CHARTERS TOWERS
REGIONAL COUNCIL

13 December 2019

Our Ref: 1312013
File Ref: 05/APP/02
Enquiries: Prue Miller

Thomas Askern
Milford Planning
PO Box 5463
TOWNSVILLE QLD 4810

Sent via email: *info@milfordplanning.com.au*

Dear Mr Askern

Changed Decision Notice
(Given under Section 83 of the *Planning Act 2016*)

The assessment manager acknowledges receipt of your change application (minor) on 5 December 2019 in relation to the amended decision notice dated 20 September 2019 and wishes to advise that the application was assessed and decided under delegated authority on 13 December 2019 with a recommendation of approval. The nature of the changes agreed to are detailed below including the conditions of the approval and notice of reasons. This changed decision notice replaces the amended decision notice dated 20 September 2019.

Applicant details

Applicant name:	Reid River Land Holdings Pty Ltd C/- Thomas Askern Milford Planning

Location details

Street address:	5291 Flinders Highway, REID RIVER QLD 4816
Real property description:	Lots 1 - 10 on RP715678
Current lawful use:	Dwelling House and Agriculture
Local government area:	Charters Towers Regional Council

Application details

Application number:	MC18/63
Approval type:	Development Permit
Development type:	Material Change of Use
Category of assessment:	Impact Assessment
Description of development:	Undefined Use (Cattle Holding Yards)
Definition of use:	Undefined
Categorising instrument:	Aligned Dalrymple Shire Planning Scheme 2006

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1. Nature of the change(s) agreed to

The changes agreed to as part of this changed decision notice are:

1. Amend Condition 3 to require the establishment of native bottle brush trees, and
2. New Condition 4 to require a temporary buffer until the native bottle brush trees are of an appropriate size and scale.

2. Details of the approval

Details of the approval are listed below in accordance with the *Planning Regulation 2017.*

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval		☒	☐

3. Conditions of approval

Conditions of this approval are included within **Attachment 1**.

4. Approved plans and documents

The approved plans and/or documents for this development approval are listed below:

Drawing title:	Prepared by:	Date:	Reference no:	Revision:
Proposed Site Layout	Premise	16/04/2018	MIS-0381-A001	4
Proposed Export Depot Layout	Premise	16/04/2018	MIS-0381-A002	2
Typical Pen Design	Premise	16/04/2018	MIS-0381-A003	2
Controlled Drainage Area Plan	Premise	16/04/2018	MIS-0381-A004	2
Effluent Management System Design	Premise	16/04/2018	MIS-0381-A005	2

And supporting documents:

Document title:	Prepared by:	Date:	Reference no:	Revision:
Odour Management Plan	Premise	12/06/2018	MIS-0381/11802327	A
Environmental and Water Supply Assessment	Premise	16/04/2018	MIS-0381/1802161	B
Stormwater and Flooding Advice	Venant Solutions Pty Ltd	09/04/2018	MJ:L.M00178.001.00	N/A

The approved plans in relation to this approval are included within **Attachment 2**.

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5. Currency period for the development application approval

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of six years.

6. Further development permits

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

1. Building Works; and
2. Plumbing and Drainage Works.

7. Referral agencies

The referral agencies for this application are:

Agency:	Trigger:	Advice/Concurrence:	Address:	Date and Ref:
The Department of State Development, Manufacturing, Infrastructure and Planning	10.3.4.3.1 – Clearing of Vegetation 10.9.4.2.4.1 – State Transport Corridors and Future State Transport Corridors	Concurrence	PO Box 5666 TOWNSVILLE QLD 4810 NQSARA@dsdmip.qld.gov.au	10 August 2018 1805-5309 SRA

The conditions imposed by the referral agencies are included within **Attachment 1**.

8. Submission(s)

Properly made submissions were made in relation this development. The details of these submissions are included below:

Name:	Address:	Electronic Address:
Paul Walker	PO Box 2353 IDALIA QLD 4811	Pv.74walker@gmail.com
Colin and Irene White	PO Box 1221 TONWSVILLE QLD 4820	Ireneawhite@gmail.com

9. Notice of reasons

This notice is prepared in accordance with Section 83(9) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a development application.

Description of	The proposed development is for making a Material Change of Use of Premises for

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the development:	Undefined Use (Cattle Holding Yards) in two stages.	
Assessment benchmarks:	The proposed development was assessed against the following assessment benchmarks of the State Planning Policy – July 2017 and the Aligned Planning Scheme for Dalrymple Shire 2006: • Desired Environmental Outcomes; • Rural Planning Area Code; • Carparking and Access Code; • Filling and Excavation Code; and • Landscaping Code.	
Relevant matters:	Not applicable.	
Matters raised in submissions:	**Submission Point:**	**Council Response:**
	Concerns relating to the negative impact the proposal will have on the livability of Reid River with relation to peace and quiet and ecological systems.	It is acknowledged that the Reid River area is principally occupied with Dwelling Houses on varying lot configurations. This noted, the township of Reid River is intersected by the Flinders Highway and the Mount Isa Rail line which creates noise, dust and amenity impacts. The proposal is located within the Rural Planning Area which supports Agricultural land uses and their associated industries. Matters relating to noise and dust impacts are regulated by the *Environmental Protection Act 1994* and conditions for vegetated screens have been recommended as part of the Development Permit.
	Concerns relating to the proximity of Dwelling Houses to the proposed development and perceived conflicts of land uses.	The subject site is located within the Rural Planning Area along with the entirety of the Reid River township. In this instance, the intent of the land use does not conflict with other land uses and where potential amenity impacts have been identified, conditions have been recommended to alleviate these. The outcome of the Rural Planning Area is to promote rural pursuits on large holdings on varying scales and intensities which is reflective of the proposed use.
	Concerns raised regarding direction of prevailing winds and the impact these winds will have on surrounding Dwelling Houses including the impacts created by the burial pits.	The Applicant has provided an Odour Management Plan prepared by Premise Agriculture which is recommended to be conditioned as part of the approval. The Odour Management Plan states that as the length of stay and rotation of cattle will be for short periods of time, the accumulation of manure will

		be minimal unlike a feedlot type development. To mitigate the impacts associated with stagnate effluent the applicant proposes the use of the waste water for dust suppression and if necessary irrigation. The supporting documents model that the use of effluent for irrigation will not be required during an average annual rainfall. The Applicant proposes as part of the Odour Management Plan to undertake periodic odour assessments along the western boundary of the development adjacent to sensitive receptors to ensure compliance with the Odour Management Plan. A weather station is to be erected to determine wind speed and direction to assist in the timing of potentially odorous activities (irrigation and desludging). The burial pit is approximately 1.36 kilometres to the nearest sensitive land use. Carcases in the burial pit are to be covered by a minimum depth of 1 metre of soil which should reduce odour emissions. In addition, the Rural Planning Area Code requires a minimum separation distance between a sensitive receptor and rural development of at least 300m for odour. In the instance of the proposal, compliance is achieved with the setback distance required by the Rural Planning Area Code.
	Issues were raised regarding the impacts associated with the proposed continuous movement of the vehicles such as dust, noise, light and odour at the access intersection off the Flinders Highway.	The proposal triggered Concurrence Agency Referral to the Department of State Development, Manufacturing, Infrastructure and Planning for development in a State-Controlled Road environment where conditions requiring the upgrade of the Flinders Highway intersection have been recommended. Whilst the proposal will increase the frequency and numbers of large vehicles accessing the site, the Flinders Highway is a significant transport route for North and North-West Queensland supporting the connectivity of large agricultural and resource industries. As such,

		impacts relating to traffic noise, dust and light are a reasonable occurrence for the operation of a State Highway. Noting this the assessment of these impacts is undertaken by the State not local government.
	Concerns raised regarding the configuration of the animal pens, shading and potential animal welfare related issues as well as work place health and safety issues.	Council does not regulate potential animal welfare issues, nor does it have any regulatory grounds to ensure the Applicant abides by work place health and safety regulations. The Applicant is required to meet the requirements imposed by the Local Government and all State and Federal regulatory frameworks.
	Concerns raised regarding the proposals ability to provide adequate water for the required consumption and the impacts this will have of the water aquifer.	Council does not regulate the drilling of or water consumption of bores. It is stated in the common material that the proposal will be serviced by four existing bores, water tanks and a property license to take 80ML/year of water from Reid River. The Applicant upon request from Council has provided confirmation from the Department of Natural Resources, Mines and Energy that Lots 1 – 10 on RP715978 are located outside of an underground water management area and therefore a water licence is not required from the Department of Natural Resources, Mines and Energy to take water, for any purpose, from any bores installed on the properties.
	Concerns relating to potential flood events and the impact these events may have on the ecology of Reid River and flow on impacts for Giru and the Great Barrier Reef Marine Park.	Scenarios generated by Premise Agriculture indicate that the reuse of effluent for dust suppression and evaporation (in an average rainfall year) will suffice, resulting in no requirement for irrigation. The material also states that the effluent application rate given demonstrates nutrient levels are likely to be less than a conventional feedlot combined with periodic soil monitoring that will result in minimal risk of nutrient accumulation in the soils. Therefore, the risk to adjacent waterways and ground water is also mitigated.
	Concerns relating to animal waste management have been identified and the lack of detail as to how the Applicant intends to manage such impacts.	The proposal has been assessed against the applicable assessment benchmarks and it is recommended that the Environmental and Water Supply Assessment and Odour Management Plan are conditioned as part of the

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	Concerns relating to the use of fluid from the effluent pond as a means of dust suppression has been raised as an odour and disposal concern.	approval. The waste and manure generated by the development will be disposed of offsite. Compared to an alternate use such as a feedlot or intensive animal husbandry the cattle holding facility will produce minimal waste due to fodder rations and short stays.
	Concerns relating to hours of operation being 24 hours 365 days a year.	The proposal states that the cattle facility will be operational between the hours of 4am and 8pm. The exception to this is when a ship is berthed at the Townsville Port and the transportation process commences. During this period, operation of the facility and staff may be required for up to 24 hours a day until the ship is loaded. The common material states that the cattle holding facility will, for most of the year be empty and operate at a less intensive scale. Generally, concerns relating to hours of operation relate primarily to noise impacts. To ensure that noise is managed during the operation of the development, conditions have been recommended that the proposal comply with the provisions of the *Environmental Protection Act 1994* and its subsequent policies.
	Land valuations will diminish because of the proposal.	The reduction in surrounding land valuations are not an assessable benchmark for which Council can have regard to both within the Aligned Planning Scheme for Dalrymple Shire 2006 and the *Planning Act 2016*
	Clearing of native vegetation has been addressed as a concern and the subsequent impact clearing will have on the population of bird life in the area.	The Aligned Planning Scheme for Dalrymple Shire 2006 regulates the removal of natural vegetation along natural water courses and wetlands only. The removal of vegetation is regulated by the Department of Natural Resources Mines and Energy. Attached in the common material is confirmation from Department of Natural Resources Mines and Energy that the proposed vegetation clearing on Lots 1, 2, 5, 7, 8, 9 and 10 on RP715678 is for a relevant purpose under section 22A of the *Vegetation Management Act 1999* and therefore supported by the

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		Department.
	Concerns relating to the existing access to Lot 6 on RP715678 between Lot 2 on RP743456 and Lot 4 on N255891.	The access of concern is not an approved access in accordance to the approved proposed Site Layout Plans. As such, this concern is unsubstantiated.
	The establishment of a sugarcane vegetation buffer has been raised as an issue with concerns relating to the management of and the potential infestation of vermin.	The establishment of the sugarcane buffer has been included as a direct response to managing dust, noise and amenity impacts as raised by submitters. The establishment of sugarcane within the Rural Planning Area is supported as Acceptable Development and suitable for the area. **As a result of the change application (minor), Condition Three has been amended to remove the reference to the use of sugar cane however now requires native bottle brush trees. In addition, a new Condition Four requires an interim buffer screen until the native bottle brush trees reach maturity.**
	Concerns regarding the use definition have been identified. It has been stated that the definition use is misleading and that the use could be defined as intensive animal husbandry.	The use of a Cattle Holding Yard is not defined within the Aligned Planning Scheme for Dalrymple Shire 2006 and therefore is otherwise defined as an Undefined Use.
Reasons for decision:	The development demonstrates compliance against all the assessment benchmarks listed above - with the exceptions listed below:	
	Assessment benchmark:	**Reasons for the approval despite non-compliance with benchmark:**
	Rural Zone Code Performance Criteria 1	The proposal is over multiple sites of varying dimensions as such compliance with A1.1 cannot be achieved. To achieve Performance Outcome 1, it is recommended as part of the approval that Council condition the amalgamation of Lots 1-10 on RP715678 into a single lot.
	Rural Zone Code Performance Outcome 3	The common material states that no building will exceed eight metres in building height. It is recommended that a condition is imposed too ensure building height and form are compliant with the Acceptable Solution A3.1 of 10 metres.
	Rural Zone Code Performance Outcome 6 Landscaping Code Performance Outcome 1 Rural Zone Code Performance Outcome 8	Conditions have been recommended to achieve the Performance Outcomes.

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10. Other requirements under section 43 of the *Planning Regulation 2017*

There are no other requirements.

11. Appeal rights

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision are set out in Chapter 6, Part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see Chapter 6, Part 2 of the *Planning Act 2016)*. Information about how to proceed with an appeal to the Planning and Environment Court may be found on the Court's website: http://www.courts.qld.gov.au/courts/planning-and-environment-court.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*. The timeframes for starting an appeal in the Planning and Environment Court are set out in Section 229 and Schedule 1 of the *Planning Act 2016*.

Should you wish to discuss this matter, please contact Matthew Kelly, Manager Regional Development on (07) 4761 5300.

Yours faithfully

Matthew Kelly
Manager Regional Development

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Attachment 1—Conditions of the approval

<table>
<tr><th>Condition Number:</th><th>Condition:</th><th>Timing:</th></tr>
<tr><td colspan="3">Approved Plans/Documents</td></tr>
<tr><td>1.</td><td>Development is to be carried out generally in accordance with the submitted application including the following plans and supporting documentation except where amendments are required to satisfy the conditions of this approval:
<table>
<tr><th>Drawing Title:</th><th>Prepared by:</th><th>Date:</th><th>Reference No:</th><th>Revision:</th></tr>
<tr><td>Proposed Site Layout</td><td>Premise</td><td>16/04/2018</td><td>MIS-0381-A001</td><td>4</td></tr>
<tr><td>Proposed Export Depot Layout</td><td>Premise</td><td>16/04/2018</td><td>MIS-0381-A002</td><td>2</td></tr>
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<tr><td>Stormwater and Flooding Advice</td><td>Venant Solutions Pty Ltd</td><td>09/04/2018</td><td>MJ:L.M00178.001.00</td><td>N/A</td></tr>
</table></td><td>At all times</td></tr>
<tr><td colspan="3">Special</td></tr>
<tr><td>2.</td><td>The applicant is to design and construct a billboard advertising device that:
a) Is located at the ingress and egress access point of the Flinders Highway and the development site;</td><td>Within six months after commencement</td></tr>
</table>

PO Box 189 Charters Towers Qld 4820
ADMINISTRATION: 12 Mosman Street Charters Towers Qld 4820 Australia
PH. (07) 4761 5300 | **F.** (07) 4761 5344 | **E.** mail@charterstowers.qld.gov.au | **ABN.** 67 731 313 583
www.charterstowers.qld.gov.au

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Condition Number:	Condition:	Timing:
	b) Is visible for motorists travelling both east and west; c) Has a maximum size of 48m^2; d) Provides an attractive advertisement as approved by Council, which celebrates the Region of Charters Towers, the history of the beef and cattle industry and the proposed development. Where a provision of this condition is inconsistent with the Department of Transport and Main Roads Roadside Advertising Manual Edition 2 dated October 2017, the Roadside Advertising Manual Edition 2 dated October 2017 prevails in all instances.	of the use
3.	**The applicant is to construct three single-row vegetated buffer screens using a variety of native bottle brush trees at the locations identified in the approved plans in Condition One. The trees are to be planted at four metre increments, achieve a minimum mature height of two meters and be irrigated.**	**Prior to commencement of the use**
4.	**The applicant is to establish an interim buffer screen at the locations identified in the approved plans in Condition One. The interim buffer screen is to be a minimum of two meters in height and may be removed once the the native bottle brush trees in Condition Three achieve two meters in height.**	**Prior to commencement of the use**
5.	The applicant is not to cause environmental harm or environmental nuisance as per the *Environmental Protection Act 1994*. The applicant is to maintain compliance with the: a) *Environmental Protection (Air) Policy 2008;* and b) *Environmental Protection (Noise) Policy 2008.*	At all times
6.	A 1.8m high chainwire fence is to be constructed around the entire perimeter of the burial pit. The burial pit is to be managed in accordance with the approved documents and their recommendations within Condition 1.	Prior to commencement of the use and at all times
7.	Carcases in the burial pit are to be covered by a minimum depth of 1 metre of soil.	At all times
8.	Traffic signage demonstrating that internal speed limits are not to exceed 30km/h are to be constructed within the internal driveway and located every 800m. Signage is to be designed in accordance with the Department of Transport and Main Roads Queensland Manual of Uniform Traffic Control Devices July 2018. All vehicle movements within the premises are not to exceed 30km/h.	As part of construction and at all times
General		
9.	The applicant is to comply with all conditions within this development permit with conditions prevailing over the approved plan(s) and document(s) in all instances.	At all times
Environmental		

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Condition Number:	Condition:	Timing:
10.	The applicant is to ensure that erosion and sedimentation control management is undertaken and maintained to prevent soil erosion and sedimentation runoff to watercourses and Council's storm water drainage system. Erosion and sediment control is to be in accordance with *Sediment Control – Engineering Guidelines for Queensland 1996 (Construction Sites)* and the *Queensland Urban Drainage Manual 2013*.	At all times
11.	The construction of the development (not operation) must be limited to 0630—1830 Monday to Saturday, 0900-1600 on Sundays and not at all on public holidays, unless otherwise approved by Council. Noise generated from construction must be within the limits set by the *Environmental Protection Act 1994* and the *Environmental Protection (Noise) Policy 2008*.	At all times
12.	The applicant is to ensure that: a) Works do not cause unreasonable interference with the amenity of adjoining premises because of noise, air or other chemical pollutants; b) The premises is kept in a safe, clean and tidy state; and c) All construction materials are contained wholly within the premises.	As part of construction works
13.	During construction, where contaminated soils are evident, remedial works must be undertaken in accordance with *Environmental Protection Act 1994*. Where contaminated soils are identified, Council must be notified and provided with an appropriate Contaminated Soil Remedial Plan with 20 business days.	As part of construction works
14.	The applicant must submit a Property Pest Management Plan for approval by Council prepared by a suitably qualified person. The plan is to detail what restricted matter under the *Biosecurity Act 2014* (Qld) the Plan relates to; the location of restricted matter on the site; and what actions will be undertaken to manage the restricted matter before, during and after the development activity. Upon approval of the Pest Management Plan, the applicant must undertake all recommended actions.	Prior to the commencement of the use
15.	The applicant is to undertake biannual odour assessments along the western boundary of the development adjacent to sensitive receptors to ensure compliance with the Odour Management Plan and *Environmental Protection Act 1994*. The biannual odour assessments are to be undertaken for the first two years of upon commencement of the use and then annually thereafter.	Upon commencement of the use
Building, Plumbing and Drainage Works		
16.	The applicant is required to obtain a Development Permit and Building Final for Building Works in accordance with the *Planning Act 2016*. Construction is to comply with the *Building Act 1975*, the *National Construction Code* and the requirements of other relevant authorities.	Prior to construction
17.	The applicant is required to obtain a Development Permit for Plumbing and Drainage Works and Plumbing and Drainage Final in accordance with the *Planning Act 2016*. Construction is to comply with the *Plumbing and Drainage Act 2002* and the requirements of other relevant authorities.	Prior to construction

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Condition Number:	Condition:	Timing:
18.	The height of all buildings and structures is not to exceed 10 metres measured from Natural Ground Level to the peak of the roof.	As part of construction
19.	Outdoor lighting is to comply with *Australian Standard AS4282 – Control of the Obtrusive Effects of Outdoor Lighting*. All lighting at ground level and associated with illuminating ground level areas must be focused downwards and be provided with hoods, shades or other permanent devices to direct illumination downwards and not allow upward lighting to adversely affect the residential uses on this site and the adjoining the sites.	As part of construction
Bushfire Hazard		
20.	A cleared fire break is to be provided and maintained at a minimum of 20m of the immediate development footprint including all buildings and structures.	As part of construction and at all times
Flood Hazard		
21.	The applicant is to provide a Flood Hazard Emergency Management Plan for approval by Council. The plan is to: a) Be prepared by a suitably qualified person experienced in flood management; b) Be provided for the whole of the site; c) Provide an evacuation and emergency plan in the event of a flood event; d) Identify an alternative evacuation route to achieve an acceptable level of flood risk; e) Identify areas of cut and fill which alters the behaviour of flood hazard; f) Identify the location and severity of all flood risks including creeks, waterways and floodplains; and g) Be implemented by the applicant for the life of the approval.	Prior to the commencement of the use
Transport		
22.	The applicant is to construct and maintain the internal access driveways being the Site Access Road as nominated within the approved plans within Condition 1 with a formation width of a 6-metre seal with 200 millimetre compact 2.1 gravel.	As part of construction and at all times
23.	Access via the Lot 6 on RP715678 is not permitted.	At all times
24.	A total of seven car parking spaces are to be constructed on site generally in accordance with the approved plans. These spaces and all vehicle movement areas are to be constructed and clearly delineated. in accordance with and *AS2890.1 Off-Street Car Parking* and the *Manual of Design Vehicles and Turning Path Templates SAA HB 72 (AUSTROADS 1995)*.	As part of construction
Water and Sewer		
25.	The applicant will provide on-site water storage having a minimum capacity of 10.15ML.	Prior to the commencement

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Condition Number:	Condition:	Timing:
		of the use
Stormwater		
26.	All stormwater runoff must be piped and discharged to the effluent holding ponds as illustrated within the approved plans and documents within Condition 1.	At all times
Waste Management		
27.	Waste storage area/s are to be: a) Sufficient in size to house all waste collection containers; b) Suitably enclosed and imperviously paved, with a hose cock and hose fitted near the enclosure to ensure the area can be easily and effectively cleaned; and c) Screened from all nearby residential uses.	As part of construction
Survey Plan Endorsement and Easements		
28.	The applicant is to amalgamate Lots 1-10 on RP715678 into a single lot.	Prior to the commencement of the use
Lawful Commencement		
29.	The applicant is to request a Compliance Inspection be undertaken by Council to confirm that all conditions of this Development Permit are considered compliant.	Prior to the commencement of the use
30.	The applicant is to notify Council within 20 business days that this approved use has lawfully commenced.	Prior to the commencement of the use

Advisory Notes	
Scale or Intensity of Use	
A.	Any proposal to increase the scale or intensity of the use/new use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the *Planning Act 2016* and would have to comply with the requirements of the relevant provisions.
Aboriginal and Cultural Heritage	
B.	The *Aboriginal Cultural Heritage Act 2003* and *Torres Strait Islander Cultural Heritage Act 2003* requires anyone who carries out a land-use activity to exercise a duty of care. Land users must take all reasonable and practicable measures to ensure their activity does not harm Aboriginal or Torres Strait Islander cultural heritage. Prior to carrying out works, it is advised that you contact the Department of Aboriginal and Torres Strait Islander Partnerships on (07) 4799 7470 or by post at PO Box 5620 TOWNSVILLE QLD 4810. For further information on cultural heritage duty of care please visit: https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-duty-care
Workplace Health and Safety	
C.	Ensure compliance with the *Work Health and Safety Act 2011*. The project manager/applicant is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health

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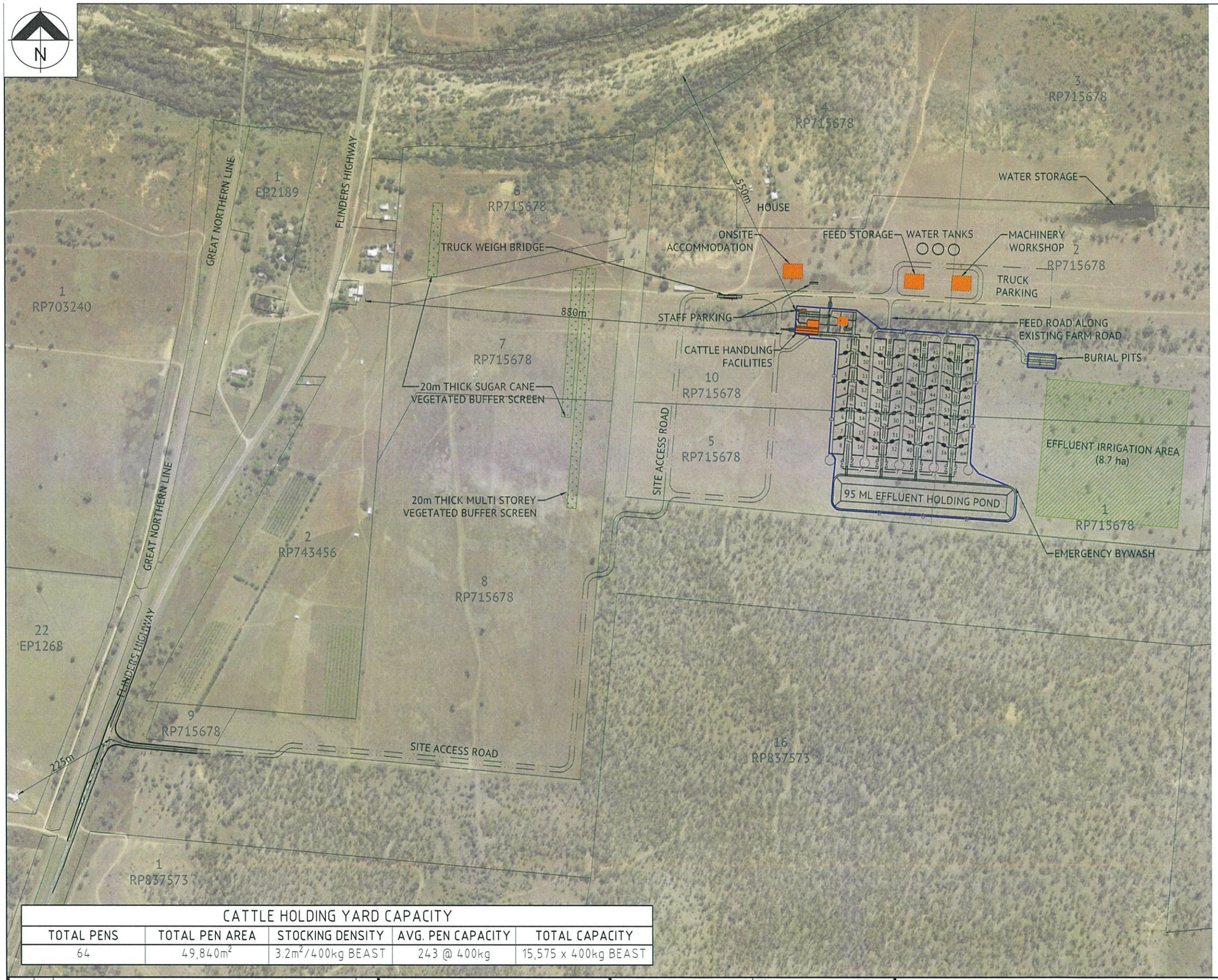
Advisory Notes	
	and safety of members of the public at or near the workplace during construction work. It is the principal contractor's responsibility to ensure compliance with the *Work Health and Safety Act 2011*. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work. It is the responsibility of the person in control of the workplace to ensure compliance with the *Work Health and Safety Act 2011*. There is an obligation by the person in control of the workplace to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.
Environmental nuisance	
D.	Ensure compliance with the *Environmental Protection Act 1994*. It states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks and construction phases of this development, are to adhere to their "general environmental duty" to minimise the risk of causing environmental harm. Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Council to cause undue disturbance or annoyance to persons or affect property not connected with the use.
Council Forms, Policies and Drawings	
E.	In achieving compliance with conditions, the completion of the below Council forms is required: a) F0194/PSD – Application for use of Council's pre-approved designs. In addition, Council's Standard Drawings for roads, driveways and grids can be found at www.charterstowers.qld.gov.au/drawings-specifications.



