOOMBA QLD 4350

Attention: Mr Matt Norton

The change representations were submitted to Goondiwindi Regional Council on 27 August 2024.

Applicant details

Applicant name: John and Kenneth Cameron
Applicant contact details: C/- AgDSA
PO Box 292, TOOWOOMBA QLD 4350
0418 446 245
Matt.norton@agdsa.com.au

Application details

Application number: 22/40
Approval sought: Negotiated Decision Notice - Development Permit –
Material Change of Use
Details of proposed development: *"Rural activities" - "Intensive animal industry"* (Expansion of existing piggery to 236,070 SPU)

Location details

Street address: Calnbrook Road, Lundavra and Moonie Highway,
Southwood
Real property description: Lots 1, 2 & 5 on SP327021 and Lots 9 on PG246

Decision

Date of decision: 24 September 2024
Decision details: Agree with the change representations. Changes to 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 - building work assessable under the planning scheme - plumbing or drainage work - material change of use - reconfiguring a lot - operational work	N/A	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Decision on Change Representations

Development permit Material Change of Use

Description of changes

Existing Condition 3

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-001, A001.1, Rev E	Property Plan – Aerial Imagery	18/12/2023
CPC-001, A001.2, Rev C	Property Plan	18/12/2023
CPC-001, A002.1, Rev D	Site Plan – Lapunyah – Aerial Imagery	16/10/2023
CPC-001, A002.2, Rev D	Site Plan – Lapunyah	16/10/2023
CPC-001, A003.1, Rev D	Site Plan – Wilga Ridge – Aerial Imagery	16/10/2023
CPC-001, A003.2, Rev D	Site Plan – Wilga Ridge	16/10/2023
CPC-001, A004.1, Rev D	Site Plan – Limebush – Aerial Imagery	16/10/2023
CPC-001, A004.2, Rev D	Site Plan – Limebush	16/10/2023
CPC-001, A101.1, Rev A	Site Plan – New Grower Unit 1	18/12/2023
CPC-001, A101.2, Rev A	Site Plan – New Grower Unit 1	18/12/2023
CPC-001, A102.1, Rev E	Site Plan – New Grower Unit 2	16/10/2023
CPC-001, A102.2, Rev E	Site Plan – New Grower Unit 2	16/10/2023
CPC-001, A103.1, Rev D	New Development Shed Infrastructure – Full Unit	16/10/2023
CPC-001, A103.2, Rev A	New Development Shed Infrastructure – Half Unit	18/12/2023

Recommendation: Agree with change representations.

Proposed Changes – Condition 3

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-001, A001.1, Rev E	Property Plan – Aerial Imagery	18/12/2023
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CPC-001, A002.1, Rev D	Site Plan – Lapunyah – Aerial Imagery	16/10/2023
CPC-001, A002.2, Rev D	Site Plan – Lapunyah	16/10/2023
CPC-001, A003.1, Rev D	Site Plan – Wilga Ridge – Aerial Imagery	16/10/2023
CPC-001, A003.2, Rev D	Site Plan – Wilga Ridge	16/10/2023
CPC-001, A004.1, Rev D	Site Plan – Limebush – Aerial Imagery	16/10/2023
CPC-001, A004.2, Rev D	Site Plan – Limebush	16/10/2023
CPC-001, A101.1, Rev B	Site Plan – New Grower Unit 1	31/01/2024
CPC-001, A101.2, Rev B	Site Plan – New Grower Unit 1	31/01/2024
CPC-001, A102.1, Rev F	Site Plan – New Grower Unit 2	31/01/2024
CPC-001, A102.2, Rev F	Site Plan – New Grower Unit 2	31/01/2024
CPC-001, A103.1, Rev D	New Development Shed Infrastructure – Full Unit	16/10/2023
CPC-001, A103.2, Rev A	New Development Shed Infrastructure – Half Unit	18/12/2023

Existing Infrastructure Charges Notice

The existing Infrastructure Charges Notice levies a charge of \$222,012 for the proposed development, levied at a rate of \$4 per square metre of Gross Floor Area of the development, as outlined in Charges Resolution (NO. 4) 2017.

Negotiated Infrastructure Charges Notice

As the proposed development will not generate extra demand on the Goondiwindi Regional Council transport network, it is considered reasonable to accept the applicant's representations.

The charges notice is amended to reflect a nil charge.

Recommendation: Agree with change representations.

Conditions

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

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

Further development permits

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

1. Development Permit – Building Work
2. Compliance Permit – Plumbing Work

Properly made submissions

Properly made submissions were received for this application. 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	Address
As per Section 48(7) of the Planning Act 2016. If the Minister decides who is the assessment manager, the Minister may decide that a person who could also have been the assessment manager is instead to be a referral agency for the application.	Western Downs Regional Council Concurrence Agency	Western Downs Regional Council Post: PO Box 551 Visit: 30 Marble Street, DALBY QLD 4405 info@wdrc.qld.gov.au Ph: 1300 COUNCIL
As per Schedule 10, Part 5, Division 4, Table 2, Item 1 of the Planning Regulation 2017: <i>Development application for a material change of use that is assessable development under section 8, if—</i> <i>(a) the environmentally relevant activity the subject of the application has not been devolved to a local government under the Environmental Protection Regulation; and</i> <i>(b) the chief executive is not the prescribed assessment manager for the application</i>	Department of Housing, Local Government, Planning and Public Works— Concurrence Agency	Department of Housing, Local Government, Planning and Public Works, Post: PO Box 825, Visit: 128 Margaret Street, TOOWOOMBA QLD 4350 ToowoombaSARA@dsdilgp.qld.gov.au Ph: (07) 4616 7307
As per Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 of the Planning Regulation 2017:	Department of Housing, Local Government,	Department of Housing, Local Government, Planning and Public Works,

For an application involving	Name of referral agency	Address
<p><i>Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if—</i></p> <p>(a) <i>the development is for a purpose stated in schedule 20, column 1 for the aspect; and</i></p> <p>(b) <i>the development meets or exceeds the threshold—</i></p> <p>(i) <i>for development in local government area 1—stated in schedule 20, column 2 for the purpose; or</i></p> <p>(ii) <i>for development in local government area 2—stated in schedule 20, column 3 for the purpose; and</i></p> <p>(c) <i>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</i></p> <p><i>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.</i></p>	<p>Planning and Public Works—</p> <p>Concurrence Agency</p>	<p>Post: PO Box 825, Visit: 128 Margaret Street, TOOWOOMBA QLD 4350</p> <p>ToowoombaSARA@dasilgp.qld.gov.au</p> <p>Ph: (07) 4616 7307</p>

Environmental authority

The development must comply with the environmental authority (Ref: 2024-02) issued for the below environmentally relevant activity.

Environmentally Relevant Activity

- ERA 3 – Pig keeping, 3: keeping more than 8,000 standard pig units

Approved plans and specifications

Copies of the following plans and reports are enclosed.

Drawing Number	Title	Date
CPC-001, A001.1, Rev E	Property Plan – Aerial Imagery	18/12/2023
CPC-001, A001.2, Rev C	Property Plan	18/12/2023
CPC-001, A002.1, Rev D	Site Plan – Lapunyah – Aerial Imagery	16/10/2023
CPC-001, A002.2, Rev D	Site Plan – Lapunyah	16/10/2023
CPC-001, A003.1, Rev D	Site Plan – Wilga Ridge – Aerial Imagery	16/10/2023
CPC-001, A003.2, Rev D	Site Plan – Wilga Ridge	16/10/2023
CPC-001, A004.1, Rev D	Site Plan – Limebush – Aerial Imagery	16/10/2023
CPC-001, A004.2, Rev D	Site Plan – Limebush	16/10/2023
CPC-001, A101.1, Rev B	Site Plan – New Grower Unit 1	31/01/2024

Drawing Number	Title	Date
CPC-001, A101.2, Rev B	Site Plan – New Grower Unit 1	31/01/2024
CPC-001, A102.1, Rev F	Site Plan – New Grower Unit 2	31/01/2024
CPC-001, A102.2, Rev F	Site Plan – New Grower Unit 2	31/01/2024
CPC-001, A103.1, Rev D	New Development Shed Infrastructure – Full Unit	16/10/2023
CPC-001, A103.2, Rev A	New Development Shed Infrastructure – Half Unit	18/12/2023

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*

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 6 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

A handwritten signature in black ink, appearing to read 'RM McMahon', with a long horizontal flourish extending to the right.

Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

enc Attachment 1—Negotiated Assessment manager's conditions
 Attachment 2—Approved plans
 Attachment 3 – Negotiated Infrastructure Charges Notice
 Attachment 4 – List of Submitters
 Attachment 5—Notice about decision – Statement of reasons
 Attachment 6—Planning Act extracts



ATTACHMENTS

Attachment 1 – Negotiated Assessment Manager’s Conditions

Attachment 2 – Approved Plans

Attachment 3 – Negotiated Infrastructure Charges Notice

Attachment 4 – List of Submitters

Attachment 5 – Notice about decision - Statement of reasons

Attachment 6 – *Planning Act 2016* Extracts

Planning Act 2016 appeal provisions

Planning Act 2016 lapse dates



Attachment 1 – Negotiated Conditions Assessment Manager’s



Negotiated Assessment Manager's Conditions

Description:	<i>"Rural activities" - "Intensive animal industry"</i> (Expansion of existing piggery to 236,070 SPU)
Development:	Material change of use – Development Permit
Applicant:	Kenneth and John Cameron Pty Ltd C/- AgDSA
Address:	Calbrook Road, Lundavra and Moonie Highway, Southwood
Real Property Description:	Lot 1 on SP327021, Lot 2 on SP327021, Lot 9 on PG246 (WDRC parcel), Lot 5 on SP327021
Council File Reference:	22/40

The amended conditions are highlighted in yellow below.

GENERAL CONDITIONS																																														
1.	Approval is granted for the purpose of a Material Change of Use for: <ul style="list-style-type: none"> <i>"Rural activities" – "Intensive animal industry"</i> (Expansion of existing piggery to 236,070 SPU) as defined in the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>. 																																													
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: <table border="1" data-bbox="338 1422 1508 2027"> <thead> <tr> <th>Drawing Number</th> <th>Title</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>CPC-001, A001.1, Rev E</td> <td>Property Plan – Aerial Imagery</td> <td>18/12/2023</td> </tr> <tr> <td>CPC-001, A001.2, Rev C</td> <td>Property Plan</td> <td>18/12/2023</td> </tr> <tr> <td>CPC-001, A002.1, Rev D</td> <td>Site Plan – Lapunyah – Aerial Imagery</td> <td>16/10/2023</td> </tr> <tr> <td>CPC-001, A002.2, Rev D</td> <td>Site Plan – Lapunyah</td> <td>16/10/2023</td> </tr> <tr> <td>CPC-001, A003.1, Rev D</td> <td>Site Plan – Wilga Ridge – Aerial Imagery</td> <td>16/10/2023</td> </tr> <tr> <td>CPC-001, A003.2, Rev D</td> <td>Site Plan – Wilga Ridge</td> <td>16/10/2023</td> </tr> <tr> <td>CPC-001, A004.1, Rev D</td> <td>Site Plan – Limebush – Aerial Imagery</td> <td>16/10/2023</td> </tr> <tr> <td>CPC-001, A004.2, Rev D</td> <td>Site Plan – Limebush</td> <td>16/10/2023</td> </tr> <tr> <td>CPC-001, A101.1, Rev B</td> <td>Site Plan – New Grower Unit 1</td> <td>31/01/2024</td> </tr> <tr> <td>CPC-001, A101.2, Rev B</td> <td>Site Plan – New Grower Unit 1</td> <td>31/01/2024</td> </tr> <tr> <td>CPC-001, A102.1, Rev F</td> <td>Site Plan – New Grower Unit 2</td> <td>31/01/2024</td> </tr> <tr> <td>CPC-001, A102.2, Rev F</td> <td>Site Plan – New Grower Unit 2</td> <td>31/01/2024</td> </tr> <tr> <td>CPC-001, A103.1, Rev D</td> <td>New Development Shed Infrastructure – Full Unit</td> <td>16/10/2023</td> </tr> <tr> <td>CPC-001, A103.2, Rev A</td> <td>New Development Shed Infrastructure – Half Unit</td> <td>18/12/2023</td> </tr> </tbody> </table> <p>Please note these plans are not approved Building Plans.</p>	Drawing Number	Title	Date	CPC-001, A001.1, Rev E	Property Plan – Aerial Imagery	18/12/2023	CPC-001, A001.2, Rev C	Property Plan	18/12/2023	CPC-001, A002.1, Rev D	Site Plan – Lapunyah – Aerial Imagery	16/10/2023	CPC-001, A002.2, Rev D	Site Plan – Lapunyah	16/10/2023	CPC-001, A003.1, Rev D	Site Plan – Wilga Ridge – Aerial Imagery	16/10/2023	CPC-001, A003.2, Rev D	Site Plan – Wilga Ridge	16/10/2023	CPC-001, A004.1, Rev D	Site Plan – Limebush – Aerial Imagery	16/10/2023	CPC-001, A004.2, Rev D	Site Plan – Limebush	16/10/2023	CPC-001, A101.1, Rev B	Site Plan – New Grower Unit 1	31/01/2024	CPC-001, A101.2, Rev B	Site Plan – New Grower Unit 1	31/01/2024	CPC-001, A102.1, Rev F	Site Plan – New Grower Unit 2	31/01/2024	CPC-001, A102.2, Rev F	Site Plan – New Grower Unit 2	31/01/2024	CPC-001, A103.1, Rev D	New Development Shed Infrastructure – Full Unit	16/10/2023	CPC-001, A103.2, Rev A	New Development Shed Infrastructure – Half Unit	18/12/2023
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4.	<p>Complete and maintain the approved development as follows:</p> <ul style="list-style-type: none"> (i) Generally in accordance with development approval documents; and (ii) Strictly in accordance with those parts of the approved development which have been specified in detail by Council unless Council agrees in writing that those parts will be adequately complied with by amended specifications. <p>All development shall comply with any relevant provisions in the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>, Council's standard designs for applicable work and any relevant Australian Standard that applies to that type of work.</p> <p>The development approval documents are the material contained in the development application, approved plans and supporting documentation including any written and electronic correspondence between applicant, Council or any relevant Agencies during all stages of the development application assessment processes.</p>
5.	<p>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.</p>
OPERATION OF THE USE	
6.	<p>Operating hours shall be generally in accordance with the supporting information supplied with the application.</p>
7.	<p>Loading and unloading shall be undertaken generally in accordance with the supporting information supplied with the application.</p>
PUBLIC UTILITIES	
8.	<p>The development shall be connected to a suitable electricity and telecommunications supply system, at no cost to Council.</p>
ESSENTIAL SERVICES	
9.	<p>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.</p> <p>The site shall be connected to and maintain a potable water supply with a sufficient volume for domestic use.</p>

10.	<p>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 <i>Queensland Plumbing and Wastewater Code</i>, 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.</p>
ROADS AND VEHICLES	
11.	<p>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.</p>
12.	<p>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 <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>, to the satisfaction of and at no cost to Council.</p> <p>Parking and manoeuvring areas shall be either constructed or bonded prior to the commencement of the use.</p> <p>The developer shall contact Council's Engineering Department to ensure the correct specifications are obtained for all civil works prior to commencement of any works onsite.</p> <p>A qualified Council Officer may inspect construction works at the request of the developer to ensure compliance with this condition.</p>
STORMWATER	
13.	<p>Prior to the commencement of the use and at all times while the use continues, the site shall be adequately drained and all stormwater shall be disposed of to a legal point of discharge in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>, to the satisfaction of and at no cost to Council.</p> <p>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.</p> <p>There shall be no change in direction or increase in the volume, concentration or velocity in any overland flow from the site to any adjoining properties unless agreed in writing by Council and the owners of any adjoining properties affected by these changes.</p> <p>The stormwater system shall be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of waterways.</p>

14.	<p>Stormwater shall not be allowed to pond on the site during the development process and after development has been completed unless the type and size of ponding has been agreed in writing by Council.</p> <p>No ponding, concentration or redirection of stormwater shall occur on adjoining properties unless specifically agreed to in writing by Council and the owners of any adjoining properties affected by these changes.</p>
EARTHWORKS AND EROSION CONTROL	
15.	<p>Any filling or excavation shall be undertaken in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i> or to other relevant engineering standards to the satisfaction of and at no cost to Council.</p> <p>Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p>
16.	<p>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 <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i> to the satisfaction of and at no cost to Council.</p> <p>Control procedures are to be established to ensure sediment from the site is not deposited off site. The developer shall ensure no increase in any silt loads or contaminants in overland flow from the site during the development process and after development has been completed.</p>
ENVIRONMENT	
17.	<p>Should the intensive animal industry cease operation, rehabilitation of the site shall be carried out generally in accordance with an approved Rehabilitation Plan.</p>

<p>18.</p>	<p>A Site Based Management Plan shall be prepared for the proposed intensive animal industry activity, and shall address the following operation and maintenance issues:</p> <ul style="list-style-type: none"> (i) Maintenance cleaning of pig shed frequency; (ii) Construction and management of carcass disposal areas; (iii) Register to be kept for all of the following events: <ul style="list-style-type: none"> a. Complaints received about the operation of the use, including but not limited to noise, odour and dust complaints, and what actions have been undertaken by whom to investigate and resolve any confirmed issues; b. Details of any events involving contaminants entering natural watercourses and actions taken to resolve this issue. (iv) Details of who will be responsible for all actions mentioned in points (i)-(iii) above. <p>The Site Based Management Plan must also include the installation, management and maintenance of at least one suitable weather station at each existing and proposed piggery unit with functions capable of recording climatic wind data including wind direction and speed. The developer shall maintain a record of this data and provide it to the relevant authority, if requested to do so.</p>
<p>19.</p>	<p>The development shall be designed and constructed to avoid significant adverse impacts on areas of environmental significance identified within the site.</p>
<p>AVOIDING NUISANCE</p>	
<p>20.</p>	<p>At all times while the use continues, the development shall be conducted in accordance with the provisions of the <i>Environmental Protection Act 1994</i> (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.</p>
<p>21.</p>	<p>At all times while the use continues it shall be operated in such a manner as to ensure that no nuisance shall arise to adjoining premises as a result of dust, noise, lighting, odour, vibration, rubbish, contaminants, stormwater discharge or siltation or any other potentially detrimental impact.</p>
<p>22.</p>	<p>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.</p> <p>Waste receptacles shall be placed in a screened area. The site must maintain a general tidy appearance.</p>
<p>23.</p>	<p>The operator shall be responsible for mitigating any complaints arising from on-site operations.</p>
<p>24.</p>	<p>Construction works must occur so they do not cause unreasonable interference with the amenity of adjoining premises.</p> <p>The site must be kept on a clean and tidy state at all times during construction.</p>

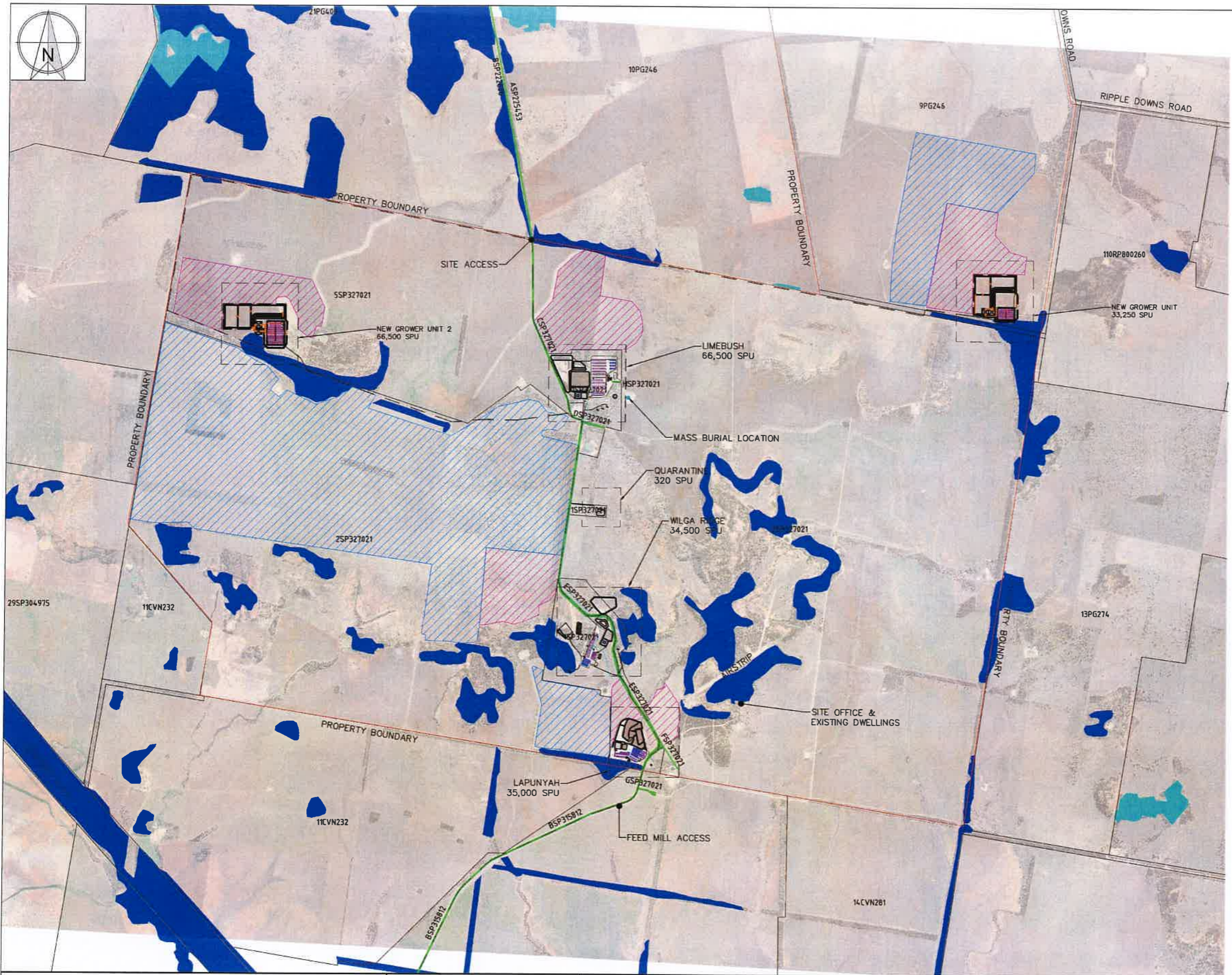
DEVELOPER'S RESPONSIBILITIES	
25.	It is the developer's responsibility to ensure that potential bushfire hazards are appropriately mitigated to reflect the hazard level of the site in regard to vegetation type and proximity, slope and aspect, bushfire history, on-site environmental values, ease of maintenance 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.	<p>At its discretion, Council may accept bonds or other securities to ensure completion of specified development approval conditions or Council may accept cash payments for Council to undertake the necessary work to ensure completion of specified development approval conditions.</p> <p>It may be necessary for Council to use such bonds for the completion of outstanding works without a specific timeframe agreed.</p> <p>The decision to accept bonds or other securities to satisfy a condition will be that of Council, not the applicant.</p>

32.	<p>Council must be notified in writing of the date of the commencement of the use within 14 days of commencement.</p> <p>This approval will lapse if the use has not commenced within six (6) years of the date the development approval takes effect, in accordance with the provisions contained in section 85(i)(a) of the <i>Planning Act 2016</i>.</p> <p>Section 86 of the <i>Planning Act 2016</i> sets out how an extension to the period of approval can be requested.</p>
33.	<p>A letter outlining and demonstrating that conditions have been, or will be, complied with shall be submitted to Council and approved by a relevant Officer of Council prior to commencement of the use at each relevant stage. Council Officers may require a physical inspection to confirm that all conditions have been satisfied to relevant standards.</p>
PLEASE READ CAREFULLY - NOTES AND ADVICE	
	<p><i>When approval takes effect</i></p> <p>This approval takes effect in accordance with section 85 of the <i>Planning Act 2016</i>.</p> <p><i>When approval lapses</i></p> <p>This approval will lapse if the use has not commenced within six (6) years of the date the development approval takes effect.</p> <p>Section 86 of the <i>Planning Act 2016</i> sets out how an extension to the period of approval can be requested.</p>
	<p>Infrastructure charges as outlined in the Infrastructure Charges Notice included in Attachment 3 shall be paid prior to the commencement of the use.</p>
	<p>It is the applicant's responsibility to obtain all statutory approvals prior to commencement of any works onsite.</p>
	<p>This approval in no way removes the duty of care responsibility of the applicant under the <i>Aboriginal Cultural Heritage Act 2003</i>. Pursuant to Section 23(1) of the <i>Aboriginal Cultural Heritage Act 2003</i>, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care").</p>
	<p>This approval in no way authorises the clearing of native vegetation protected under the <i>Vegetation Management Act 1999</i>.</p>
	<p>The approved development does not authorise any deviation from the applicable Australian Standards nor from the application of any laws, including laws covering workplace health and safety.</p>



Attachment 2 – Approved Plans





LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT
- INTERNAL ROAD
- PIGGERY BOUNDARY
- MANURE UTILISATION AREA (1,470HA)
- EFFLUENT UTILISATION AREA (450HA)
- REGULATED VEGETATION - CAT B
- REGULATED VEGETATION - CAT C

- NOTES**
- AERIAL IMAGE SOURCED THROUGH ESRI MAXAR IMAGES. IMAGE ACCESS 13/01/2022.
 - CADASTRAL DATA SOURCED FROM QUEENSLAND GOVERNMENT VIA THE QSPATIAL PORTAL. CADASTRAL DATA ACCESS 03/03/2021.
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 - A WATER BALANCE WAS UNDERTAKEN, USING THE AUSTRALIAN PORK LIMITED "WATBAL" POND DESIGN SOFTWARE, TO ESTIMATE THE REQUIRED EVAPORATION POND CAPACITY.