NOTES:

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2. OTHER FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
3. EFFLUENT HOLDING POND HAS BEEN SIZED USING THE STANDARD TABULATED METHOD FOR A 1 IN 20 YEAR (ARI_{20}) EVENT.
4. TOTAL ONSITE CLEAN WATER STORAGE HAS A CAPACITY OF 10.15ML

PENS:

1.	STOCKING DENSITY (400kg)	= 3.2 m^2/HEAD
2.	PENS 25.0m x 30.0m	= 750 m^2/PEN
3.	STANDARD PEN CAPACITY	= 234
4.	TOTAL PENS	= 64
5.	TOTAL CAPACITY	= 15,575 HEAD

FACILITY:

1.	CATTLE LANE WIDTH	= 5.5 m
2.	BUNK WIDTH	= 1.0 m
3.	FEED ROAD WIDTH	= 6.0 m
4.	CATCH DRAIN WIDTH	= 4.0 m
5.	MAIN DRAIN WIDTH	= 5.0 m

LEGEND

- PEN FENCE
- LANE FENCE
- FEED BUNK FENCE
- PROPOSED ROAD
- PROPOSED DRAIN
- PROPOSED DIVERSION BANK
- PROPOSED ROOF AREA
- PROPOSED MULTI STOREY VEGETATION SCREEN
- PROPOSED IRRIGATION AREA

This plan and/or document has been approved by the Charters Towers Regional Council in accordance with the conditions stated within the attached Decision Notice.

App Ref: MC18/63
Date: 13-12-19
Signed:

FOR APPROVAL

CATTLE HOLDING YARD CAPACITY				
TOTAL PENS	TOTAL PEN AREA	STOCKING DENSITY	AVG. PEN CAPACITY	TOTAL CAPACITY
64	49,840m^2	3.2m^2/400kg BEAST	243 @ 400kg	15,575 x 400kg BEAST

DATE	REV	DESCRIPTION	
31/07/18	4	ROAD ALIGNMENT UPDATE	PJW
13/06/18	3	VEGETATED SCREEN UPDATE	PJW
08/06/18	2	ANNOTATION UPDATE	PJW
04/06/18	1	REVISION FOR RFI	PJW
16/04/18	0	FINAL FOR DEVELOPMENT APPLICATION	PJW
13/03/18	D	FINAL DRAFT	PJW
14/03/18	C	RELOCATE WATER TANK, ADD ACCOMODATION & SECOND ACCESS ROAD	PJW
08/03/18	B	REVISED FACILITY LOCATION, ACCESS ROAD & POND SIZE	PJW
08/03/18	A	DRAFT ISSUE FOR CLIENT REVIEW	PJW

REVISIONS

Premise
TOOWOOMBA OFFICE
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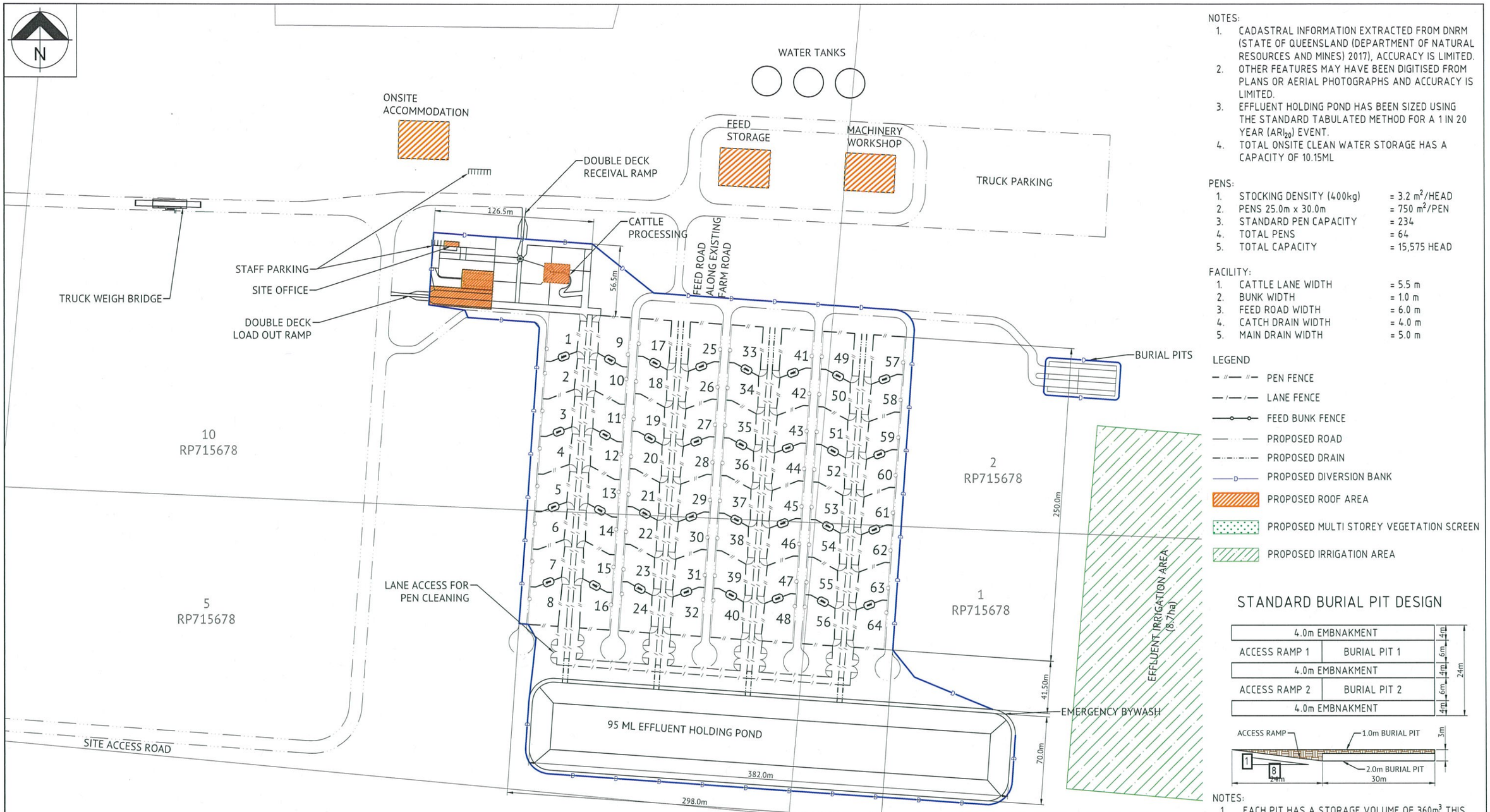
WEB: www.premise.com.au

DESIGNED	TJS	RPEQ	DATE
CHECKED	ML	PETER WATTS	16/04/18
PROJECT MANAGER	TJS	RPEQ 01810	
PROJECT DIRECTOR	DATE 16/04/18	SCALE 0 80 160 240m	SCALE 1:4000 (A1)

CLIENT	REID RIVER HOLDING PTY LTD
PROJECT	REID RIVER EXPORT DEPOT
LOCATION	5291 FLINDERS HIGHWAY, REID RIVER, QLD 4817
SHEET TITLE	A001-PROPOSED SITE LAYOUT

JOB CODE	
MIS-0381	
SHEET NUMBER	REV
A001	4



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PENS:

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- PEN FENCE
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- PROPOSED DIVERSION BANK
- PROPOSED ROOF AREA
- PROPOSED MULTI STOREY VEGETATION SCREEN
- PROPOSED IRRIGATION AREA

STANDARD BURIAL PIT DESIGN

NOTES:
1. EACH PIT HAS A STORAGE VOLUME OF 360m^3 THIS ALLOWS FOR A TOTAL CARCASS STOAGE OF 180 ANIMALS. BASEOND ON AN AVERAGE CARCASS SIZE OF 2m^3
2. WITH AN ANTICIPATED DEATH RATE OF 100 ANIMALS/YEAR, EACH PIT HAS A LIFESPAN OF 2 YEARS UNTIL EXHAUSTION.
3. ALL BURIAL PITS WILL BE CLAY LINED TO A DEPTH OF 300mm TO ELIMINATE THE RISK OF LEACHING.

FOR APPROVAL

CATTLE HOLDING YARD CAPACITY

TOTAL PENS	INDIVIDUAL AREA	TOTAL PEN AREA	STOCKING DENSITY	PEN CAPACITY	TOTAL CAPACITY
1 & 8	865m^2	13,840m^2	3.2m^2/400kg BEAST	270 @ 400kg	4,325 x 400kg BEAST
2,3,4,5,6, & 7	750m^2	36,000m^2	3.2m^2/400kg BEAST	234 @ 400kg	11,232 x 400kg BEAST

This plan and/or document has been approved by the Charters Towers Regional Council in accordance with the conditions stated within the attached Decision Notice.
App Ref: MC18/63
Date: 13-12-19
Signed:

DATE	REV	DESCRIPTION	RPEQ
08/06/18	2	ANNOTATION UPDATE	PJW
04/06/18	1	REVISION FOR RFI	PJW
16/04/18	0	FINAL FOR DEVELOPMENT APPLICATION	PJW
23/03/18	B	FINAL DRAFT	PJW
08/03/18	A	DRAFT ISSUE FOR CLIENT REVIEW	PJW

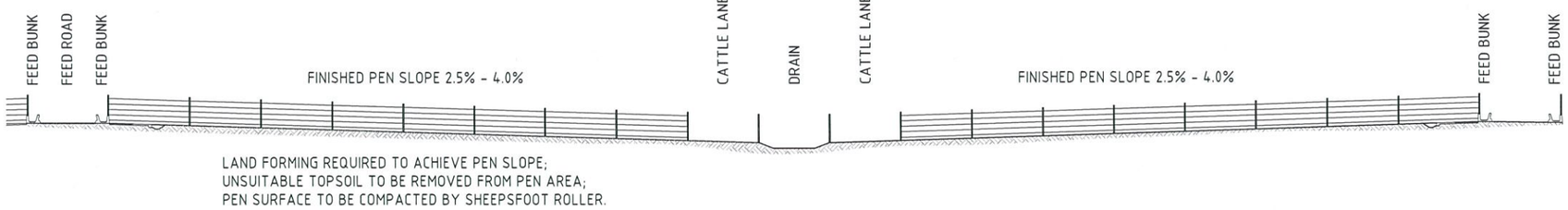
REVISIONS

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

DESIGNED	TJS	RPEQ	DATE 16/04/18
CHECKED	ML	PETER WATTS	RPEQ 01810
PROJECT MANAGER	TJS	SCALE	0 30 60 90m
PROJECT DIRECTOR	DATE 16/04/18	SCALE 1:1500 (A1)	

CLIENT	REID RIVER HOLDING PTY LTD
PROJECT	REID RIVER EXPORT DEPOT
LOCATION	5291 FLINDERS HIGHWAY, REID RIVER, QLD 4817
SHEET TITLE	A002-PROPOSED EXPORT DEPOT LAYOUT

JOB CODE	
MIS-0381	
SHEET NUMBER	REV
A002	2



LAND FORMING REQUIRED TO ACHIEVE PEN SLOPE;
UNSUITABLE TOPSOIL TO BE REMOVED FROM PEN AREA;
PEN SURFACE TO BE COMPACTED BY SHEEPSFOOT ROLLER.

TYPICAL PEN - CROSS SECTION

PENS:

1.	STOCKING DENSITY (400kg)	= 3.2 m^2/HEAD
2.	PENS 25.0m x 30.0m	= 750 m^2/PEN
3.	STANDARD PEN CAPACITY	= 234
4.	TOTAL PENS	= 64
5.	TOTAL CAPACITY	= 15,575 HEAD

FACILITY:

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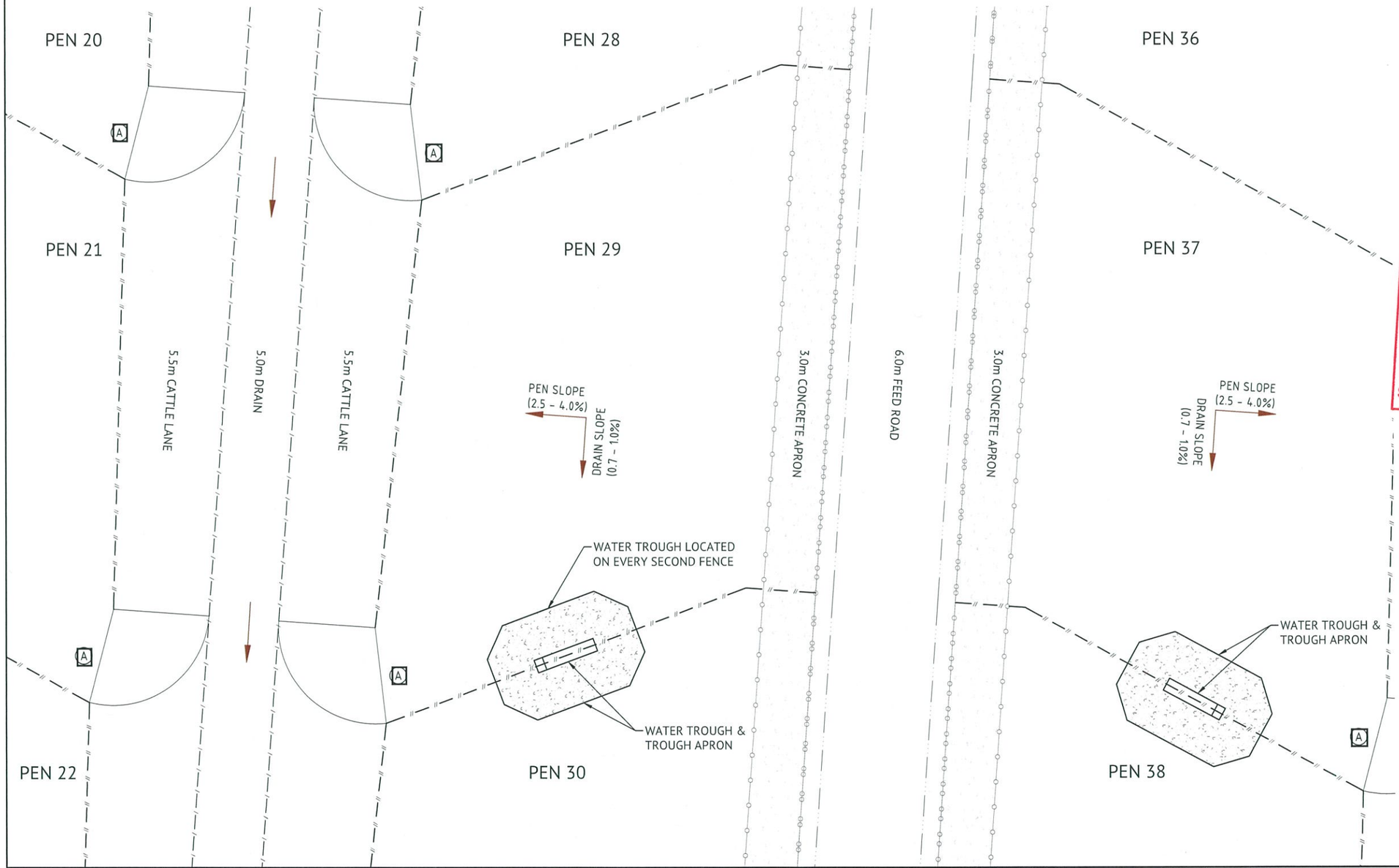
2.	BUNK WIDTH	= 1.0 m
3.	FEED ROAD WIDTH	= 6.0 m
4.	CATCH DRAIN WIDTH	= 4.0 m
5.	MAIN DRAIN WIDTH	= 5.0 m

LEGEND

- PEN FENCE
- LANE FENCE
- FEED BUNK FENCE
- PROPOSED ROAD
- PROPOSED DRAIN
- (A) 5.5m x 1.5m RAIL GATE
- EFFLUENT DRAINAGE DIRECTION



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FOR APPROVAL

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04/06/18	1	REVISION FOR RFI	PJW
16/04/18	0	FINAL FOR DEVELOPMENT APPLICATION	PJW
23/03/18	B	FINAL DRAFT	PJW
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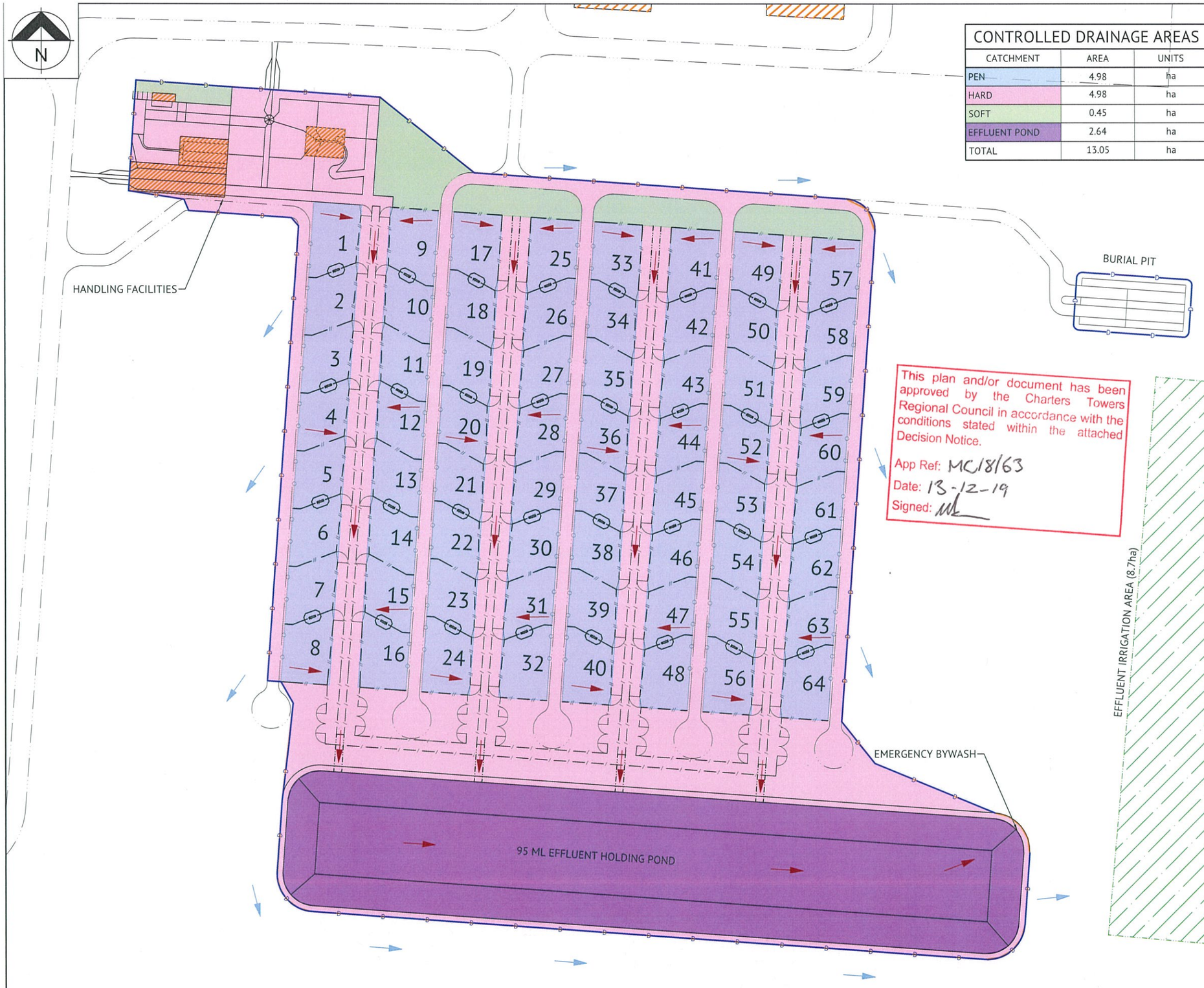
DESIGNED	TJS	RPEQ	DATE
CHECKED	ML	PETER WATTS	16/04/18
PROJECT MANAGER	TJS	RPEQ 01810	
PROJECT DIRECTOR	DATE	SCALE	
	16/04/18	0 2.5 5.0 7.5m	
		SCALE 1:125 (A1)	

CLIENT	REID RIVER HOLDING PTY LTD
PROJECT	REID RIVER EXPORT DEPOT
LOCATION	5291 FLINDERS HIGHWAY, REID RIVER, QLD 4817
SHEET TITLE	A003-TYPICAL PEN DESIGN

JOB CODE	
MIS-0381	
SHEET NUMBER	REV
A003	2



CONTROLLED DRAINAGE AREAS

CATCHMENT	AREA	UNITS
PEN	4.98	ha
HARD	4.98	ha
SOFT	0.45	ha
EFFLUENT POND	2.64	ha
TOTAL	13.05	ha

NOTES:

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3. EFFLUENT HOLDING POND HAS BEEN SIZED USING THE STANDARD TABULATED METHOD FOR A 1 IN 20 YEAR (ARI_{20}) EVENT.

LEGEND

- PEN FENCE
- LANE FENCE
- FEED BUNK FENCE
- PROPOSED ROAD
- PROPOSED DRAIN
- PROPOSED DIVERSION BANK
- PROPOSED ROOF AREA
- PROPOSED IRRIGATION AREA
- PROPOSED EFFLUENT FLOW PATH
- PROPOSED CLEANWATER FLOW PATH

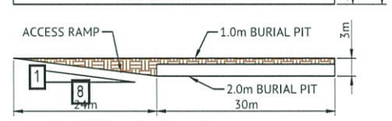
This plan and/or document has been approved by the Charters Towers Regional Council in accordance with the conditions stated within the attached Decision Notice.

App Ref: MC/18/63

Date: 13-12-19

Signed:

STANDARD BURIAL PIT DESIGN



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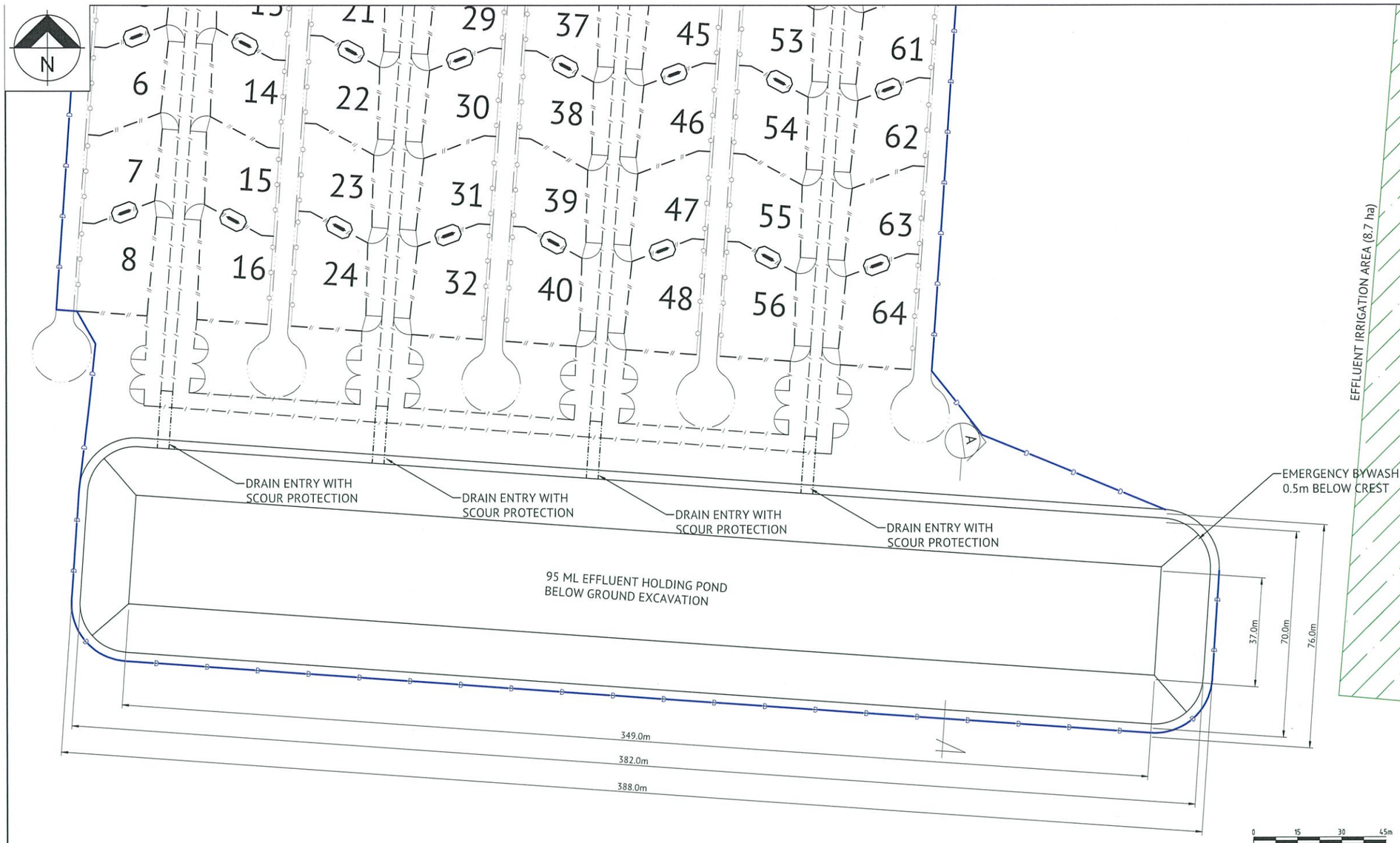
DESIGNED	TJS	RPEQ	DATE 16/04/18
CHECKED	ML	PETER WATTS	RPEQ 01810
PROJECT MANAGER	TJS	SCALE	0 20 40 60m
PROJECT DIRECTOR	DATE 16/04/18	SCALE 1:1000 (A1)	

CLIENT	REID RIVER HOLDING PTY LTD
PROJECT	REID RIVER EXPORT DEPOT
LOCATION	5291 FLINDERS HIGHWAY, REID RIVER, QLD 4817
SHEET TITLE	A004-CONTROLLED DRAINAGE AREA PLAN

JOB CODE	
MIS-0381	
SHEET NUMBER	REV
A004	2



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LEGEND

- PEN FENCE
- LANE FENCE
- FEED BUNK FENCE
- PROPOSED ROAD
- PROPOSED DRAIN
- PROPOSED DIVERSION BANK

SPILLWAY DESIGN

1. SPILLWAY DESIGN CALCUALTED USING THE ICEA GUIDELINES (2008)
2. SPILLWAY SIZED FOR A 1 IN 50 YEAR (ARI_{50}) EVENT.
3. $Q = (1.7\ W\ H^{1.3}) + (1.26\ m\ H^{2.5})$
4. $Q_{MIN} = 6.3 m^3/second$

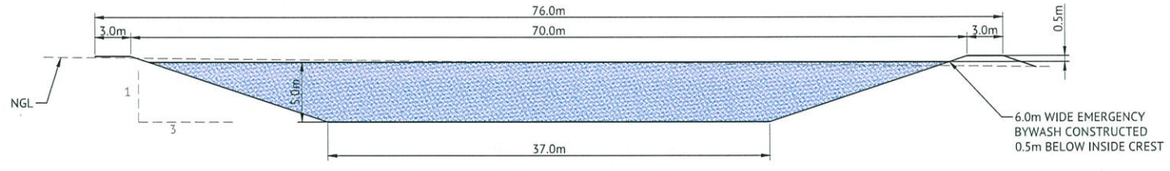
This plan and/or document has been approved by the Charters Towers Regional Council in accordance with the conditions stated within the attached Decision Notice.