SITE OVERVIEW

SITE	CAPACITY	UNITS
LAPUNYAH	35,000	SPU
LIMEBUSH	66,500	SPU
QUARANTINE	320	SPU
WILGA RIDGE	34,500	SPU
NEW GROWER UNIT 1	33,250	SPU
NEW GROWER UNIT 2	66,500	SPU
TOTAL	236,070	SPU

GOONDIWINDI REGIONAL COUNCIL
 Approved Plan referred to in Council's Decision Notice
 Council Reference: 22/40
 Dated: 31/7/2024
 Signed: *Carli Stanton*
 Print Name: Carli Stanton
 (Under Delegation) ASSESSMENT MANAGER

CLIENT
 KEN AND JOHN CAMERON
 PROJECT
 PIGGERY EXPANSION
 LOCATION
 238 LIENASSIE ROAD, LUNDAVRA QLD 4390
 SHEET TITLE
 PROPERTY PLAN - AERIAL IMAGERY

AgDSA
 AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA
 PO BOX 202
 TOOWOOMBA QLD 4350
 PH: 07 418 242 245
 www.agdsa.com.au

SCALE

 SCALE 1:25,000 (A1) 1:50,000 (A3)



DESIGNED
 TJS

FOR APPROVAL ONLY

DATE	BY	DESCRIPTION
18/12/2023	E	INCLUSION OF A HALF UNIT TO THE NORTH EAST
16/10/2023	D	SINGLE NEW GROWER UNIT, ADDITION OF EUA AND MUA + MASS BURIAL SITES
25/11/2021	C	INCLUSION OF NEW GROWER UNITS 1 & 2 FOLLOWING FAVOURABLE ODOUR MODELLING
23/06/2021	B	PFI RESPONSE & 5,000 SPU REDUCTION OF LAPUNYAH PIGGERY
03/03/2021	A	ORIGINAL ISSUE

POS CODE
 CPC-001

SHEET NUMBER
 A001.1

CURRENT REVISION
 E



LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT
- INTERNAL ROAD
- PIGGERY BOUNDARY
- MANURE UTILISATION AREA (1,470HA)
- EFFLUENT UTILISATION AREA (450HA)
- REGULATED VEGETATION - CAT B
- REGULATED VEGETATION - CAT C

NOTES

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WILGA RIDGE	34,500	SPU
NEW GROWER UNIT 1	33,250	SPU
NEW GROWER UNIT 2	66,500	SPU
TOTAL	236,070	SPU

GOONDIWINDI REGIONAL COUNCIL
 Approved Plan referred to in Council's Decision Notice

Council Reference: 22/40
 Dated: 31/7/2024
 Signed:
 Print Name: Carl Manton
 (Under Delegation) ASSESSMENT MANAGER

CLIENT
 KEN AND JOHN CAMERON

PROJECT
 PIGGERY EXPANSION

LOCATION
 238 LIENASSIE ROAD, LUNDAVRA QLD 4390

SHEET TITLE
 PROPERTY PLAN

AgDSA
 AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA

PO BOX 203
 TULLOCH QLD 4350
 PH: 07 418 446 245
 Email: info@agdsa.com.au

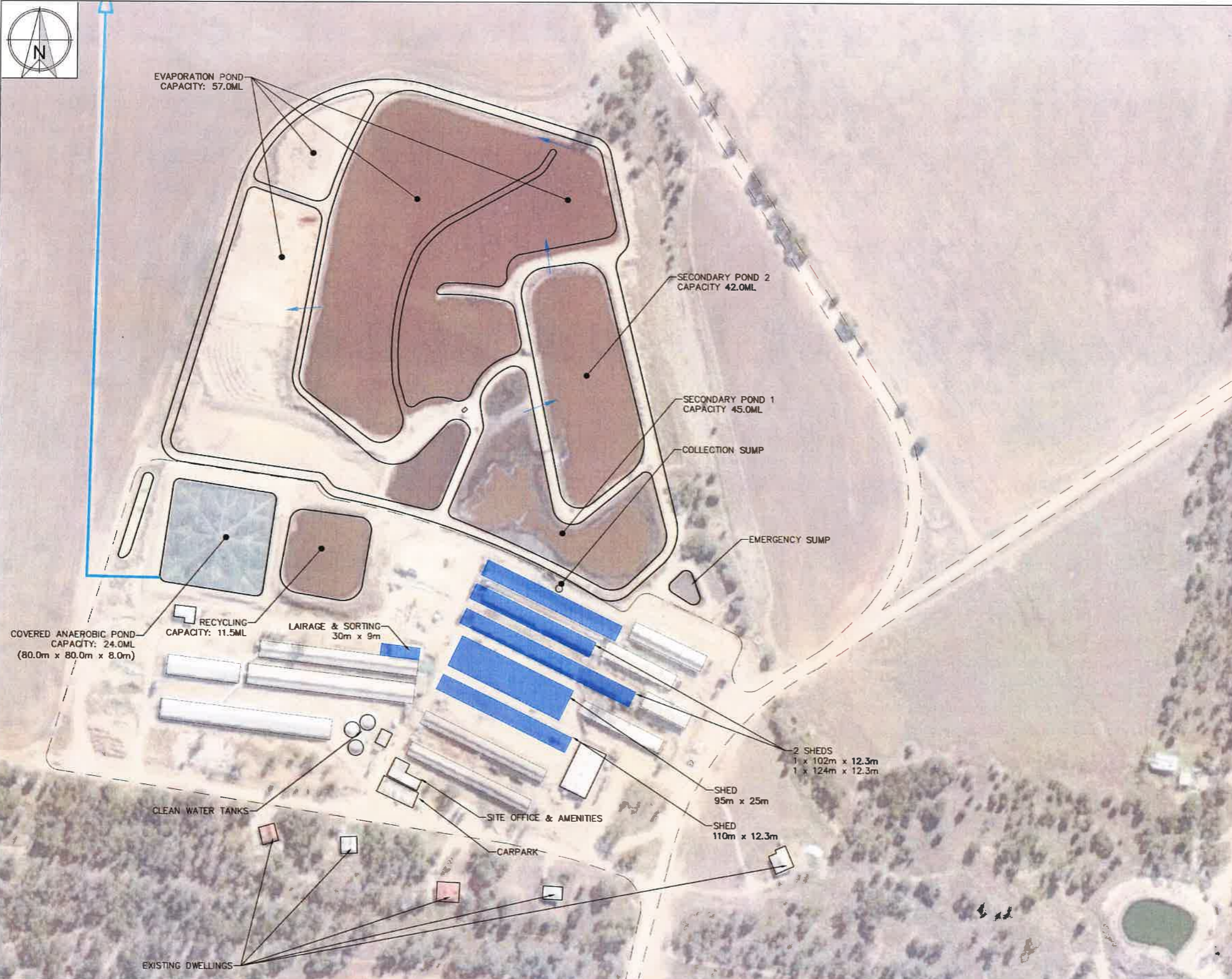
SCALE

0 500 1,000 1,500m

SCALE 1:25,000 (A1) 1:50,000 (A3)



DESIGNED TJS	FOR APPROVAL ONLY		JOB CODE CPC-001															
CHECKED MRN			SHEET NUMBER A001.2															
PROJECT MANAGER MRN	<table border="1"> <tr> <td>18/12/2023</td> <td>C</td> <td>INCLUSION OF A HALF UNIT TO THE NORTH EAST</td> <td>TCG</td> </tr> <tr> <td>16/10/2023</td> <td>B</td> <td>SINGLE NEW GROWER UNIT, ADDITION OF EUA AND MUA + MASS BURIAL SITES</td> <td>TCG</td> </tr> <tr> <td>30/06/2020</td> <td>A</td> <td>ORIGINAL ISSUE</td> <td>TJS</td> </tr> <tr> <td>D-1</td> <td>REV</td> <td>DESCRIPTION</td> <td>APP</td> </tr> </table>	18/12/2023	C	INCLUSION OF A HALF UNIT TO THE NORTH EAST	TCG	16/10/2023	B	SINGLE NEW GROWER UNIT, ADDITION OF EUA AND MUA + MASS BURIAL SITES	TCG	30/06/2020	A	ORIGINAL ISSUE	TJS	D-1	REV	DESCRIPTION	APP	CURRENT REVISION C
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30/06/2020	A	ORIGINAL ISSUE	TJS															
D-1	REV	DESCRIPTION	APP															



LEGEND – PROPOSED

- INFRASTRUCTURE
- PIGGERY SHED

LEGEND – EXISTING

- INFRASTRUCTURE
- INTERNAL ROAD
- BIOGAS LINE

NOTES

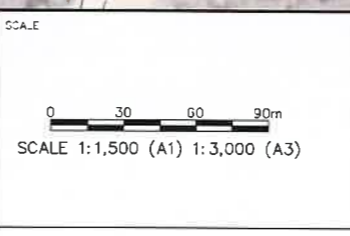
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DESIGN NOTES

1. TOTAL SHEDS: 15 SHEDS.
2. TOTAL CAPACITY: 35,000 SPU
3. TOTAL APPROVED GFA: 18,264 m²
- TOTAL INCREASE GFA: 372 m² (2.0%)
- TOTAL SHED GFA: 18,636 m²

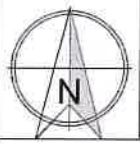
GOONDIWINDI REGIONAL COUNCIL
 Approved Plan referred to in Council's Decision Notice
 Council Reference: 22/140
 Dated: 31/7/2024
 Signed: *Carl Stanton*
 Print Name: Carl Stanton
 (Under Delegation) ASSESSMENT MANAGER

CLIENT
 KEN AND JOHN CAMERON
 PROJECT
 PIGGERY EXPANSION
 LOCATION
 238 LIENASSIE ROAD, LUNDAVRA QLD 4390
 SHEET TITLE
 SITE PLAN – LAPUNYAH – AERIAL IMAGERY



DESIGNED	TJS	FOR APPROVAL ONLY		JOB CODE	CPC-001
CHECKED	MRN	16/10/2023	D	RELABELLING OF PONDS	TCC
PROJECT MANAGER	MRN	25/11/2021	C	INCLUSION OF NEW GROWER UNITS 1 & 2 FOLLOWING FAVOURABLE ODOUR MODELLING	TJS
		23/06/2021	B	RFI RESPONSE & 5,000 SPU REDUCTION OF LAPUNYA PIGGERY	TJS
		03/03/2021	A	ORIGINAL ISSUE	TJS
		24/06/2021	B	REVISION	APP

SHEET NUMBER
 A002.1
 CURRENT REVISION
 D



LEGEND – PROPOSED

- INFRASTRUCTURE
- PIGGERY SHED

LEGEND – EXISTING

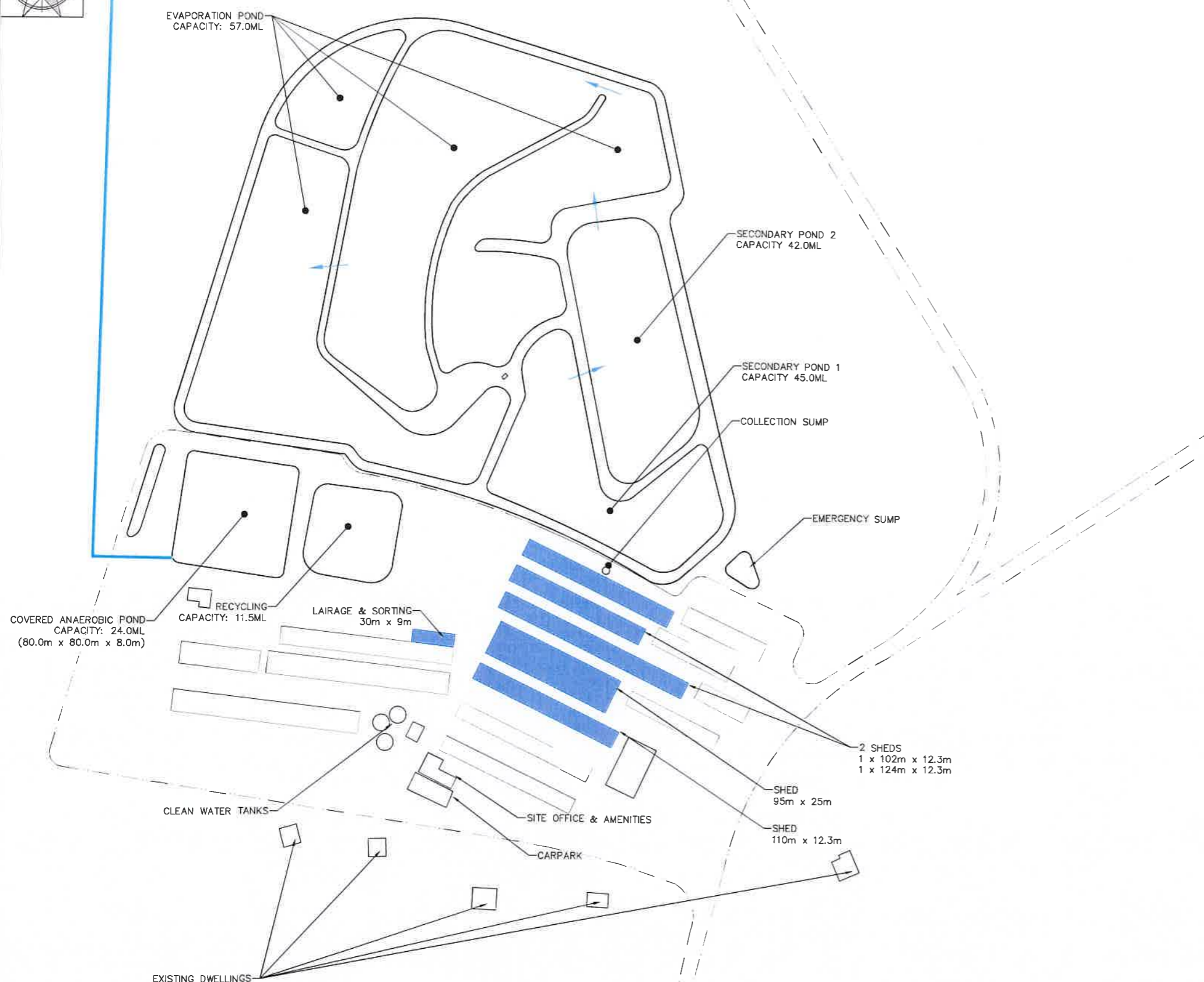
- INFRASTRUCTURE
- INTERNAL ROAD
- BIOGAS LINE

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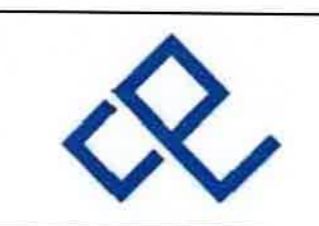
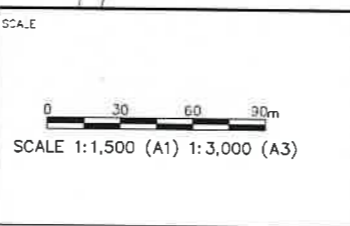
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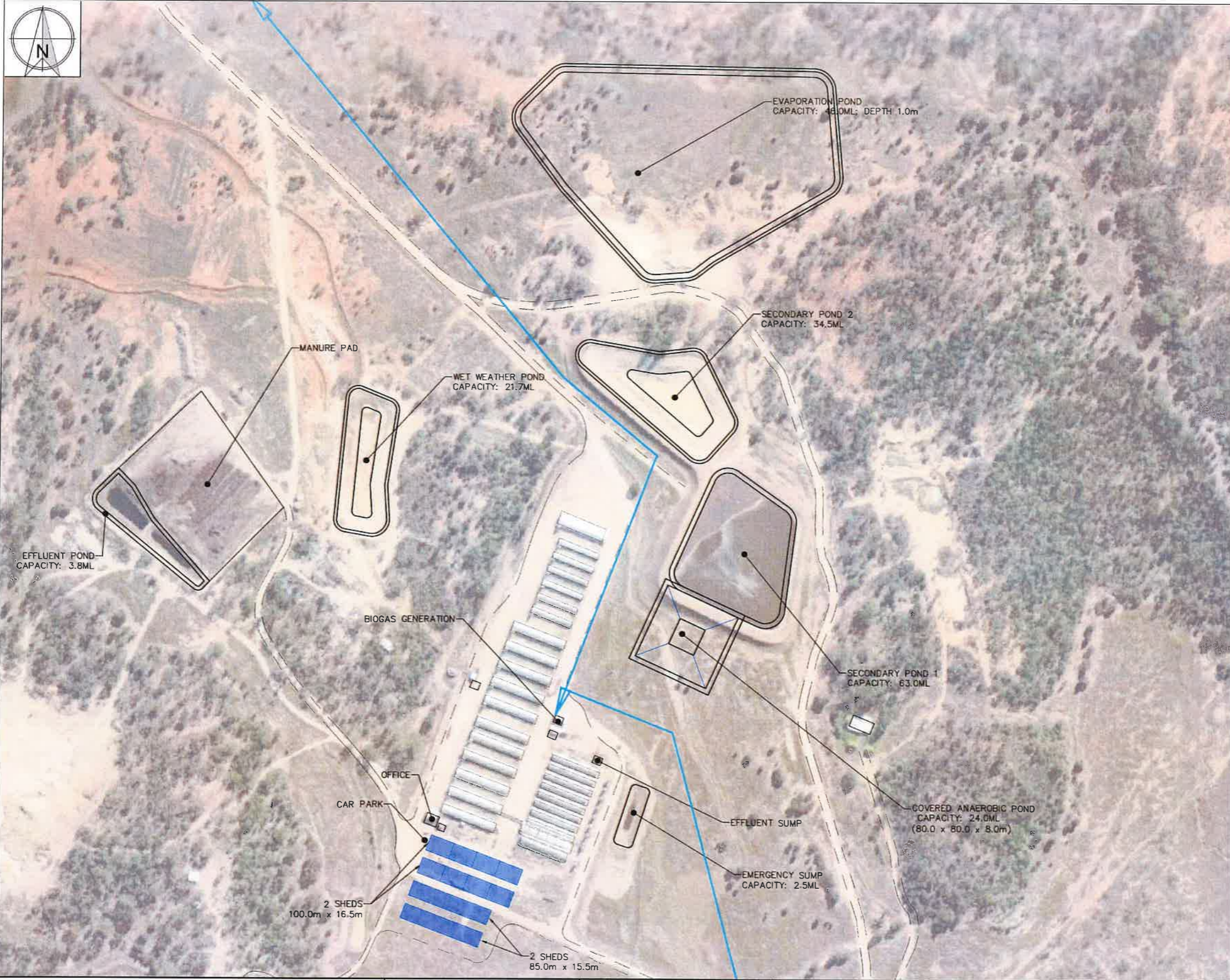
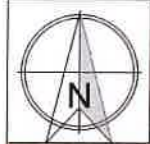
GOONDIWINDI REGIONAL COUNCIL
 Approved Plan referred to in Council's Decision Notice
 Council Reference: 22140
 Dated: 31/7/2024
 Signed:
 Print Name: Carl Manton
 (Under Delegation) ASSESSMENT MANAGER

CLIENT
 KEN AND JOHN CAMERON
 PROJECT
 PIGGERY EXPANSION
 LOCATION
 238 LIENASSIE ROAD, LUNDAVRA QLD 4390
 SHEET TITLE
 SITE PLAN – LAPUNYAH