App Ref: MC18/63

Date: 13-12-19

Signed:

HOLDING POND DIMENSIONS		
PARAMETER	VALUE	UNITS
VOLUME (MINIMUM)[1]	94.2	ML
VOLUME (PROPOSED)	95.0	ML
ACTIVE DEPTH	5.0	m
FREEBOARD DEPTH	0.5	m
TOTAL DEPTH	5.5	m
INTERNAL BATTER	3H:1V	H:V
CREST WIDTH	3.0	m



SECTION A

FOR APPROVAL

REV	DATE	DESCRIPTION	RPEQ
2	08/06/18	ANNOTATION UPDATE	PJW
1	04/06/18	REVISION FOR RFI	PJW
0	16/04/18	FINAL FOR DEVELOPMENT APPLICATION	PJW
B	23/03/18	FINAL DRAFT	PJW
A	08/03/18	DRAFT ISSUE FOR CLIENT REVIEW	PJW

REVISIONS

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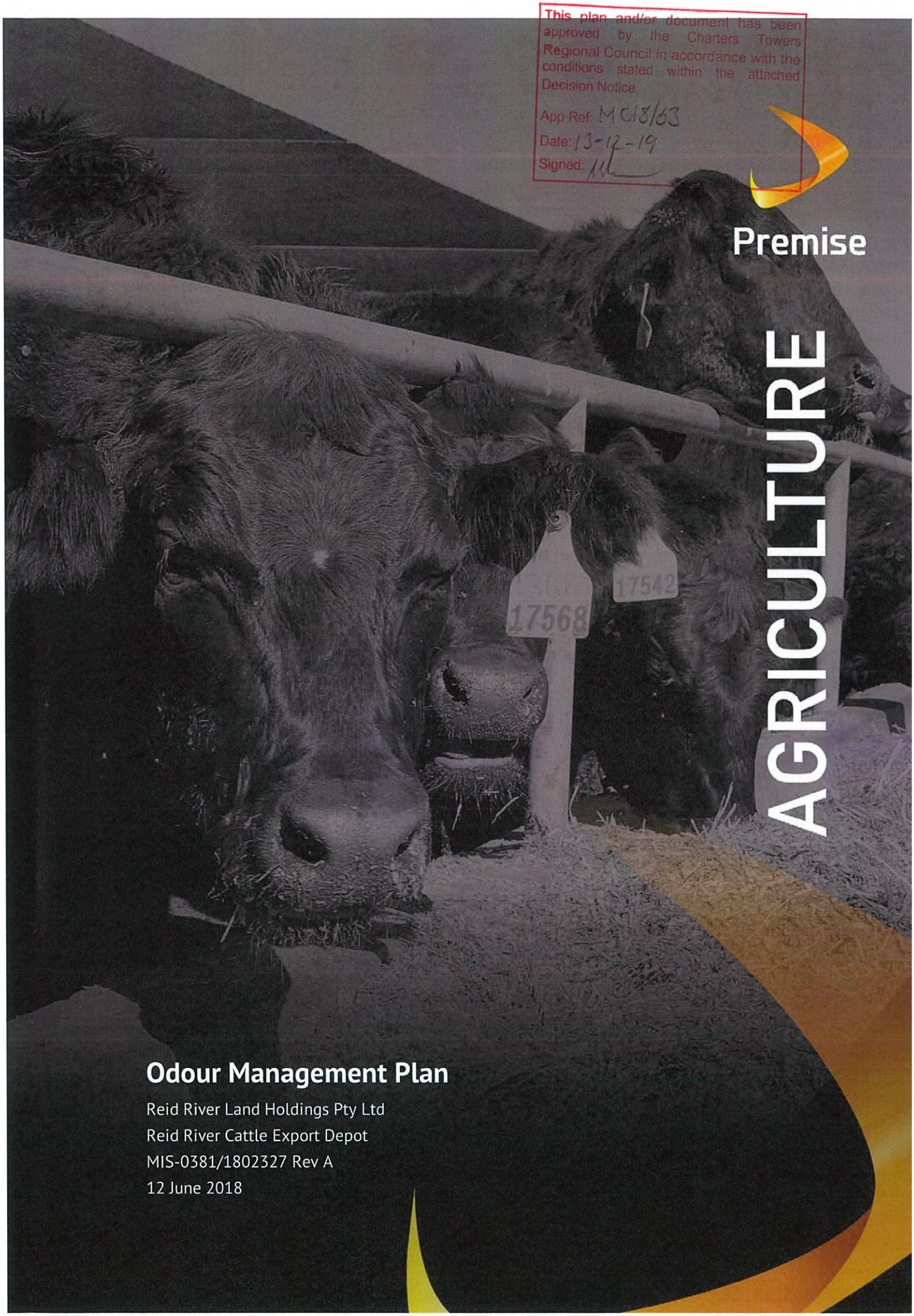
WEB: www.premise.com.au

DESIGNED	TJS	RPEQ	DATE 16/04/18
CHECKED	ML	PETER WATTS	RPEQ 01810
PROJECT MANAGER	TJS	SCALE	0 15 30 45m
PROJECT DIRECTOR	DATE 16/04/18	SCALE 1:750(A1)	

CLIENT	REID RIVER HOLDING PTY LTD
PROJECT	REID RIVER EXPORT DEPOT
LOCATION	5291 FLINDERS HIGHWAY, REID RIVER, QLD 4817
SHEET TITLE	A005-EFFLUENT MANAGMENT SYSTEM DESIGN

JOB CODE	
MIS-0381	
SHEET NUMBER	REV
A005	2



Premise

AGRICULTURE

Odour Management Plan

Reid River Land Holdings Pty Ltd
Reid River Cattle Export Depot
MIS-0381/1802327 Rev A
12 June 2018

Important Note

This report has been prepared for the sole use of the Reid River Land Holdings Pty Ltd (herein, 'the client'), for a specific site (herein 'the site', the specific purpose specified in Section 1 of this report (herein 'the purpose'). This report is strictly limited for use by the client, to the purpose and site and may not be used for any other purposes.

Third parties, excluding regulatory agencies assessing an application in relation to the purpose, may not rely on this report. Premise Agriculture waives all liability to any third party loss, damage, liability or claim arising out of or incidental to a third party publishing, using or relying on the facts, content, opinions or subject matter contained in this report.

Premise Agriculture waives all responsibility for loss or damage where the accuracy and effectiveness of information provided by the Client or other third parties was inaccurate or not up to date and was relied upon, wholly or in part in reporting.

TABLE OF CONTENTS

DOCUMENT AUTHORISATION						
Revision	Rev. Date	Author	Reviewer	Report Details	Authorised By	
					Signature	Date
DRAFT	7/6/2018	TJS	MRN	Issued as response to RFI	M. North	7/6/2018
FINAL	12/6/2018	TJS	MRN	Final for submission	M. North	12/6/2018

1 INTRODUCTION

The following Odour Management Plan (OMP) has been developed for the Reid River Export Depot. The OMP provides a summary of all potential odour sources at the facility in response to the Request for Further Information (RFI) issued by the Charters Towers Regional Council (CTRC) on 17 May 2018.

This OMP is supplemented by information previously provided in the Environmental Management Plan (EMP) prepared by Premise and submitted with the development application.

The Reid River Export Depot is committed to reducing offsite odour emission and this OMP provides the minimum requirement for all staff. The OMP is to be used by facility staff to ensure odour emissions from the day to day activities are minimised.

2 ODOUR SOURCES, RISKS & MANAGEMENT STRATEGIES

2.1 Cattle Holding Pens

There is a **moderate** risk to community amenity from odour produced in the cattle holding pens. The pens will be specifically designed and constructed to meet the requirements of the National Guidelines for Beef Cattle Feedlots in Australia, 3rd Ed. (MLA, 2012). This means that the engineering design will provide adequate drainage for effluent runoff generated during rain events. Adequate drainage prevents wet spots which are the most significant source of odour in pens.

The holding pens will be maintained to ensure the manure depth does not exceed 100 mm. Due to the short duration cattle are held onsite and the maintenance ration (a ration not designed for weight gain) they are fed, manure accumulation in the pens will be minimal. It is anticipated the pens will be cleaned following individual consignments with manure loaded directly into trucks and transported off-site. As odour increased when wet, an additional level of cleaning will be undertaken directly before the wet season.

2.2 Effluent Pond

There is a **low** risk to community amenity from odour produced in the effluent pond. Odour from the pond occurs after effluent enters the pond. The existing effluent is mixed with the new and this activity temporarily increases odour production. Water balance modelling has indicated that due to the use of effluent to control dust on the internal supply roads, the effluent pond will generally be dry throughout the year. Therefore, eliminated the pond as an odour source.

Sediment removal will be required periodically to maintain the volume of the effluent pond. This will be undertaken during the dry season, which will reduce the potential for odour production. Cleaning of the effluent pond will be timed with due consideration of wind direction with easterly and south easterly winds avoided. Dry sediment will be removed and loaded directly into trucks and transported off-site.

2.3 Effluent for Dust Suppression

Effluent will be used when available for dust suppression of all internal roads. The use of effluent for dust suppression presents a **low** risk to community amenity. When using effluent for dust depression, the water is sprayed from a low height and low pressure. The effluent is soaked into the gravel surface before it is evaporated off. Once evaporated, there is no further odour produced from the road surface.

2.4 Effluent Irrigation

Effluent irrigation will be undertaken as required and is unlikely to be an annual event. The water balance modelling indicated that for a 90th percentile wet year approximately 29 ML of effluent is to be irrigated (3.3 ML/ha). The irrigation area is located on the eastern side of the property, to maximise separation to the nearest sensitive receptors.

Irrigation will be undertaken during the day when odour dispersion is maximised. Irrigation during the early morning and late afternoon will be avoided and it will be timed with due consideration of wind direction with easterly and south easterly winds avoided where possible. As a result of the location and management of irrigation, odour from this activity presents a **low** risk to community amenity.

2.5 Harvested Manure Management

All manure and sediment collected will be immediately transported off-site for land spreading. As no extended manure stockpiling will take place the odour from the harvested manure presents a **low** risk to the community.

3 MONITORING

Periodic subjective odour assessments will be undertaken along the western boundary of the property adjacent to sensitive receptors. These assessments will be undertaken during early mornings and evenings when odour dispersion is low. A weather station will be installed to determine wind speed and direction to assist in the timing of potentially odorous activities such as irrigation and desludging. This will also assist in investigating complaints.

4 COMPLAINT HANDLING

The direct contact details for the export depot will be provided to residences directly adjacent to the property (Lots 4/N25591, 2/RP743456, 1/RP743456, 12/EP2189 & 26/EP2189). Reid River Holdings have already undertaken community consultation with the nearest neighbours who generally support of the development.

Reid River Holdings are committed to maintaining ongoing relationships with neighbours and will periodically seek their feedback on environmental performance. Any complaints made to the facility or directly to CTRC will be recorded in the complaints register and investigated. Records of complaints and investigations will be provided to CTRC as requested. Letter drops or phone calls will be made to adjacent neighbours prior to undertaking infrequent, odorous activities such as sediment removal or irregular cleaning activities.

5 CONCLUSION

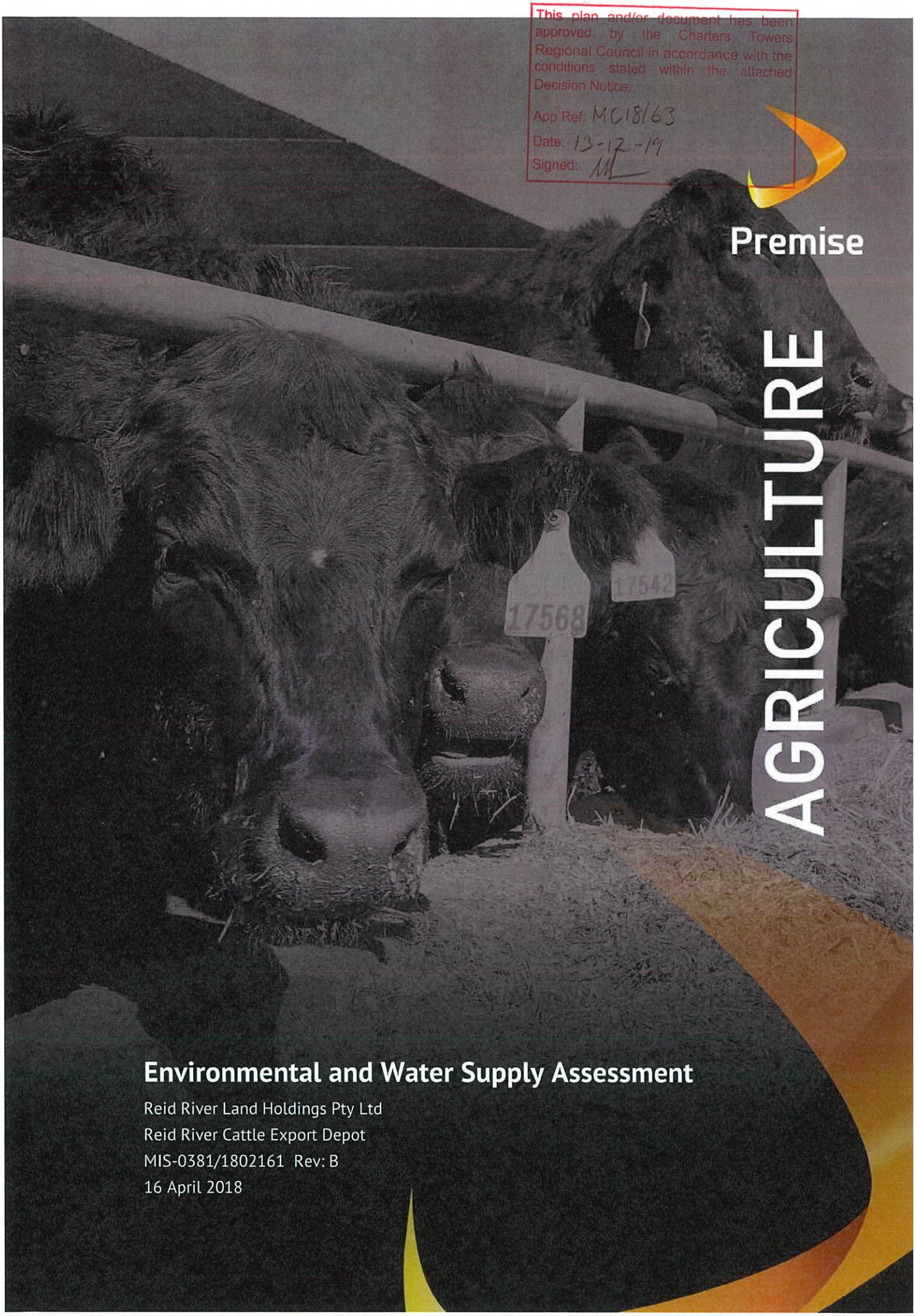
This Odour Management Plan, in conjunction with the EMP, indicates that odour emissions from the proposed Reid River Export Depot can be adequately managed to minimise impacts on sensitive receptors. Reid River Holdings are committed to continual improvement and will review and update management practices periodically and following the investigation of any complaints.

Premise

1300 017 736
mail@premise.com.au

PREMISE.COM.AU

ENGINEERING ENVIRONMENT AGRICULTURE WATER



Premise

AGRICULTURE

Environmental and Water Supply Assessment

Reid River Land Holdings Pty Ltd
Reid River Cattle Export Depot
MIS-0381/1802161 Rev: B
16 April 2018

Important Note

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Premise Agriculture waives all responsibility for loss or damage where the accuracy and effectiveness of information provided by the Client or other third parties was inaccurate or not up to date and was relied upon, wholly or in part in reporting.

TABLE OF CONTENTS

TABLES

APPENDICES

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Revision	Rev. Date	Author	Reviewer	Report Details	Authorised By	
					Signature	Date
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1 INTRODUCTION

Reid River Land Holding Pty Ltd (RRLH) are proposing to construct a cattle export depot on the Flinders Highway, Reid River. The proposed facility will have a capacity of 15,575 head assuming an average liveweight of 400 kg. The facility includes 64 pens, a cattle handling facility, an effluent pond and ancillary buildings. The site includes Lots 1-10 RP715678. The export facility will be used intermittently on an as required basis throughout the year. It is estimated that the facility will contain cattle for one to two weeks every month.

Site plans are attached in Appendix A. The export depot will be contained within a controlled drainage area (CDA) which will be serviced by a 95 ML effluent holding pond.

Water will be supplied via on-site bores which have a combined production capacity of 1.1 ML/day with water from the Reid River to be used as a back-up supply. Generally, the proposed development presents a low to moderate risk to the environment due to design and management practices derived from the *National Guidelines for Beef Cattle Feedlots in Australia (2012)* (Feedlot Guidelines). As dust emissions present an elevated risk to community amenity, a vegetation screen has been proposed to screen the proposed development and parts of the access road which are highly visible from adjacent dwellings.

This report has been prepared to address the risk to the environment from the proposed facility and assess water requirements. This report supplements the town planning report prepared by Milford Planning and the Traffic Impact Assessment prepared by Langtree Consulting.

2 EXISTING ENVIRONMENT

2.1 Climate

Rainfall varies with a tropical weather pattern resulting in higher summer and autumn rainfall and lower winter and spring rainfall (Table 1). Rainfall statistics show a mean average rainfall at Lansdown of 876 mm per annum with approximately 82 % of total rainfall occurring in the summer and autumn months. The long-term temperature figures show a mid-summer maximum temperature of approximately 31.8°C and a mid-winter minimum temperature of approximately 12.7°C. Table 1 below shows the rainfall and solar radiation information for Lansdown (1964-2018) and the temperature information for Ayr (1951-2018).

Table 1 - Climatic Information (BOM, 2018)

Enterprise Site:	Reid River Holding Yards	Latitude: -19.76°S	Longitude: 146.84°E
Weather Station:	Ayr DPI Research Station	Latitude: -19.62°S	Longitude: 147.38°E
	Lansdown CSIRO	Latitude: -19.66°S	Longitude: 146.83°E

Annual Totals	10th Percentile	50th Percentile	90th Percentile
Rainfall (mm/year)	434.2	802.0	1,331.3

Monthly	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Rainfall (mm)	189.1	202.7	126.2	52.9	40.0	19.1	14.3	16.4	8.7	25.9	53.9	108.7	876.0
Average Max Temp (°C)	31.8	31.5	30.9	29.6	27.6	25.5	25.2	26.2	28.1	29.8	31.2	32.1	29.1
Average Min Temp (°C)	22.8	22.8	21.5	19.0	16.2	13.0	11.8	12.7	15.1	18.1	20.6	22.1	18.0
Radiation (MJ/m^2/Day)	22.8	21.4	21.0	18.7	16.3	15.2	16.3	18.8	22.1	24.1	24.4	24.1	20.4

2.2 Surrounding Land Use and Receptors

The surrounding land uses are generally rural in nature such as grazing and horticulture. There are several smaller rural blocks along the Flinders Highway. The nearest receptor is one of these smaller rural blocks and is 880 m from the nearest part of the export depot (Figure A001, Appendix A). The access point is 125 m from the nearest sensitive receptor.

There is also a tourist rest area to the north of Reid River.

2.3 Topography and Drainage

The property is generally flat with an average slope of 0.1 % and drains towards the Reid River. The export depot is located on an elevation of 76 m above sea level.

There are several small Stream Order (SO) 1 drainage lines to the north of the property that drain into the Reid River. These drainage lines are yet to be identified as a watercourse or drainage feature under the *Water Act 2000*. The Reid River has been identified as a watercourse. The proposed facility is approximately 550 m from the Reid River (Proposed Site Layout, Appendix A).

2.4 Groundwater and Strata

A search of the Department of Natural Resources and Mines (DNRM) groundwater database was undertaken for data on the location, casing details, strata logs, aquifer details, water levels (by date) and water analysis (lab and field) for all registered water bores surrounding the subject property. Note that the accuracy of bore locations is limited due to the data provided by DNRM. Borecards for bores referred to below are attached in Appendix B.

The borecard for RN166740, located on Lot 7 RP715678, indicates that it is a sub-artesian bore drilled to a depth of 22 m with PVC casing to the full depth. The bore intersects a water bearing alluvial layer, described as sand and gravel, at 15 m. The borecard indicates a standing water level of -11.5 m with a 1.3 l/s yield of potable water. The water bearing layer is overlain by layers of clay, decomposed granite and conglomerate.

The borecard for RN125348, located on Lot 2 RP743456, indicates that it is a sub-artesian bore drilled to a depth of 33 m with PVC casing to the full depth. The bore intersects a water bearing sandy clay layer, at 12 m and a water bearing granite layer at 24 m. The borecard indicates a standing water level of -15 m with a 1.0 l/s yield from the granite layer. The shallowest water bearing layer is overlain by layers of clay and sandy clay.

2.5 Flora and Fauna

DEHP has established a program designed to develop and implement measures for the long-term conservation of wildlife. The DEHP wildlife database (Wildlife Online) contains recorded wildlife sightings and listings of species in Queensland.

Wildlife Online outputs contain kingdom, class, family, scientific name, common name, flag for introduced species, status under the *Nature Conservation Act 1992* (NC Act), status under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), the number of records for the category selected and the number of specimens for each species recorded in the nominated area. A search of the Wildlife Online Database flora and fauna species lists within a 5 km radius was undertaken for the site (Appendix C). The search identified that there is one Endangered, Vulnerable or Near Threatened (EVNT) species that has been recorded within 5 km of the proposed development.

The listed species is a plant, *Oldenlandia polyclada,* which is a dicot commonly found along drainage lines in forest and vine thicket (CSIRO, 2010).

A search of the Department of Environment and Heritage (DEHP) protection protected plants flora survey was undertaken for the lots where development is proposed. The Protected Plants Flora Survey Trigger Map shows high risk areas for protected plants and is used to help determine flora survey and clearing permit requirements for a particular location. Areas shown on the map as high risk are subject to particular requirements under legislation.

The search response (Appendix D) shows there are no high-risk areas for protected plants identified on the subject property.

2.6 Matters of State Environmental Significance (MSES)

2.6.1 Regulated Vegetation

The *Vegetation Management Act 1999* (VMA) establishes the vegetation management framework for Queensland, which applies to all vegetation other than state forests, national parks, forest reserves and certain other tenures defined under the *Forestry Act 1959* and the NC Act.

The purpose of the VMA is to regulate the clearing of vegetation in a way that conserves remnant endangered, of concern and least concern regional ecosystems, vegetation in declared areas, ensures clearing does not cause land degradation, prevents the loss of biodiversity, and maintains ecological processes. It uses a series of maps to determine what vegetation is regulated and where clearing may not take place.

Regulated Vegetation Management Map

Regulated Vegetation mapping shows vegetation categories used to determine clearing requirements. Areas shown on the map as Category X are not regulated under the *Vegetation Management Act 1999* and can consist of cleared land or regrowth vegetation (excluding high-value regrowth). Areas shown on the map as Category A, B, C or R are subject to clearing requirements.

There are several areas of Category B Remnant Vegetation across the property (Appendix C). This includes the widespread vegetation to the north and south of the proposed site and along the Reid River. It is noted that the property is not subject to any changes proposed under the new vegetation laws.

Regulated Vegetation Management Supporting Map

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

The Remnant Vegetation contains of concern regional ecosystem (RE) 11.3.35 and 11.3.10 (Appendix C). The 11.3.35 RE is described as *Eucalyptus platyphylla, Corymbia clarksoniana* woodland on alluvial plains and 11.3.10 is described as *Eucalyptus brownii* woodland on alluvial plains.

2.6.2 Essential Habitat Mapping

Essential Habitat is vegetation in which an Endangered, Vulnerable or Near Threatened (EVNT) species has been known to occur and has been mapped by DEHP. Biological and/or non-biological habitat requirements of species are covered by specifying essential habitat factors.

There is no essential habitat mapped on the property (Appendix C).

2.6.3 Wetlands

DNRM has established a program designed to develop and implement measures for the long-term conservation and management of wetlands in Queensland. Wetlands are not clearly defined; they can be both land and water, or seasonally aquatic, or terrestrial. Traditionally, wetlands can be defined as swamps, billabongs and mangrove areas. However, these areas represent only part of the landscape's features defined as wetlands.

Other areas included in this definition are:

- Rivers and creeks;
- Estuaries;
- Artificial wetlands for example ponds;
- Springs;
- Lakes, lagoons, billabongs;
- Swamps; and
- Bays and marine areas.

A search of the DEHP referable areas database was undertaken and the resulting map identified that the Reid River is identified as a wetland of General Ecological Significance (GES) (Appendix D).

2.7 Matters of National Environmental Significance (MNES)

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

The summary lists no threatened ecological communities, 25 threatened species and 18 migratory species that may occur within 5 km of the development site. There are two critically endangered species that may occur on the property (Table 2). The landscape and vegetation on the property indicate that there is unlikely to be habitat for these species.