DESIGNED TJS	FOR APPROVAL ONLY			JOB CODE CPC-001
DRAWN MRN	16/10/2023	D	RELABELLING OF PONDS	TCC TJS
PROJECT MANAGER MRN	25/11/2021	C	INCLUSION OF NEW DROWER UNITS 1 & 2 FOLLOWING FAVOURABLE ODOUR MODELLING	TJS
	23/06/2021	B	RFI RESPONSE & 5,000 SPU REDUCTION OF LAPUNYA PIGGERY	TJS
	03/03/2021	A	ORIGINAL ISSUE	TJS
	DATE	REV	DESCRIPTION	APP

FILE NUMBER
 A002.2
 CURRENT REVISION
 D



LEGEND – PROPOSED

- INFRASTRUCTURE
- PIGGERY SHED

LEGEND – EXISTING

- INFRASTRUCTURE
- INTERNAL ROAD
- BIOGAS LINE

NOTES

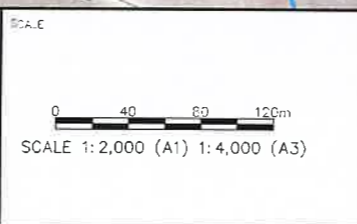
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DESIGN NOTES

1. TOTAL SHEDS: 32 SHEDS.
2. TOTAL CAPACITY: 34,500 SPU
3. TOTAL APPROVED GFA: 12,459 m²
- TOTAL INCREASE GFA: 5,935 m² (47.6%)
- TOTAL SHED GFA: 18,394 m²

GOONDIWINDI REGIONAL COUNCIL
 Approved Plan referred to Council's Decision Notice
 Council Reference: 22/40
 Dated: 31/12/2021
 Signed: *Carl Martin*
 Print Name: Carl Martin
 (Under Delegation) ASSESSMENT MANAGER

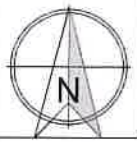
CLIENT:
 KEN AND JOHN CAMEPON
 PROJECT:
 PIGGERY EXPANSION
 ADDRESS:
 238 LIENASSIE ROAD, LUNDAVRA QLD 4390
 SHEET TITLE:
 SITE PLAN – WILGA RIDGE – AERIAL IMAGERY



DESIGNED:
 TJS
 CHECKED:
 MRN
 PROJECT MANAGER:
 MRN

FOR APPROVAL ONLY			
DATE	REV	DESCRIPTION	APP
16/10/2023	D	RELABELLING OF PONDS AND EVAPORATION POND RE-DRAIN TO MATCH EXISTING	TJS
25/11/2021	C	INCLUSION OF NEW GROWER UNITS 1 & 2 FOLLOWING FAVOURABLE OCCUR MODELLING	TJS
23/06/2021	B	RFI RESPONSE & 5,000 SPU REDUCTION OF LAFUNYA PIGGERY	TJS
02/02/2021	A	ORIGINAL ISSUE	TJS

JOB CODE:
 CPC-001
 SHEET NUMBER:
 A003.1
 CURRENT REVISION:
 D



LEGEND – PROPOSED

- INFRASTRUCTURE
- PIGGERY SHED

LEGEND – EXISTING

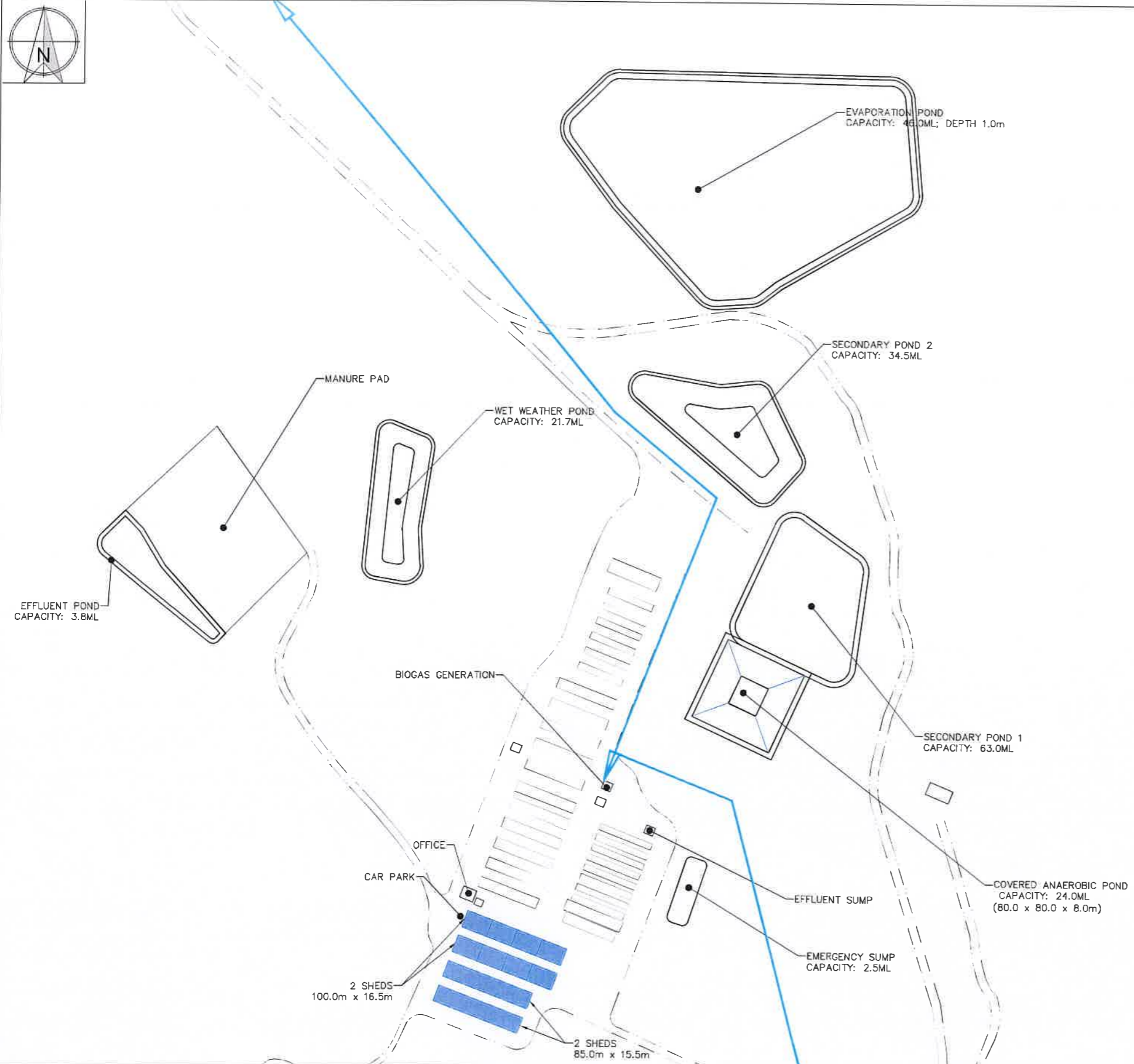
- INFRASTRUCTURE
- INTERNAL ROAD
- BIOGAS LINE

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GOONDIWINDI REGIONAL COUNCIL
 Approved Plan referred to in Council's Decision Notice

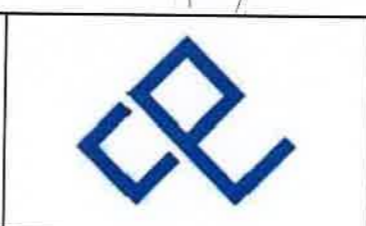
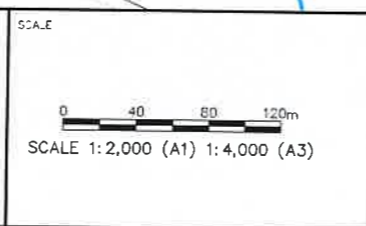
Council Reference: 22/40
 Dated: 31/07/2024
 Signed:
 Print Name: Carl Manton
 (Under Delegation) ASSESSMENT MANAGER

CLIENT
 KEN AND JOHN CAMERON

PROJECT
 PIGGERY EXPANSION

LOCATION
 238 LIENASSIE ROAD, LUNDAVRA QLD 4390

SHEET 1 OF 1
 SITE PLAN – WILGA RIDGE



DESIGNED TJS	FOR APPROVAL ONLY		
DRAWN MRN	16/10/2023	D	RELABELLING OF PONDS AND EVAPORATION POND RE-DRAWN TO MATCH EXISTING
PROJECT MANAGER MRN	25/11/2021	C	INCLUSION OF NEW GROWER UNITS 1 & 2 FOLLOWING FAVOURABLE ODOUR MODELLING
	23/06/2021	B	RFI RESPONSE & 5,000 SPU REDUCTION OF LAPUNYA PIGGERY
	03/03/2021	A	ORIGINAL ISSUE
	DATE	REV	DESCRIPTION

JOB CODE
 CPC-001

SHEET NUMBER
 A003.2

CURRENT REVISION
 D



LEGEND – PROPOSED

- INFRASTRUCTURE
- PIGGERY SHED

LEGEND – EXISTING

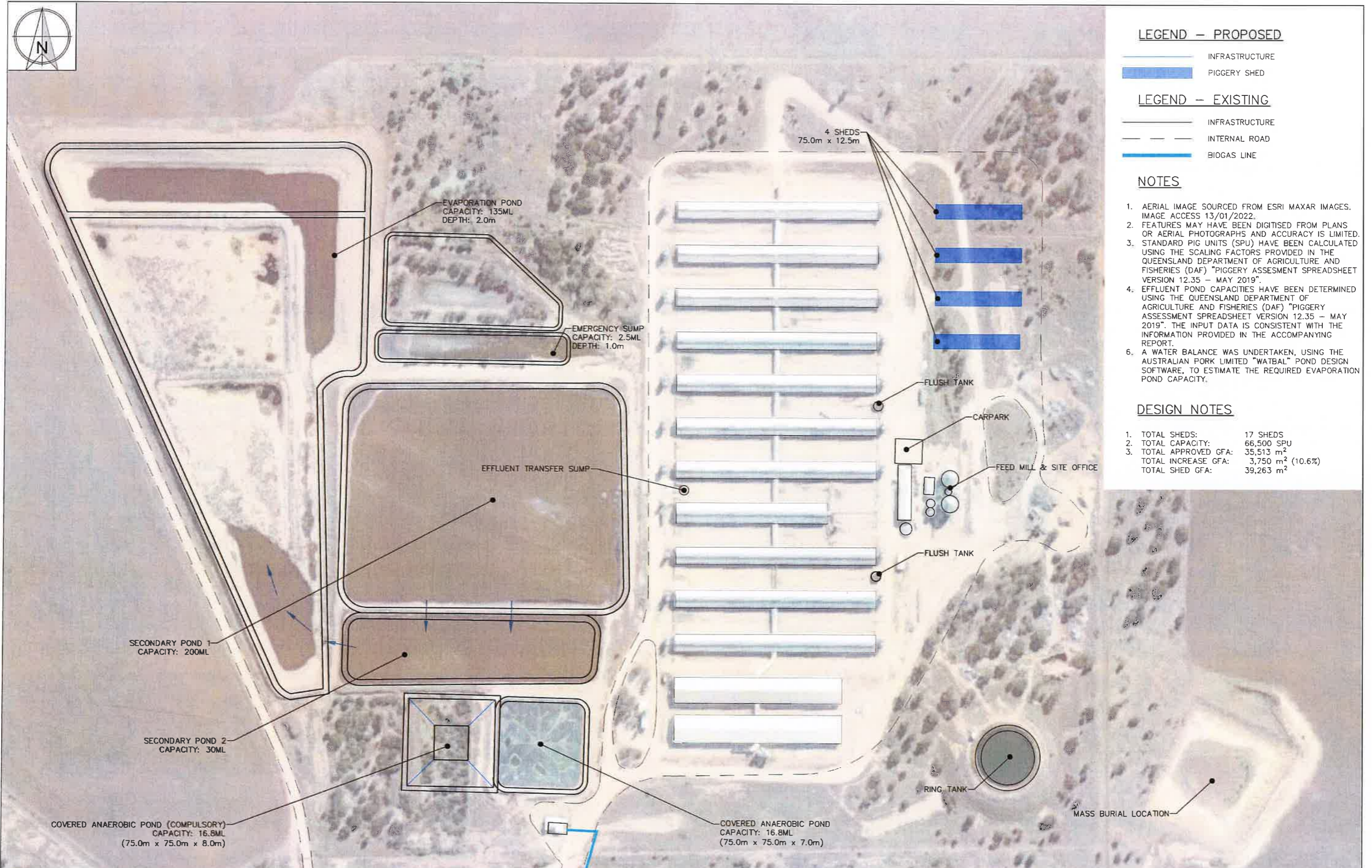
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- INTERNAL ROAD
- BIOGAS LINE

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DESIGN NOTES

1. TOTAL SHEDS: 17 SHEDS
2. TOTAL CAPACITY: 66,500 SPU
3. TOTAL APPROVED GFA: 35,513 m²
- TOTAL INCREASE GFA: 3,750 m² (10.6%)
- TOTAL SHED GFA: 39,263 m²



CLIENT
KEN AND JOHN CAMERON

PROJECT
PIGGERY EXPANSION

LOCATION
238 LIENASSIE ROAD, LUNDAVRA OLD 4390

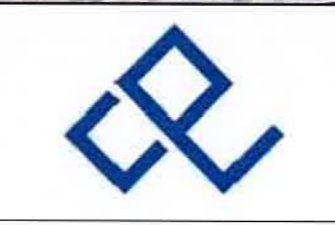
SHEET TITLE
SITE PLAN – LIMBUSH – AERIAL IMAGERY

AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA

PO BOX 292
TOOWOOMBA QLD 4390
PH: +61 414 442 245
Licence: 130940202000

SCALE

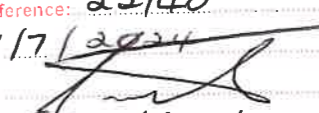
SCALE 1:1,500 (A1) 1:3,000 (A3)

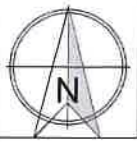


DESIGNED TJS	FOR APPROVAL ONLY			JOB CODE CPC-001
DEVELOPED MRN	16/10/2023	D	RELABELLING OF PONDS, REMOVED EVAP POND 2, AND WALL BY EVAP POND 1	TCC
PROJECT MANAGER MRN	25/11/2021	C	INCLUSION OF NEW GROWER UNITS 1 & 2 FOLLOWING FAVOURABLE ODOUR MODELLING	TJS
	23/06/2021	B	RFI RESPONSE & 5,000 SPU REDUCTION OF LAPUNYA PIGGERY	TJS
	03/03/2021	A	ORIGINAL ISSUE	TJS
	DATE	REV	DESCRIPTION	APP
				REVISED

SHEET NUMBER
A004.1

CURRENT REVISION
D

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 22/40
Dated: 31/7/2024
Signed: 
Print Name: Carl Manton
(Under Delegation) ASSESSMENT MANAGER



LEGEND – PROPOSED

- INFRASTRUCTURE
- PIGGERY SHED

LEGEND – EXISTING

- INFRASTRUCTURE
- INTERNAL ROAD
- BIOGAS LINE

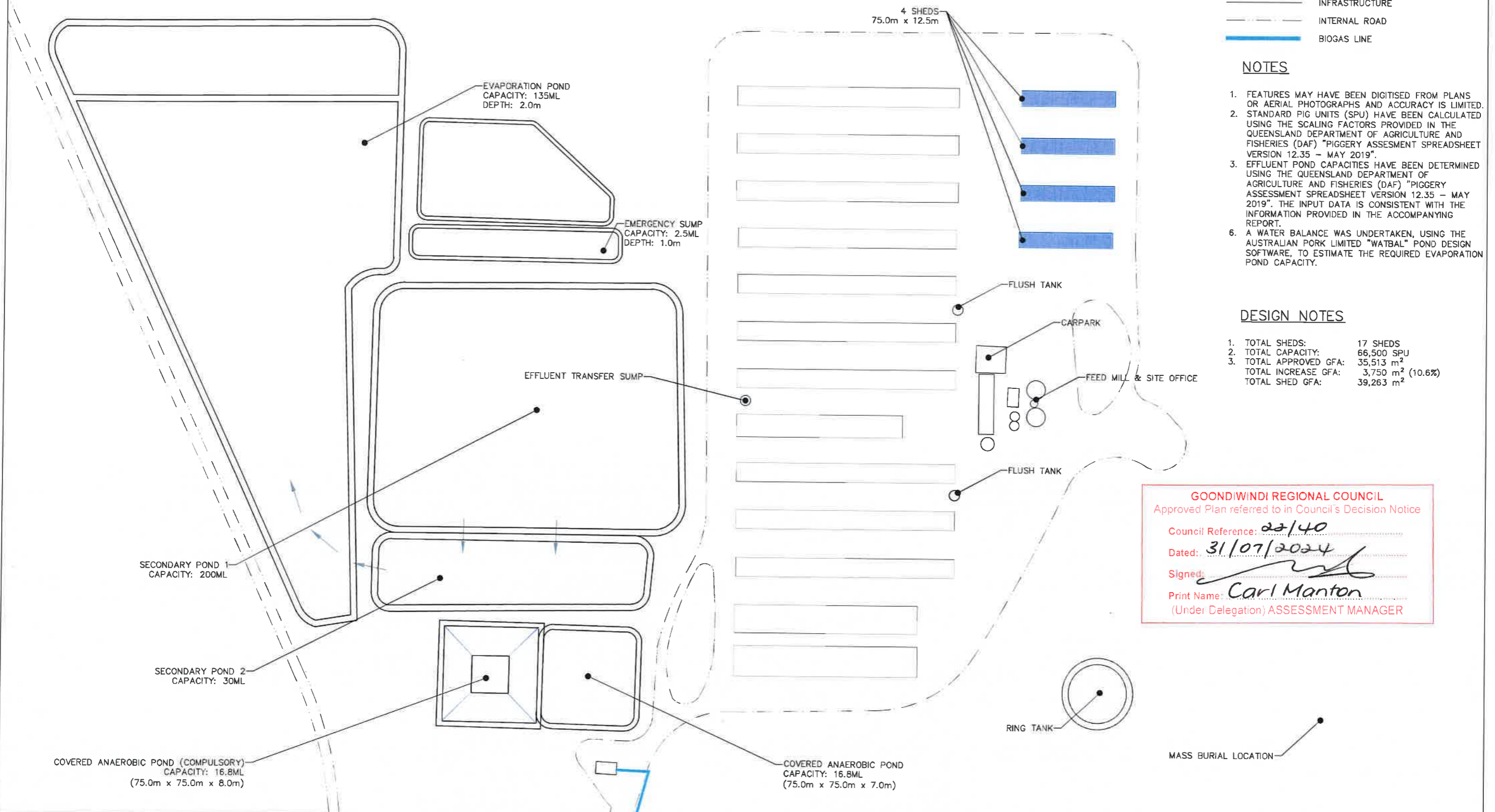
NOTES

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 ASSESSMENT 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.
6. A WATER BALANCE WAS UNDERTAKEN, USING THE AUSTRALIAN PORK LIMITED "WATBAL" POND DESIGN SOFTWARE, TO ESTIMATE THE REQUIRED EVAPORATION POND CAPACITY.

DESIGN NOTES

1. TOTAL SHEDS: 17 SHEDS
2. TOTAL CAPACITY: 66,500 SPU
3. TOTAL APPROVED GFA: 35,513 m²
- TOTAL INCREASE GFA: 3,750 m² (10.6%)
- TOTAL SHED GFA: 39,263 m²

GOONDIWINDI REGIONAL COUNCIL
 Approved Plan referred to in Council's Decision Notice
 Council Reference: 22/40
 Dated: 31/07/2024
 Signed:
 Print Name: Carl Manton
 (Under Delegation) ASSESSMENT MANAGER

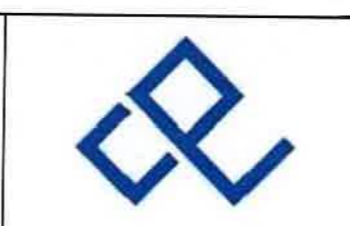


CLIENT
 KEN AND JOHN CAMERON
 PROJECT
 PIGGERY EXPANSION
 LOCATION
 238 LIENASSIE ROAD, LUNDAVRA QLD 4390
 SHEET TITLE
 SITE PLAN – LIMEBUSH

AgDSA
 AGRICULTURAL DEVELOPMENT
 SERVICES AUSTRALIA
 PO BOX 292
 TOOWOOMBA QLD 4350
 PH: +61 415 445 245
 E: cor:cc@agdsa.com.au

SCALE

 SCALE 1:1,500 (A1) 1:3,000 (A3)



DESIGNED
 TJS
 CHECKED
 MRN
 PROJECT MANAGER
 MRN

FOR APPROVAL ONLY			
DATE	REV	DESCRIPTION	APP
16/10/2023	D	RELABELLING OF PONDS, REMOVED EVAP POND 2, AND WALL IN EVAP POND 1	TJS
25/11/2021	C	INCLUSION OF NEW GROWER UNITS 1 & 2 FOLLOWING FAVOURABLE ODOUR MODELLING	TJS
23/06/2021	B	RFI RESPONSE & 5,000 SPU REDUCTION OF LAFUNYA PIGGERY	TJS
03/03/2021	A	ORIGINAL ISSUE	TJS

JOB CODE
 CPC-001
 SHEET NUMBER
 A004.2
 CURRENT REVISION
 D



LEGEND – PROPOSED

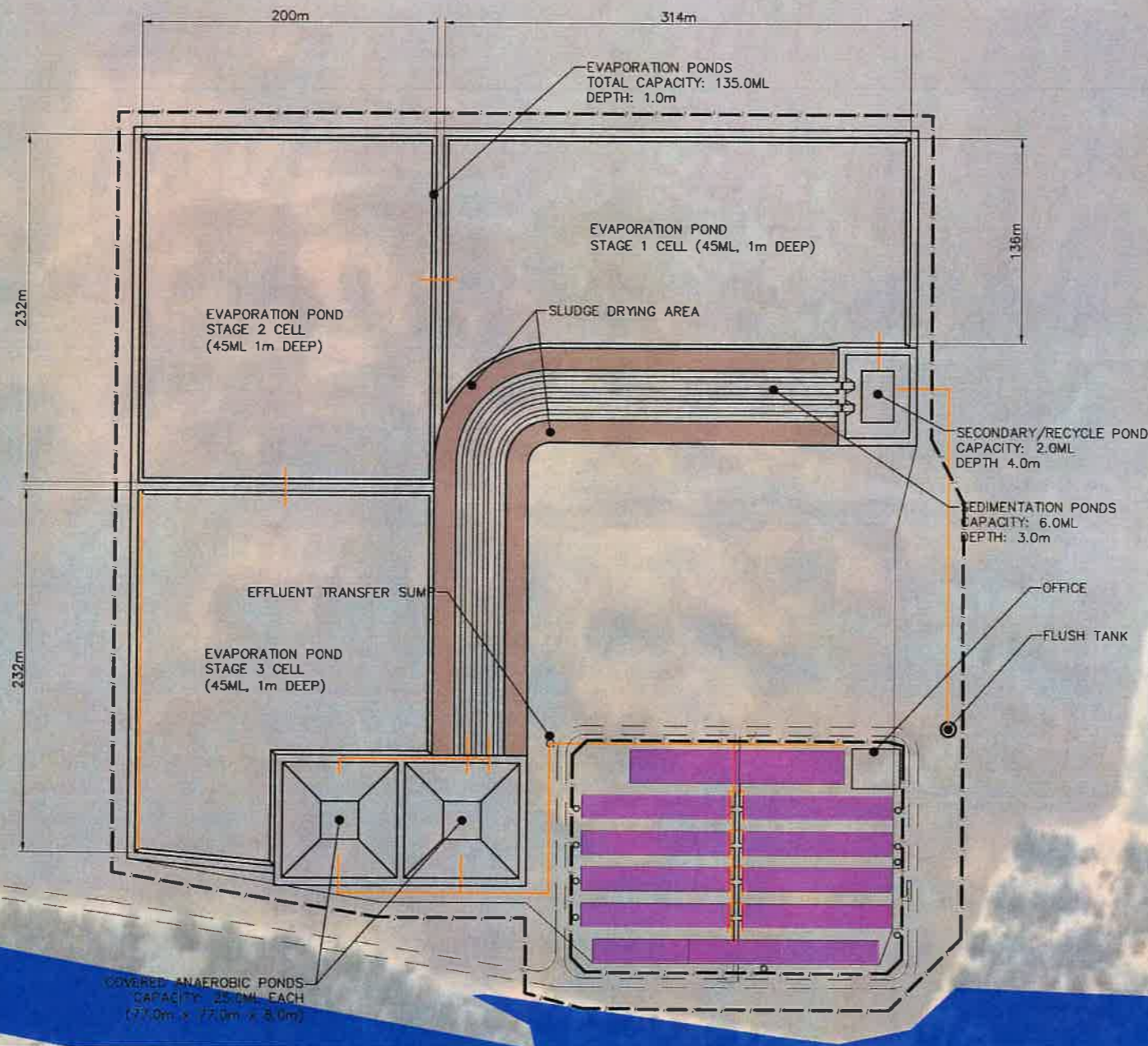
- INFRASTRUCTURE
- INTERNAL ROAD
- EFFLUENT DRAINAGE LINE
- FENCE
- CONTOUR – EXISTING (1.0m)
- PROPOSED PIG SHED
- SLUDGE DRYING BAY (1.38ha TOTAL)
- REGULATED VEGETATION – CAT B

NOTES

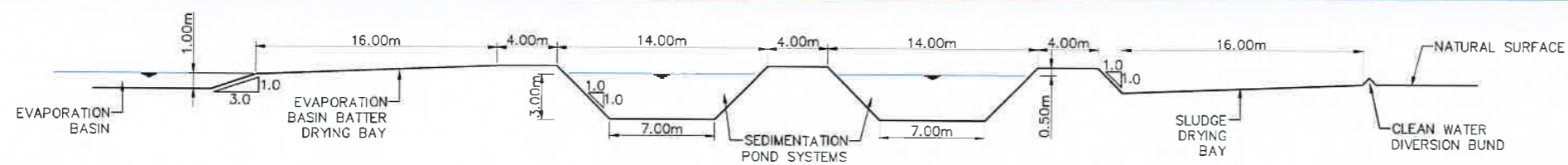
1. AERIAL IMAGE SOURCED FROM ESRI MAXAR IMAGES. IMAGE ACCESS 13/01/2022.
2. FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
3. STANDARD PIG UNITS (SPU) HAVE BEEN CALCULATED USING THE SCALING FACTORS PROVIDED IN THE QUEENSLAND DEPARTMENT OF AGRICULTURE AND FISHERIES (DAF) "PIGGERY ASSESSMENT SPREADSHEET VERSION 12.35 – MAY 2019".
4. 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.
6. A WATER BALANCE WAS UNDERTAKEN, USING THE AUSTRALIAN PORK LIMITED "WATBAL" POND DESIGN SOFTWARE, TO ESTIMATE THE REQUIRED EVAPORATION POND CAPACITY.

DESIGN NOTES

1. TOTAL SHEDS: 10 SHEDS.
2. TOTAL CAPACITY: 33,250 SPU
3. TOTAL SHED GFA: 16,083 m²



GOONDIWINDI REGIONAL COUNCIL
 Approved Plan referred to in Council's Decision Notice
 Council Reference: 22/40
 Dated: 01/10/2024
 Signed: Rm m
 Print Name: Ronnie McMahon
 (Under Delegation) ASSESSMENT MANAGER



TYPICAL CROSS SECTION THROUGH SEDIMENT POND

CLIENT:
 KEN AND JOHN CAMERON
 PROJECT:
 PIGGERY EXPANSION
 LOCATION:
 238 LIENASSIE ROAD, LUNDAVRA QLD 4390
 SHEET TITLE:
 SITE PLAN – NEW GROWER UNIT 1



SCALE

 SCALE 1:2,000 (A1) 1:4,000 (A3)



DESIGNED TJS	FOR APPROVAL ONLY		JOB CODE CPC-001
CHECKED MRN			SHEET NUMBER A101.1
PROJECT MANAGER MRN	31/01/2024	B	CURRENT REVISION B
	18/12/2023	A	
	31/3	REV	DESCRIPTION
			REVISIONS

SHEET NUMBER
 A101.1
 CURRENT REVISION
 B



LEGEND – PROPOSED

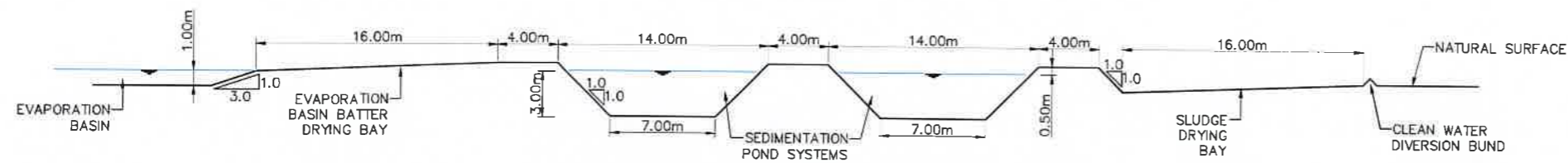
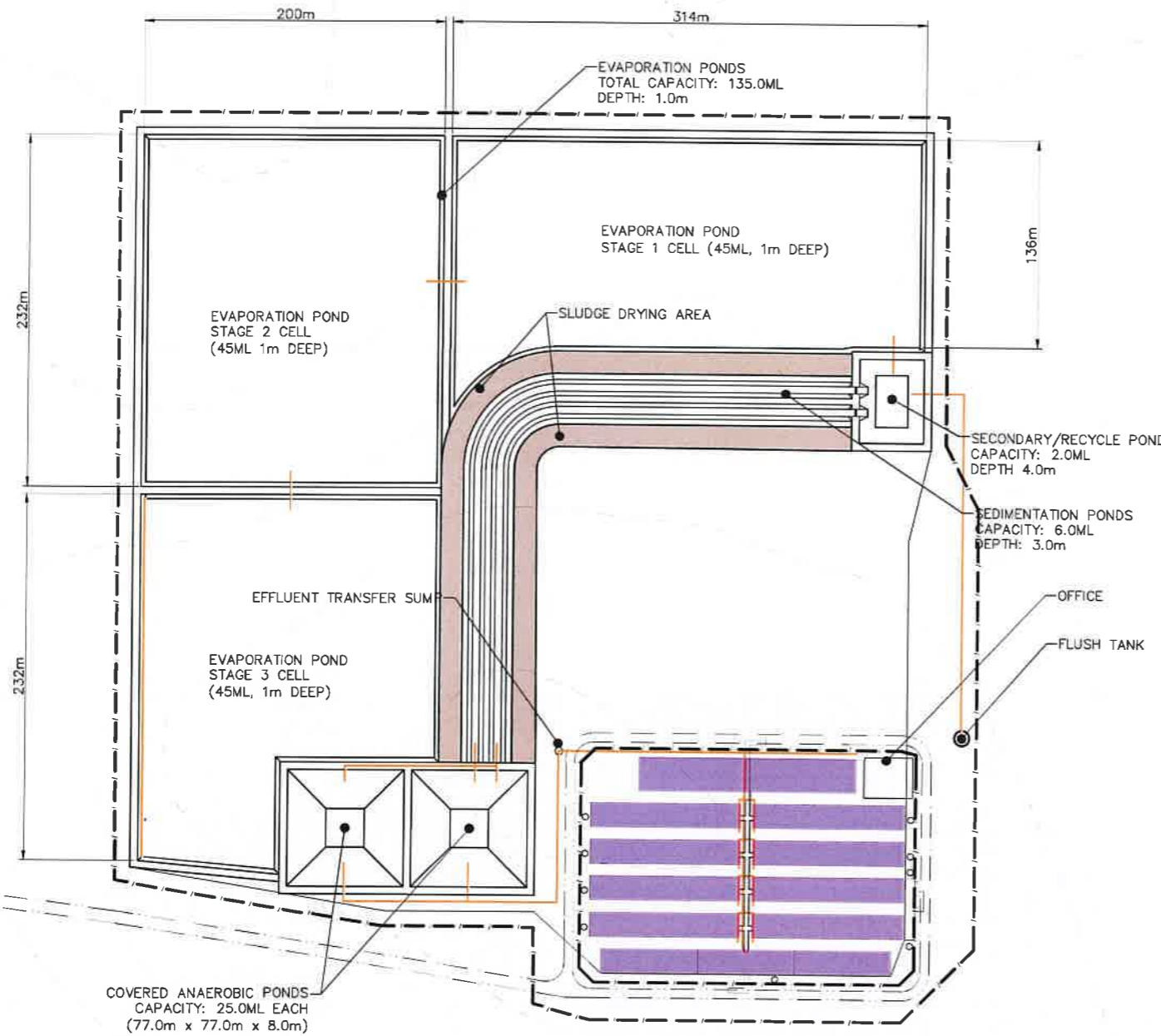
- INFRASTRUCTURE
- INTERNAL ROAD
- EFFLUENT DRAINAGE LINE
- FENCE
- CONTOUR – EXISTING (1.0m)
- PROPOSED PIG SHED
- SLUDGE DRYING BAY (1.38ha TOTAL)

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 ASSESSMENT SPREADSHEET VERSION 12.35 – MAY 2019".
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DESIGN NOTES

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TYPICAL CROSS SECTION THROUGH SEDIMENT POND

GOONDIWINDI REGIONAL COUNCIL
 Approved Plan referred to in Council's Decision Notice
 Council Reference: 22/40
 Dated: 01/10/2024
 Signed: *R.M.M.*
 Print Name: **Ronnie McMahon**
 (Under Delegation) ASSESSMENT MANAGER

CLIENT
 KEN AND JOHN CAMERON
 PROJECT
 PIGGERY EXPANSION
 LOCATION
 238 LIENASSIE ROAD, LUNDAVRA QLD 4390
 SHEET TITLE
 SITE PLAN – NEW GROWER UNIT 1

PO BOX 292
 TOOWOOMBA QLD 4350
 PH: +61 418 445 245
 L:ccr@cdlwoods.com.au

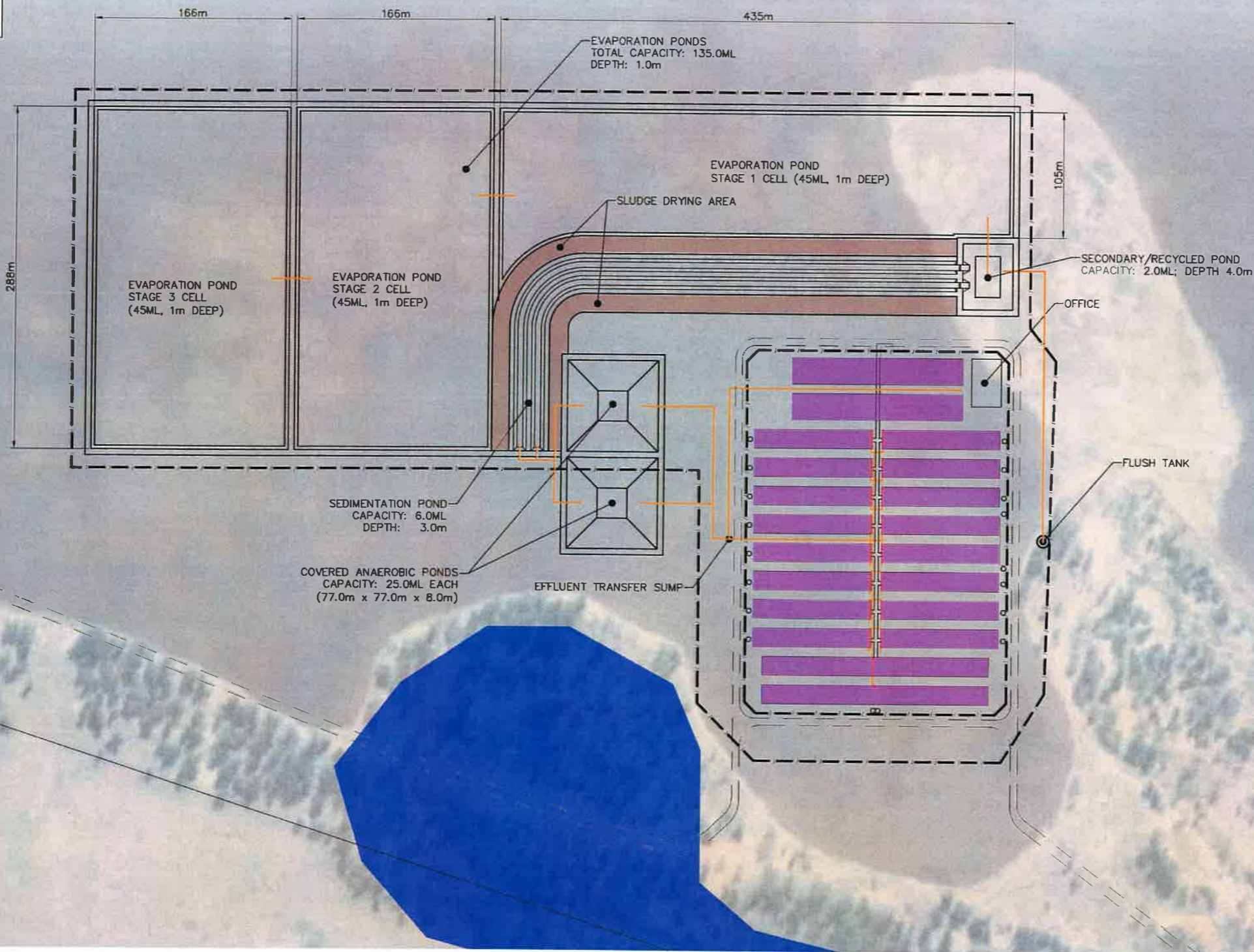
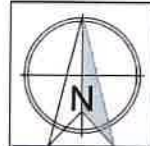
SCALE

 SCALE 1:2,000 (A1) 1:4,000 (A3)



DESIGNED TJS	FOR APPROVAL ONLY		JOB CODE CPC-001
CHECKED MRN			SHEET NUMBER A101.2
PROJECT MANAGER MRN	31/01/2024 18/12/2023	B A	RE-ISSUE WITH UPDATED LABELLING ORIGINAL ISSUE
	DATE	REV	DESCRIPTION
			REVISIONS

CURRENT REVISION
 B



LEGEND – PROPOSED

- INFRASTRUCTURE
- - - INTERNAL ROAD
- EFFLUENT DRAINAGE LINE
- - - - FENCE
- - - - CONTOUR – EXISTING (1.0m)
- PROPOSED PIG SHED
- SLUDGE DRYING BAY (1.46ha TOTAL)
- REGULATED VEGETATION – CAT B

NOTES

1. AERIAL IMAGE SOURCED FROM ESRI MAXAR IMAGES. IMAGE ACCESS 13/01/2022.
2. FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
3. 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".
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DESIGN NOTES

1. TOTAL SHEDS: 20 SHEDS.
2. TOTAL CAPACITY: 66,500 SPU
3. TOTAL SHED GFA: 38,166 m²

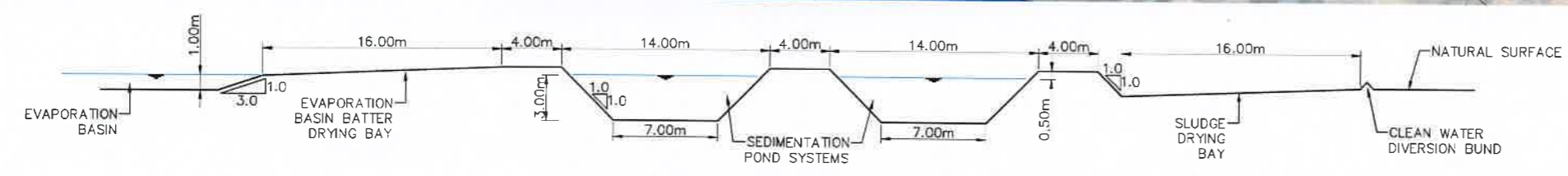
GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice

Council Reference: 22/40

Dated: 01/10/2024

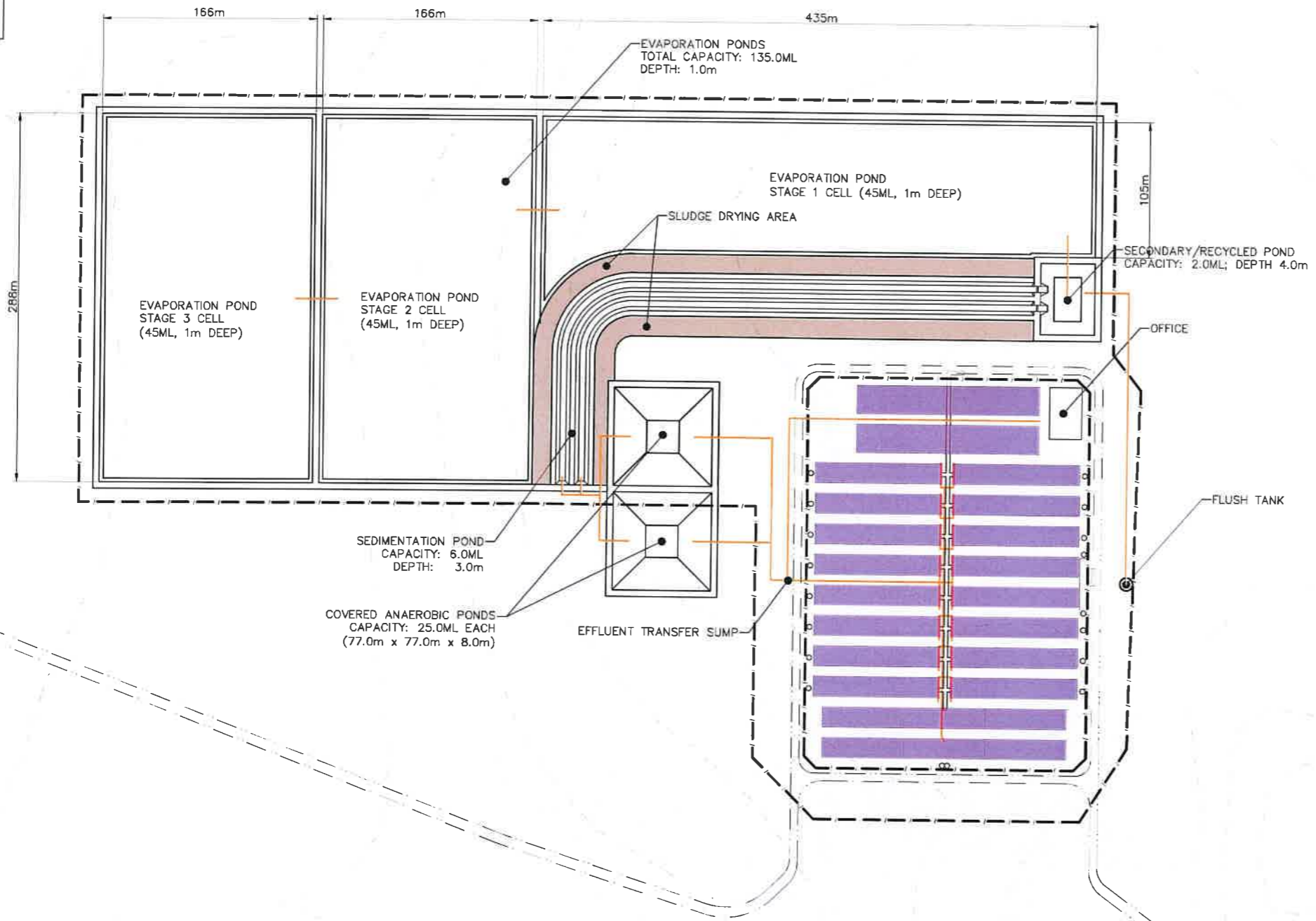
Signed: *R.M.M.*

Print Name: Ronnie McMahon
(Under Delegation) ASSESSMENT MANAGER



TYPICAL CROSS SECTION THROUGH SEDIMENT POND

CLIENT KEN AND JOHN CAMERON PROJECT PIGGERY EXPANSION LOCATION 238 LIENASSIE ROAD, LUNDAVRA QLD 4390 SHEET TITLE SITE PLAN – NEW GROWER UNIT 2	<p>AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA</p> <p>PO BOX 202 TOOWOOMBA QLD 4350 PH: +61 7 446 245 Email: info@agdsa.com.au</p>	SCALE 0 40 80 120m SCALE 1:2,000 (A1) 1:4,000 (A3)		DESIGNED TJS	FOR APPROVAL ONLY		JOB CODE CPC-001
				CHECKED MRN PROJECT MANAGER MRN			DATE 31/01/2024 16/10/2023 06/12/2022 25/11/2021 23/06/2021 03/03/2021



LEGEND – PROPOSED

- INFRASTRUCTURE
- INTERNAL ROAD
- EFFLUENT DRAINAGE LINE
- - - - FENCE
- - - - CONTOUR – EXISTING (1.0m)
- PROPOSED PIG SHED
- SLUDGE DRYING BAY (1.46ha TOTAL)