Table 2 – Critically Endangered Species

Species	Status	Type of Presence	Habitat
Curlew Sandpiper *Calidris ferruginea*	Critically Endangered	Species or species habitat may occur within area	Prefers coastal habitats, including mudflats and nearby shallow water. May also be found in non-tidal wetlands.
Eastern Curlew *Numenius madagascariensis*	Critically Endangered	Species or species habitat may occur within area	Migratory species. Prefers coastal habitats, including mudflats, estuaries, swamps and lagoons.

2.8 Soil

The Land Systems Map for the Townsville - Bowen Region (Appendix F) shows that the site is within the Kilbogie land system which consist of Galrymple and Yalboota red-brown soils described as sandy loams with permeable clay subsoils (Christian *et al.*, 1953).

2.9 Contaminated Land

The *Environmental Protection Act 1994* (EP Act) ensures appropriate management of Queensland's environment within the principles of ecologically sustainable development. Managing potentially contaminating activities and known contaminated sites in Queensland helps prevent environmental and health risks.

'Contaminated land' refers to land contaminated by hazardous substances that may pose a risk to human health or the environment. Land contamination can occur as a result of poor environmental management and waste disposal practices or spills. In the past, land has been contaminated by activities not known to be dangerous at the time, often involving chemicals that have since been banned or are now subject to much stricter controls.

A search of the DEHP Environmental Management Register (EMR) and the Contaminated Land Register (CLR) was undertaken for the four lots on which the proposed development is located. The search results identify that the development site is not listed on the EMR or CLR. A copy of this search document is included in Appendix G.

2.10 Acid Sulphate Soils

Deposits of Acid Sulphate Soils (ASS) are commonly found less than five meters above sea level, particularly in low-lying coastal areas. Mangroves, salt marshes, floodplains, swamps, wetlands, estuaries, and brackish or tidal lakes are ideal areas for acid sulphate soil formation. As the property on which the export facility is situated has an elevation of approximately 76 m above sea level (Section 2.3), it is unlikely that ASS are located within or adjoining the property.

2.11 Unexploded Ordnance

The site for the export depot is not listed as being affected by Unexploded Ordnance (UXO). However, some parts of the property including the site access point are listed as an "other" UXO Area. This area and the area to the south of the site was used as a World War 2 airfield.

3 PROPOSED DEVELOPMENT

3.1 Overview

RRLH are proposing to construct a cattle export depot on the Flinders Highway, Reid River. The proposed facility will have a capacity of 15,575 head assuming an average liveweight of 400 kg. The facility includes the following:

- 64 pens which hold approximately 243 head of cattle (3.2 m^2/head);
- A total pen area of 4.98 ha;
- A cattle handling and loading/unloading facility;
- A 95 ML effluent holding pond;
- Feed storage area;
- Machinery workshop;
- Site office and truck weighbridge;
- On-site accommodation;
- An existing dwelling; and
- Associated access roads.

Refer to Appendix A for site plans.

The export facility will be used intermittently on an as required basis throughout the year. It is estimated that the facility will contain cattle for one to two weeks every month. Individual incoming consignments of cattle will vary in size with cattle rested at the facility for up to four days at a time. Where possible, the loading and unloading of cattle will occur between 4 am and 8 pm with the potential for 24-hour operation an irregular basis. Moving cattle during the early morning and night may be required for logistical reasons, particularly during busy times.

Effluent irrigation will be undertaken, as required, to dewater the effluent holding pond and mortalities will be buried on-site. Where possible, the facility will make use of existing vegetation to provide buffers. However, as indicated on the site plans (Appendix A), a 20 m multi story vegetation screen will be planted along the western side of the portion of the access road that runs north/south. The vegetation screen is to minimise impacts from light and to visual amenity. Note that clearing of approximately 2 ha of regulated vegetation will be required for the proposed development.

Further information on the proposed development is provided in the Town Planning Report prepared by Milford Planning.

3.2 Pen Cleaning and Maintenance

As the pens will be used intermittently, the long-term accumulation of manure will be minimal. The manure deposited by cattle will generally be broken down over time and ultimately washed into the effluent holding pond. Pens that are used more regularly will require periodic cleaning to prevent the build-up of manure.

Similar to a feedlot, under fence cleaning and maintenance of the pen surface will also be required. However, the intervals for this maintenance will be less regular than a feedlot and generally undertaken as identified. During high use periods, the export facility or livestock manager should assess manure accumulation weekly to determine if cleaning is required.

Simple machinery such as a front end loader combined with manual cleaning (shovels) should be adequate. Cleaning equipment may be kept on site or contractors used following each consignment.

3.3 Carcass Disposal

All cattle deaths at the facility will be recorded. Due to the short periods and low numbers of cattle present in the yards at any one time, minimal deaths are expected. Carcasses will be buried nearby to the facility with separation to watercourses and vegetation maintained as much as possible.

The burial pit will be prepared with a compacted clay base to minimise leaching of nutrient into groundwater. All carcasses will be covered with at least 300 mm of dirt to reduce the potential for uncovered carcasses to attract wild or feral animals. This will also minimise odour from this site.

3.4 Mass Disposal of Carcasses

In the event of a large number of deaths at the facility, government officers would be called to investigate the cause of the mortalities and advise of the most suitable disposal option for mass burial of carcasses.

Emergency animal diseases (EADs) have the potential to severely impact Queensland's economy or lifestyle. Some emergency diseases can affect large numbers of animals and have the potential to close Queensland's animal trade and animal products markets.

All emergency animal diseases must be reported to Biosecurity Queensland as soon as they are suspected. All managers/staff should be aware of the signs of emergency diseases in the cattle.

In the case of an excessive number of cattle deaths, the manager will:

- Immediately contact Biosecurity Queensland on 13 25 23 if there is a suspected disease outbreak;
- Contact DAF in the event of a suspected disease outbreak in accordance with relevant AUSVETPLAN manual procedures. DAF veterinary officers have the main responsibility and resources to combat an endemic disease outbreak;
- Contact the consultant veterinarian; and
- Contact the council as required to assist in the disposal of the cattle (burial, composting) on or off-farm (land fill site).

3.5 Stormwater Management: Runoff Diversion Banks and Drains

As the proposed development is a rural and agricultural development, the urban stormwater guidelines have not been used for the stormwater management of the site. Industry appropriate standards have been used, which involves locating the development within a CDA.

Diversion banks and/or drains will be built around the export depot to exclude extraneous runoff (where the natural lie of the land does not facilitate this) and to contain all contaminated runoff within the CDA. All pens will have drains below the pens. They will be designed to carry the peak

flow rate from the 1 in 20-year design storm, at non-scouring velocity. Typical drain slopes will be 0.7 %-1.0 %.

Appendix A provides the layout of the CDA for the proposed facility.

3.6 Sedimentation Basins

Sedimentation basins are commonly incorporated into standard feedlot design and are constructed to capture and temporarily detain rainfall runoff, allowing any entrained sediment to 'settle out' before the runoff enters the holding ponds. The system's function is to reduce sediment deposition in the holding ponds and remove sediment from the system. However, due to the low level of manure deposited in the cattle yards, they are generally not necessary for export depots and a sedimentation basin is not proposed.

3.7 Effluent Holding Pond

The holding pond is used at the end of the controlled drainage area and captures and stores contaminated runoff. The holding pond has been designed to temporarily store effluent from major storms or extended wet periods. The holding ponds will be constructed with an impermeable base and internal embankments to minimise the risk of groundwater contamination by leaching of effluent.

The effluent holding pond by-wash has been located to ensure that, during a spill event, effluent is evenly distributed across the open area to the east of the facility. Due to the flat topography, the convergence of effluent spills is less likely. This will limit the distance that effluent travels during a spill event. Spilt effluent will flow north, away from the mapped vegetation adjacent to the effluent holding pond.

The design volume of the effluent holding pond shown in Table 3 has been calculated using the standard tabulated method from the *Reference manual for the establishment and operation of beef cattle feedlots in Queensland* which is referred to in the Feedlot Guidelines. The design of effluent holding ponds in accordance with the Feedlot Guidelines would be considered conservative as the nutrient within the effluent would be less concentrated and impacts from a spill event would be lower. To demonstrate the conservative sizing of the effluent holding pond, the major storm event method from the Feedlot Guidelines was also used. As per Table 3, using the standard tabulated method, the effluent holding pond is three times the size required by the Feedlot Guidelines.

Table 3 – Effluent Holding Pond Capacity

Reference Manual Standard Tabulated Method	Units	Proposed CDA
Pen Area	ha	4.98
Hard Catchment Area	ha	4.98
Soft Catchment Area	ha	0.45
Calculated Effluent Holding Pond Storage Capacity	ML	94.3
Feedlot Guidelines Major Storm Event Method	**Units**	**Proposed CDA**
1 in 20 yr, 24 hr Storm Intensity	mm/hr	11.08
Calculated Effluent Holding Pond Storage Capacity	ML	28.7
Required Effluent Holding Pond Storage Capacity	**ML**	**94.3**
Proposed Effluent Holding Pond Storage Capacity	**ML**	**95**

3.8 Effluent and Manure Utilisation

Effluent utilisation will be undertaken as required to maintain an appropriate capacity in the effluent holding pond. Effluent utilisation is unlikely to be required for most of the year and, where possible, effluent will be utilised for dust suppression on roads. As the average monthly rainfall increases significantly in December (Section 2.1), irrigation will be undertaken in October and November to ensure that the effluent pond is empty. Effluent irrigation will then be undertaken, when possible, during the wet season. Towards to end of the wet season, when possible, the effluent pond will be maintained as full as possible to provide water for dust suppression into the drier months.

Soil sampling and analysis will be undertaken periodically (approximately every three years) to monitor soil nutrient levels. As it is difficult to predict the nutrient level of the effluent water and the reduction in volume from dust suppression, it is not possible to model the required irrigation area or volumes. Irrigation application rates will be undertaken based on the ability for the soil to absorb the effluent (soil water deficit) and periodically reviewed following soil sampling and analysis.

Manure will be spread on adjacent land owned by RRLH. There is approximately 1,400 ha of land to the east of the development. Note that these lots have not been included in the development application and manure utilisation is considered off-site. Access to these properties does not require trucks to use public roads.

3.9 Erosion and Sediment Control Plan

An Erosion and Sediment Control Plan (ESCP) will be developed and implemented to address strategies and management practices to be employed during and after construction of the proposed development. This will ensure minimisation of detrimental effects on the adjacent streams and watercourses.

The overriding operational objectives for the ESCP are to:

1. Control and minimise erosion activity within the construction site; and
2. Implement preventative measures to minimise sediment movement from the construction site.

This ESCP will ensure:

- The construction and operation of the facility does not have a detrimental impact on the surface water quality and quantity; and
- All runoff from the construction site must undergo sedimentation control prior to entering adjacent watercourses/streams to restrict silt access to the watercourses/streams.

The ESCP will apply to all construction activities undertaken on the site, particularly where vegetation is removed or soil is exposed. Particular care will be taken in erosion sensitive areas, such as steep slopes.

Irrespective of the content of the ESCP, it is the responsibility of the Site Foreman to ensure that the construction and operation of the works does not have a detrimental impact on the surface water quality and quantity, and that all runoff from the site will undergo sedimentation control prior to entering adjacent watercourses/streams.

The potential impacts on the existing environment from construction may include:

- Impacts to the natural soil coverage and distribution; and
- Impacts to surface water quality and quantity.

These impacts may occur due to:

- Erosion of disturbed soil during the construction phase;
- The transport of sediment and organic matter from the construction site into adjacent watercourses and streams; and
- Erosion of exposed areas after construction has finished.

In order to minimise erosion of disturbed soil from the construction site during and after construction, the following management strategies are required to be implemented:

- Minimise stripping of vegetation to the smallest area required. Stockpile stripped topsoil and grass for revegetation after construction is completed. Store stockpile within the sediment-controlled zone;
- Minimise unnecessary clearance of vegetation;
- Stabilisation of one entry/exit point;
- Program work activities to complete one section before starting another section to minimise the area of disturbed ground that is exposed to erosion at any one time;

- As much as possible, large established trees will not be removed;
- Divert clean runoff around the construction site using diversion channels;
- When construction is completed, revegetation of disturbed areas will be undertaken. Planting of fast growing grass species will be carried out to promote rapid establishment of ground cover. Re-laying of stockpiled topsoil and grass will be undertaken to encourage quick re-establishment of vegetation; and
- Erosion control measures will be retained until sufficient ground cover becomes established.

Erosion and sediment control will be undertaken in accordance with the *International Erosion Control Association (IECA) Best Practice Sediment and Erosion Control Guidelines* (2008).

4 WATER SUPPLY

4.1 Water Requirement

The total water requirement will include cattle drinking water and dust suppression of the pen and road areas. Dust suppression activities will be required when cattle are in the facility during the dry weather. Additional water will also be required for amenities and general cleaning purposes however this is expected to be minimal in comparison to water requirements for the cattle yards. As the estimation of water requirements for cattle drinking water and dust suppression are conservative, there will be adequate water for staff amenities and general cleaning.

Based on the full capacity and potential dust emission surface area, the maximum daily potable water requirement for the facility will be approximately 1.12 ML/day when stocked at full capacity during a hot day requiring dust suppression. It is unlikely that this full daily supply will be regularly required during a 24-hour period. The combined capacity of the existing and proposed water storages will be 10.15 ML, which, at this daily consumption rate, will hold a total of approximately six days of water. This allows for enough water to be stored in the event of a pump failure that all cattle can be maintained until the end of their time at the facility.

4.1.1 Cattle Requirement

To calculate the water requirement, a conservative estimate of 400 kg liveweight was assumed for cattle in the facility. Cattle water requirement is approximately 10 % of liveweight per day, which equates to 40 L/head/day. At full capacity in the facility a total volume of 0.62 ML/day of water will be required. Cattle will spend an average of four days in the facility, so at maximum capacity the water requirement per consignment will be 2.5 ML.

4.1.2 Dust Suppression – Pens

The volume of water required for dust suppression has been estimated at approximately 10 mm/day when cattle are in the facility during dry weather. This equates to approximately 0.1 ML/hectare. Dust suppression in the pens is recommended to be potable water. At full capacity, and during hot periods, the water required for dust suppression will be a maximum of 0.5 ML/day.

4.1.3 Dust Suppression – Roads

The volume of water required for dust suppression on roads has been estimated at approximately 10 mm/day when cattle are in the facility during dry weather. This equates to approximately 0.1 ML/hectare. Roads are to be wet down with water from the effluent ponds when available using a low pressure close to ground water spray truck. Although unlikely, if effluent water is not available, potable water will need to be used. It is estimated that the total area of internal roads will be approximately 5 ha which equates to a maximum of 0.5 ML/day of effluent water.

4.2 Water Supply

Generally, there are three water supply sources for an export facility such as this. These include surface water (dams, weirs, rivers, etc), groundwater (bores) and municipal water. Municipal water is not available at the property. It is noted that the take of water in the region is not currently regulated

by a water plan under the *Water Act 2000*. Therefore, there are no restrictions on the use of groundwater and licences are not required.

4.2.1 Surface Water

The property has a licence to take water from the Reid River. However, due to the limited reliability of flows in the Reid River, this will be used as a backup supply only. The licence allows for 80 ML/year of water for any use.

4.2.2 Groundwater

There are three bores on the property referred to as "House Bore", "Front Bore" and "New Bore". An additional bore is proposed to meet the required demand for the export facility. The bores have or will have the following supply capacities:

- House Bore – 1,000 gallons/hour (3,785 L/hour)
- Front Bore – 1,000 gallons/hour (3,785 L/hour)
- New Bore – 5,000 gallons/hour (18,930 L/hour)
- Additional bore – 5,000 gallons/hour (18,930 L/hour)

This allows for a daily production of approximately 1.1 ML/day which is enough to provide the fresh water required by the facility during peak operation.

5 POTENTIAL ENVIRONMENTAL IMPACTS

5.1.1 Impacts on Community Amenity

Impacts on amenity of nearby land users due to:

- Odour generation – The pens and holding ponds could generate some odours. Due to the low level of solids in the effluent holding pond, it is likely to generate less odour than a normal feedlot effluent holding pond.
- Dust generation – Operation of the facility may result in an increase in dust generated by the pen surfaces and internal roads. Construction of the proposed facility will also temporarily generate dust.
- Noise generation – Operation of the facility results in an increase in noise during construction of the proposed development and during on-going operation. Vehicle movements and cattle loading/unloading are the most significant sources of noise.
- Visual Amenity and Light Generation – The proposed facility may affect the visual character of the surrounding rural landscape. Vehicle headlights and lights surrounding loading facilities are the most likely source of light nuisance, particularly as headlights will be temporarily directed at neighbouring houses when travelling along the northern section of the access road.

Due to the infrequent nature of the facility, the feedlot S-factor separation distance calculation referred to in the Feedlot Guidelines is not appropriate for this facility.

5.1.2 Impacts to Groundwater

Impacts to the quality of groundwater of the site and the surrounding area could occur due to contamination of groundwater through the leaching of nutrient from the pen surface and effluent holding pond. Impacts to groundwater could also occur from the irrigation of effluent.

5.1.3 Impacts to Surface Water

Impacts to the surface water of the site and the surrounding area could occur due to operation of the facility and any associated effluent irrigation. Due to the irregularity of cattle numbers in the facility, on average, the level of contaminants in effluent water will be much lower than a feedlot. During a spill event, the impact of this effluent on the Reid River is expected to be minimal. The rainfall required to cause a spill event will ensure that there is significant dilution of effluent before it reaches the river.

5.1.4 Impacts to Flora and Fauna

Impacts to flora and fauna could occur due to clearing, including indirect clearing, of vegetation (which acts as a habitat for fauna). Clearing of approximately 2 ha of sparsely populated regulated vegetation will be required for access roads and the cattle handling facilities. Indirect clearing can also occur from nutrient or salt accumulation in soils used for effluent irrigation.

5.1.5 Impacts to Soils

Impacts to soils could occur due to erosion during construction and excessive water, nutrient or salt application in effluent irrigation areas.

6 RISK ASSESSMENT

Environmental risk analysis considers the risks to the environment, ecosystems and community amenity as a result of adverse developmental impacts on the natural environment.

A risk assessment has been undertaken to ensure environmental risks from the proposed facility are identified and addressed up-front with management strategies in place to mitigate the possible risks. The risk assessment approach has been used to identify the hazards that are not only industry-wide hazards but also the hazards posed due to the siting and operation of the proposed development. The risk assessment allows the proponents and facility manager to be aware of the highest risks and therefore manage these risks accordingly.

There are certain performance objectives outlined in the EP Act that are required to be met when constructing and operating a development.

6.1 Specific Performance Objectives

The siting of the development or any activity undertaken at the development site that has the potential to cause environmental risk will have a number of possible impacts to the environment or community such as: noise impact, odour impact, dust impact, light impact, and impact to groundwater or surface water. The following specific performance objectives outline the "acceptable" level of impact.

Noise

The overall noise level generated by operation should comply with the requirements of the *Environmental Protection (Noise) Policy 2008*. This policy states that the environmental values to be enhanced or protected under this policy are the qualities of the acoustic environment that are conducive to:

(a) protecting the health and biodiversity of ecosystem; and

(b) human health and wellbeing, including by ensuring a suitable acoustic environment for individuals to do any of the following

  (i) sleep;

  (ii) study or learn;

  (iii) be involved in recreation, including relaxation; and

(c) protecting the amenity of the community.

The emission of noise must not exceed the levels specified in Table 4.

Table 4 – Noise Limits at Noise Sensitive & Commercial Places

Noise level measured in dB(A)	Monday to Saturday			Sunday and Public Holidays		
	7am-6 pm	6pm-10pm	10pm-7am	9am-6pm	6pm-10pm	10pm-9am
Noise measured at a nuisance sensitive place						
$L_{Aeq\ adj,\ T}$	**Background** +5	**Background** +3	**Background** +0	**Background** +5	**Background** +3	**Background** +0
$MaxL_{pA,T}$	**Background** +10	**Background** +8	**Background** +5	**Background** +10	**Background** +8	**Background** +5
Noise measured at a commercial place						
$L_{Aeq\ adj,\ T}$	**Background** +10	**Background** +8	**Background** +5	**Background** +10	**Background** +8	**Background** +5
$MaxL_{pA,T}$	**Background** +15	**Background** +13	**Background** +10	**Background** +15	**Background** +13	**Background** +10

Odour

In accordance with the *Guideline for Odour Impact Assessment from Developments* (DEHP, 2013), the specific performance indicator is that "any release of noxious or offensive odours will not cause a nuisance at any odour sensitive place".

The activity must also meet the objective of the *Environmental Protection Act 1994*: "*to protect Queensland's environment while allowing for development that improves the total quality of life, both now and in the future, in a way that maintains the ecological processes on which life depends (ecologically sustainable development)*".

Dust

The activity must comply with the *Environmental Protection Policy (Air) 2008* in that it protects "*the qualities of the air environment that are conducive to human health and well-being, protecting the aesthetics of the environment, including the appearance of buildings, structures and other property; and to protecting agricultural use of the environment*".

No particulate matter or visible contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm is to emanate beyond the boundaries of the property.

Therefore, the dust emissions from the activity must not cause any dust exposure of a serious and persistent nature to any sensitive place located at or beyond the boundaries of the property.

Waste

Waste management must conform to the management hierarchy outlined in the *Waste Reduction & Recycling Act (2011),* which states the following waste and resource management hierarchy:

"The *waste and resource management hierarchy* include the following precepts, listed in the preferred order in which waste and resource management options should be considered:

(a) AVOID unnecessary resource consumption;
(b) REDUCE waste generation and disposal;
(c) RE-USE waste resources without further manufacturing;
(d) RECYCLE waste resources to make the same or different products;
(e) RECOVER waste resources, including the recovery of energy;
(f) TREAT waste before disposal, including reducing the hazardous nature of waste;
(g) DISPOSE of waste only if there is no viable alternative."

6.2 Risk Characterisation

Risk characterisation describes the likelihood of exposure and consequences of exposure. Risk is described as the "hazard characterisation x the exposure characterisation". Risks are characterised as Low, Medium or High based on the risk assessment matrix in Table 5.

Hazard characterisation and exposure characterisation are explained below.

Hazard Characterisation – "Consequence"

Hazard characterisation in this report is the qualitative and/or quantitative evaluation of the potential environmental harm associated with the hazard. The scale of each potential adverse environmental effect has been evaluated in relation to specific performance objectives. The scale is expressed in quantitative or qualitative terms. Ordered descriptions of scale are:

- **Major – Serious or material environmental impacts, e.g., major pollution incident causing significant damage to the environment.**
- **Significant – Long term or serious environmental harm**
- **Moderate – Moderate Environmental Impact**
- **Minor – Minimal environmental impact**
- **Insignificant – Little or no environmental harm**

Exposure characterisation – "Likelihood"

Exposure characterisation is the estimation of the likelihood of occurrence of a hazard or an impact. The aim of the exposure characterisation is the quantitative estimation of the likely exposure of either the community or environment to the impact of the potential hazard.

Ordered descriptions of exposure are:

- **Almost certain – Expected to occur, quite common**
- **Likely – Will probably occur**
- **Possible – May occur at some time**
- **Unlikely – Could occur at some time although unlikely**
- **Rare – Might occur at some time in exceptional circumstances**

Table 5 – Risk Assessment Matrix

		Consequence				
		Major	Significant	Moderate	Minor	Insignificant
Likelihood	Almost certain	H	H	H	M	M
	Likely	H	H	H	M	M
	Possible	H	M	M	M	L
	Unlikely	M	M	L	L	L
	Rare	M	L	L	L	L

6.1 Risk Evaluation

Risk characterisation is the estimate of the likelihood of occurrence and magnitude of the consequences.

The risk evaluation indicates what the likely impacts are and hence, the site manager can take this into account daily.

Table 6 summarises the performance outcomes and potential risks associated with the proposed facility. The choice for the likelihood and consequence ratings are based on the siting of the development and design features that will be used to reduce the impacts.

From Table 6 it is evident that the proposed development does not pose a high risk to the environment once management strategies are applied. These risks can be mitigated or reduced by following the management strategies outlined in this report. The largest risk from the proposed development will be to community amenity due to dust and noise emissions, particularly from heavy vehicle movements.

Table 6 –Environmental Risk Assessment

Description of Environmental Value	Potential Adverse Effect	Goals and Objectives	Likelihood	Consequence	Risk	Management Strategies	Likelihood	Consequence	Residual Risk
Surface Water The site contains several SO 1, drainage lines with the Reid River approximately 550 m to the north of the facility (Section 2.3).	Release of effluent from the effluent holding pond resulting in increased sediment and nutrient levels in nearby watercourses.	**Objective:** The activity will be operated in a way that protects environmental values of waters. **Goal:** The activity does not result in an increase in nutrient or sediment levels in adjacent watercourse/s.	Possible	Minor	Medium	• Contaminated water is contained within the controlled drainage area and directed to the effluent holding pond. • The effluent holding pond and has been designed in line with the Feedlot Guidelines. • During spill events, effluent from the holding pond will be evenly dispersed across the adjacent paddock. • Effluent will not be applied before or immediately after heavy rain. • Application rates will be managed to prevent run-off from effluent irrigation. • Irrigation will be undertaken to maintain the effluent holding pond at appropriate levels.	Unlikely	Minor	Low
Groundwater The nearest borecard indicates that groundwater is approximately 15 m deep and the soil profile is dominated by layers of clay, decomposed granite and conglomerate (Section 2.4).	Areas used for storing waste such as pens and effluent holding pond are the main source of potential nutrient leaching.	**Objective:** The activity will be operated in a way that protects the environmental values of groundwater and any associated surface ecological systems. **Goal:** The activity and does not result in an increase of nutrient levels in groundwater.	Possible	Minor	Medium	• Hard catchment areas including the pens effluent holding pond will be compacted to achieve a permeability of at least 1×10^{-9} m/s (~0.1 mm/day). • Waste utilisation rates will be managed to prevent the accumulation of nutrient in the soil profile and potential leaching of nutrients into groundwater. • Soil monitoring will be periodically undertaken to monitor soil nutrient levels.	Unlikely	Minor	Low
Wetlands The Reid River is mapped as a GES wetland (Section 2.6.3).		**Objective:** The activity will be operated in a way that protects the environmental values of wetlands. **Goal:** The activity does not result in the damage of nearby wetlands and associated ecology.	Possible	Minor	Medium	• Management practices are as per management of surface water.	Unlikely	Minor	Low

Description of Environmental Value	Potential Adverse Effect	Goals and Objectives	Likelihood	Consequence	Risk	Management Strategies	Likelihood	Consequence	Residual Risk
Flora and Fauna The site contains several areas of Category B remnant vegetation containing of concern RE. This vegetation is immediately adjacent to the northern and southern sections of the export facility (Sections 2.5 and 2.6). Some clearing of regulated vegetation will be required.	The clearing of native vegetation that may provide habitat for EVNT wildlife. Increased soil nutrient levels may also indirectly lead to adverse impacts to vegetation.	**Objective:** The activity is operated in a way that protects environmental values and associated flora and fauna. **Goal:** The activity and property management maintain the biodiversity of the property.	Likely	Minor	Medium	• The proposed development has been located to minimise the required clearing. • The effluent holding pond by-wash and site topography will direct effluent water away from the vegetation to the immediate south of the effluent holding pond. This ensures further dilution and filtration occurs prior to effluent entering regulated vegetation. • Waste utilisation rates will be managed to prevent the accumulation of nutrient in the soil profile and potential leaching of nutrients into groundwater.	Possible	Insignificant	Low
Soils The site contains red-brown soils described as sandy loams with permeable clay subsoils (Section 2.8).	Potential erosion of top soil from construction and increased soil nutrient from runoff and irrigation.	**Objective:** The activity is operated in a way that protects the environmental values of land including soils, subsoils and landforms. **Goal:** The activity and property management maintain soil health, avoids excessive nutrient build-up and minimises erosion of drainage lines and watercourses.	Unlikely	Minor	Low	• The generally flat terrain and ESCP will minimise any potential erosion from construction works. • As the excavation of the effluent holding pond will be required for fill material, all stormwater will most likely drain from the site to the borrow pit for detention. This water will then be pumped out as required and dispersed across the adjacent paddock. • Soil monitoring will be periodically undertaken to monitor soil nutrient levels. • Sediment control structures (fences/swales) will be in place during construction.	Unlikely	Insignificant	Low
Community Amenity – Odour The nearest sensitive receptor is 880 m to the west (Section 2.2).	The main sources of odour in the facility are the pens and effluent holding pond.	**Objective:** The activity will be operated in a way that protects the environmental values of air. **Goal:** The activity does not result in odour or dust complaints.	Possible	Minor	Medium	• Pen cleaning will be undertaken as required as per Section 3.2. • Odour production will be infrequent and average emissions will be low. • Due to the infrequent use and relatively low manure accumulation, odour from the pens will be minimal. • The effluent pond is likely to be mostly empty during the majority of the year. • Effluent utilisation will be timed with consideration of wind conditions	Rare	Minor	Low

Description of Environmental Value	Potential Adverse Effect	Goals and Objectives	Likelihood	Consequence	Risk	Management Strategies	Likelihood	Consequence	Residual Risk
Community Amenity – Dust The nearest sensitive receptor is 880 m to the west (Section 2.2). There is a sensitive receptor 125 m from the access point.	The main sources of dust in the facility are the pen surface and on-site vehicle movements.		Likely	Minor	Medium	• Periodic pen cleaning will be undertaken as per Section 3.2. • Dust suppression (sprinklers/watering) of the pens will be undertaken as required. • Internal roads will have a speed limit of 30 km/hr and will be watered as required during extended dry periods.	Unlikely	Minor	Low
Community Amenity – Noise The nearest sensitive receptor is 880 m west from the facility and a receptor is 125 m from the site access point (Section 2.2).	The main sources of noise from the facility are on-site traffic and machinery movements.	**Objective:** The activity will be operated in a way that protects the environmental values of the acoustic environment. **Goal:** The activity and does not result in noise complaints.	Likely	Minor	Medium	• Cattle loading/unloading will generally be undertaken between 4 am and 8 pm. • Internal roads will have a speed limit of 30 km/hr and roads maintained to minimise truck bounce. • Although an off-site impact, drivers will be advised to use appropriate braking methods when entering the site.	Possible	Minor	Medium
Community Amenity – Light and Visual Amenity The nearest sensitive receptor is 880 m west from the facility and a receptor is 125 m from the site access point (Section 2.2).	The main sources of light from the facility are security lights, vehicle lights, and lights used around the loading/unloading areas.	**Objective:** The activity is operated in a way that protects the community amenity from the impacts of light from the development. **Goal:** The activity and does not result in light complaints.	Possible	Minor	Medium	• A vegetation buffer will be planted and maintained along the section of the access road that runs north/south to provide a visual and light screen. This will reduce light emissions from both heavy vehicles and loading/unloading operations.	Unlikely	Minor	Low

7 CONCLUSION

Following the implementation of simple design and management practices, the proposed development presents a low to moderate risk to the environment, including community amenity.

With the addition of one more bore, there is adequate supply of fresh water from groundwater bores. If required, river allocation from the Reid River can be utilised.

8 REFERENCES

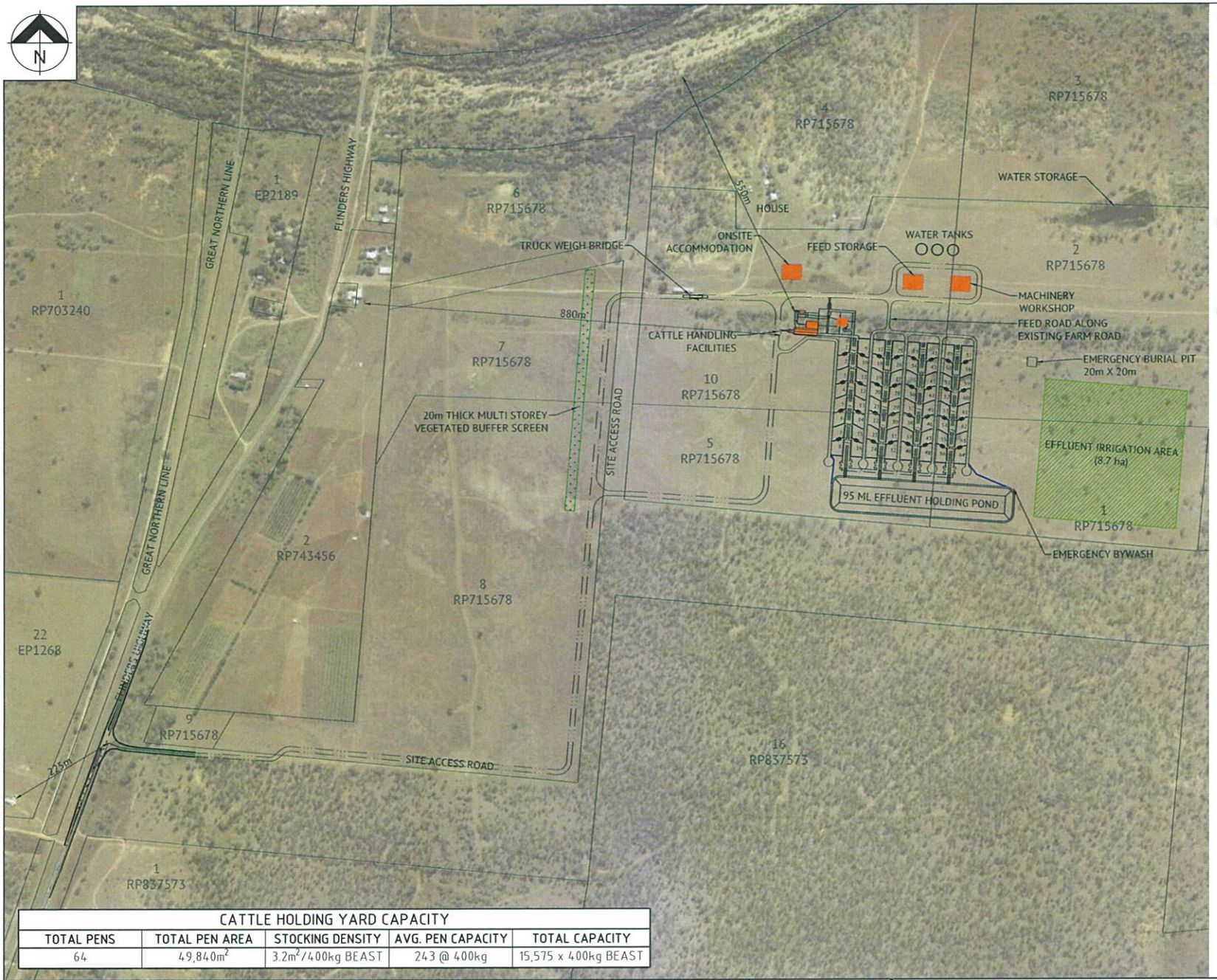
BOM (2018) *Climate Data Online*. Australian Government Bureau of Meteorology. Available at: http://www.bom.gov.au/climate/.

Christian, C. S. *et al.* (1953) *Survey of the Townsville - Bowen Region, North Queensland*. Melbourne, Australia.

CSIRO (2010) *Oldenlandia polyclada*, *Australian Tropical Rainforest Plants*. Available at: http://keys.trin.org.au/key-server/data/0e0f0504-0103-430d-8004-060d07080d04/media/Html/taxon/Oldenlandia_polyclada.htm (Accessed: 3 April 2018).

DEHP (2013) *Guideline: Odour impact assessment from development*. Brisbane, QLD: Department of Environment and Heritage Protection, Queensland. Available at: http://derm.qld.gov.au/register/p01344aa.pdf.

APPENDIX A - SITE PLANS



NOTES:

1. CADASTRAL INFORMATION EXTRACTED FROM DNRM (STATE OF QUEENSLAND (DEPARTMENT OF NATURAL RESOURCES AND MINES) 2017), ACCURACY IS LIMITED
2. OTHER FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
3. EFFLUENT HOLDING POND HAS BEEN SIZED USING THE STANDARD TABULATED METHOD FOR A 1 IN 20 YEAR (ARI_{20}) EVENT.
4. TOTAL ONSITE CLEAN WATER STORAGE HAS A CAPACITY OF 10.15ML

PENS:

1.	STOCKING DENSITY (400kg)	= 3.2 m^2/HEAD
2.	PENS 25.0m x 30.0m	= 750 m^2/PEN
3.	STANDARD PEN CAPACITY	= 234
4.	TOTAL PENS	= 64
5.	TOTAL CAPACITY	= 15,575 HEAD

FACILITY:

1.	CATTLE LANE WIDTH	= 5.5 m
2.	BUNK WIDTH	= 1.0 m
3.	FEED ROAD WIDTH	= 6.0 m
4.	CATCH DRAIN WIDTH	= 4.0 m
5.	MAIN DRAIN WIDTH	= 5.0 m

LEGEND

- PEN FENCE
- LANE FENCE
- FEED BUNK FENCE
- PROPOSED ROAD
- PROPOSED DRAIN
- CD PROPOSED CATCH DRAIN
- PROPOSED ROOF AREA
- PROPOSED MULTI STOREY VEGETATION SCREEN
- PROPOSED IRRIGATION AREA

FOR APPROVAL

CATTLE HOLDING YARD CAPACITY

TOTAL PENS	TOTAL PEN AREA	STOCKING DENSITY	AVG. PEN CAPACITY	TOTAL CAPACITY
64	49,840m^2	3.2m^2/400kg BEAST	243 @ 400kg	15,575 x 400kg BEAST

DATE	REV	DESCRIPTION	RPEQ
16/04/18	0	FINAL FOR DEVELOPMENT APPLICATION	PJW
21/03/18	D	FINAL DRAFT	PJW
14/03/18	C	RELOCATE WATER TANK, ADD ACCOMODATION & SECOND ACCESS ROAD	PJW
08/03/18	B	REVISED FACILITY LOCATION, ACCESS ROAD & POND SIZE	PJW
06/03/18	A	DRAFT ISSUE FOR CLIENT REVIEW	PJW

REVISIONS

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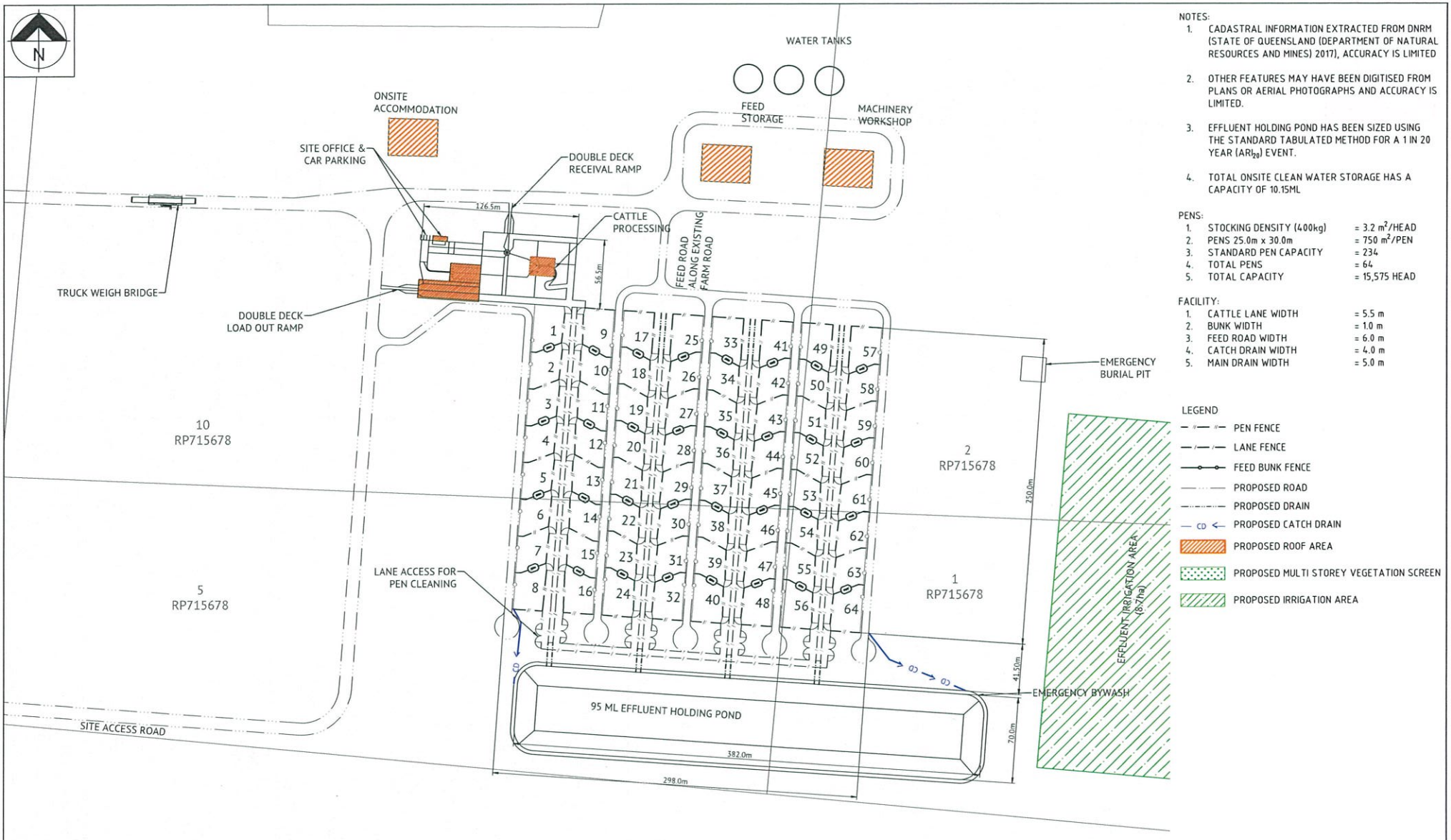
DESIGNED	TJS	
CHECKED	ML	
PROJECT MANAGER	TJS	
PROJECT DIRECTOR		DATE 16/04/18

RPEQ DATE 16/04/18
PETER WATTS RPEQ 01810

SCALE 0 80 160 240m
SCALE 1:4000 (A1)

CLIENT	REID RIVER HOLDING PTY LTD
PROJECT	REID RIVER EXPORT DEPOT
LOCATION	5291 FLINDERS HIGHWAY, REID RIVER, QLD 4817
SHEET TITLE	A001-PROPOSED SITE LAYOUT

JOB CODE	
MIS-0381	
SHEET NUMBER	REV
A001	0



NOTES:

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3. EFFLUENT HOLDING POND HAS BEEN SIZED USING THE STANDARD TABULATED METHOD FOR A 1 IN 20 YEAR (ARI_{20}) EVENT.
4. TOTAL ONSITE CLEAN WATER STORAGE HAS A CAPACITY OF 10.15ML

PENS:

1.	STOCKING DENSITY (400kg)	= 3.2 m^2/HEAD
2.	PENS 25.0m x 30.0m	= 750 m^2/PEN
3.	STANDARD PEN CAPACITY	= 234
4.	TOTAL PENS	= 64
5.	TOTAL CAPACITY	= 15,575 HEAD

FACILITY:

1.	CATTLE LANE WIDTH	= 5.5 m
2.	BUNK WIDTH	= 1.0 m
3.	FEED ROAD WIDTH	= 6.0 m
4.	CATCH DRAIN WIDTH	= 4.0 m
5.	MAIN DRAIN WIDTH	= 5.0 m

LEGEND

- PEN FENCE
- LANE FENCE
- FEED BUNK FENCE
- PROPOSED ROAD
- PROPOSED DRAIN
- CD PROPOSED CATCH DRAIN
- PROPOSED ROOF AREA
- PROPOSED MULTI STOREY VEGETATION SCREEN
- PROPOSED IRRIGATION AREA

CATTLE HOLDING YARD CAPACITY

TOTAL PENS	INDIVIDUAL AREA	TOTAL PEN AREA	STOCKING DENSITY	PEN CAPACITY	TOTAL CAPACITY
1 & 8	865m^2	13,840m^2	3.2m^2/400kg BEAST	270 @ 400kg	4,325 x 400kg BEAST
2,3,4,5,6, & 7	750m^2	36,000m^2	3.2m^2/400kg BEAST	234 @ 400kg	11,232 x 400kg BEAST

FOR APPROVAL

DATE	REV	DESCRIPTION	RPEQ
16/04/18	0	FINAL FOR DEVELOPMENT APPLICATION	PJW
23/03/18	B	FINAL DRAFT	PJW
09/03/18	A	DRAFT ISSUE FOR CLIENT REVIEW	PJW

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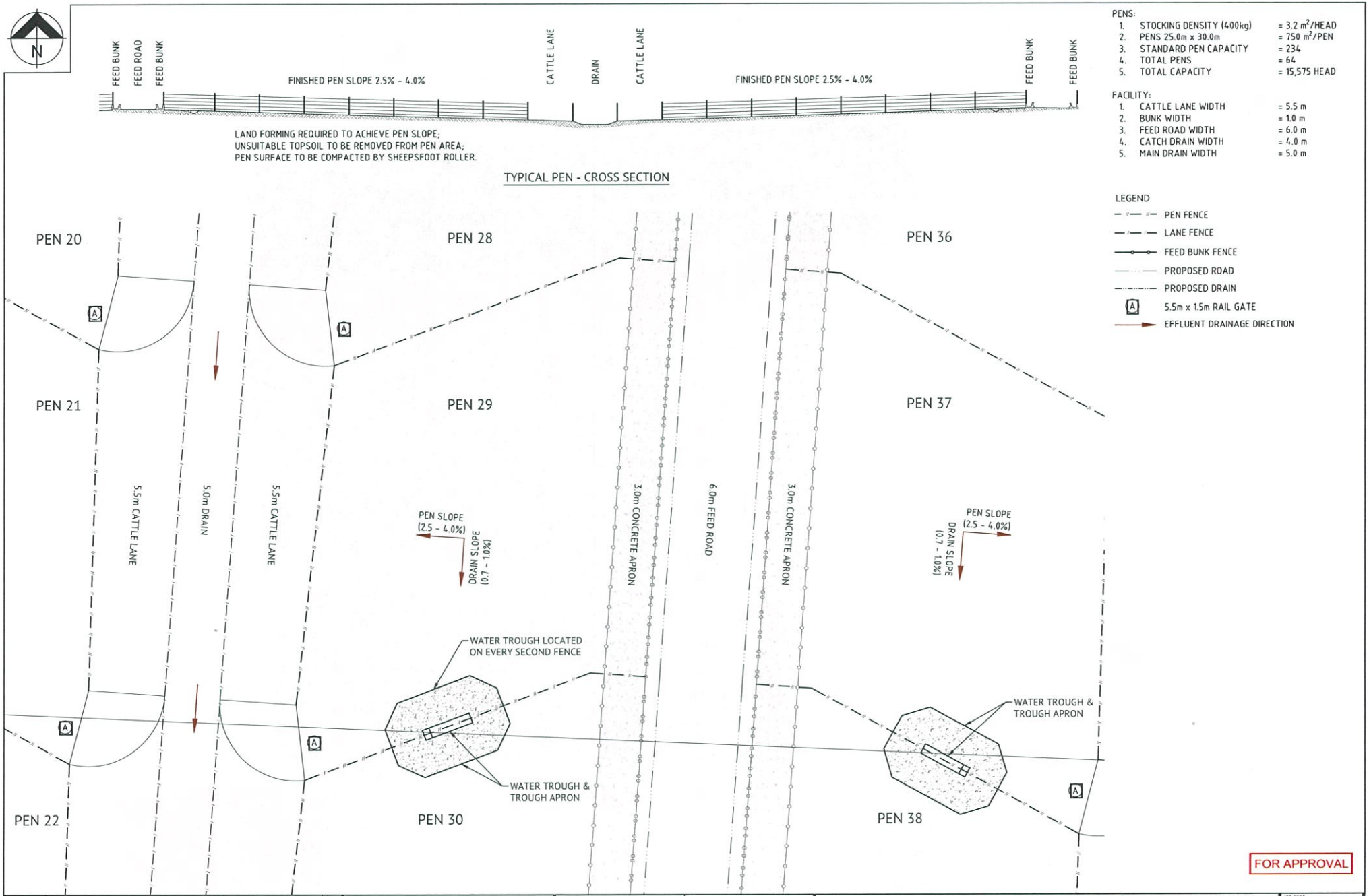
DESIGNED	TJS
CHECKED	ML
PROJECT MANAGER	TJS
PROJECT DIRECTOR	DATE 16/04/18
RPEQ	PETER WATTS RPEQ 01810
DATE	16/04/18
SCALE	0 30 60 90m
	SCALE 1:1500 (A1)

CLIENT	REID RIVER HOLDING PTY LTD
PROJECT	REID RIVER EXPORT DEPOT
LOCATION	5291 FLINDERS HIGHWAY, REID RIVER, QLD 4817
SHEET TITLE	A002-PROPOSED EXPORT DEPOT LAYOUT

JOB CODE	
MIS-0381	
SHEET NUMBER	REV
A002	0



FOR APPROVAL

DATE	REV	DESCRIPTION	RPEQ
16/04/18	0	FINAL FOR DEVELOPMENT APPLICATION	PJW
23/03/18	B	FINAL DRAFT	PJW
05/03/18	A	DRAFT ISSUE FOR CLIENT REVIEW	PJW

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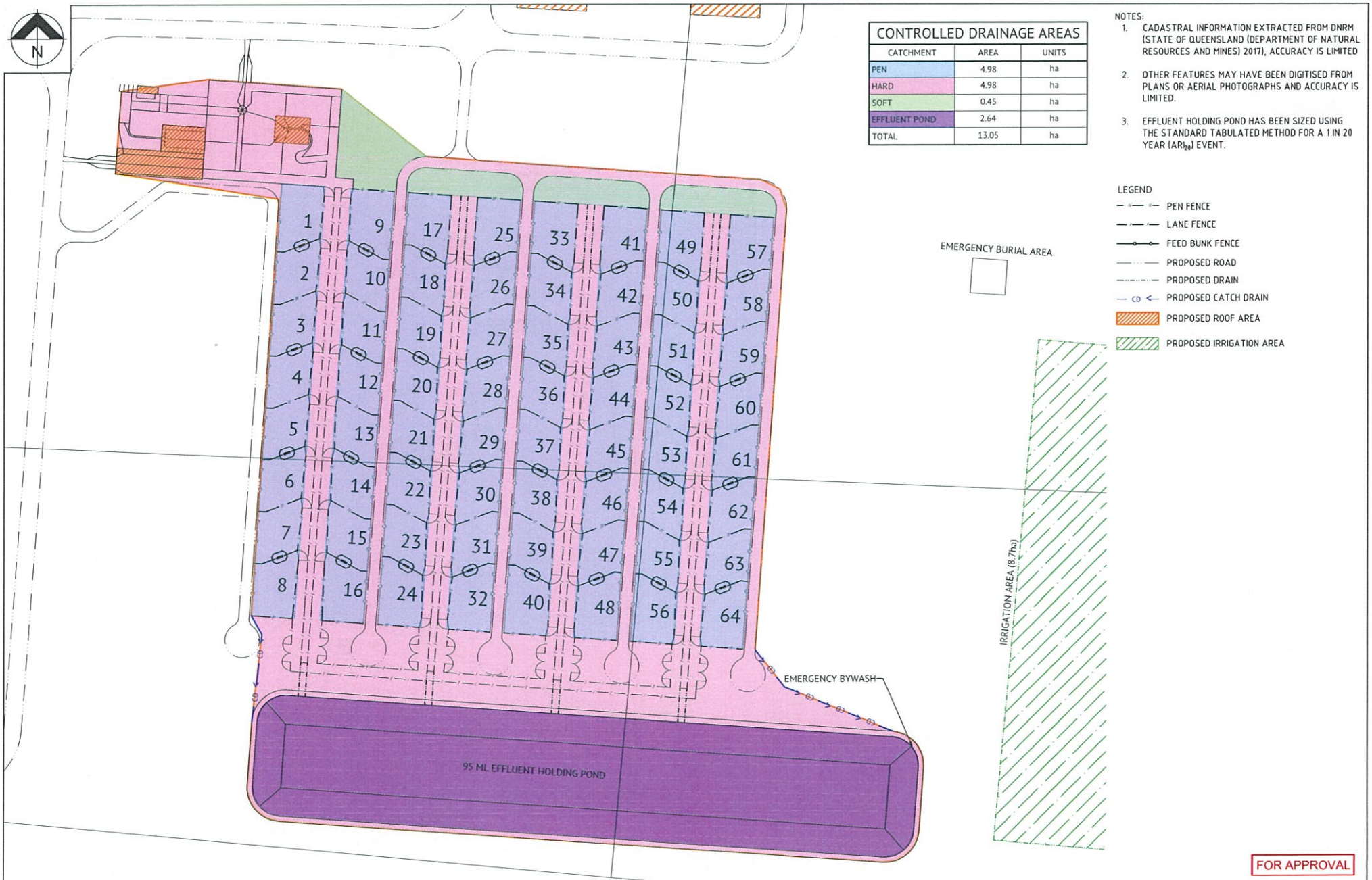
DESIGNED	TJS	RPEQ	DATE
CHECKED	ML	PETER WATTS	16/04/18
PROJECT MANAGER	TJS	RPEQ 01810	
PROJECT DIRECTOR	DATE 16/04/18	SCALE 0 2.5 5.0 7.5m	SCALE 1:125 (A1)

CLIENT	REID RIVER HOLDING PTY LTD
PROJECT	REID RIVER EXPORT DEPOT
LOCATION	5291 FLINDERS HIGHWAY, REID RIVER, QLD 4817
SHEET TITLE	A003-TYPICAL PEN DESIGN

JOB CODE	
MIS-0381	
SHEET NUMBER	REV
A003	0



CONTROLLED DRAINAGE AREAS

CATCHMENT	AREA	UNITS
PEN	4.98	ha
HARD	4.98	ha
SOFT	0.45	ha
EFFLUENT POND	2.64	ha
TOTAL	13.05	ha

NOTES:

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3. EFFLUENT HOLDING POND HAS BEEN SIZED USING THE STANDARD TABULATED METHOD FOR A 1 IN 20 YEAR (ARI_{20}) EVENT.