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DESIGN NOTES

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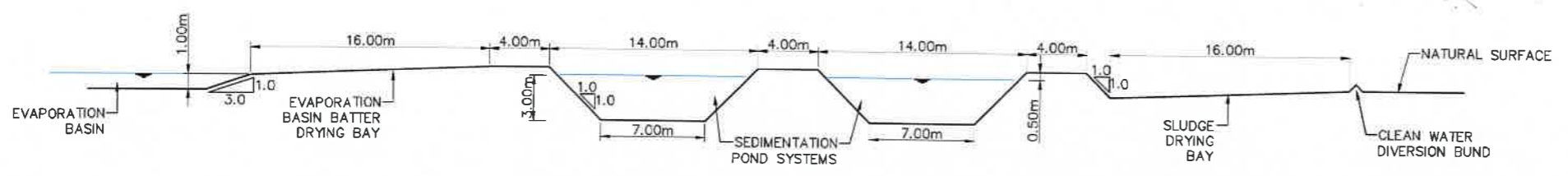
GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice

Council Reference: 22/40

Dated: 01/10/2024

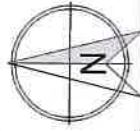
Signed: *RM*

Print Name: **Ronnie McMahon**
(Under Delegation) ASSESSMENT MANAGER



TYPICAL CROSS SECTION THROUGH SEDIMENT POND

CLIENT KEN AND JOHN CAMERON PROJECT PIGGERY EXPANSION LOCATION 238 LIENASSIE ROAD, LUNDAVRA QLD 4390 SHEET 1 OF 1 SITE PLAN – NEW GROWER UNIT 2	 AgDSA AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA PO BOX 292 TOOWOOMBA QLD 4350 PH: +61 415 445 245 E: contact@agdsa.com.au	SCALE SCALE 1:2,000 (A1) 1:4,000 (A3)		DESIGNED TJS CHECKED MRN PROJECT MANAGER MRN	FOR APPROVAL ONLY	JOB CODE CPC-001 SHEET NO./REV A102.2 CURRENT REVISON F																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>REV</th> <th>DESCRIPTION</th> <th>REVISED BY</th> </tr> </thead> <tbody> <tr> <td>31/01/2024</td> <td>F</td> <td>SHIFTED ENTIRE UNIT NORTH BY 75M TO AVOID REGULATED VEGETATION</td> <td>TCG</td> </tr> <tr> <td>16/10/2023</td> <td>E</td> <td>ADDED DIMENSIONS TO THE EVAPORATION PONDS</td> <td>TCG</td> </tr> <tr> <td>08/12/2022</td> <td>D</td> <td>ADDITIONAL CAP STORAGES FOR GROWER UNITS 1 & 2</td> <td>TCG</td> </tr> <tr> <td>25/11/2021</td> <td>C</td> <td>INCLUSION OF NEW GROWER UNITS 1 & 2 FOLLOWING FAVOURABLE ODOUR MODELLING</td> <td>TJS</td> </tr> <tr> <td>23/06/2021</td> <td>B</td> <td>RPI RESPONSE & 5,000 SPU REDUCTION OF LAPUNYA PIGGERY</td> <td>TJS</td> </tr> <tr> <td>03/03/2021</td> <td>A</td> <td>ORIGINAL ISSUE</td> <td>TJS</td> </tr> </tbody> </table>						DATE	REV	DESCRIPTION	REVISED BY	31/01/2024	F	SHIFTED ENTIRE UNIT NORTH BY 75M TO AVOID REGULATED VEGETATION	TCG	16/10/2023	E	ADDED DIMENSIONS TO THE EVAPORATION PONDS	TCG	08/12/2022	D	ADDITIONAL CAP STORAGES FOR GROWER UNITS 1 & 2	TCG	25/11/2021	C	INCLUSION OF NEW GROWER UNITS 1 & 2 FOLLOWING FAVOURABLE ODOUR MODELLING	TJS	23/06/2021	B	RPI RESPONSE & 5,000 SPU REDUCTION OF LAPUNYA PIGGERY	TJS	03/03/2021	A	ORIGINAL ISSUE	TJS	
DATE	REV	DESCRIPTION	REVISED BY																															
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LEGEND – PROPOSED

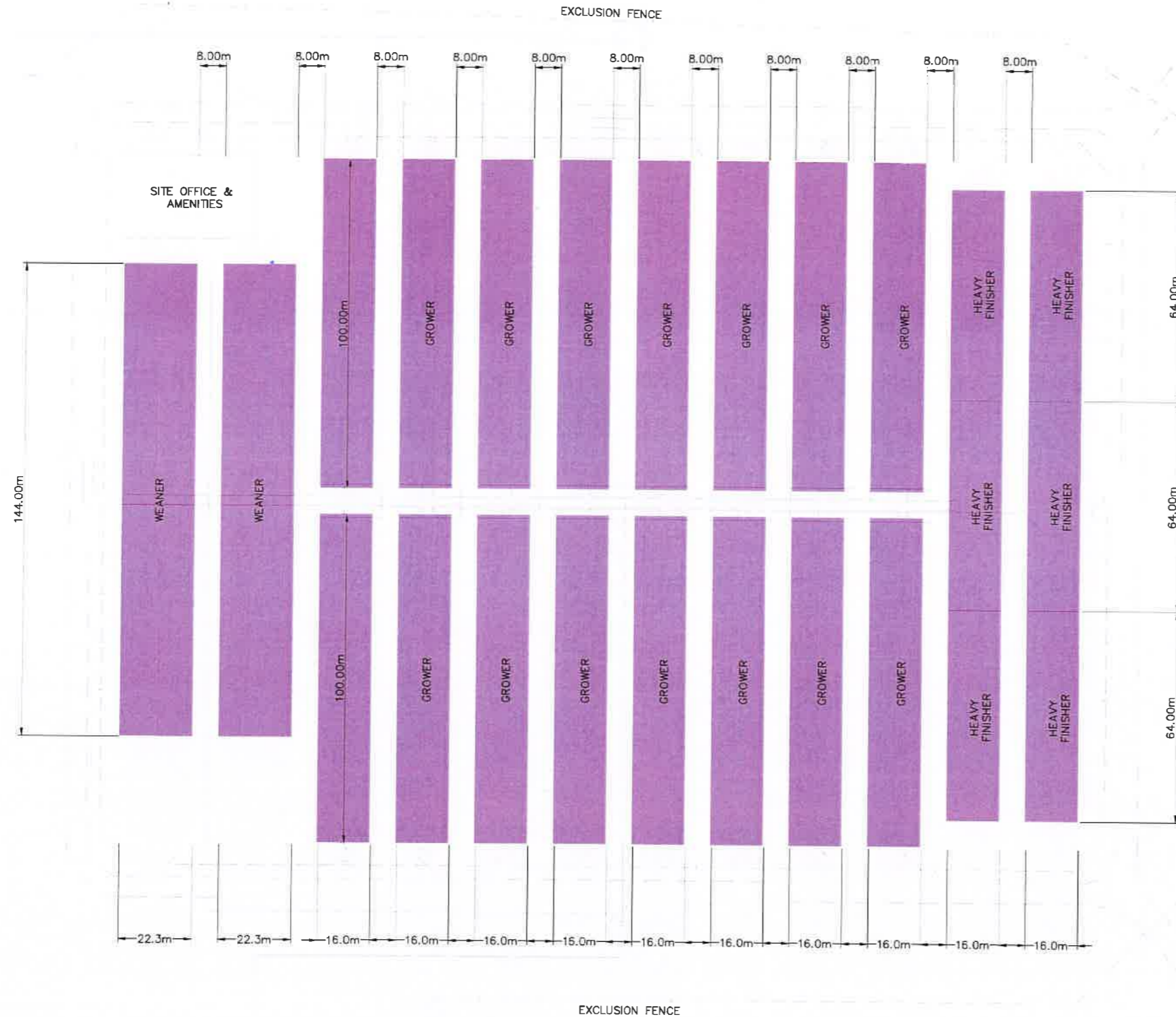
- INFRASTRUCTURE
- INTERNAL ROAD
- FENCE
- FLOOR AREA

NOTES

1. 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".
2. 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.
6. A WATER BALANCE WAS UNDERTAKEN, USING THE AUSTRALIAN PORK LIMITED "WATBAL" POND DESIGN SOFTWARE, TO ESTIMATE THE REQUIRED EVAPORATION POND CAPACITY.

DESIGN NOTES

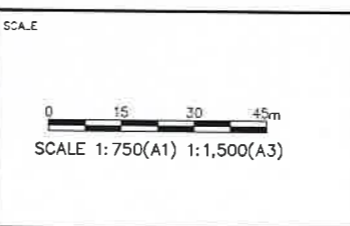
1. TOTAL SHEDS: 20 SHEDS.
2. TOTAL CAPACITY: 66,500 SPU
3. TOTAL SHED GFA: 38,166m²



GOONDIWINDI REGIONAL COUNCIL
 Approved Plan referred to in Council's Decision Notice

Council Reference: 22/40
 Dated: 31/07/2024
 Signed:
 Print Name: Carl Manton
 (Under Delegation) ASSESSMENT MANAGER

CLIENT
 KEN AND JOHN CAMERON
 PROJECT
 PIGGERY EXPANSION
 LOCATION
 238 LIENASSIE ROAD, LUNDAVRA QLD 4390
 SHEET TITLE
 NEW DEVELOPMENT SHED INFRASTRUCTURE – FULL UNIT



DESIGNED TJS	FOR APPROVAL ONLY		
CHECKED MRN	16/10/2023	D	UPDATED TO REFLECT THE GROWER UNIT 2
PROJECT MANAGER MRN	25/11/2021	C	INCLUSION OF NEW GROWER UNITS 1 & 2 FOLLOWING FAVOURABLE ODOUR MODELLING
	23/06/2021	B	RFI RESPONSE & 5,000 SPU REDUCTION OF LAPUNYA PIGGERY
	03/03/2021	A	ORIGINAL ISSUE
	DATE	REV	DESCRIPTION
			REVISIONS

JOB CODE
CPC-001
 SHEET NUMBER
A103.1
 CURRENT REVISION
D



**Attachment 3 – Negotiated Infrastructure Charges
Notice**





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

Locked Mail Bag 7
Inglewood QLD 4387

Telephone: 07 4671 7400

Email: mail@grc.qld.gov.au


Negotiated Infrastructure Charges Notice

Address	Calbrook Road, Lundavra and Moonie Highway, Southwood
Owner	CPC Land Pty Ltd, John Cameron, Kenneth Cameron
Applicant	Kenneth and John Cameron Pty Ltd, c/- AgDSA
Application No.	22/40
Lot and Survey Plan	Lots 1, 2 & 5 on SP327021 and Lots 9 on PG246
Date	01 October 2024
Approval	Development Permit – Material Change of Use

Development Application Details
"Rural activities" - "Intensive animal industry" (Expansion of existing piggery to 236,070 SPU)

Proposed Use	Charge Area	Network	Charge Amount (\$)	Unit	Total Charge (\$)
High Impact Rural	E	Transport	0.00* per m ² of GFA	55,503	NIL
		Stormwater	0.00 per m ² of IA	NIL	NIL

Due Date	When the change happens	Total Charge (\$)	NIL
Charge to be paid to	Goondiwindi Regional Council		
Lapse Date	01 October 2024		

Authorised by: 

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

The proposed development will not generate extra demand on the Goondiwindi Regional Council transport network. No charge is therefore applied.

In accordance the Planning Act 2016

Office Use – Receipt Number
Charges – 1250-1150-0000





Attachment 4 – List of Submitters



A Carmichael	Carmichael00@gmail.com
Abbey	abbeyhalton24@hotmail.com
Abhishek S Kumar	abhishek123.mnr@gmail.com
Ad	Zadriano@hotmail.com
Addy (Alex) Dixon	npdixon@bigpond.com
Aditi Bsu	abasu1013@gmail.com
Adriana Bellemans	thekindyarn@gmail.com
Adriana Mohi	adrianap1306@gmail.com
Adriana Mohi	adrianap1306@gmail.com
Adriana Toledo	adriana.toledo210@gmail.com
Aidin Khaghani	aidinkhaghani@hotmail.com
Aisling Shanahan	Aislingshanahan86@gmail.com
Akiko Hirasawa	uzuramochi0920@gmail.com
Alana	Alanabananahammock@icloud.com
Alana Bacon	656livekindly@gmail.com
Alba Vignolo	sunfigroup57@gmail.com
Albert Mah	albertmah@iinet.net.au
Alex Font	alexis.font@gmail.com
Alex Mould	alexmould1@gmail.com
Alexander Orman	alexander.orman@hotmail.com
Alexandra Barlow	foxyalpha@me.com
Alexandra Popof	alexprussb@gmail.com
Alexandra Topley	alexandratopley@gmail.com
Alexandra White	alexwhite018@gmail.com
Ali	Ralison61@hotmail.com
Alicia	Miss.alicia.evans@hotmail.com
Alicia Bennett	alicia_bennett71@yahoo.com.au
Alicia Kelly	akdesign@live.com
Alisa De Silva	alisaena.desilva@gmail.com
Alison Chaston	panda.chaston@hotmail.com
Alison Phillips	Alisonp@bigpond.net.au
Alison Scoles	alisonscoles@hotmail.com
Alix Brown	alixanytime@gmail.com
Alzena Mariani	alzena.mariani@gmail.com
Amanda Fern	bura9@hotmail.com
Amanda Holly	amanda@alq.org.au
Amanda Honnery	rosalindeveritt@yahoo.com.au
Amanda Lambert	Amanda.s.lambert@gmail.com
Amanda Lambert	Amanda.s.lambert@gmail.com
Amanda Nielsen	nielsens2133@gmail.com
Amanda Page	amandamary27@hotmail.com
Amanda Pringle	amanda@aten.com.au
Amanda Tovell	amanda.tovell@gmail.com
Amar Singh	amarkukawa@gmail.com
Amber Latham	amber.latham-murray@outlook.com
Amber Lee	alee.emeraldsky@gmail.com

Amelia	amelia_natoli@hotmail.com
Amelia Cutmore	ameliacutmore@gmail.com
Amity	amityart1@hotmail.com
Amy	amyellenjones96@gmail.com
Amy Carpenter	amyrejoice@yahoo.com.au
Amy Twist	amy88@y7mail.com
Anai Fien	anai_louise@hotmail.com
Anais	anaishatch@yahoo.com.au
Anastasia	Anastasia_cowan@hotmail.com
Anastasia	anastasiabowell@gmail.com
Andrea Beckett	andrealions79@bigpond.com
Andrea Price	Pricea434@gmail.com
Andrea Robertson	andy616@live.co.uk
Andrew Chegwidden	acheg1@gmail.com
Andrew Clarkson	mdc15@outlook.com
Andrew Gunnyon	andrewgunnyon@live.com
Andrew Loannides	drewioannides@gmail.com
Andrew Williams	veetwooiagig42@gmail.com
Angela Archer	tattgirl.aa@gmail.com
Angela Blair	Angelablairclan1@gmail.com
Angela Brito	Britoangela525@gmail.com
Angela Campbell	Zoozoo23@live.com.au
Angela Carter	carterangela@yahoo.ca
Angela Cooney	Angelacooney80@gmail.com
Angela Young	angevoung@vahoo.co.uk
Angella Duvnjak	mozgirlno1@gmail.com
Anita Parker	anitaparker79@gmail.com
Anita Scanlon	xword7@gmail.com
Anita Trimarchi	neetyneets@hotmail.com
Anja van Aswegen	anjavanaswegen@gmail.com
Ann Borg	rabbitoh14@gmail.com
Ann Muddle	annmuddle7@gmail.com
Ann Walker	anniew65@gmail.com
Ann Woeller	annbo1@bigpond.com
Anna Chiara Paravella	Annachiara.paravella@gmail.com
Anna Forrester	annaforrester66@gmail.com
Anna Harpley	anahar@dodo.com.au
Anna Nikolic	annique.nikolic@gmail.com
Anna Skup	aniaskup@gmail.com
Annabel Simmons	annabelsimmons98@gmail.com
Anna-Lisa	annalisakelly1@gmail.com
Anne McCondach	anne_mccondach_3@hotmail.com
Anne Quinlivan	quinnyswan1@gmail.com
Anne Shackman	Shacko@earthlink.net
Annelies Craig	annelies_craig@optusnet.com.au
Anne-Marie Bassoul	a.mbassoul63@gmail.com

Annette and Chris Schnack	chrienne33@bigpond.com
Annie Stringer	anniestranger54@gmail.com
Ann-Louise Stewart	annlouisestewart01@gmail.com
April	bindiruby@hotmail.com
Ariane Dobler	arianedobler@acenet.com.au
Asha	ashapersson@outlook.com
Ashlie Olman	a.olman@live.com.au
Assunta Chan	assuntachan24@gmail.com
Aubrie Anguiano	Lyriceave@yahoo.com
Aura Valli	amv5035@gmail.com
Azaria Ashford	azariarashford@gmail.com
B Starbright	b@sourcedesign.com.au
Badyn Holesgrove	badyn@greytonfarmsanctuary.org
Barbara Lorna Burton	mrsbarbburton@gmail.com
Barbara Murphy	redcliffepaulmurphyredcliffe@hotmail.com
Barry Baudains	barrybaudains@gmail.com
Barry Baudains	barrybaudains@gmail.com
Barry Stowe	Ham.rat@hotmail.com
Beatrice Portelli	beatrice.portelli1997@gmail.com
Bec See	See.rebeccaamy@gmail.com
Bee Morgan	honeybeemorgan@gmail.com
Belinda Ball	belinda_ball123@hotmail.com
Belinda Bennett	belbennett01@gmail.com
Belinda Grimes	belinda@silvershop.com.au
Bella Gibbons	bell.gibbons@hotmail.com
Beryl Turner	berylvt@gmail.com
Bev	batkinson@outlook.com.au
Bianca Kramer	bkram@live.com.au
Bianca Litwak	biancaille@hotmail.com
Billie-Rose Murfitt-Harvey	billierose.harvey@gmail.com
Björn Pohlmann	1969pohlmann@gmail.com
Bobbie Maton	bobsbajjas@gmail.com
Bonnie Nicholson	bon_lou@hotmail.com
Boyeon Kim	Bongoliankim@gmail.com
Bradley Noble	bradiannoble@gmail.com.au
Breanna Sorbian	MissB_44@protonmail.com
Brenda Greaves	bigreaves1@gmail.com
Brent Wilson	brent@provoked.com.au
Brian	Brian.mccall96@hotmail.com
Brian D'Costa	kirandcosta@hotmail.com
Brian Harvey	Brivey@hotmail.com
Brianna Thauer	briannathauer@gmail.com
Bridget	bonellob@yahoo.com.au
Bridgette Martin	bridgette1432@gmail.com
Brigette Maslen	bridgettefarmer28@outlook.com
Brinda Pillai	brindapillai19@yahoo.com

Brione O'Brien	brione_ors@hotmail.com
Bronwyn Smith	Bronwyntsmith@gmail.com
Bronwyn Tombs	bronwyn.tombs@hotmail.com
Bronwynne Tomaszewski	bronwynne.tomaszewski@bellvet.com.au
Bruna Manduci	Bruna.manduci@internode.on.net
Bryony Sumner	beesumner@gmail.com
Caitlin	Caitlin@vulyplay.com
Caitlin	Caitlin_93parsons@hotmail.com
Cally Darling	callydarling@gmail.com
Cameron Robertson	camrob73@gmail.com
Camille Mules	brazensilverbella@gmail.com
Camille Rabier	camille.al.rabier@gmail.com
Canan Tzelil	canant@hotmail.com
Candice	Dccns@iinet.net.au
Carissa Willis	carbird83@gmail.com
Carmen Fradel	carmen.fradel7@icloud.com
Carol Rainbird	carolrainbird@gmail.com
Carol Slater	carol@c-s-p.com.au
Carole Bracken	johnnycat@bigpond.com
Carole Meade	carolemeade@netspace.net.au
Caroline Balke	b_callie@yahoo.com
Caroline Raward	Donteatthedeath@hotmail.com
Carolyn Barnes	hartleydown@hotmail.com
Carolyn Nelson	caroline.nelson.ssb@gmail.com
Carolyn Rosenberg	carolynrosenberg8@gmail.com
Carolyn Thompson	kiwichickyak@yahoo.com.au
Carrie Natsia	natsia1@gmail.com
Casie Jade	Cazmcdee@hitmail.co
Cass	veganlovebycass@gmail.com
Cassandra Hamel	Cassandra.ware@yahoo.com.au
Cassie Jade	Cassiejade75@gmail.com
Cassy Tzoutzias	cassyandnick@bigpond.com
Cat Hyam	catkinocat@protonmail.com
Catalina Eggers	catalina.eggert@gmail.com
Catherine Weir	weirc540@gmail.com
Catherine Chant	catherinemchant@hotmail.com
Catherine Critchlow	cathycritchlow@gmail.com
Catherine Hagan	cathy_hagan85@hotmail.com
Catherine Kermond	catherinekermond@gmail.com
Catherine Mullins	cathymullins00@gmail.com
Cathryn	Artikatt77@hotmail.com
Cecelia Park	cecekay89@icloud.com
Cecilia	cfrigole@gmail.com
Celeste Jacques	jacquesceleste916@gmail.com
Chan Nath	cnathwani15@outlook.com
Chantal Himmelmann	chantal@alq.org.au

Chantel Ramnanan	soca_butterfly@hotmail.com
Charlene Frase	Charlene.frase@gmx.de
Charma Voller	Charmav@yahoo.com
Charme Galvin	charmeg@gmail.com
Chelsea Chapman	cbchapman024@gmail.com
Cheryl Baillard	chezza_111@hotmail.com
Cheryl Jennifer Maddern	centur888@yahoo.com
Cheryl Ling	cherylling@hotmail.com
Cheryl Tyler Nickisson	Cheryltylernickisson@gmail.com
Cheryl Weyne	billwe@bigpond.com
Cheyenne	Cheywhel@gmail.com
Chloe	chloekelly.email@gmail.com
Chloe Horler	chloe.horler@gmail.com
Chloe Huxtable	Chloeshuxtable@hotmail.com
Chloe-Nicole Bignoux	chloe-nicole@loveable.com
Chris	cstanzer@gmail.com
Chris	chrisdedeugd@hotmail.com
Chris Cicchitti	japrati@hotmail.com
Chris Morley	Yelromc@hotmail.com
Chris Trani	chris5292@live.com.au
Christa	Vaswegen@bigpond.com
Christian Soupos	groundcontrolmowing@outlook.com
Christina	christinamaree93@hotmail.com
Christina van Aswegen	christina3412.v.a@gmail.com
Christina Charteris	chrischarteris@yahoo.com.au
Christine	chrissiecraker@gmail.com
Christine Adams	ozanimals@bigpond.com
Christine Bassett	space.bassett@gmail.com
Christine Bennett	c.bennett95@gmail.com
Christine Davas	christinedavas@gmail.com
Christine Gwin	krissfgalg@gmail.com
Christine Jumbeck	flamingo517@yahoo.com
Christine McCoy	cmccoy47@gmail.com
Christine Rosewall	christine_rosewall@live.com.au
Christopher Warrick	chriswarrick@protonmail.com
Chuen	Zhangcunwen@hotmail.com
Cindy	cinthakay@msn.com
Clair Knobloch	clairknobloch@gmail.com
Claire	claire.o.martin09@gmail.com
Claire	craylor2106@gmail.com
Claire Ambler	Claire.ambler@hotmail.com
Claire Bettington	cbettington@bigpond.com
Claire Ferguson	clairelf155@hotmail.com
Claire Hinge	Hingeclaire369@gmail.com
Clare	Clare-wheeler@live.com
Clarinda Delarmae	clargrah@hotmail.com