LEGEND

- PEN FENCE
- LANE FENCE
- FEED BUNK FENCE
- PROPOSED ROAD
- PROPOSED DRAIN
- CD ← PROPOSED CATCH DRAIN
- PROPOSED ROOF AREA
- PROPOSED IRRIGATION AREA

FOR APPROVAL

DATE	REV	DESCRIPTION	RPEQ
16/04/18	0	FINAL FOR DEVELOPMENT APPLICATION	PW
23/03/18	B	FINAL DRAFT	PW
08/03/18	A	DRAFT ISSUE FOR CLIENT REVIEW	PW

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DESIGNED	TJS	
CHECKED	ML	
PROJECT MANAGER	TJS	
PROJECT DIRECTOR		DATE 16/04/18

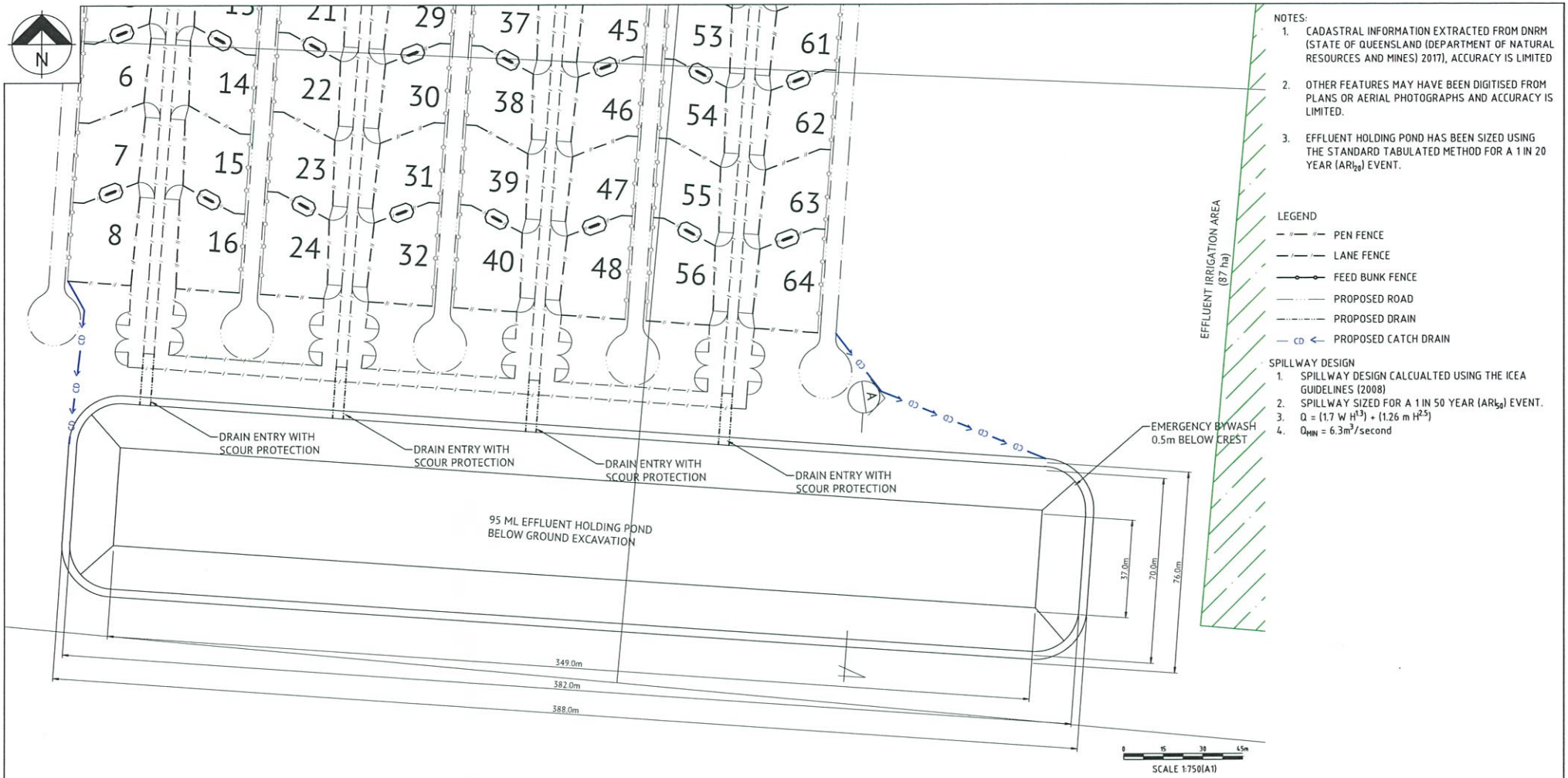
RPEQ PETER WATTS RPEQ 01818 DATE 16/04/18

SCALE 0 20 40 60m

SCALE 1:1000 (A1)

CLIENT	REID RIVER HOLDING PTY LTD
PROJECT	REID RIVER EXPORT DEPOT
LOCATION	5291 FLINDERS HIGHWAY, REID RIVER, QLD 4817
SHEET TITLE	A004-CONTROLLED DRAINAGE AREA PLAN

JOB CODE	
MIS-0381	
SHEET NUMBER	REV
A004	0



NOTES:

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3. EFFLUENT HOLDING POND HAS BEEN SIZED USING THE STANDARD TABULATED METHOD FOR A 1 IN 20 YEAR (ARI_{20}) EVENT.

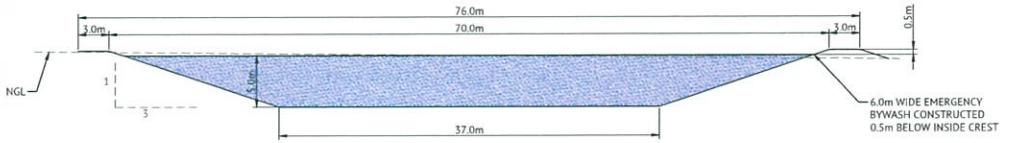
LEGEND

- PEN FENCE
- LANE FENCE
- FEED BUNK FENCE
- PROPOSED ROAD
- PROPOSED DRAIN
- CD ← PROPOSED CATCH DRAIN

SPILLWAY DESIGN

1. SPILLWAY DESIGN CALCUALTED USING THE ICEA GUIDELINES (2008)
2. SPILLWAY SIZED FOR A 1 IN 50 YEAR (ARI_{50}) EVENT.
3. $Q = (1.7\ W\ H^{1.3}) + (1.26\ m\ H^{2.5})$
4. $Q_{MIN} = 6.3m^3/second$

HOLDING POND DIMENSIONS		
PARAMETER	VALUE	UNITS
VOLUME (MINIMUM)[1]	94.2	ML
VOLUME (PROPOSED)	95.0	ML
ACTIVE DEPTH	5.0	m
FREEBOARD DEPTH	0.5	m
TOTAL DEPTH	5.5	m
INTERNAL BATTER	3H:1V	H:V
CREST WIDTH	3.0	m



FOR APPROVAL

DATE	REV	DESCRIPTION	RPEQ
16/04/18	0	FINAL FOR DEVELOPMENT APPLICATION	PJW
21/03/18	B	FINAL DRAFT	PJW
05/03/18	A	DRAFT ISSUE FOR CLIENT REVIEW	PJW

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DESIGNED	TJS	RPEQ	DATE 16/04/18
CHECKED	ML	PETER WATTS	RPEQ 01818
PROJECT MANAGER	TJS	SCALE	SCALE 1:750(A1)
PROJECT DIRECTOR	DATE 16/04/18		

CLIENT	REID RIVER HOLDING PTY LTD
PROJECT	REID RIVER EXPORT DEPOT
LOCATION	5291 FLINDERS HIGHWAY, REID RIVER, QLD 4817
SHEET TITLE	A005-EFFLUENT MANAGMENT SYSTEM DESIGN

JOB CODE	
MIS-0381	
SHEET NUMBER	REV
A005	0

APPENDIX B - BORECARDS

GROUNDWATER DATABASE

BORE REPORT

REG NUMBER 125348

REGISTRATION DETAILS

		BASIN	1190	**LATITUDE**	19-45-58	**MAP-SCALE**	
OFFICE	Ayr	**SUB-AREA**		**LONGITUDE**	146-50-01	**MAP-SERIES**	
DATE LOG RECD	17-MAY-05	**SHIRE**	2310-CHARTERS TOWEI	**EASTING**	482571	**MAP-NO**	
D/O FILE NO.	520/000(0076	**LOT**	2	**NORTHING**	7814407	**MAP NAME**	
R/O FILE NO.		**PLAN**	RP743456	**ZONE**	55	**PROG SECTION**	
H/O FILE NO.		**ORIGINAL DESCRIPTION**		**ACCURACY**	GPS	**PRES EQUIPMENT**	
				GPS ACC	20		
GIS LAT	-19.76597225	**PARISH NAME**	965-CARDINGTON			**ORIGINAL BORE NO**	NO.2 PRODUCTION BORE
GIS LNG	146.8336296	**COUNTY**	ELPHINSTONE			**BORE LINE**	-
CHECKED	Y						
						POLYGON	
						RN OF BORE REPLACED	
FACILITY TYPE	Sub-Artesian Facility	**DATE DRILLED**	06/05/2005			**DATA OWNER**	
STATUS	Existing	**DRILLERS NAME**	FAUNTLEROY, KEN NOEL				
ROLES	WS	**DRILL COMPANY**	FOX DRILLING				
		METHOD OF CONST.	ROTARY MUD				

CASING DETAILS

PIPE	DATE	RECORD NUMBER	MATERIAL DESCRIPTION	MAT SIZE (mm)	SIZE DESC	OUTSIDE DIAM (mm)	TOP (m)	BOTTOM (m)
A	06/05/2005	1	Plastic Casing	6.700	WT	160	0.00	33.00
A	06/05/2005	2	Perforated or Slotted Casing	2.000	AP	160	15.00	33.00
X	06/05/2005	3	Gravel Pack	7.000	GR	250	10.00	33.00
X	06/05/2005	4	Cuttings or other fill between casing and hc			250	5.00	10.00
X	06/05/2005	5	Grout			250	0.00	5.00

STRATA LOG DETAILS

RECORD NUMBER	STRATA TOP (m)	STRATA BOT (m)	STRATA DESCRIPTION
1	0.00	6.00	RED CLAY
2	6.00	12.00	BROWN SANDY CLAY
3	12.00	18.00	STONES AND CLAY LAYERS*
4	18.00	24.00	BROWN CLAY

BORE REPORT

REG NUMBER 125348

RECORD NUMBER	STRATA TOP (m)	STRATA BOT (m)	STRATA DESCRIPTION
5	24.00	30.00	WEATHERED BLUE GRANITE*
6	30.00	33.00	HARD BLUE DIORITE

STRATIGRAPHY DETAILS

**** NO RECORDS FOUND ****

AQUIFER DETAILS

REC	TOP BED(M)	BOTTOM BED(M)	BED LITHOLOGY	DATE	SWL (m)	FLOW	QUALITY	YIELD (l/s)	CTR	CONDIT	FORMATION NAME
1	12.00	18.00	CSAN	06/05/2005	-15.00	N		0.01	Y	UC	
2	24.00	30.00	SANC GNTE	06/05/2005	-15.00	N		1.00	Y	WZ	

PUMP TEST DETAILS PART 1

**** NO RECORDS FOUND ****

PUMP TEST DETAILS PART 2

**** NO RECORDS FOUND ****

BORE CONDITION

**** NO RECORDS FOUND ****

ELEVATION DETAILS

**** NO RECORDS FOUND ****

WATER ANALYSIS PART1

**** NO RECORDS FOUND ****

WATER ANALYSIS PART 2

**** NO RECORDS FOUND ****

WATER LEVEL DETAILS

**** NO RECORDS FOUND ****

BORE REPORT

REG NUMBER 125348

WIRE LINE LOG DETAILS

**** NO RECORDS FOUND ****

FIELD MEASUREMENTS

**** NO RECORDS FOUND ****

SPECIAL WATER ANALYSIS

**** NO RECORDS FOUND ****

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**** End of Report. Produced:** 27/03/2018 03:37:50 PM ******

GROUNDWATER DATABASE

BORE REPORT

REG NUMBER 166740

REGISTRATION DETAILS

		BASIN	1190	**LATITUDE**	19-45-39	**MAP-SCALE**	
OFFICE	Ayr	**SUB-AREA**		**LONGITUDE**	146-50-11	**MAP-SERIES**	
DATE LOG RECD	24-MAY-16	**SHIRE**	2310-CHARTERS TOWEI	**EASTING**	482859	**MAP-NO**	
D/O FILE NO.	NOR/049882	**LOT**	6	**NORTHING**	7814982	**MAP NAME**	
R/O FILE NO.		**PLAN**	RP715678	**ZONE**	55	**PROG SECTION**	
H/O FILE NO.		**ORIGINAL DESCRIPTION**		**ACCURACY**	GPS	**PRES EQUIPMENT**	
				GPS ACC	20		
GIS LAT	-19.7607777689	**PARISH NAME**	6000-NO LONGER USED			**ORIGINAL BORE NO**	STOCK BORE
GIS LNG	146.8375837478	**COUNTY**				**BORE LINE**	-
CHECKED	Y						
						POLYGON	
						RN OF BORE REPLACED	
FACILITY TYPE	Sub-Artesian Facility	**DATE DRILLED**	17/05/2016			**DATA OWNER**	DNR
STATUS	Existing	**DRILLERS NAME**	LORGER, DANIEL PAUL				
ROLES	WS	**DRILL COMPANY**	P.D.S				
		METHOD OF CONST.	ROTARY AIR				

CASING DETAILS

PIPE	DATE	RECORD NUMBER	MATERIAL DESCRIPTION	MAT SIZE (mm)	SIZE DESC	OUTSIDE DIAM (mm)	TOP (m)	BOTTOM (m)
A	17/05/2016	1	Polyvinyl Chloride	4.850	WT	100		22.00
A	17/05/2016	2	Perforated or Slotted Casing	2.000	AP	100	16.00	22.00
X	17/05/2016	3	Gravel Pack	10.000	GR	165	9.00	22.00
X	17/05/2016	4	Grout			165	0.00	9.00

STRATA LOG DETAILS

RECORD NUMBER	STRATA TOP (m)	STRATA BOT (m)	STRATA DESCRIPTION
1	0.00	1.00	RED CLAY
2	1.00	2.00	BROWN CLAY
3	2.00	4.00	RED CLAY
4	4.00	9.00	DECOMPOSED GRANITE
5	9.00	10.00	CONGLOMERATE

BORE REPORT

REG NUMBER 166740

RECORD NUMBER	STRATA TOP (m)	STRATA BOT (m)	STRATA DESCRIPTION
6	10.00	14.00	DECO CLAY MIX
7	14.00	15.00	CONGLOMERATE LAYER
8	15.00	22.00	SAND & GRAVEL - WATER @ 15 TO 22 METRES

STRATIGRAPHY DETAILS

**** NO RECORDS FOUND ****

AQUIFER DETAILS

REC	TOP BED(M)	BOTTOM BED(M)	BED LITHOLOGY	DATE	SWL (m)	FLOW	QUALITY	YIELD (l/s)	CTR	CONDIT	FORMATION NAME
1	15.00	22.00	SAGR	17/05/2016	-11.50	N	POTABLE	1.30	Y	XX	

PUMP TEST DETAILS PART 1

**** NO RECORDS FOUND ****

PUMP TEST DETAILS PART 2

**** NO RECORDS FOUND ****

BORE CONDITION

**** NO RECORDS FOUND ****

ELEVATION DETAILS

**** NO RECORDS FOUND ****

WATER ANALYSIS PART1

**** NO RECORDS FOUND ****

WATER ANALYSIS PART 2

**** NO RECORDS FOUND ****

WATER LEVEL DETAILS

**** NO RECORDS FOUND ****

BORE REPORT

REG NUMBER 166740

WIRE LINE LOG DETAILS

**** NO RECORDS FOUND ****

FIELD MEASUREMENTS

**** NO RECORDS FOUND ****

SPECIAL WATER ANALYSIS

**** NO RECORDS FOUND ****

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APPENDIX C - FLORA AND FAUNA SEARCHES

Queensland Government

Wildlife Online Extract

Search Criteria: Species List for a Specified Point
Species: All
Type: All
Status: All
Records: All
Date: All
Latitude: -19.7652
Longitude: 146.8430
Distance: 5
Email: matt.norton@premise.com.au
Date submitted: Tuesday 27 Mar 2018 14:55:45
Date extracted: Tuesday 27 Mar 2018 15:00:02

The number of records retrieved = 136

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	amphibians	Bufonidae	*Rhinella marina*	cane toad	Y			2
animals	birds	Accipitridae	*Haliastur sphenurus*	whistling kite		C		2
animals	birds	Accipitridae	*Accipiter fasciatus*	brown goshawk		C		1
animals	birds	Accipitridae	*Elanus axillaris*	black-shouldered kite		C		1
animals	birds	Accipitridae	*Milvus migrans*	black kite		C		2
animals	birds	Anatidae	*Anas superciliosa*	Pacific black duck		C		2
animals	birds	Anatidae	*Anas gracilis*	grey teal		C		1
animals	birds	Ardeidae	*Egretta novaehollandiae*	white-faced heron		C		1
animals	birds	Ardeidae	*Ardea alba modesta*	eastern great egret		C		2
animals	birds	Artamidae	*Artamus superciliosus*	white-browed woodswallow		C		1
animals	birds	Artamidae	*Cracticus nigrogularis*	pied butcherbird		C		2
animals	birds	Artamidae	*Artamus leucorynchus*	white-breasted woodswallow		C		1
animals	birds	Artamidae	*Cracticus tibicen*	Australian magpie		C		3
animals	birds	Artamidae	*Artamus personatus*	masked woodswallow		C		1
animals	birds	Artamidae	*Cracticus torquatus*	grey butcherbird		C		1
animals	birds	Cacatuidae	*Cacatua galerita*	sulphur-crested cockatoo		C		1
animals	birds	Cacatuidae	*Calyptorhynchus banksii*	red-tailed black-cockatoo		C		3
animals	birds	Campephagidae	*Coracina novaehollandiae*	black-faced cuckoo-shrike		C		2
animals	birds	Charadriidae	*Vanellus miles*	masked lapwing		C		1
animals	birds	Charadriidae	*Elseyornis melanops*	black-fronted dotterel		C		1
animals	birds	Columbidae	*Geopelia striata*	peaceful dove		C		3
animals	birds	Columbidae	*Geopelia cuneata*	diamond dove		C		1
animals	birds	Columbidae	*Ocyphaps lophotes*	crested pigeon		C		1
animals	birds	Corcoracidae	*Struthidea cinerea*	apostlebird		C		1
animals	birds	Corvidae	*Corvus orru*	Torresian crow		C		6/3
animals	birds	Corvidae	*Corvus sp.*					1
animals	birds	Cuculidae	*Cacomantis pallidus*	pallid cuckoo		C		1
animals	birds	Falconidae	*Falco cenchroides*	nankeen kestrel		C		1
animals	birds	Falconidae	*Falco peregrinus*	peregrine falcon		C		1
animals	birds	Halcyonidae	*Dacelo leachii*	blue-winged kookaburra		C		3
animals	birds	Halcyonidae	*Todiramphus sanctus*	sacred kingfisher		C		1
animals	birds	Hirundinidae	*Hirundo neoxena*	welcome swallow		C		1
animals	birds	Maluridae	*Malurus melanocephalus*	red-backed fairy-wren		C		1
animals	birds	Meliphagidae	*Stomiopera flava*	yellow honeyeater		C		2
animals	birds	Meliphagidae	*Entomyzon cyanotis*	blue-faced honeyeater		C		4
animals	birds	Meliphagidae	*Manorina flavigula*	yellow-throated miner		C		1
animals	birds	Meliphagidae	*Lichmera indistincta*	brown honeyeater		C		2
animals	birds	Meliphagidae	*Melithreptus albogularis*	white-throated honeyeater		C		1
animals	birds	Meropidae	*Merops ornatus*	rainbow bee-eater		C		1
animals	birds	Monarchidae	*Grallina cyanoleuca*	magpie-lark		C		4
animals	birds	Nectariniidae	*Dicaeum hirundinaceum*	mistletoebird		C		1
animals	birds	Nectariniidae	*Nectarinia jugularis*	olive-backed sunbird		C		1
animals	birds	Oriolidae	*Sphecotheres vieilloti*	Australasian figbird		C		2
animals	birds	Otididae	*Ardeotis australis*	Australian bustard		C		1
animals	birds	Pachycephalidae	*Pachycephala rufiventris*	rufous whistler		C		1
animals	birds	Pardalotidae	*Pardalotus striatus*	striated pardalote		C		2

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	birds	Phalacrocoracidae	*Microcarbo melanoleucos*	little pied cormorant		C		1
animals	birds	Phasianidae	*Coturnix ypsilophora*	brown quail		C		1
animals	birds	Rhipiduridae	*Rhipidura albiscapa*	grey fantail		C		3
animals	birds	Rhipiduridae	*Rhipidura leucophrys*	willie wagtail		C		4
animals	birds	Threskiornithidae	*Threskiornis spinicollis*	straw-necked ibis		C		5
animals	mammals	Macropodidae	*Macropus robustus*	common wallaroo		C		1
animals	mammals	Macropodidae	*Macropus giganteus*	eastern grey kangaroo		C		1
animals	reptiles	Boidae	*Morelia spilota*	carpet python		C		2
plants	ferns	Adiantaceae	*Adiantum atroviride*			C		1/1
plants	ferns	Davalliaceae	*Davallia denticulata var. denticulata*			C		1/1
plants	higher dicots	Acanthaceae	*Rostellularia adscendens subsp. dallachyi*			C		1/1
plants	higher dicots	Apiaceae	*Centella asiatica*			C		1/1
plants	higher dicots	Asteraceae	*Blumea benthamiana*			C		1/1
plants	higher dicots	Asteraceae	*Peripleura bicolor*			C		1/1
plants	higher dicots	Asteraceae	*Streptoglossa odora*			C		1/1
plants	higher dicots	Asteraceae	*Coronidium lanuginosum*			C		1/1
plants	higher dicots	Asteraceae	*Peripleura scabra*			C		1/1
plants	higher dicots	Boraginaceae	*Heliotropium ovalifolium*			C		1/1
plants	higher dicots	Campanulaceae	*Lobelia concolor*			C		1/1
plants	higher dicots	Casuarinaceae	*Allocasuarina luehmannii*	bull oak		C		1/1
plants	higher dicots	Convolvulaceae	*Ipomoea polymorpha*			C		1/1
plants	higher dicots	Euphorbiaceae	*Jatropha gossypiifolia*	bellyache bush	Y			1/1
plants	higher dicots	Fabaceae	*Glycine tomentella*	woolly glycine		C		2/2
plants	higher dicots	Fabaceae	*Cajanus scarabaeoides var. scarabaeoides*			C		1/1
plants	higher dicots	Fabaceae	*Crotalaria mitchellii subsp. mitchellii*			C		1/1
plants	higher dicots	Fabaceae	*Zornia muelleriana subsp. muelleriana*			C		1/1
plants	higher dicots	Fabaceae	*Zornia dyctiocarpa var. filifolia*			C		1/1
plants	higher dicots	Fabaceae	*Galactia tenuiflora var. lucida*			C		1/1
plants	higher dicots	Fabaceae	*Vigna vexillata var. youngiana*			C		1/1
plants	higher dicots	Fabaceae	*Rhynchosia minima var. minima*			C		1/1
plants	higher dicots	Fabaceae	*Vigna radiata var. sublobata*			C		1/1
plants	higher dicots	Fabaceae	*Crotalaria laburnifolia*		Y			1/1
plants	higher dicots	Fabaceae	*Cajanus marmoratus*			C		2/2
plants	higher dicots	Gesneriaceae	*Boea hygroscopica*			C		1/1
plants	higher dicots	Goodeniaceae	*Velleia spathulata*	wild pansies		C		1/1
plants	higher dicots	Goodeniaceae	*Scaevola spinescens*	prickly fan flower		C		1/1
plants	higher dicots	Haloragaceae	*Myriophyllum*			C		1/1
plants	higher dicots	Lamiaceae	*Basilicum polystachyon*			C		1/1
plants	higher dicots	Lentibulariaceae	*Utricularia minutissima*			C		1/1
plants	higher dicots	Lentibulariaceae	*Utricularia*			C		1/1
plants	higher dicots	Lentibulariaceae	*Utricularia aurea*	golden bladderwort		C		1/1
plants	higher dicots	Loganiaceae	*Mitrasacme prolifera*			C		1/1
plants	higher dicots	Lythraceae	*Ammannia multiflora*	jerry-jerry		C		1/1
plants	higher dicots	Malvaceae	*Hibiscus heterophyllus*			C		1/1
plants	higher dicots	Malvaceae	*Abutilon guineense*		Y			1/1
plants	higher dicots	Mimosaceae	*Vachellia bidwillii*			C		1/1