Claudia Ford	claudiaford276@outlook.com
Claudia Janssen	clanssen59@gmail.com
Claudia Sammut	Claudiaantje_bauer@hotmail.com
Claudia Scarth	claudialeemail@gmail.com
Claudia Sipura	sipurac@gmail.com
Clint Seares	Clint@wayahead.com.au
Clio Popof	cliopopof@gmail.com
Clive Manners	clivemanners970@gmail.com
Coleen Nearing	nearing4@hotmail.com
Colin Scopee	colinscopee@gmail.com
Colleen McKenney	mckenc@iinet.net.au
Connie Makris	conniemakris2@gmail.com
Conor Hill	conorhill92@gmail.com
Coral Waters	waterscj@live.com
Coralie Pittman	coraliepittman@gmail.com
Corrina Lessing	corrina21@gmail.com
Courtney Brathaug	c.brathaug@gmail.com
Courtney Dylan	loui-xox@hotmail.com
Craig Holyland	craigland45@hotmail.com
Crystal Graham	crystalgraham@y7mail.com
Cushla Westbrook	Ausfestivalshop@gmail.com
D Smith	dismith21@bigpond.com
Daizee Wiles	Daizeewiles@hotmail.com
Dale	d_prescott@live.com
Dan Stroede	danstroede7@gmail.com
Dani	dkc_95@hotmail.com
Daniel Johnson	dipro88@hotmail.com
Daniel Spiteri	dspiteri@me.com
Danielle	Daizeewiles@hotmail.com
Danielle	daniellecooke97@hotmail.co.uk
Danni Catterall	dcatterall85@gmail.com
Danuta Kwiatkowski	dntkwiatkowski34@gmail.com
Dara Lawson	dara@dtigerlily.com.au
Darlene Jattke	Darlene.justgroup@icloud.com
Daryl Butler	darylbutler@hotmail.com
Dave Socorro	Naturephysique@gmail.com
David Formosa	dformo21@hotmail.com
Dawn Coleman	hillcoleman98@gmail.com
Dawn Garioud	garioud@hotmail.com
Dawn Smith	bayzaustralia@optusnet.com.au
Deanna Martin	kymbalee_1@optusnet.com.au
Deb	Huffy26@optusnet.com.au
Deb Bayne	debbayne@gmail.com
Deb Hodgson	Deb-hodgson@hotmail.com
Debbie Davis	debbie.davis4@bigpond.com
Debbie Davis	debbie.davis@clearsoftware.com.au

Debbie Dee	debbiedee82@gmail.com
Debbie Jenkinson	emaildebbiej@gmail.com
Debora Mota	deboramota.carioca@hotmail.com
Debora Stefanile	Yourhorsyoursoul@gmail.com
Deborah Abood	deborahabood@yahoo.com.au
Dee Prow	prow.deedee@gmail.com
Del Zimmermann	delzed333@gmail.com
Delia Richardson	delia@blazingtrails.com.au
Denise Corbin	dendestiny@aol.com
Denise Inkel	inkelstamour@gmail.com
Di Roberts	diroberts2010@yahoo.com
Diana Hockley	cadfael88@gmail.com
Diana Keefer	dianak740@gmail.com
Diana Kolaski	dianakolaski8@gmail.com
Diana Palmer	palmer@jetmedia.com.au
Diana Pettersen	dianap@mysoul.com.au
Diana Tomkins	diana.tomkins2@bigpond.com
Diana Visser	Dinkydi65@gmail.com
Diane Barrett	dianebarrett@live.co.uk
Diane Oberholzer	dianeoberholzer@yahoo.com
Diane Weir	diane.weir@bigpond.com
Dianne Hendry	dhendry2@hotmail.co.uk
Dianne Holman	bundie20@gmail.com
Dina Bryan	dinabryan@hotmail.com
DL Giles	mispoplil2015@gmail.com
Dominique Baker	dgbaker29@gmail.com
Donna Faccioni	Donnasfitnessrevolution@gmail.com
Donna Fanning	doovafanning@gmail.com
Donna Morgan	dgmorgan70@hotmail.com
Donna Wivell	donna.wivell@gmail.com
Doris Maris	dmaris@engeneic.com
Doris Rauh	doris.rauh8@gmail.com
Dorothy White	dew12@ozemail.com.au
Doug	Douglas.f.brown@gmail.com
Doug Flack	tonyobst@hotmail.com
Douglas	douglasleith1970@gmail.com
Duncan Burnet	duncan.burnet@gmail.com
Dylan Goldfinch	estherfakhry@gmail.com
Elaine Brustscheid	ebrustscheid@gmail.com
Elaine Max	etinamax@aol.com
Eleni	Eleniskarlatos@hotmail.com
Elisa	Elisa.roesti@gmail.com
Elise Campbell	elisecampbell2683@gmail.com
Elisha Olsen	elle-k-o@hotmail.co
Eliza Fitzgerald	elizafitzgerald01@gmail.com
Elizabeth Bundy	egbundy@gmail.com

Elizabeth Clarke	Lizclarke87@hotmail.com
Elizabeth Hardcastle	lizhardcastle@optusnet.com.au
Elizabeth McLean	ccattermole97@gmail.com
Elizabeth Shanahan	lizzie_m_22@hotmail.com
Elle Bee	aboveallart@bigpond.com
Elle Trahair	eleanor.trahair@hotmail.com
Ellie	elliemoonguardian@gmail.com
Ellie Ludlow	elliejaneludlow@gmail.com
Els van Zanten	elsjevanzanten@hotmail.nl
Elva	elvamhudson@gmail.com
Emilia Wines	Ecbwino@hotmail.com
Emilie Rudy	e_rudy@outlook.com
Emily	emilygriffin6666@gmail.com
Emily	02.cohort.load@icloud.com
Emily Baker	emily_baker13@hotmail.com
Emily Bakker	emylobakker@hotmail.com
Emily McCallum	Emily.mccallum.ajp@gmail.com
Emily Rice	emilyrice@peta.org.uk
Emma Brown	Thesveltebrownfox@gmail.com
Emma Dash	emmadash123@gmail.com
Emma Franklin	emmacsfranklin@gmail.com
Emma Gawthorne	emmagawthorne@live.com
Emma Milton	emma180983@outlook.com
Enid Lunow	friendsinyoga@hotmail.com
Erika Celedes	Prettyspider@yahoo.com
Erin Parnell	erinparnell@gmail.com
Erin Sleeth	erinsleeth@outlook.com
Esa O'Connor	esaonearth@protonmail.com
Eve	eve_hepburn@outlook.com
Eve Barton	e_blanchflower@yahoo.com.au
Fabian Salamon	fabian@mermaidck.com
Feddie	feddie.vi@gmail.com
Fiona Connolly	Pecksonpine@bigpond.com
Fiona Diggins	fiona.diggins@malphas.io
Fiona Fishcer	hellofionafischer@gmail.com
Fiona McDougall	Fmcdougall@hotmail.com
Fiona Shannon	fionashannon62@gmail.com
Fitzpatrick	Vhfitzpatrick@outlook.com
Flemming Ostenfeld	svedalabo@yahoo.com
Fran Miller	harmony0088@gmail.com
Frances Mceniery	fmclare11@outlook.com
Frank Burke	richmondfan@live.com "Minna-Billa"2041 Retreat Road, Goondiwindi
Fred and Rita Giltrow	
Gabriella Wilson	gabriella@provoked.com.au
Gabrielle Davies	gabstar@y7mail.com

Gabrielle Mansford	gabriellemansford@icloud.com
Gaby Ricketts	Gabyricketts@hotmail.com
Gaelene Laing	gaelene59@hotmail.com
Gail Luitingh	g.luitingh@outlook.com
Garth Rice	garth@walkswoofsnwags.com.au
Garth Rothwell	garth.rothwell.realestate@gmail.com
Gary Besford	Tripleb16@gmail.com
Gary Fagg	gazzawon@live.com.au
Gayle Beverley Williams	gaylewill52@fastmail.com.au
Gayle Burgess	daisychain2001@hotmail.com
Gayle D'Arcy	gayleldarcy@gmail.com
Gaylene Corben	gayleneb08@gmail.com
Gemma	Gemmaevearmstrong@gmail.com
Genavive St Clair	genarosa89@hotmail.com
Genevieve Cleversley	genevievehc@outlook.com
Geoff OConnell	geoff.oconnell@bigpond.com
Georgia DiBiagio	georgiadibiagio@gmail.com
Georgie Bromwich	ggbrom@gmail.com
Georgina Letchford	georginaletchford@gmail.com
Georgina Shelley	igshelley@solisfire.com.au
Gill	gillianshairgarage@gmail.com
Gillian Dent	gillymrd@gmail.com
Gillian Talty	Gilltalty@hotmail.com
Gillian Thomas	gillianthomas@bigpond.com
Gimasha	gimabotheiu@gmail.com
Giselle	Gclout21@yahoo.com
Glenn Osborne	glenno66@hotmail.com
Glenys O'Neill	Montazuma2002@yahoo.com.au
Gloria Margaret Hartney	ghartney@bigpond.net.au
Gloria Mello	dmello.gloria@gmail.com
Glyn Hannam	ghannam_@hotmail.com
Grace	Tofu_kid27@yahoo.com.au
Grace McMahan	gracemcmahan@optusnet.com
Gracie Skelton	gracie.skelton96@gmail.com
Grainne Hannon	grainnehannon10@gmail.com
Greta	Greta.shields@hotmail.com
Guglielmo Marrè	alby.guly@gmail.com
Guisselle Martinez	Gsselle@gmail.com
Hal Jon Ginges	gingeses@bigpond.net.au
Hanita Schlick	hanitaschlick@hotmail.com
Hanna James-Hook	hjameshook3@gmail.com
Hannah Donaldson-Browne	hannah-donaldson@hotmail.com
Harley McDonald-Eckersall	harley5me@gmail.com
Harriet	Harrietsaige19@gmail.com
Harris Lena	lena.h@angelic.com
Harry Miller	joeparra@hotmail.com

Harvey Lewis	sweetland3@yahoo.com
Hayley Budrius	hayleyvegan@hotmail.com
Hayley Maxfield	hayleymaxfield38@gmail.com
Hazel Hunter	hhunt1234@gmail.com
Heather Adams	heatheranne525@gmail.com
Heather Dowling	dowlingheather1@gmail.com
Heather Hamling	heather.hamling@bigpond.com
Heather Hyde	heather@elephantintheroominc.com
Heather Laurie	heatherlaurie8@gmail.com
Heidi St John	Ahstjohn1@gmail.com
Helen	helenbottger@hotmail.com
Helen & Bryce Mead	helen@wandafarming.com.au
Helen Cary	Helencary12@gmail.com
Helen McArthur	hmc56@outlook.com
Helen Round	duckdhootingisadyingsport@gmail.com
Helen Schaper	helen@standbysecurity.com.au
Helen Staniskov	Helen.staniskov@outlook.com
Helen Taylor	heltay59@gmail.com
Helle Darling	held@c.dk
Himan Upadhyay	himanupadhyay917@gmail.com
Hiroko Suzuki	coohiroko1124@gmail.com
Holly Epinger	epingerh@gmail.com
Ian Mackenzie	ianmack001@yahoo.com
Indy Davies	info@badpublicity.com.au
Indy Davies	info@badpublicity.com.au
Ingmarie Solin	sticks02@bigpond.com
Ingrid Neilson	inganeilson@gmail.com
Iona Brennan	ionabrennan@yahoo.com.au
Irene Cooper	icooper54@gmail.com
Irene Hawkins Macdonald	iehawkins@hotmail.com
Isabella Francis	Isabella.francis@hotmail.com
Ivana Curak	ivanacurak3174@hotmail.com
Ivonne Teoh	Ivonne.teoh@gmail.com
J Larsen	jullibean22@gmail.com
J Schwass	julie.schwass@gmail.com
Jacinta Jones	jeb_jones@hotmail.com
Jacki Jacka	jjacka69@gmail.com
Jackie	jac_mckeon@yahoo.com.au
Jackie Arnold	LuckyLodgeboardingcattery@gmail.com
Jackson Lloydsmith	jacksonlloydsmith@gmail.com
Jacqueline Glyde	glydenews@yahoo.com.au
Jacqui	jhaskayne@hotmail.com
Jade Perry	jadeperry96@hotmail.com
Jagtar	Jagtarbajwa721@gmail.com
Jagtar	Gjagtar450@gmail.com
Jake	Backstedt86@gmail.com

Jaleana Gray	jaleana@iexpress.net.au
James-Hook Issac	ijameshook@gmail.com
Jamie	Jamielaing82@gmail.com
Jamie Bencomo	jmewrld@gmail.com
Jan Brereton	drummondserenity@yahoo.com.au
Jan Goddard	jangodhawks@gmail.com
Jan Johnston	bikinwa@gmail.com
Jan McMahan	janmcmahan43@yahoo.com.au
Jan Saunders	saundersjan@hotmail.com
Jane Blance	janeblance@rocketmail.com
Jane Bone	janeb21@windowslive.com
Jane Mitchell	gjjcm@hotmail.com
Jane Morgan	janem2668@gmail.com
Janet McCarthy	kathleenmccarthy50@gmail.com
Janet Nolan-Cronin	crones77@live.com.au
Janet Prout	Jan.prout@outlook.com
Janice Kennedy	discojanice@gmail.com
Janice Lee	Janicelee_@hotmail.com
Janice Main-Brown	nellycollie@live.com.au
Janine	janinegolds@bigpond.com
Janita Mcleod	reggiemcleod@live.com.au
Jason Hapke	mysirlonee@gmail.com.au
Jason Wornham	jason.wornham@gmail.com
Jayde	jayde_dewahl@hotmail.com
Jayne Centurion	jayne.centurion@gmail.com
Jayne Mackenzie	jaynemackenzie@hotmail.com
Jayne Pickering	jayne.pickering@hotmail.com
Jean Tait	taitjeanie@gmail.com
Jeanette	Tuscany333@gmail.com
Jeanette Watson	jeanettewatson@iinet.net.au
Jen Brecknell	jbfourshop@gmail.com
Jen McGee	jenmcgee589@gmail.com
Jenna Cullen	Jennamcna@gmail.com
Jenna Fox	whatsdoneisdone12@gmail.com
Jenni	blasphemous_girl02@hotmail.com
Jennifer	jennifer.timms@gmail.com
Jennifer	jk1881@hotmail.com
Jennifer Beaton	Jenny_j_b@hotmail.com
Jennifer Bedford	jennifer.l.bedford@gmail.com
Jennifer Fox	jenfx@gmail.com
Jennifer Gregory	jennifer.gregory1951@gmail.com
Jennifer Horsburgh	jenniferh15@bigpond.com
Jennifer Lutz	jennifer_lutz@hotmail.com
Jennifer Morgan	okokjennym@hotmail.com
Jenny Forward	redluna61@gmail.com
Jenny Overton	ovenjen@bigpond.com

Jenny Smart	jennyreborn1@hotmail.com
Jenny Valentine	hellojv@hotmail.com
Jess	Jdhls02@gmail.com
Jess Fothergill	Jafothergill@gmail.com
Jess Germon	jessica.germon@outlook.com
Jesse Westbrook	Jessewestbrook33@gmail.com
Jessica	Jessica.w@hotmail.com
Jessica Coward	jessconnolly04@gmail.com
Jessica Reardon	jessicareardon1981@gmail.com
Jessica Riordan	j.riordan85@gmail.com
Jessica Semple	jess.semple88@gmail.com
Jessica Tselepy	jess.tselepy@gmail.com
Jessica Tunncliff	jessica.tunncliff@gmail.com
Jessikah Maher	jessikah.maher@hotmail.com
Jill Mitchell	wickensmitchell2000@gmail.com
Jim Takahashi	newsylander@gmail.com
Jim Takahashi	newsylander@gmail.com
Jima Kent	kelsang.jima@hotmail.com
Jo Campbell	jobiwan@y7mail.com
Jo Dukaric	jolisawalsh@hotmail.com
Jo Gaskell	jo.gaskell@yahoo.com.au
Jo McIntyre	Jomac28@bigpond.com
Joan Young	joyminidonkeys@gmail.com
Joanne	joanneconnolly61@gmail.com
Joanne Abberton	Joanneabberton@gmail.com
Joanne Benson	dilish@bigpond.com
Jo-Anne Bird	hotwlz@hotmail.com
Joanne Campione	jocamp@bigpond.net.au
Joanne Copeland	jlc303@hotmail.com
Joanne Howitt	joannehowitt87@gmail.com
Joanne Marland	jempyu71@hotmail.com
Joanne Mills	jmjoannafay@gmail.com
Jocelyn Freger	jocelynfreger@gmail.com
Jodie	Jodie@twct.com.au
Jodie	jodieb1972@yahoo.com.au
Jodie Chynoweth	jodieandpete23@hotmail.com
Jodie Lloyd	jodie_lloyd@hotmail.com
Jodie Saul	jodestar72@gmail.com
Joelle Cullen	asap@asapentertainment.com.au
Johann Lipman	Johann.lipman58@gmail.com
John	cloudbreak411@hotmail.com
John	johneast737@bigpond.com
John Brennan	john.brennan65@yahoo.com
John Brussee	johnywolf49@gmail.com
John Hosking	jhoskingdesigns@gmail.com
John Nicholas	avjohn@internode.on.net

John Snell	John_snell88@hotmail.com
John Strieker	John.strieker@pm.me
Jonas Vith	jonas.vith@gmail.com
Josef Holownia	joeholownia7@gmail.com
Josephine Chapman	jsmw@iinet.net.au
Joshua Nix	joshua.nix@hotmail.com
Joshua Wong	wongas19@gmail.com
Josie Taranto	j.taranto82@gmail.com
Josip Duplancic	iduplancic123@gmail.com
Juan	im.gonzalezz@gmail.com
Judah Thomas	thomasjudah@outlook.com.au
Jude Campbell	jude_campbell57@hotmail.com
Judith Phillips	judeannephillips@gmail.com
Judy Smith	jasftc@gmail.com
Jules Hans	Pearll@powerup.com.AU
Jules Lewington	Juleslewington@yahoo.com.au
Julian Carr	carr.julian@gmail.com
Julie	juliehe00@hotmail.com
Julie	aromatiquejulie@gmail.com
Julie Andersson	Julieandersson2088@gmail.com
Julie Bozicevic	juliemary2011@hotmail.com
Julie Brown	julie_glynn@hotmail.com
Julie Ellis	julie.ellis777@gmail.com
Julie Lenny	Barraqueen@hotmail.com
Julie Meryl Flynn	zoogandwoo@hotmail.com
Julie Shearer	Julieshearer1125@gmail.com
Julie Williamson	juliewilliamson37@gmail.com
Juliett Gillbody	Jbgilbare10@gmail.com
Juliette Woodcroft	Woodyworld@bigpond.com
Junko Deguchi	milk_caramel_0721@yahoo.co.jp
Jutta Hau	jutta.hau@zitrone.com.au
K Cullearn	Charlierose82@hotmail.com
Ka Man Chung	kmc@entrustedremedialmassage.com
Kae McKinnon	kaemick@bigpond.com
Kaitlyn	Kaitlyn.webb@seqirus.com
Kamal	Kamalgill21@yahoo.in
Karan Bauer	bauer-bird@hotmail.com
Karel Helliwell	karel@live.com.au
Karen Archbold	klarchbold@hotmail.com
Karen Bradley	kazbra51@gmail.com
Karen Cutler	karen.cutler@me.com
Karen Fuchsbichler	bronsonporsche@gmail.com
Karen Hemsley	karen.hemsley@hotmail.com
Karen Jackson	Karenkj01@yahoo.co.uk
Karen Jakopovic	karenjako@gmail.com
Karen Sadgunn	ksadgunn@gmail.com

Karen Thomas	kmt1663@yahoo.com.au
Karena Holyland	karenahland@gmail.com
Karin Wentworth-Ping	karinwp@inet.net.au
Karla	Nomisk001@gmail.com
Karla Flay	karlaflay1@gmail.com
Karla Simon	nomisk001@gmail.com
Karlie Schwartz	karlie_27@hotmail.com
Karys	Karysb@live.com.au
Kashina	Kashina.c@gmail.com
Kashina Crabbe	kashina.c@gmail.com
Kat	Katmullen1962@gmail.com
Kat	katieclarke201@gmail.com
Kat Oakley	ieatredcrayons@gmail.com
Kat Price	Kat_bird77@hotmail.com
Kate Borgo	kateeborgo@gmail.com
Kate Buckley	Kate.renhoek@gmail.com
Kate Davis	Katesdavis@sctelco.net.au
Kate Dunstan	katedunstan101@gmail.com
Kate Grigg	Katieday261180@hotmail.com
Kate Herrick	Katecookies@gmail.com
Kate Matthews	Prunky.chicken@gmail.com
Kathie	Kathanderson75@gmail.com
Kathleen Carrington	klc1966@outlook.com
Kathleen Clifford	kbclifford82@gmail.com
Kathryn Munro	mkatezoo2004@gmail.com
Kathryn Payne	Kate_p18@hotmail.com
Katie Collins	k.collins888@hotmail.com
Katja	katja.alice@gmail.com
Katrina	Katrinavlcek@hotmail.com
Katrina Sobianina	Katrina.sobianina@education.wa.edu.au
Kay Elsdon	kayelsden@optusnet.com.au
Kay Labo	lisloves@bigpond.net.au
Kay Vernoon	k.vernon@me.com
Kayla Steed	kaylasteed@live.com
Kayleigh	laine26@outlook.com
Kayleigh Brighton	kayleighbrighton@gmail.com
Kaylie Rogers	kaylie78@live.com.au
Keely	Keely_fearnside@hotmail.com
Keith Lupton	keith.lupton@outlook.com
Keith Smith	keith.lindsay.smith1963@gmail.com
Kellie Wooldridge	contactkwooldridge@gmail.com
Kelly Miller	kellym085@hotmail.com
Kelly Miller	kelly@hairypants.com.au
Kelly Riefe	kellyriefe@hotmail.co.uk
Kelly Shipway	kellyshipway@hotmail.com

Kenneth & Marjorie Giltrow	"Barina" 107 Ripple Downs Rd, Southwood, Moonie, QLD 4406
Kerri Nicholls	Rosker33@bigpond.com
Kerri Nicholls	rosker33@bigpond.com
Kerry	Kerryradford89@hotmail.co.uk
Kerry Edwards	alledompark@gmail.com
Kerry Horvat	kerryhorvat5@gmail.com
Kerry McGrath	kezhab@hotmail.com
Kerry Murrell	krym@bigpond.com
Keryn Woolmer	kerlyn12@yahoo.com.au
Kevin Fowkes	kevin_fowkes@hotmail.com
Kevin Medina	kevin.n.medina123@gmail.com
Khushboo Dhiman	khushboo.dhiman@edo.org.au
Kim	keldret@yahoo.com
Kim	Kim_mason1990@hotmail.com
Kim Johnston	kimmyjohnston0310@gmail.com
Kim McDonald	Klamcdonald15@gmail.com
Kim Molella	firstrose72@gmail.com
Kim Norbury	kim.norbury@hotmail.com
Kim Smallacombe	kim.smallacombe@gmail.com
Kim Straker	hildene.reesville@gmail.com
Kim Warren	Kimmmmy61@gmail.com
Kimberly Osborne	Kimberly.pagden@yahoo.com
Kimberly Richter	Dr.kimberlyrichter@live.com
Kirby Drew	kirbydrew83@gmail.com
Kirsten	Kirstenn@live.com.au
Kirsten McLaren	kmtechstuff@yahoo.com
Kirstie Smith	kirstie.smith@live.com.au
Kirsty	kirsty.coltman@outlook.com
Kirsty Trask	kirstytrask@live.com.au
Kitty Deane	kittymillyard@hotmail.com
Klaus Weber	hellberry007@gmail.com
Koren Wheatley	korencat@hotmail.com
Kotono Arai	brcwlls-7070am@ezweb.ne.jp
Krysten Pierre	Nourishednc@gmail.com
Kyle Behrend	Kbehrend@gmail.com
Kylie Latham	kyliejl@hotmail.com
Kylie Warnock	kylie.j.w@hotmail.com
Lachlan Burnside	lachlan.burnside345@gmail.com
Lachlan Smith	smithlachlan50@gmail.com
Laine Fooks	fookslaine@gmail.com
Lana	ljbarger@outlook.com
Lana Bolzon	Lanaalbanesebolzon@gmail.com
Lara Flanagan	info@mynotesfrom.com
Laraine McCarthy	laraine_mccarthy@hotmail.com
Laraine Whitwam	Wigsta@hotmail.com

Laura	lauramaclschlan97@gmail.com
Laura	Laura.weatherhead@yahoo.com.au
Laura	L.pytlikiii@googlemail.com
Laura Cusack	alexandlaura@gmail.com
Laura Riley	msliriley@gmail.com
Laura Unmack	Laura.phj@gmail.com
Laura Warland	koalaura5@yahoo.com
Lauren	laurenwalder1996@gmail.com
Lauren Dennett	lauren.dennett1@hotmail.com
Lauren Waldon	Lauren.waldon@gmail.com
Lauren Ward	laurenward6891@gmail.com
Lauren Webb	laurenwebb1979@hotmail.com
Laurien De Block	Laurien.deblock@gmail.com
Lawrence George James	
Morris	lawrencemorris1@bigpond.com
Leah Burton	Bljb@bigpond.com
Leah Hassard	Leah@hotmail.com.au
Leanne	Lostalltrace@hotmail.com
Leanne Beazley	Bl.beazley@bigpond.com
Leanne Freedland	leefree21@gmail.com
Leanne Grant	leannegrant@live.com.au
Leanne Stayches	rezzaranch@gmail.com
Leanne Sternbeck	radhaorganics@gmail.com
Lee Eady	leanneeady66@gmail.com
Lee O'Mahony	Leeomahoney@optusnet.com.au
Lefki Pavlidis	lefkpav@yahoo.com
Leianne Hudson	hudsonleianne@gmail.com
Leif Prime	leif.prime@gmail.com
Leigh Metcalfe	leigh.metc@gmail.com
Leigh Summers	leighsummers@bigpond.com
Lenore Scott	chinatown@mail.com
Leola	leolatse1@gmail.com
Leonard Fitzpatrick	leonardfitzp@gmail.com
Leonie Lyall	leonie.lyall@bigpond.com
Leonie Scott	mallee66@yahoo.com.au
Lesley Auguston	lilypilli@hotmail.com
Lesley Lambert	sasha62@bigpond.net.au
Lesley Richardson	lysette1800@gmail.com
Lesley Richardson	lysette1800@gmail.com
Lesley Sims	lesley.sims@bigpond.com
Lesley Sinclair	lesleysinclair01@gmail.com
Letitia Donnelly	letitia.donnelly17@gmail.com
Li Luo	vic991984@hotmail.com
Liana Perry	perryfamilylb@gmail.com
Libby Cashin	libster53@gmail.com
Lilly Parisi	lilpuss08@bigpond.com

Linda Geiger	lindageiger78@gmail.com
Linda Jones	lindadote@gmail.com
Linda McCarthy	curran58@icloud.com
Linda Pye	l.cat.42@gmail.com
Linda Quelch	qlindie@gmail.com
Linda Reilly	lindandreilly@gmail.com
Linda Smith	lianes@internode.on.net
Linda Williams	missanthropy78@gmail.com
Lis Barnett	marijke.eb@gmail.com
Lisa	accounts@signlanguage.net.au
Lisa	Wattossay@gmail.com
Lisa	mitchie10@hotmail.com
Lisa & Peter	45liacramer@gmail.com
Lisa Bashford	Lisa.bashford@lice.com.au
Lisa Bennie	rolim1@bigpond.net.au
Lisa Blundell	lisablundell05@hotmail.com
Lisa Brandner	lisa.brandner@hotmail.com
Lisa Foo	lisa_foo@outlook.com
Lisa Foster	kleencare01@bigpond.com
Lisa Harrison	precious_lisa@hotmail.co.uk
Lisa Holden	Lvph1969@yahoo.com.au
Lisa Jones	candljones@hotmail.com
Lisa Kearns	Petallpets@aol.com
Lisa Laverick	lisahancock1224@gmail.com
Lisa Lucas	lisalucas15@outlook.com
Lisa Margetts	sunlily36@gmail.com
Lisa Maxwell-Wright	lizacska@gmail.com
Lisa Ryan	lisa.r@animal-lib.org.au
Lisa Salazar	lisajunior@att.net
Lisa Thompson	lisa.thompsonn@gmail.com
Lisa Viaggi	lisaviaggi@hotmail.com
Lisa Watters	tokyotaos@live.com
Liz Gould	lizigould@gmail.com
Liza Brock	lizabrock40@gmail.com
LM Melville	melville.lisa@gmail.com
Lori Natoli	lori1967feb@icloud.com
Lori Van Der Burg	aşhavdb@yahoo.com.au
Lorna	lornafurst@yahoo.com
Lorna Key	lorna-joy@live.com.au
Lorraine Brushe	lorraine63@live.com.au
Lorraine Foley	lorrainesright@yahoo.co.uk
Lorraine Rosenberg	rosenberglorraine@gmail.com
Lou Christie	louise.christie@yahoo.com.au
Louisa Faraci	lou.d.lou@bigpond.com
Louise Cooke	lou.cooke@gmail.com
Louise Harrison	louise.harrison@motivenetworks.com

Louise Readett	louisareadett@yahoo.co.uk
Louise Singh	Louise_sing@hotmail.com
Louise Walton	louwalton@hotmail.com
LS	Ry-spirit@hotmail.com
Luci Roney	lucianne.tara@gmail.com
Lucille Stone	lucille_stone@hotmail.com
Lucinda Dunn	lu.dunn@outlook.com
Lucy Obrien	lucy.e.obrien@hotmail.com
Lucy Taylor	taylor.1984@live.co.uk
Lulu Langford	2blessedx4@gmail.com
Lynda Humphreys	lyndah1980@hotmail.com
Lynda Mathison	lynda1267@bigpond.com
Lyndel	Lyndel.arnett@gmail.com
Lyndon Harris	lyndon.harris1989@hotmail.com
Lyndsey Warren	Lynsbopdelula@hotmail.co.uk
Lynette Amor	lynaamor@gmail.com
Lynn Popay	lynnpopay@yahoo.com
Lynne Thurston	lt02@optusnet.com.au
Lynne Marie Orlando	lynneo1950@bigpond.com
Macy Jonas	macyj09@hotmail.com.au
Maddison Panting	maddison.panting@hotmail.com
Madison	Mmadisscott@gmail.com
Maeve Parker	maeve.parker@hotmail.com
Magenta Graziano	m.graziano1985@gmail.com
Maike van Veen	eetgeendierenleed@live.nl
Mandy	Mandyokeefenz@gmail.com
Mandy Allen	mandyallen0212@gmail.com
Maree Bowater	maree.bowater82@gmail.com
Maree Diane	marcro321@gmail.com
Maree Wyeth	mareewyeth@gmail.com
Margaret Ann Lockyear	lockyear@bigpond.com
Margaret Morris	jetjessa@hotmail.com
Margaret Spiers	eveningowl23@gmail.com
Margi Mattes	MARGISHANE@BIGPOND.COM
Marguerite Cordell	cordellmhf@bigpond.com
Maria	Reaxmas@gmail.com
Maria Morena	mmorena3@bigpond.com
Maria Rita Fiannacca	mariarita.fiannacca@gmail.com
Maria Soria	mariasoria919@gmail.com
Mariam Khatibi-Najibi	mariam73khatibi@gmail.com
Marian Lewis	mrnnlw@yahoo.com.au
Marianne Salvatore	marianneks49@gmail.com
Marie	Ezra5582@gmail.com
Marie Pousson	amcanally1@bigpond.com
Marilyn De Laney	marilynronda@gmail.com
Marilyn Orr	gomotwovegans@gmail.com

Marina DeBris	marinadebris@gmail.com
Marion Horton	marionhorton27@gmail.com
Marion Wall	Redape11@optusnet.com.au
Marisa Battistel	Marisa.battistel@gmail.com
Marisa Sinn-Dorfeld	agnesofgod.msd@gmail.com
Marisol Melgarejo	marisolphoebemelgarejo@gmail.com
Marissa Edwards	m.edwards@business.uq.edu.au
Mark	mrmarkbennett2@gmail.com
Mark	mfberriman@gmail.com
Mark Betts	chatsworth12@hotmail.com
Mark Ewins	ewins.m@gmail.com
Mark Joseph Dino	markiosephdino149@gmail.com
Mark Kennedy	markjkennedy1976@gmail.com
Mark Stuart-Jones	ms_j1000@gmx.com
Marley	Marley.tia.c@gmail.com
Marta Niwczyk	m.niwczyk@gmail.com
Martha Boshnick	mboshnick@gmail.com
Martyn Noble	manoble@bigpond.com.au
Mary Bracken	maryb63@optusnet.com.au
Mary Cook	bluedogbds@hotmail.com
Mary Cuthbertson	marycuth99@gmail.com
Mary Jones	Aliens2112@outlook.com
Maryn Sullivan	maryn13@gmail.com
Masha Khatibi	khatibim88@gmail.com
Matt Hawkins	matzrocks@hotmail.com
Matt Hawkins	matzrocks@hotmail.com
Matt Randall	randallmp@outlook.com
Matthew Micallef	Matthew@micallefcorp.com.au
Maureen Sladdin	reenie2@bigpond.com
Maxine Gillman	magilleugenia@gmail.com
Maya Ashiba	maya.sugimoto@gmail.com
Maya Tannous	mayatannous977@gmail.com
Meagan Brown	meagan_sims@hotmail.com
Meagan Douglas	meagan.douglas@gmail.com
Meaghan Hughes	mssb45@outlook.com
Meera	mdkhoosal@gmail.com
Meg	meghan.e.quinlan@icloud.com
Meg Worrell	megworrell@y7mail.com
Megan	Megsilou@outlook.com
Megan Lunow	meganlunow79@yahoo.com
Megumi	Megumikoyamapan@gmail.com
Mel Harrison	melligrubb@gmail.com
Mel Sanderson	Melsanderson22@gmail.com
Melanie Beach-Ross	melaniebeachross61@gmail.com
Melanie Walton	melaniewalton233@hotmail.com
Melegueta Mattay	ymeldoon@gmail.com

Melissa	mklatsia@gmail.com
Melissa Brennan	melissalbrennan@gmail.com
Melissa Irons	melissa@bonorong.com.au
Melissa Macpherson-Kardol	Careswheatbelt@outlook.com
Melissa Shaw	blondesplices2003@yahoo.com.au
Melvy Connell	melyconnell69@gmail.com
Merete Holm	climbermlh@gmail.com
Merete Paulsen	meretelp@gmail.com
Merit Tabak	silimavanya@gmail.com "Barina" 107 Ripple Downs Rd, Southwood, Moonie, QLD 4406
Michael & Sarah Giltrow	sooty06@aol.com
Michael Chamberlain	michaelchilcott@yahoo.com.au
Michael Chilcott	Castleg1@bigpond.com
Michael Hauswirth	michael.inturrisi@gmail.com
Michael Inturrisi	michael@michaelvertes.com
Michael Vertes	mbaginski@hotmail.com
Michaela Baginski	michellejlewisphotmail.com
Michelle Lewis	Shellbaker2010@gmail.com
Michelle Baker	shelle.beveridge.67@gmail.com
Michelle Beveridge	mjhankins77@gmail.com
Michelle Hankins	mishgre@bigpond.com
Michelle Head	shelleoz56@gmail.com
Michelle Hepburn	mjenz64@gmail.com
Michelle Jensz	beanhead0360@hotmail.com
Michelle Leigh	chellimantel3@gmail.com
Michelle Mantel	Michelleowen2011@gmail.com
Michelle Owen	rogerandmichelle@bigpond.com
Michelle Parkes	mrowbotham.83@gmail.com
Michelle Rowbotham	fab5wendt@gmail.com
Michelle Wendt	miirakostava@skymesh.com.au
Miira Kostava	mikayamafuji@gmail.com
Mika Yamafuji	Mikadie@gmail.com
Mikadie Joyce-Bates	Sallymick27@gmail.com
Mike	sumik@optusnet.com.au
Mike Edwards	m.fowlie@outlook.com
Mindy Fowlie	Veganmipstar@gmail.com
Mippy	mirandaleeden@hotmail.com
Miranda Leeden	Septemberhappiness@outlook.com
Moi Dunn	pinkhotstar77@hotmail.com
Moira	maddiemux@outlook.com
Moira Sheppard	doepgen@hotmail.com
Monika Doepgen	doepgen@hotmail.com
Monika Doepgen	icerabbit68@hotmail.nl
Monique Buijs	moni@ecn.net.au
Monique Fisher	monique.miklosmartin@gmail.com
Monique Miklos-Martin	

Morgan Bouldin	caytibouldin@gmail.com
Muller Henrietta	mullerhenister@gmail.com
Muriel Braun	murielbraunmarie@icioud.com
Muthu Prathap Rajamohan	muthuprathap@gmail.com
MV L	m17v91@gmx.net
Myra Apelu	Myra.apelu@gmail.com
Nada	nadavidakovic@hotmail.com
Nadia Warne	nadiawarne@yahoo.com
Naomi	naomiwoodgate@hotmail.com
Naomi Fowkes	naomifryer@hotmail.com
Naomi Masterson	naomi.l.masterson@hotmail.com
Naomi Oliver	naomioliver22@gmail.com
Narelle	Narelle.mole@hotmail.com
Nashra Jamil	jamilnashra@gmail.com
Nasia Tsekouras	abolishspeciesism35@gmail.com
Natalie	natalieann909@gmail.com
Natalie Bailey	nataliebailey80@yahoo.co.uk
Natalie Connell	midben.connell@gmail.com
Natalie Jansen	jansen_n@yahoo.com
Natalie Leslie	natalie@homesrus.hk
Natalie Nakazono	natalie.nakazono@gmail.com
Natalie O'Connor	Michaelandnat8@bigpond.com
Natalie Tharratt	natalotus50@gmail.com
Natasha Harley	tasha.harley@exemail.com.au
Natasha Worcester	natasha.worcester@hotmail.com
Neale & Perri Dixon	npdixon@bigpond.com
Neena Love	neena.love678@gmail.com
Neil Saldanha	neilisaldanha@gmail.com
Nel De Groot	neldegroot@yahoo.com
Nerida Ramaci	Neridaramacinicotra@gmail.com
Nerissa Demetriou	nerissa.demetriou@gmail.com
Nichola Briggs	nicbriggs1@icloud.com
Nicholas Bonnett	ncbonnett25@gmail.com
Nicholas Galea	nicholas-galea@outlook.com
Nick Andrushenko	Nicka@maxitrans.com.au
Nicki Beaumont	oznchilli@gmail.com
Nicola Stuart	Nicola.stuart67@bigpond.com
Nicola Whitehead	nicola@whitehead19.com.au
Nicolas Hodges	nicolashodgessimon@hotmail.com
Nicole Browne	nsbrowne@iinet.net.au
Nicole Daley	Nicole.daley@live.com.au
Nicole Deighton	nikdeighton@hotmail.com
Nicole Luhrs	nicoleluhrs@hotmail.com
Nicole Sumpton	saphire106au@yahoo.com
Niina Anttinen	niina.anttinen@gmail.com
Nikita	Nikitaigler@icloud.com

Nikki Matthews	nmatthews@live.com.au
Nikki Wilson	nikkio75@yahoo.com.au
Nirvana Williams	nirvana_rose_williams@hotmail.com
Norie Nakanashi	norie01n310608@gmail.com
Ntina Robbs	ntina.robbs@bigpond.com
Olga Pope	Olga.pope@hotmail.com
Olivia David Brown	oliver.brown2011@hotmail.co.uk
Olivier Bouvry	olivier@open2.be
Oscar Keating	oscarkeating18@gmail.com
P Gordon	P_gordon@live.com.au
Paige Magurie	maguirepaige@gmail.com
Pam Fioretti	blue.ladybird.162@gmail.com
Pamela Gallagher	pamela.gallagher1@gmail.com
Pamela Ison	pam@isonenvironmental.com
Pamela Mariko	pamelamariko1@gmail.com
Pamela Paikopoulos	Sokollate11@gmail.com
Pamela Rutherford	emeowlme@yahoo.com.au
Paolo	sethpablito@gmail.com
Paris Leathart	pleathar@bigpond.net.au
Patricia	Patriciamckay94@hotmail.co.uk
Patricia Coghlan	pcoghlan@y7mail.com
Patricia Dull	patdull1947@gmail.com
Patricia Picinini	patriciapicinini@gmail.com
Patricia Rizzo	sensationaldogs1@gmail.com
Patrick Green	Patex99@hotmail.com
Paul	paulfoo1@outlook.com
Paul Murphy	paul.cronulla@bigpond.com
Paula Chiaruttini	underdog1956@y7mail.com
Pedro Allemant	futuroveganpop@gmail.com
Penne Davis	Penne.davis@outlook.com
Penny & Cam Robertson	pennycamrw@gmail.com
Pepita Ridgeway	Pepitaridgeway@yahoo.com
Peta Akester	petaakester@gmail.com
Pete Harrison	P.i.pi@bigpond.net.au
Pete Scarth	itspedro1806@gmail.com
Peter Ashkar	peterashkar@bigpond.com
Peter Lloydsmith	peterlloydsmith@gmail.com
Peter Rowbotham	prowbotham.983@gmail.com
Peter Sab	cremello_bloke@yahoo.com
Peter Wickenden	peterwickenden8@bigpond.com
Philip Crabtree	philip.crabtree@vmd.com.au
Phoenix French	Phoenixfrench@icloud.com
Piper Bates	cadencepe8@gmail.com
Piraprapa Pocshatbawonkul	preme9156@gmail.com
PJ Want	pamelajanewant@gmail.com
Prana Izquierdo	Prana.izq@gmail.com

Praneetha Kurmala	praneethak.99@gmail.com
Pratik Shipurkar	adv.pratik.shipurkar@gmail.com
Priya Subramaniam	poisonoracle@gmail.com
Quentin Dresser	qdresser@gmail.com
Rachael Dunnell	rachael_marie32@yahoo.com
Rachel Neynens	rachelneynens@hotmail.com
Rachel Brookw	rachie-b72@hotmail.com
Rachel Crane	rachel.crane5@outlook.com
Rachel Mary Cassidy	rcrackle@gmail.com
Rae Sikora	rae@plantpeacedaily.org
Rahul Gupta	Rahul.iem@gmail.com
Raj	Rajanranjit@icloud.com
Ralph Graham	razza50k@gmail.com
Ramona Jesudhason	r1jesudhason@hotmail.com
Randy Schmitz	tmntrule999@yahoo.com
Rani	smithrani@hotmail.com
Ranjit Kaur	Rsandhusbs@gmail.com
Rebecca	bec_egan10@yahoo.com.au
Rebecca Brockes	rebeccabrockes@hotmail.com
Rebecca Carroll	Becci_campbell@hotmail.com
Rebecca Dewar	becdewar@gmail.com
Rebecca Golding	3moomoos@gmail.com
Rebecca Moir	masai_101@hotmail.com
Rebecca Phoenix	Voodooain66@hotmail.com
Rebekah	bekydunfird@gmail.com
Rebekah	Rebekahelaine21@gmail.com
Rebekah Curtain	rebekahhague@hotmail.com
Renaë	Renaevoller@gmail.com
Renaë Furnell	renaefurnell@hotmail.com
Renee	renee.evelyn07@gmail.com
Renee A	R.sabel@hotmail.com
Renee Mumford	renmumford@gmail.com
Renee Mumford	renmumford@gmail.com
Revel Pointon	revpointon@hotmail.com
Rheusuin Brown	Rheusuinb@gmail.com
Rhiannon	rhi.jones13@outlook.com
Rhonda Green	nannyg@gmail.com
Rhonda Walsh	rhondawalsh223@gmail.com
Rianne	shane_2004_86@hotmail.com
Richard Rionda Del Castro	Richard@hannibalpictures.com
Richard Rutherford	richeeno1@hotmail.com
Richelle Donohue	Snuffys_stuff@icloud.com
Ricky	Rickysmith7@outlook.com
Rita Bennett	enquiries@ibahspa.com.au
Ritu Naithani	ritunaithani75@gmail.com
Roanne Pye	roanep59@gmail.com