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
plants	higher dicots	Molluginaceae	*Glinus oppositifolius*			C		1/1
plants	higher dicots	Myrsinaceae	*Lysimachia ovalis*			C		1/1
plants	higher dicots	Myrtaceae	*Eucalyptus platyphylla*	poplar gum		C		2/2
plants	higher dicots	Myrtaceae	*Corymbia intermedia*	pink bloodwood		C		1/1
plants	higher dicots	Myrtaceae	*Eucalyptus brownii*	Reid River box		C		1/1
plants	higher dicots	Myrtaceae	*Melaleuca leucadendra*	broad-leaved tea-tree		C		1/1
plants	higher dicots	Myrtaceae	*Corymbia lamprophylla*			C		1/1
plants	higher dicots	Myrtaceae	*Eucalyptus shirleyi*			C		1/1
plants	higher dicots	Phyllanthaceae	*Glochidion apodogynum*			C		1/1
plants	higher dicots	Plantaginaceae	*Limnophila brownii*			C		2/2
plants	higher dicots	Rubiaceae	*Oldenlandia galioides*			C		1/1
plants	higher dicots	Rubiaceae	*Oldenlandia polyclada*			NT		2/2
plants	higher dicots	Rubiaceae	*Nauclea orientalis*	Leichhardt tree		C		1/1
plants	higher dicots	Rubiaceae	*Dentella repens*	dentella		C		2/2
plants	higher dicots	Vitaceae	*Clematicissus opaca*			C		1/1
plants	lower dicots	Ceratophyllaceae	*Ceratophyllum*			C		1/1
plants	lower dicots	Nymphaeaceae	*Nymphaea gigantea*			C		3/2
plants	lower dicots	Nymphaeaceae	*Nymphaea immutabilis*			C		1/1
plants	lower dicots	Nymphaeaceae	*Nymphaea violacea*			C		1/1
plants	monocots	Centrolepidaceae	*Centrolepis exserta*			C		1/1
plants	monocots	Cyperaceae	*Schoenoplectiella mucronata*			C		1/1
plants	monocots	Cyperaceae	*Schoenoplectiella articulata*			C		1/1
plants	monocots	Cyperaceae	*Cyperus squarrosus*	bearded flatsedge		C		1/1
plants	monocots	Cyperaceae	*Fimbristylis nuda*			C		1/1
plants	monocots	Cyperaceae	*Cyperus pulchellus*			C		1/1
plants	monocots	Cyperaceae	*Lipocarpha microcephala*			C		1/1
plants	monocots	Eriocaulaceae	*Eriocaulon nanum*			C		1/1
plants	monocots	Hydrocharitaceae	*Vallisneria annua*			C		1/1
plants	monocots	Hydrocharitaceae	*Hydrilla verticillata*	hydrilla		C		1/1
plants	monocots	Najadaceae	*Najas browniana*			C		1/1
plants	monocots	Poaceae	*Chrysopogon filipes*			C		1/1
plants	monocots	Poaceae	*Bothriochloa bladhii subsp. bladhii*			C		1/1
plants	monocots	Poaceae	*Urochloa panicoides var. panicoides*		Y			1/1
plants	monocots	Poaceae	*Dichanthium fecundum*	curly bluegrass		C		1/1
plants	monocots	Poaceae	*Echinochloa colona*	awnless barnyard grass	Y			1/1
plants	monocots	Poaceae	*Digitaria bicornis*			C		1/1
plants	monocots	Poaceae	*Urochloa pubigera*			C		2/2
plants	monocots	Poaceae	*Setaria surgens*			C		2/2
plants	monocots	Poaceae	*Chloris inflata*	purpletop chloris	Y			1/1
plants	monocots	Poaceae	*Eulalia aurea*	silky browntop		C		2/2
plants	monocots	Poaceae	*Arundinella nepalensis*	reedgrass		C		1/1
plants	monocots	Poaceae	*Heteropogon triticeus*	giant speargrass		C		1/1
plants	monocots	Potamogetonaceae	*Potamogeton*			C		1/1
plants	monocots	Potamogetonaceae	*Potamogeton tepperi*			C		1

CODES

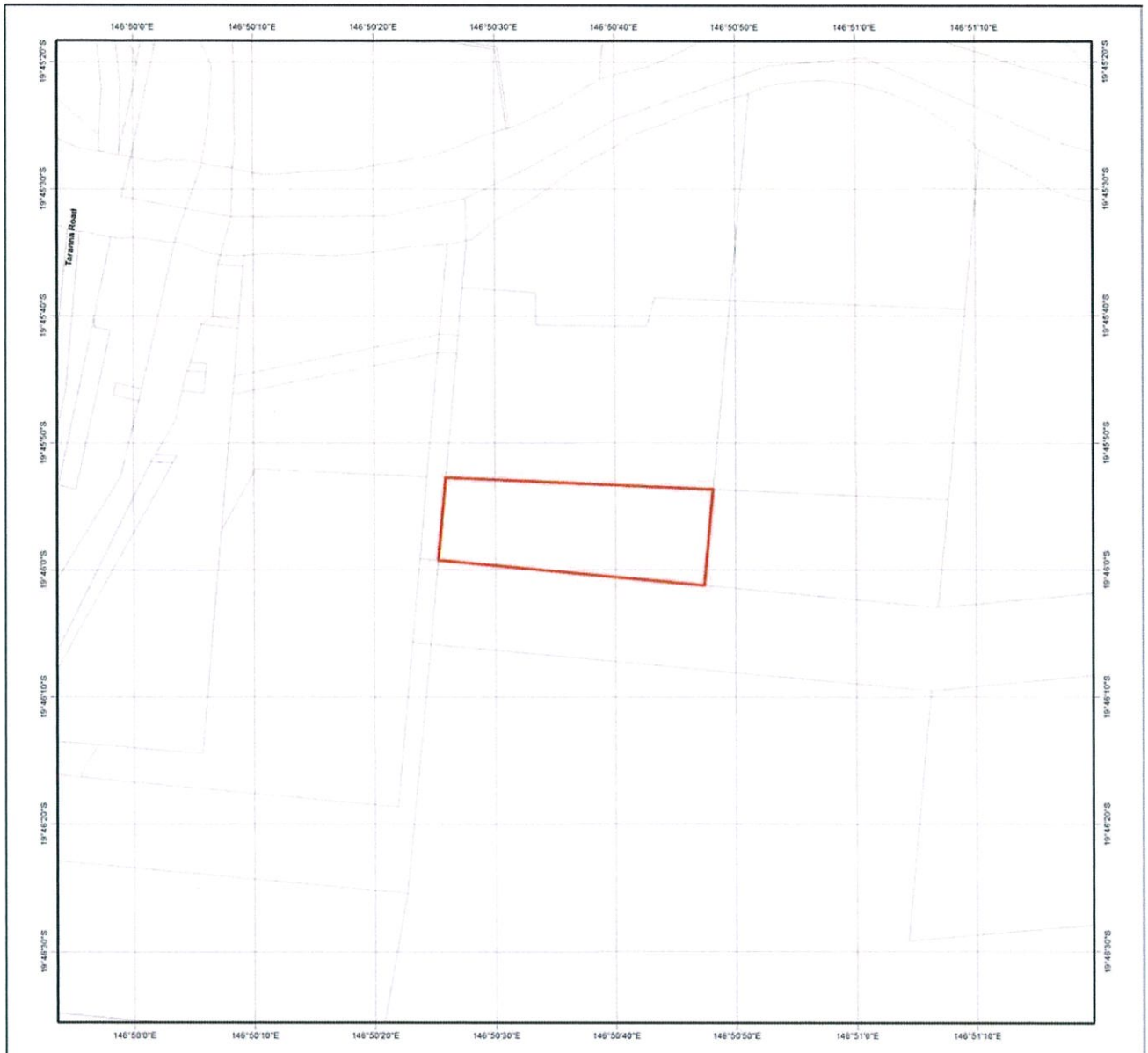
I - Y indicates that the taxon is introduced to Queensland and has naturalised.

Q - Indicates the Queensland conservation status of each taxon under the *Nature Conservation Act 1992.* The codes are Extinct in the Wild (PE), Endangered (E), Vulnerable (V), Near Threatened (NT), Least Concern (C) or Not Protected ( ).

A - Indicates the Australian conservation status of each taxon under the *Environment Protection and Biodiversity Conservation Act 1999.* The values of EPBC are Conservation Dependent (CD), Critically Endangered (CE), Endangered (E), Extinct (EX), Extinct in the Wild (XW) and Vulnerable (V).

Records – The first number indicates the total number of records of the taxon for the record option selected (i.e. All, Confirmed or Specimens).
This number is output as 99999 if it equals or exceeds this value. The second number located after the / indicates the number of specimen records for the taxon.
This number is output as 999 if it equals or exceeds this value.

APPENDIX D - MATTERS OF STATE ENVIRONMENTAL SIGNIFICANCE



Map of Referable Wetlands
Wetland Protection Areas

Lot and Plan
Cadastral Boundary

Wetland Protection Areas
Wetland
Trigger Area

LOCALITY DIAGRAM

N

Note:
This map shows the location of wetland protection areas which are defined under the Environmental Protection Regulation 2008. Within wetland protection areas, certain types of development involving high impact earthworks are made assessable under Schedule 3 of the Sustainable Planning Regulation 2009.

The Department of State Development, Manufacturing, Infrastructure and Planning is the State Assessment Referral Agency (SARA) under Schedule 7 of the Sustainable Planning Regulation 2009 for assessable development involving high impact earthworks within wetland protection areas. The Department of Environment and Science is a technical agency.

The policy outcome and assessment criteria for assessing these applications are described in the State Development Assessment Provisions (SDAP) *Module 11: Wetlands and wild rivers.*

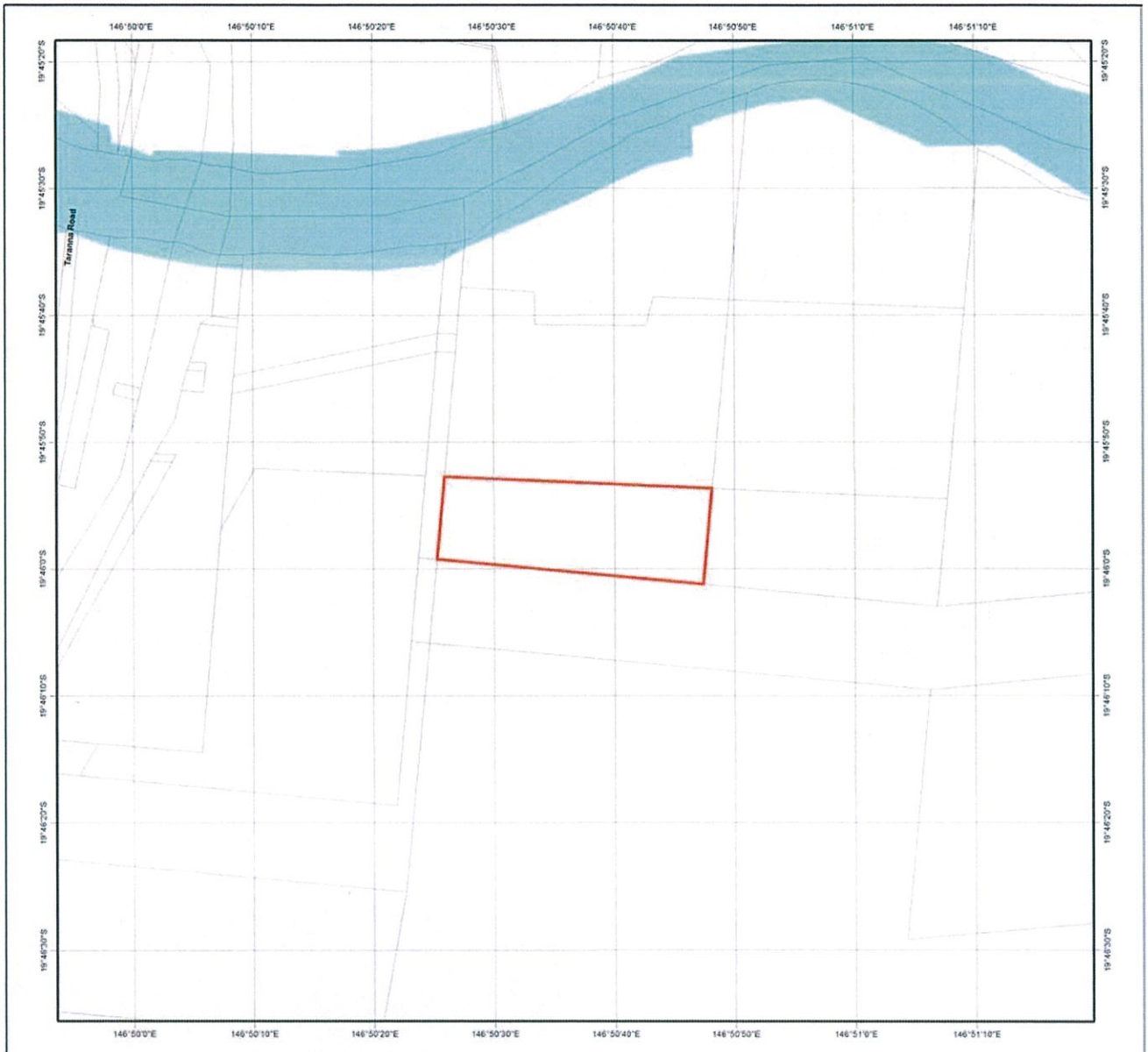
This map is produced at a scale relevant to the size of the lot on plan identified and should be printed at A4 size in portrait orientation. Consideration of the effects of mapped scale is necessary when interpreting data at a large scale.

For further information or assistance with interpretation of this product, please contact the Department of Environment and Science, email planning.support@des.qld.gov.au.

0 130 260 390 520 650 m

This product is projected into GDA 1994 MGA Zone 55

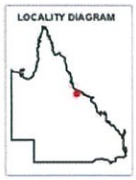
Queensland Government



Map of Referable Wetlands for the Environmental Protection Act 1994

- Lot and Plan
- Cadastral Boundary
- HES Wetland
- GES Wetland

LOCALITY DIAGRAM



N

Note:
This map shows the location of wetlands on the Map of Referable Wetlands which are defined under the Environmental Protection Regulation 2008.

Wetlands are assessed for ecological significance using the environmental values for wetlands in section 81A of the Environmental Protection Regulation 2008. Wetlands are considered either High Ecological Significance (HES) or of General Ecological Significance (GES) for the purposes of the environmental values.

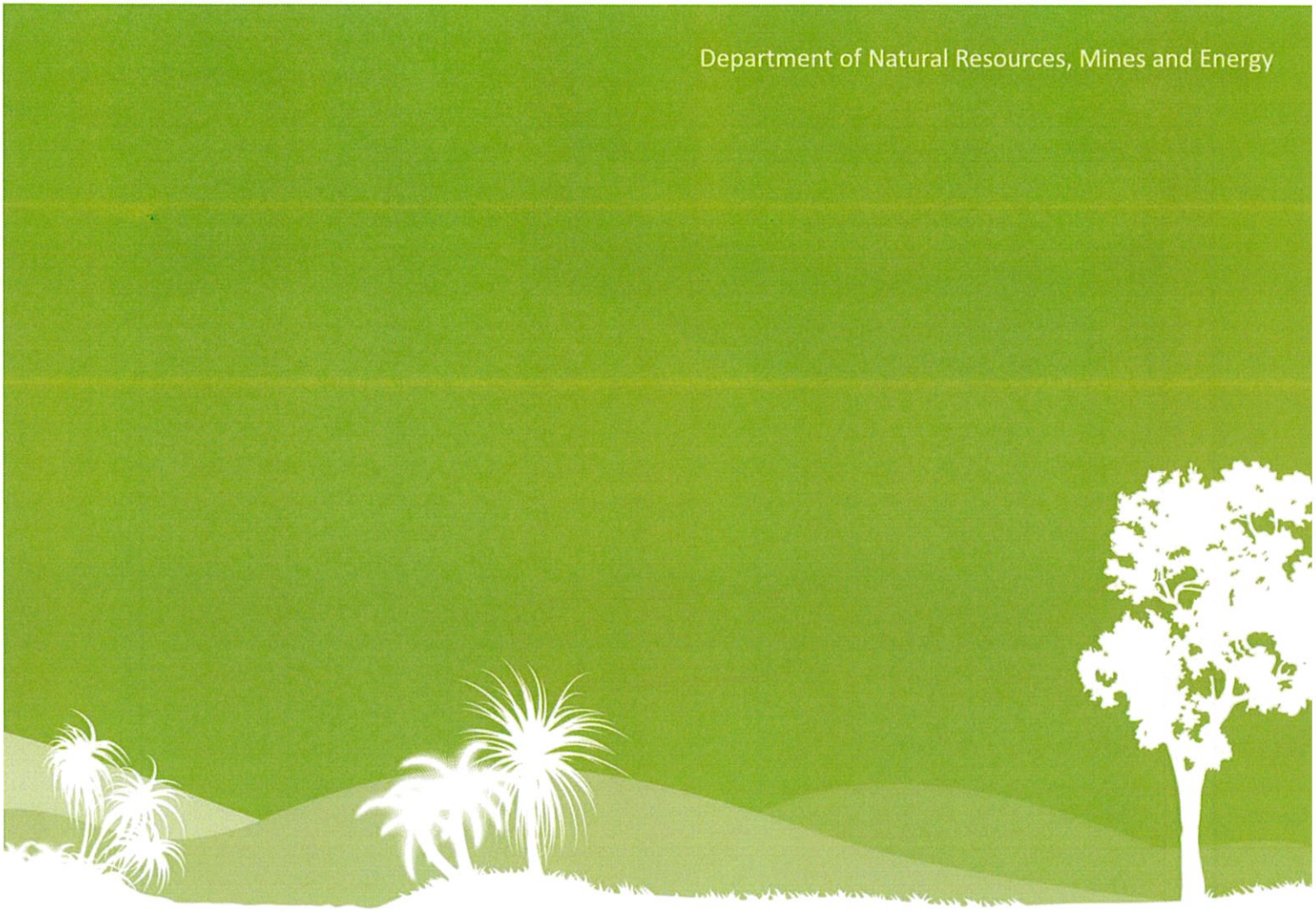
This map is produced at a scale relevant to the size of the lot on plan identified and should be printed at A4 size in portrait orientation. Consideration of the effects of mapped scale is necessary when interpreting data at a large scale.

For further information or assistance with interpretation of this product, please contact the Department of Environment and Science, email planning.support@des.qld.gov.au.

0 130 260 390 520 650 m

This product is projected into GDA 1994 MGA Zone 55

Department of Natural Resources, Mines and Energy



Vegetation management report

For Lot: 5 Plan: RP715678

Current as at 27/03/2018

Queensland Government

This publication has been compiled by Operations Support, Department of Natural Resources, Mines and Energy.

Overview

IMPORTANT INFORMATION

The Queensland Government introduced laws on 8th March 2018 that propose to:

- improve protection of high-value regrowth (proposed Category C); and
- extend riparian protection (Category R) over all six Great Barrier Reef catchments; and
- reinstate Essential Habitat protections for Near Threatened species.

What is the Proposed Regulated Vegetation Management Map?

The proposed regulated vegetation management map helps landholders to determine if their property will be affected by the proposed legislative changes.

Updated Version 10 Mapping

The Regulated Vegetation Management Map and Supporting Map have been updated to reflect the most up to date information available in relation to regional ecosystems, essential habitat and wetland mapping. This update is unrelated to the 2018 Vegetation Management Amendment Bill.

As a result of the new *Planning Act 2016*, which commenced on 3 July 2017, there are a number of changes to the Vegetation Management Framework. These changes include;

- Exemptions from the Vegetation Management Framework, commonly known as exemptions and detailed in the Sustainable Planning Regulations 2012, are now known as "exempt clearing works", and are detailed in the Planning Regulations Schedule 21; and
- Self-assessable vegetation clearing codes are now known as "accepted development vegetation clearing codes". However, as there are 15 self-assessable vegetation clearing codes available for use that will not be re-named as a result of the recent changes, the term self-assessable vegetation clearing code will be used throughout this report.

Vegetation clearing is predominantly regulated under the *Vegetation Management Act 1999* (VMA) and the *Planning Act 2016* (PA). A development permit is required to clear where the clearing is not exempt clearing work through the Planning Regulation 2017, or where it cannot be carried out under a self-assessable vegetation clearing code or an area management plan under the VMA.

Many routine vegetation management activities can be carried out as exempt clearing work listed in the Planning Regulation 2017, or through an self-assessable vegetation clearing code or an area management plan (AMP). Other activities may require you to apply for a development permit under the *Planning Act 2016*. The requirements for a development permit depend on the type of vegetation, the land tenure (e.g. freehold or leasehold land), the location, and the extent and purpose of the proposed clearing.

Please be aware that other requirements for clearing and managing vegetation may apply, even if the activity is not regulated by the Vegetation Management framework. Prior to commencing the clearing of vegetation, it is important to confirm that no other requirements apply under other legislation, including:

- Local laws in your local government area;
- Other State legislation, such as Protected Plants under the *Nature Conservation Act 1992* (NCA);
- The Commonwealth Government's *Environmental Protection and Biodiversity Act 1999* (EPBC).

Please see section 6 for contact details of other agencies you should confirm requirements with before commencing vegetation clearing.

Please note that the requirements for clearing Category C or Category R areas are located in the self-assessable vegetation clearing codes (SAVCC) for managing Category C and Category R vegetation respectively.

The information in this report will assist you to determine the options for managing vegetation on your property. Based on the lot on plan details you have supplied, this report provides the following detailed information:

- *Vegetation management framework* - an explanation of the options that may be available to manage vegetation on your property.
- *Property details* - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s), catchment(s), coastal or non coastal status, and any applicable area management plans associated with your property.
- *Vegetation management details for the specified Lot on Plan* - specific information about your property including vegetation categories, regional ecosystems, watercourses, wetlands, essential habitat, land suitability and protected plants.
- *Contact information.*
- *Maps* - a series of colour maps to assist in identifying regulated vegetation on your property.
- *Other legislation contact information.*

Table of Contents

1. Vegetation management framework

The *Vegetation Management Act 1999* (VMA), the Vegetation Management Regulation 2012, the *Planning Act 2016* and the Planning Regulation 2017, in conjunction with associated policies and codes, form the Vegetation Management Framework. This framework regulates the management and clearing of assessable vegetation in Queensland.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenure types as defined under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA.

Managing or clearing vegetation may require permits under these laws.

The information provided in Sections 2 and 3 of this report, as well as the maps provided in Section 5, will assist you to determine whether your proposed clearing is:

- exempt clearing works;
- requires notification and compliance with a self-assessable vegetation clearing code or area management plan;
- requires a development permit; and/or
- in a high risk area and is therefore subject to the protected plants legislative framework (see section 3.7 of this report).

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem prescribed under the VM Regulation 2012; and
- a mangrove.

Although vegetation management laws may allow clearing, there may be other state, local or Commonwealth laws that apply, such as the Queensland Government's *Nature Conservation Act 1992* (see Protected Plants) and the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The EPBC Act regulates matters of national environmental significance, such as threatened species and ecological communities. You may need to obtain approval under the EPBC Act if your proposed clearing could have a significant impact on matters of national environmental significance. Further details are available at www.environment.gov.au.

1.1 Exempt Clearing Work

The vegetation management framework allows clearing for certain purposes without approval, known as an exempt clearing work. Exempt clearing work provisions under the *Planning Act 2016* were formerly called exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 5.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work, or exempt from the VMA. For all other land tenures, contact DNRME before commencing clearing to ensure that the proposed activity is exempt clearing work. Please see Section 4 for DNRME's contact details.

A range of routine property management activities are considered exempt clearing work. A list of these is available at https://www.qld.gov.au/environment/land/vegetation/exemptions/.

Although vegetation management laws may allow clearing as exempt clearing work, there may be other state, local or Commonwealth laws that apply. For example, a clearing permit under the *Nature Conservation Act 1992* may be required for clearing protected plants. These requirements apply irrespective of the classification of the vegetation under the vegetation management framework. In addition, clearing that is exempt clearing work may not apply in an area subject to a development permit, a covenant, an environmental offset, an Exchange Area, a Restoration Notice, or an area mapped as Category A. Landholders considering clearing in any of these areas should contact DNRME prior to clearing to clarify if any conditions apply in the area that affect the use of the provisions for exempt clearing work.

1.2 Self-assessable vegetation clearing codes

Some clearing activities can be undertaken using a self-assessable vegetation clearing code and notification process. The codes can be downloaded at
https://www.qld.gov.au/environment/land/vegetation/codes/

If you intend to clear vegetation under a self-assessable vegetation clearing code, you must notify DNRME before commencing. The information in this report will assist you to complete the online notification form.

Please note that a self-assessable vegetation clearing code cannot be used in an area mapped as Category A.(see section 5.1)

You can complete the online form at
https://apps.dnrm.qld.gov.au/vegetation/

1.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

If an area management plan applies to your property, it will be listed in Section 2.2 of this report.

To clear under an existing AMP, you must notify the DNRME before clearing starts and follow the conditions listed in the AMP. You can download the area management plan notification form and obtain a copy of the relevant AMP at
https://www.qld.gov.au/environment/land/vegetation/area-plans/

1.4 Development permits

If your proposed clearing is not exempt clearing work, or is not permitted under a self-assessable vegetation clearing code, or an AMP, you may be able to apply for a development permit. Information on how to apply for a development permit is available at
https://www.qld.gov.au/environment/land/vegetation/applying/

2. Property details

2.1 Tenure

All of the lot, plan and tenure information associated with property Lot: 5 Plan: RP715678 (Calculated area in Hectares - 14.06ha), including links to relevant Smart Maps, are listed in Table 1. The tenure of the property (whether it is freehold, leasehold, or other) may be viewed by clicking on the Smart Map link(s) provided.

Table 1: Lot, plan and tenure information for the property

Lot	Plan	Tenure	Link to property on SmartMap
5	RP715678	Freehold	http://globe.information.qld.gov.au/cgi-bin/SmartMapgen.py?q=5\RP715678

The tenure of the land may affect whether the clearing is considered exempt clearing work.

Some self-assessable vegetation clearing codes apply only to freehold and leasehold land granted for grazing and agricultural purposes.

2.2 Property location

Table 2 provides a summary of the locations for property Lot: 5 Plan: RP715678, in relation to natural and administrative boundaries.

Local Government(s)
Charters Towers Regional

Bioregion(s)	Subregion(s)
Brigalow Belt	Townsville Plains

Catchment(s)
Haughton

For the purposes of the Self-assessable vegetation clearing codes and the State Development Assessment Provisions (SDAP), this property is regarded as *
Coastal

*See also Map 5.4

Area Management Plan(s)
Area Management Plan for the control of pest plants in the Dry Tropics region

3. Vegetation management details for Lot: 5 Plan: RP715678

3.1 Vegetation categories

Vegetation categories are shown on the regulated vegetation management map in section 5.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

Table 3: Vegetation categories for subject property. Total area: 14.07ha

Vegetation category	Area (ha)
Category X	14.07

Table 4

Category	Colour on Map	Description	Requirements
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	There may be special conditions that apply in a Category A area. Before clearing, contact DNRME to confirm any requirements in a Category A area.
B	dark blue	Remnant vegetation areas	Clearing may be considered exempt clearing work, or can be undertaken after notifying under a self-assessable vegetation clearing code or an Area Management Plan, or may require a Development Permit.
C	light blue	High-value regrowth areas	Clearing may be considered exempt clearing work, or can be undertaken after notifying under the self-assessable vegetation clearing code for Managing Category C Regrowth vegetation.
R	yellow	Regrowth within 50m of a watercourse or drainage feature in the priority reef catchment areas	Clearing may be considered exempt clearing work, or can be undertaken after notifying under the self-assessable vegetation clearing code for Managing Category R Regrowth vegetation.
X	white	Clearing is considered accepted development on freehold land, indigenous land and leasehold land for agriculture and grazing purposes. Contact DNRME to clarify whether a development permit is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A Development Permit may be required for some State land tenures.

Property Map of Assessable Vegetation (PMAV)

This report does not confirm if a Property Map of Assessable Vegetation (PMAV) exists on a lot. To confirm whether or not a PMAV exists on a lot, please check the PMAV layer on the Queensland Globe2, or contact DNRME on 135 834.

3.2 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 5.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at
https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
non-rem	None	X	14.07	None	None

Please note:

1. All area and area derived figures included in this table have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.
2. If Table 5 contains a Category 'plant', please be aware that this refers to 'plantations' such as forestry, and these areas are considered non-remnant under the VMA.