Robert Chillari	robchill181@gmail.com
Robert Hart	bolshibo@bigpond.net.au
Rochelle	rochellebenazic@gmail.com
Rochelle	Rochellechester26@gmail.com
Rochelle Keegel	rochelle.keegel@alumni.griffithuni.edu.au
Rohini de Silva	rohinats@gmail.com
Ronda Rutherford	ronda999@live.com.au
Rory Carmichael	rorycarmichael247@gmail.com
Rosalie Scott	rosalie.anne@bigpond.com
Roshanak Pilram	roshanak.pilram@outlook.com
Ross Bennie	ross@twwmorayfield.com.au
Roz Smith	okra_blade07@icloud.com
Ruby Maslen	rubyleemaslen@gmail.com
Russell Brown	dingusdelux@gmail.com
Russell Williams	russell.williams.48@gmail.com
Ruth	ruth@ruthhatten.com
Ruth Adams	ruthadams138@gmail.com
Ruth Bodeman	rbodeman@aol.com
Ruth Norris	rnorris3@myune.edu.au
Ryan & Ruth Fraser	RRFraser_21@outlook.com
Sabine Dahlhaus	sabinedahlhaus74@t-online.de
Sabine Gonelli	sabinegonelli@gmail.com
Sabrina Ruscat	sassysab12@hotmail.com
Sally	Sally.b33@hotmail.com
Sally Baker	radnace@hotmail.com
Sally Fisher	adonia111@hotmail.com
Sally Unwin	sallyunwin@ymail.com
Salome Argyropoulos	salomesathyasai@gmail.com
Sam	Samiafaridboctor@gmail.com
Sam Dixon	samdixonmusic@gmail.com
Sam Drysdale	Sammynet4@hotmail.com
Sam Howland	mahon08@hotmail.co.uk
Samantha Stevens	Vegansamclarke@gmail.com
Samantha Turk	samturk000@yahoo.com.au
Samara Grumberg	samaragrumberg@gmail.com
Samuel Neilson	sineilson17@gmail.com
Sandra Boldiston	rootreatsanctuary@gmail.com
Sandra Dennett	san.mark@optusnet.com.au
Sandra Farrell	sandymarie.farrell78@gmail.com
Sandra Hale	sandihale@hotmail.com
Sandra Naumann	koffee1710@gmail.com
Sandy	sandyspiers88@gmail.com
Sandy Walshe	news4sandy@hotmail.com
Sara Kelly	kellysara71@gmail.com
Sarah	Sarahdollthy21@gmail.com
Sarah	sarahsommerville@hotmail.com

Sarah Anthony	sarah4@iinet.net.au
Sarah Fraser	sarahfraser06@gmail.com
Sarah Jones	sarahkatherinejones@gmail.com
Sarah Keightley	funkyzoobie@hotmail.com
Sarah McNabb	stopthekillingnow@gmail.com
Sarah Robb	Sarabsbabysit@hotmail.com
Sarah Silverster	sarebear108@hotmail.com
Sarah Thomas	Sarahthomas272@hotmail.com
Sarah Turner	stturner77@yahoo.co.uk
Sarah Wade	Sarahlouwade@gmail.com
Sassica	Sassicab@yahoo.com
Sean	nsw_fire_fighter@hotmail.com
Sel Burek	selburek@gmail.com
Seona James	Seonajames@gmail.com
Sepehr Pouyanfar	Spouyanfar8@gmail.com
Serani Dodson	chn67@hotmail.com
Serena Bagley	s.bagley@uq.edu.au
Serena D'Alessandro-Rodger	serenadr@ymail.com
Serina Herman	sezherman222@gmail.com
Sh Khalili	shkhalili_ms@yahoo.com
Shane David	Obbwy_1999@hotmail.com
Shane Green	shane.vegangreen@gmail.com
Shannon	Equineglitzphotography@hotmail.com
Shannon Bell	shanonbell@yahoo.com.au
Shanon Browne	shanonbell7@gmail.com
Shantel Daniels	Shantel.daniels@outlook.com
Sharne Vogt	movo1@westnet.com.au
Sharon Bourne	willow23@y7mail.com
Sharon Bradshaw	smanson_dawn@hotmail.com
Sharon Dane	sharon.dane@bigpond.com
Sharon Farmiloe	sharonfarmiloe@live.co.uk
Sharon Hampton	francisrose1970@gmail.com
Sharon Margaret Tupper	sharon.tupper@gmail.com
Sharon McFadden	shazz1313@yahoo.com.au
Sharon Phillips	auntys hazzen1@bigpond.com
Sharon Scull	Robert.scull@optusnet.com.au
Sharon Stuart	sharonredstuart@gmail.com
Sharon Ware	daphnevetnurse@hotmail.com
Shaun Adams	jackz34@hotmail.com
Shawn Butchko	ginocancilla@yahoo.com
Shayla Olsen	Shayla.renee.olsen@gmail.com
Sheida Badiee	sheidab@yahoo.com
Sheila	vinmas2@bigpond.com
Sheila Donoghue	s.donoghue63@gmail.com
Shelley Farman	shelleyfarman@live.com.au
Shelley Hartnup	shelleyck1@hotmail.com

Shelley Van wyk	Meanimalluva@gmail.com
Shenee	Shenee.coleman97@gmail.com
Sheridan Fisk	sfisk2012@hotmail.com
Sheridan Karen Heaton	sheridactyl16@gmail.com
Sherree Gordon	Sheecat9@hotmail.com
Sherri Johnston	sherrimjohnstom7S@gmail.com
Sherriden Sloan	sherridens@gmail.com
Shirley Birney	congob12@tpg.com.au
Shoba Nair	nairshoba41@hotmail.com
Shohre Mansouri	shohre.mj@gmail.com
Shona Payne	Shonaleepayne@gmail.com
Sian Farrow-Blance	sianfarrowblance@gmail.com
Silke Nawrocki	silke.nawrocki@gmail.com
Silvia Oliveira	silvia.o@iafrica.com
Silvia Oliveira	silvia.o@iafrica.com
Sim Choo Khim	ivyssim1997@gmail.com
Simon Burke	Slipsly2000@gmail.com
Simon Nightingale	redscan1@gmail.com
Simone	Simirox7@gmail.com
Sinead	sinead.disaya@gmail.com
Sinead Carroll	Sinead_beauty@live.co.uk
Skye	skyebrown@zoho.com
Skye Brisotto	skyebrisotto13@gmail.com
Skye Miller	skymiller1990@gmail.com
Sonia Baker	bakes29@live.com.au
Sonja Love	theloves55@bigpond.com
Sonja R	sristev@gmail.com
Sophie	sophiebannister01@gmail.com
Sophie Coulton	ssmc2202@outlook.com
Sophie Tolich	tolichsophie@gmail.com
Stacey Barnden	staceybarnden@hotmail.com
Stacey Harrison	staceymharrison87@gmail.com
Stacey Hofmann	stacey.hofmann@live.com.au
Stefan Testi	stefan.testi22@gmail.com
Stella Bartlett	stellabartlett9@gmail.com
Stephanie Janssen	stephanie.elise@hotmail.com
Stephanie Martin	stephanienicolemartin@hotmail.com
Steven Uijland	spuijland@yahoo.com.au
Sudipta	Sudipta.aus@gmail.com
Sue	Sioux.yoga@hotmail.com
Sue Anderson	Szumai@theandersons.net.au
Sue Clarke	suemclarke9@gmail.com
Sue Hay	susanhay190@gmail.com
Sue Jackson	sue_jackson@optusnet.com.au
Sue Kelly	skelli@gmail.com
Sue Kirby	Kirby1810@gmail.com

Sue Litchfield	Sue.litchfield@bigpond.com
Sue Waugh	waugh861@bigpond.com
Sue Weber	dapawap@hotmail.com
Sue Wells	Tourmalinecrow@gmail.com
Sue West	sue.westcott57@gmail.com
Sue Woodford	suewoodford1@bigpond.com
Sukhwant Kaur	Kaursukhwant722@gmail.com
Susan Adcock	sueperstar22@gmail.com
Susan Buckland	vegannotviolence@gmail.com
Susan Carol Bradshaw	sbradshaw@pobox.com
Susan Carpenter	susancarpenter1@bigpond.com
Susan Crossley	suecrozz@bigpond.com
Susan Eckholdt	mail@falabellahorses.com
Susan Henry	lottieandlance@hotmail.com
Susan Jane	susanjh444@gmail.com
Susan Kane	Suzyk58@hotmail.com
Susan Lane	susan.lane@live.com.au
Susan Lanzaro	suelschroeder@gmail.com
Susan Lee	susiegk@hotmail.com
Susan McMahon	sueanddave4@bigpond.com
Susan Moran	suelmoran@gmail.com
Susan Player	sue103jc@hotmail.co.uk
Susan Sorensen	quinkan@gmail.com
Susan Stock	susana.stock@gmail.com
Susan Woodbury	willaroySusan@gmail.com
Susanne	susanne.getsorted@gmail.com
Susanne Abbott	Smabbott@optusnet.com.au
Susanne Bayly	Suebe.79@gmail.com
Susie Hearder	doggonoz@gmail.com
Susie Hicks	therealateam25@gmail.com
Susie Redford	snezana13r@gmail.com
Suzan Toma	s.toma@home.nl
Suzanne Politis	s.politis@aussiebroadband.com.au
Sylvia Cooper	sylviacooper@iinet.net.au
Syndy Gordon	syndy_lee_watson@yahoo.com.au
Tabitha	tabitha.buttle@outlook.com
Tamara	Tammytyndall@hotmail.com
Tammy	tammy_bergman@hotmail.com
Tammy Browne	Tammy.browne@hotmail.com
Tammy McMaster	mcmaster.tammy@gmail.com
Tammy Omodei	tammyomodei@gmail.com
Tamra Degotardi	tamra.degotardi@gmail.com
Tania	Peopleamdtheirpaws@gmail.com
Tania Hill	taniamhill@yahoo.com.au
Tania Hutchins	Tania.hutch@gmail.com
Tanya James	tanyajames@y7mail.com

Tara Murphy	tara.murphy4444@gmail.com
Taryn Haynes	taryn@khaya.com
Tash Poole	tashpoole@live.com
Tay	taylaarchie@outlook.com
Tayla Jovanovic	tayladenise@hotmail.com
Taylor Frisby	taylorfrisby1@gmail.com
Taylor McEvoy	taylor.m1993@live.com
Ted Hume	baseliner2010@hotmail.com
Teresa	treeza2812@yahoo.com.au
Teresa Watling	td17wg@gmail.com
Terri	terrigreen58@yahoo.com
Terri Eagle	Terri.Eagle73@gmail.com
Thomas Archer	fatzcatzz@gmail.com
Tiana Kennedy	yokaiscribbles@outlook.com.au
Tiffany Gealy	t.gealy@hotmail.com
Tiffany Mclaughlan	tiffanymclaughlan03@gmail.com
Tiia Toivonen	ripeltaja@hotmail.com
Tijuana	Tjnparker@hotmail.com
Tilly Wardale	matilda_charlotte@hotmail.com
Tim A	tallen_90@hotmail.com
Tim Oneill	timothyoneill187@gmail.com
Tina Jackson	tja99466@bigpond.net.au
Tina Watt	tina55watt@gmail.com
Toby Smith	tobysmithfst@gmail.com
Tom	tmaher1999@gmail.com
Tom Landers	Walkunharmed@gmail.com
Tomoyo Tamatani	tomoyotamatani@y7mail.com
Toni Arndell	toniarndell@icloud.com
Toni Ede	toni.ede.au@gmail.com
Tony Brookes	Tony.brookes@live.com
Tony Clunies-Ross	monster.1@westnet.com.au
Tony Jovevski	Tony.Jovevski@gmail.com
Tracey	Tblomquist78@gmail.com
Tracey Burkill	traceyburkill@hotmail.com
Tracey Davey	traceyadavey@gmail.com
Tracey Esparza	traceyesparza@hotmail.com
Tracey Fraser	johnandtraceyfraser@gmail.com
Tracey Gordon	Traceylovesbats@hotmail.com
Tracey Herbert	gregtrace3216@yahoo.com.au
Tracey Shrubb	traceyshrubb5@gmail.com
Tracey Umana	tracey@indefinance.com.au
Tracy Howard	tracylee2709@live.com.au
Tremaine Moana	fromtremaine@gmail.com
Trish	Trishrohl@outlook.com
Trish Denny	tric69@icloud.com
Trudy Keys	Trudykeys79@gmail.com

Tu Hape	Tu.hape@outlook.com
Tyler Ratcliffe	tyler.j98@hotmail.com
Ursula Longheon	ursula@chicmanagement.com.au
Valerie Shields	valerieanne53@hotmail.com
Vanessa	imvponce@yahoo.com
Vanessa Bartholomew	v.bartholomew@icloud.com
Vanessa Campbell	vanessawhalley@hotmail.com
Vanessa Danson	nessgiorla@gmail.com
Vanessa Lucas	wanessa31@hotmail.com
Vanessa Wells	nesiw@yahoo.com.au
Venus Rohl	venusrohl@gmail.com
Verena Homberger	verenaho@optusnet.com.au
Veronica Mclindin	vmclindin@gmail.com
Veronique De carne	flovema06@yahoo.com
Vesna Curak	vesnacurakvesna@hotmail.com
Vic Bostock	care4animals@hotmail.co.uk
Vicki	vickilapraik@gmail.com
Vicki Lloydsmith	vickilloydsmith@gmail.com
Vickie Breckenridge	vickie.breck@gmail.com
Victoria Hill	veecheell@gmail.com
Victoria Jones	victoriajones.1@bigpond.com
Victoria Schnabl	vickib@velocitynet.com.au
Vikki Johnson	vi22ijohn5on@gmail.com
Vikki Vimukti Warren	vimuktiwarr@gmail.com
Viktor Ruzinsky	viktor.ruzinsky@gmail.com
Vineta Dixon	Vineta.dixon@bigpond.com
Vivienne Williams	vivienne.williams478@gmail.com
Walter	waiterpalombini@gmail.com
Warrick Smith	smithwarrick@hotmail.com
Wendy Ducat	wendyducat@yahoo.com.au
Wendy Grenfell	wgrenfell@gmail.com
Wendy Hart	wendiwoo71@hotmail.com
Wendy Jones	dj.wendy@hotmail.com
Wendy Little	wendylittle919@gmail.com
Wendy Penn	wendy.penn97@gmail.com
Wendy Schober	wendya855@gmail.com
Whendiey Stewart	whendieystewart16@gmail.com
Whitney Homer	wdchomer@hotmail.com
William	AndrewDudas@hotmail.com
William Gunner	william.gunner@live.com
William Haran	helenandbill27@hotmail.com
Xanthi Christidis	angstycat@gmail.com
Yasna Kelly	yaz.kelly@outlook.com
Ying Hu	ying_hu92@hotmail.com
Yoko Arai	sunshinешower1013@gmail.com
Yvonne Stalling	yvonne.stalling@gmail.com

Zac Forster
Zampa Darren
Zann Gava
Zoe
Zoe Butler
Zoe Zaglas

Zacforster1985@gmail.com
azampa11@optusnet.com.au
zanngava8@yahoo.com
allebeoz@gmail.com
zoelizabethbutler@gmail.com
zoe.zaglas@hotmail.com



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 of existing piggery to 236,070 SPU)

22/40

Calnbrook Road, Lundavra and Moonie Highway, Southwood

Lots 1, 2 & 5 on SP327021 and Lots 9 on PG246

On 31 July 2024, the above development application was:

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

1. Reasons for the decision

The reasons for this decision are:

- Having regard to the relevant criteria in the *Goondiwindi Region Planning Scheme 2018 (Version 2)*, the proposed development adequately satisfied the relevant criteria, and was approved subject to appropriate, relevant and reasonable conditions.
- The approved changes to conditions continue to comply with the relevant benchmarks to the greatest extent possible.

2. Assessment benchmarks

The following are the benchmarks applying for this development:

Benchmarks applying for the development	Benchmark reference
Strategic Framework	Elements 1-7
Rural Zone Code	Purpose PO1-PO5
Rural Activities Code	Purpose PO7-PO8
Transport & Infrastructure Code	PO1-PO15
Natural Resources Overlay Code	PO5-PO8
Biodiversity Areas Overlay Code	PO1-PO3
Bushfire Hazard Overlay Code	PO1-PO8

3. Compliance with benchmarks

Benchmark reference	Reasons for the approval despite non-compliance with benchmark
Rural Zone Code	
<p>PO4 Development does not detract from the amenity of the local area through unacceptable impacts relating to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices (e) lighting; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. <p>Editor's note: Any development involving a sensitive land use must take into account and mitigate any nuisance impacts from existing development in the locality.</p>	<p>Condition to Comply It is stated in the application that the proposed piggery has been separated from sensitive receptors in accordance with the National Environmental Guidelines for Indoor Piggeries (NEGIP).</p> <p>The nature and scale of the activity has the potential to impact on the amenity of the local area if not managed in accordance with the submitted documentation.</p> <p>Nuisances associated with noise, dust and odour can be conditioned as part of an approval.</p>
Rural Activities Code	
<p>A08 Operational activities, <i>buildings</i> (other than for <i>accommodation activities</i> or administrative purposes), pens, ponds, <i>structures</i> and waste disposal areas associated with an <i>intensive animal industry</i> comply with the minimum setbacks specified in Table 9.3.4.2—Intensive animal industry setbacks.</p> <p>Editor's note—the provision of adequate setbacks may be demonstrated by ensuring that the design and operation of an intensive animal industry complies with the following industry guidelines:-</p> <ul style="list-style-type: none"> • <i>Queensland Guidelines for Meat Chicken Farms 2012;</i> • <i>Reference Manual for the Establishment and Operation of Beef Cattle feedlots in Queensland;</i> • <i>Interim Guideline – Sheep Feedlot Assessment in Queensland May 2010;</i> <p><i>National Environmental Guidelines for Piggeries 2nd Edition (revised) 2010.</i></p>	<p>Alternative Solution It is stated in the application that except for on-site infrastructure and existing piggery buildings, the proposed development complies with the setbacks identified.</p> <p>Further, the units have been located to ensure they comply with the separation distance required under the NEGIP.</p>

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
Existing lawful use of the site and current approvals	-	<input type="checkbox"/> assessed against <input checked="" type="checkbox"/> had regard to
The proposed feedlot further strengthens rural production, which aligns with the major economic contributors of the region	Strategic Framework – Element 5	<input checked="" type="checkbox"/> assessed against <input type="checkbox"/> had regard to
Environmental Authority issued for the use	N/A	<input type="checkbox"/> assessed against <input checked="" type="checkbox"/> 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
<p>Nuisances</p> <ul style="list-style-type: none"> • the modelling fails to consider the full extent of odour sources and their potential health implications. • Odour has the ability to harm the quality of life, cause health problems, impact the value of property and overall operation of business • Concerns regarding odour modelling methodology • The expansion will increase the number of flies and vermin. • Increase in adverse human health effects including asthma 	<p>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. Further, the Odour Impact Assessment has been peer reviewed by an independent third-party.</p> <p>To ensure compliance, the Grower Unit 2 capacity was reduced by approximately half There was extensive discussion between the applicant and DAF regarding this part of the assessment.</p> <p>Nuisance conditions have been imposed by Council regarding nuisances such as noise, dust and odour. Operating hours can be 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.</p> <p>Other environmental matters may be addressed/conditioned in the Environmental Authority issued by DAF.</p>
<p>Traffic</p> <ul style="list-style-type: none"> • the proposed development exacerbates traffic congestion and road safety concerns, particularly along Dicks Rd • We would think for the development Application to be viable that all access easements be valid • extra movements possess further risk to Dicks Road and the Moonie Highway 	<p>The applicant's consultant states that:</p> <ul style="list-style-type: none"> • the applicants have an agreement with the landholders to maintain the entirety of the access easement, at no cost to the land holders. They also have an informal historic agreement with Western Downs Regional Council to maintain the public section of Dicks Road. Essentially, these roads are maintained to the same standard as unsealed rural roads in Western Downs Regional Council. <p>Conditions have been applied to ensure accesses are maintained to appropriate standards.</p>
<p>Flooding</p> <ul style="list-style-type: none"> • recurrent flooding events pose imminent dangers, with contaminated waters jeopardizing our domestic and stock water sources 	<p>The piggery sites are not subject to inundation during flood events.</p> <p>The primary effluent disposal method is evaporation, and any effluent application will be appropriately managed.</p> <p>A condition regarding protection of soils has been applied.</p> <p>Detailed requirements are conditioned in the Environmental Authority.</p>

Matters raised in any submissions	Description of how matters were dealt with in reaching the decision
<p>Impacts of existing approved expansion cannot yet be properly measured</p> <ul style="list-style-type: none"> the expansion outlined in the application has not yet commenced, thus preventing both the applicant and the council from adequately assessing its potential impact on the land, water resources, and sensitive receptors 	<p>The proposed development has provided supporting reports prepared by suitably qualified persons to address potential impacts of the development at the increased scale. The submitted reports comply with the relevant requirements.</p>
<p>Impacts on Lundavra State School</p> <ul style="list-style-type: none"> 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. 	<p>Lundavra School is not currently operational. Notwithstanding, odour impacts have been appropriately addressed.</p> <p>Nuisance conditions have been applied as per the nuisance matters.</p>
<p>Threat to public health and safety</p> <ul style="list-style-type: none"> Increased risk of diseases, such as Swine Flu and Japanese Encephalitis Faeces of the expected quantities increase the risk of illness 	<p>The separation of the operation suitably manages risk of zoonotic diseases being directly transmitted from the piggery to the public.</p> <p>Irrigation is not the primary method of waste disposal.</p>
<p>Water</p> <ul style="list-style-type: none"> Lack of surface and groundwater security Piggeries are a very water intensive industry 	<p>The water entitlements for the property far exceed the requirements for the piggery. Any future variation in water licenses, based on groundwater availability, is separate to this assessment.</p>
<p>Environmental impacts</p> <ul style="list-style-type: none"> Loss of biodiversity Increased pollution Soil erosion and contamination Increase in climate change and contributing to the current climatic crisis Effluent runoff affecting dams and waterways Surface water runoff from the site enters Uragra Creek and Stephens Creek. 	<p>All piggery buildings 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.</p> <p>The covered effluent ponds for biogas collection reduces the need for the burning of fossil fuels for power. It is intended for biogas to provide power for all the piggeries and the feedmill into the future.</p>
<p>Aboriginal cultural heritage</p> <ul style="list-style-type: none"> The expansion will result in a loss of aboriginal cultural heritage 	<p>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.</p> <p>An advice note has been including relating to cultural heritage obligations of the developer.</p>
<p>Animal cruelty & animal welfare</p> <ul style="list-style-type: none"> The intensive animal industry is cruel in the treatment of animals Australian public's view on how farm animals should be treated has advanced to the point where they expect to see more effective regulation 	<p>Animal welfare is not a planning consideration.</p>

Matters raised in any submissions	Description of how matters were dealt with in reaching the decision
Property values / Economic Impacts <ul style="list-style-type: none"> • the proposed development's adverse effects on property values, compounded by odour issues, increased traffic, and environmental risks, pose dire financial implications for our family farming operation • we also have to consider the long term future success of our business 	Economic impacts are not a planning consideration.

6. Matters prescribed by Regulation



Attachment 6 – *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.