The VMA status of the regional ecosystem (whether it is endangered, of concern or least concern) also determines if any of the following are applicable:

- exempt clearing work
- self assessable vegetation clearing codes
- performance outcomes in State Development Assessment Provisions (SDAP).

Some clearing purposes are limited to a particular group of regional ecosystems (e.g. encroachment) and some self-assessable vegetation clearing codes allow clearing only in certain regional ecosystems.

3.3 Watercourses

Vegetation management watercourses and drainage features for this property are shown on the vegetation management supporting map in section 5.2.

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

Protected wildlife is native wildlife prescribed under the *Nature Conservation Act 1992* (NCA), and includes endangered or vulnerable wildlife.

Essential habitat identifies areas in which species of wildlife that are Endangered or Vulnerable under the *Nature Conservation Act 1992* for which suitable habitat occurs on the lot, or where they have been known to occur up to 1.1 kilometres from a lot on which there is assessable vegetation. These important habitat areas are protected under the VMA.

Any essential habitat on this property will be shown as blue hatching on the vegetation supporting map in section 5.2.

If essential habitat is identified on the lot, information about the protected wildlife species is provided in Table 6 below. The numeric labels on the vegetation management supporting map can be cross referenced with Table 6 to outline the essential habitat factors for that particular species. There may be essential habitat for more than one species on each lot, and areas of Category A, Category B and Category C can be mapped as Essential Habitat.

Essential habitat is compiled from a combination of species habitat models and buffered species records. Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated. Essential habitat, for protected wildlife, means an area of vegetation shown on the Regulated Vegetation Management Map as assessable vegetation -

1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database. Essential habitat factors are

comprised of - regional ecosystem (mandatory for most species), vegetation community, altitude, soils, position in landscape; or

2) in which the protected wildlife, at any stage of its life cycle, is located.

If there is no essential habitat mapping shown on the vegetation management supporting map for this lot, and there is no table in the sections below, it confirms that there is no essential habitat on the lot.

3.5.1 Category A and/or Category B and/or Category C

Table 6: Essential habitat in Category A and/or Category B and/or Category C

No records

3.6 Land suitability

Land suitability mapping and information is required if you are applying to clear vegetation for high-value or irrigated high-value agriculture. Land suitability assessment addresses the capacity of land to sustain specific land uses such as cropping, irrigated agriculture and forestry.

A land suitability map for this property is provided in section 5.3. The map provides detailed land suitability, agricultural land classification, or soil and land resource mapping data where it is available.

The land suitability project that applies to this property is shown in Table 7 and Table 8.

Table 7: Land suitability project details for this property

Project name	Project code	Start date	Scale
No data	No data	None	NA

Table 8: Available land suitability project reports for this property

Project name	Availability of report
No data	NA

3.7 Protected plants (administered by the Department of Environment and Science (DES))

In Queensland, all plants that are native to Australia are protected plants under the *Nature Conservation Act 1992* (NCA), with clearing of protected plants in the wild regulated by the Nature Conservation (Wildlife Management) Regulation 2006. These requirements apply irrespective of the classification of the vegetation under the *Vegetation Management Act 1999*.

Prior to clearing, if the plants proposed to be cleared are in the wild (see Operational policy: When a protected plant in Queensland is considered to be 'in the wild') and the exemptions under the Nature Conservation (Wildlife Management) Regulation 2006 are not applicable to the proposed clearing, you must check the flora survey trigger map to determine if any part of the area to be cleared is within a high risk area. The trigger map for this property is provided in section 5.5. The exemptions relate to:

- imminent risk of death or serious injury (refer s261A)
- imminent risk of serious damage to a building or other structure on land, or to personal property (refer s261B)
- *Fire and Emergency Service Act 1990* (refer 261C)
- previously cleared areas (refer s261ZB)
- maintenance activities (refer s261ZC)
- firebreak or fire management line (refer s261ZD)
- self-assessable vegetation clearing code (refer s261ZE)
- conservation purposes (refer s261ZG)

- authorised in particular circumstances (refer s385).

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) from the *Vegetation Management Act 1999* (i.e. listed in the Planning Regulations 2017) while some are different.

If the proposed area to be cleared is shown as blue (i.e. high risk) on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken in accordance with the flora survey guidelines. The main objective of a flora survey is to locate any endangered, vulnerable or near threatened plants (EVNT plants) that may be present in the clearing impact area.

If a flora survey identifies that EVNT plants are not present within the clearing impact area or clearing within 100m of EVNT plants can be avoided, the clearing activity is exempt from a permit. An exempt clearing notification form must be submitted to the Department of Environment and Science, with a copy of the flora survey report, at least one week prior to clearing. The clearing must be conducted within two years after the flora survey report was submitted.

If a flora survey identifies that EVNT plants are present in, or within 100m of, the ara to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the application form clearing permit.

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that EVNT plants are present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

Further information on protected plants is available at
http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/

For assistance on the protected plants flora survey trigger map for this property, please contact the Department of Environment and Science at palm@des.qld.gov.au.

3.8 Emissions Reduction Fund (ERF)

The ERF is an Australian Government scheme which offers incentives for businesses and communities across the economy to reduce emissions.

Under the ERF, farmers can earn money from activities such as planting (and keeping) trees, managing regrowth vegetation and adopting more sustainable agricultural practices.

The purpose of a project is to remove greenhouse gases from the atmosphere. Each project will provide new economic opportunities for farmers, forest growers and land managers.

Further information on ERF is available at https://www.qld.gov.au/environment/land/state/use/carbon-rights/.

4. Contact information for DNRME

For further information on vegetation management:
Phone 135VEG (135 834)
Email vegetation@dnrme.qld.gov.au
Visit www.dnrme.qld.gov.au/our-department/contact-us/vegetation-contacts to submit an online enquiry.

For contact details for other State and Commonwealth agencies, please see the "Other relevant legislation contacts list" in Section 6.

5. Maps

The maps included in this report may also be requested individually at:

https://www.dnrme.qld.gov.au/qld/environment/land/vegetation/vegetation-map-request-form
and
http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/map-request.php

Regulated vegetation management map

The regulated vegetation management map shows vegetation categories to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation (PMAV).

Vegetation management supporting map

The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

Land suitability map

The land suitability map assists with identifying the land suitability category under the high-value and irrigated high-value agriculture vegetation clearing purpose.

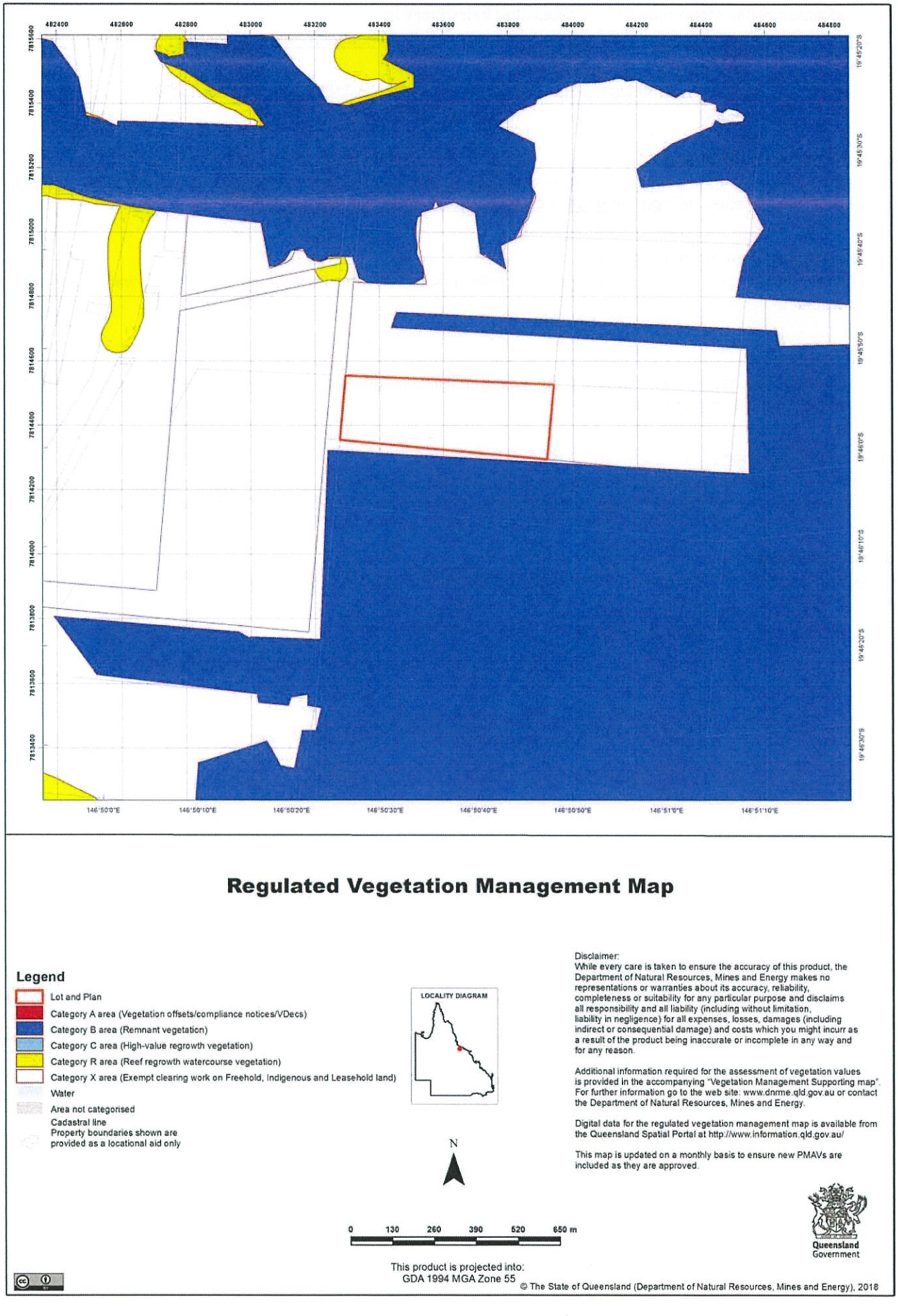
Coastal/non coastal map

The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the self-assessable vegetation clearing codes and the State Development Assessment Provisions (SDAP).

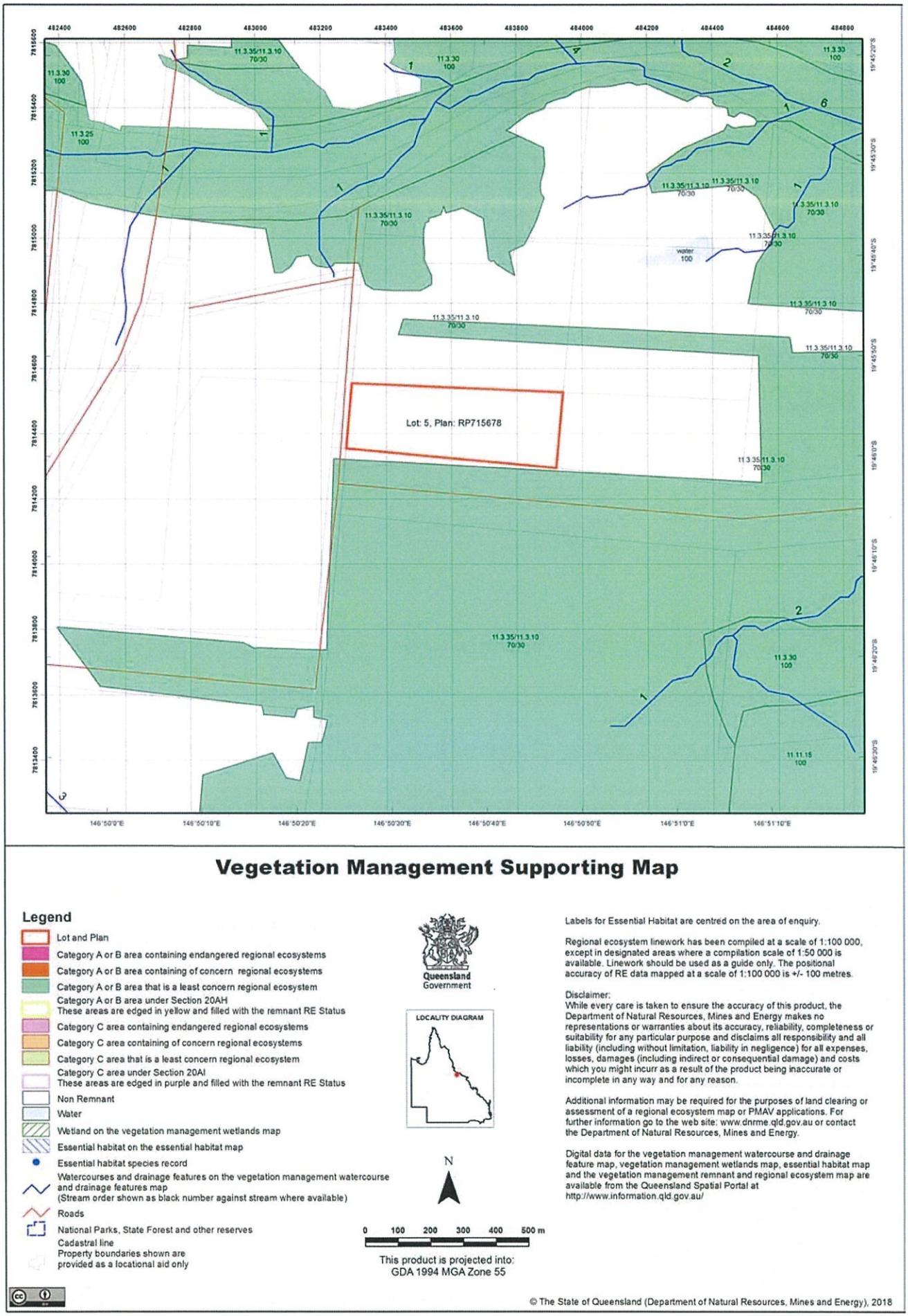
Protected plants map

The protected plants map shows areas where particular provisions of the *Nature Conservation Act 1992* apply to the clearing of protected plants.

5.1 Regulated vegetation management map



5.2 Vegetation management supporting map



Vegetation Management Supporting Map

Legend

- Lot and Plan
- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category A or B area under Section 20AH
  These areas are edged in yellow and filled with the remnant RE Status
- Category C area containing endangered regional ecosystems
- Category C area containing of concern regional ecosystems
- Category C area that is a least concern regional ecosystem
- Category C area under Section 20AI
  These areas are edged in purple and filled with the remnant RE Status
- Non Remnant
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map
  (Stream order shown as black number against stream where available)
- Roads
- National Parks, State Forest and other reserves
- Cadastral line
  Property boundaries shown are provided as a locational aid only

Queensland Government

LOCALITY DIAGRAM

N

0 100 200 300 400 500 m

This product is projected into:
GDA 1994 MGA Zone 55

Labels for Essential Habitat are centred on the area of enquiry.

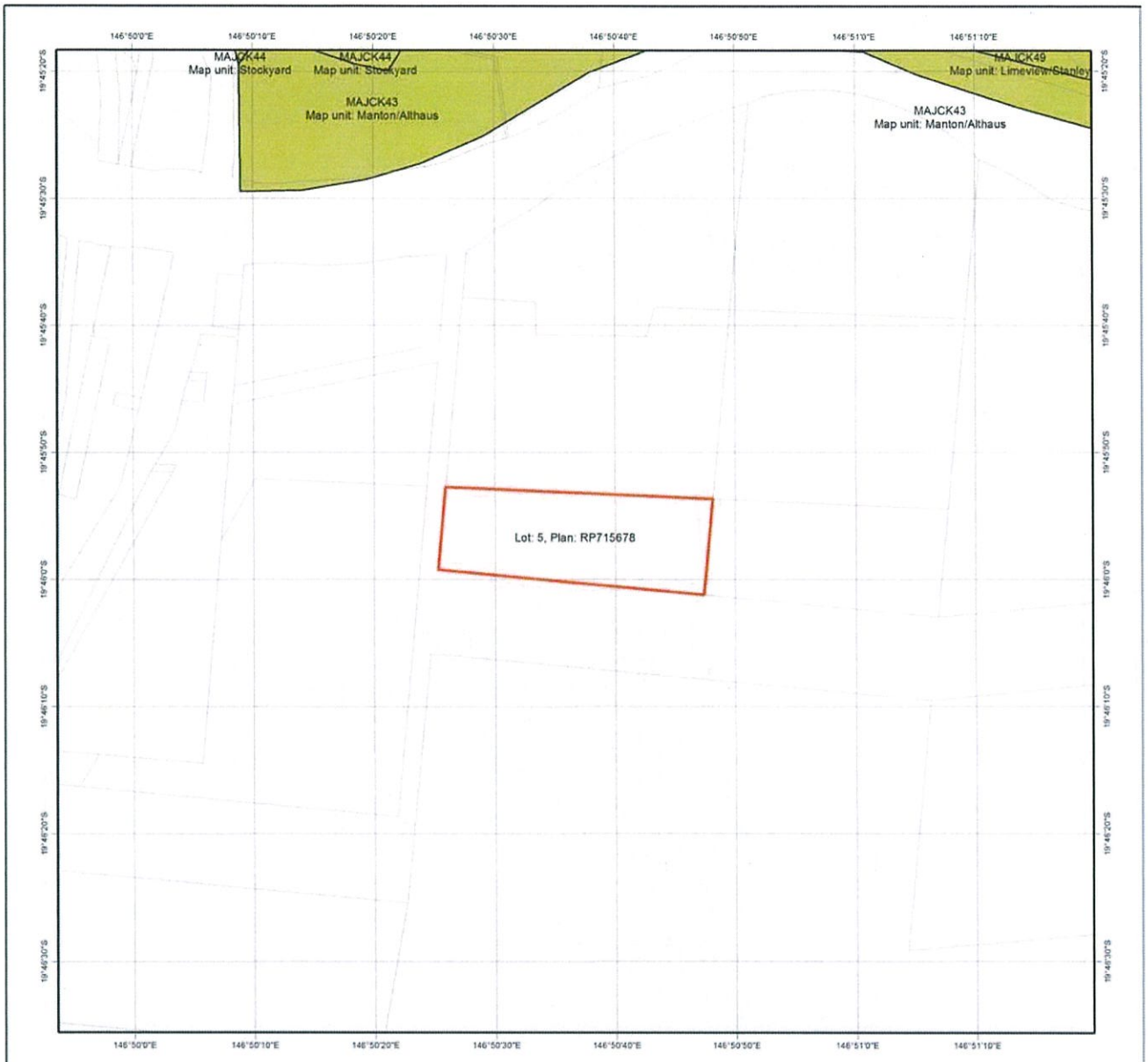
Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

Disclaimer:
While every care is taken to ensure the accuracy of this product, the Department of Natural Resources, Mines and Energy makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incurr as a result of the product being inaccurate or incomplete in any way and for any reason.

Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.dnrme.qld.gov.au or contact the Department of Natural Resources, Mines and Energy.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at http://www.information.qld.gov.au/

5.3 Land suitability map



Land Suitability Overview Map

Legend

- Lot and Plan
- Cadastral Boundaries
- Land suitability mapping 1:100,000 scale or better (Category 2 or 3*)
- Land suitability mapping greater than 1:100,000 scale (Category 4)
- No mapping available (Category 4)

* Category 3 applies to applications where there is some land resource mapping or information available however it either does not cover the entire area, or the land suitability mapping and information does not identify the land as suitable for the proposed crop and management systems.

LOCALITY DIAGRAM

Important information

The Land Suitability Overview Map assists with identifying the Land Suitability category under the high value and irrigated high value agriculture vegetation clearing purpose. This map provides detailed land suitability, agricultural land classification, or soil and land resource mapping data where it is available on the selected lots. Where no data is available, the maps will be blank, with no mapping visible.

Further information on these categories is available in the Guideline for applying to clear for high-value or irrigated high-value agriculture (www.dnrme.qld.gov.au).

Disclaimer
All persons and organisations by using this map take all responsibility for assessing the relevance and accuracy of the map contents for their purpose and accept all risks associated with its use. The State of Queensland (as represented by the Department of Natural Resources, Mines and Energy) makes no representations or warranties in relation to the map contents, and, to the extent permitted by law, excludes or limits all warranties relating to correctness, accuracy, reliability, completeness or currency and all disclaims all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the map contents.

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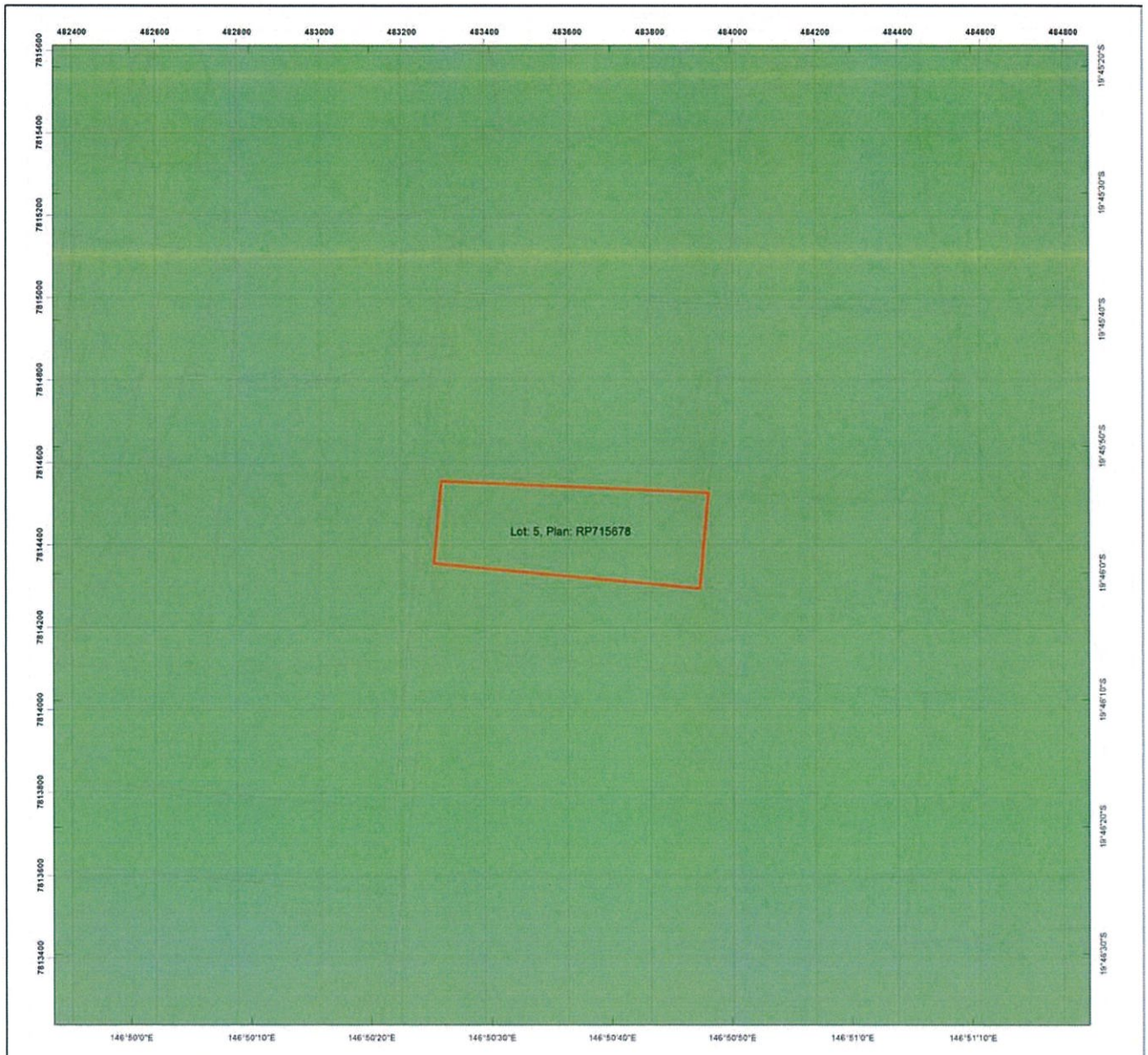
0 100 200 300 400 500 m

This product is projected into:
GDA 1994 MGA Zone 55

5.4 Coastal/non coastal map



Coastal/Non Coastal Map

Legend

- Lot and Plan
- Coastal
- Non Coastal
- Cadastral line
  Property boundaries shown are provided as a locational aid only

LOCALITY DIAGRAM

Disclaimer:
While every care is taken to ensure the accuracy of this product, the Department of Natural Resources, Mines and Energy makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

N

0 130 260 390 520 650 m

Queensland Government

This product is projected into:
GDA 1994 MGA Zone 55

5.5 Protected plants map administered by DES

Protected Plants Flora Survey Trigger Map

Legend

- Lot and Plan
- High risk area
- Cadastral line
  Property boundaries shown are provided as a locational aid only
- Freeways / motorways / highways
- Secondary roads / streets

N

0 100 200 300 400 500 m

This product is projected into:
GDA 1994 MGA Zone 55

This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of Environment and Science at palm@ehp.qld.gov.au

Disclaimer:
While every care is taken to ensure the accuracy of the data used to generate this product, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which might be incurred as a consequence of reliance on the data, or as a result of the data being inaccurate or incomplete in any way and for any reason.

6. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
Interference with overland flow Earthworks, significant disturbance	*Water Act 2000* *Soil Conservation Act 1986*	Department of Natural Resources, Mines and Energy (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dnrme.qld.gov.au
Indigenous Cultural Heritage	*Aboriginal Cultural Heritage Act 2003* *Torres Strait Islander Cultural Heritage Act 2003*	Department of Aboriginal and Torres Strait Islander Partnerships (Queensland Government)	Ph: 13 QGOV (13 74 68) www.datsip.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues Protected plants and protected areas [1]	*Environmental Protection Act 1994* *Coastal Protection and Management Act 1995* *Queensland Heritage Act 1992* *Nature Conservation Act 1992*	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) www.des.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	*Fisheries Act 1994* *Forestry Act 1959* [2]	Department of Agriculture and Fisheries (Queensland Government)	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	*Environment Protection and Biodiversity Conservation Act 1999*	Department of the Environment (Australian Government)	Ph: 1800 803 772 www.environment.gov.au
Development and planning processes	*Planning Act 2016*	Department of State Development, Manufacturing, Infrastructure and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au
State Development	*State Development and Public Works Organisation Act 1971*	Department of State Development, Manufacturing, Infrastructure and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au
Local government requirements	*Local Government Act 2009*	Local government	Contact your relevant local government office

1. In Queensland, all plants that are native to Australia are protected plants under the *Nature Conservation Act 1992*, which endeavours to ensure that protected plants (whether whole plants or protected plants parts) are not illegally removed from the wild, or illegally traded. Prior to clearing, you should check the flora survey trigger map to determine if the clearing is within a high-risk area by visiting www.des.qld.gov.au. For further information or assistance on the protected plants flora survey trigger map for your property, please contact the Department of Environment and Science on 13QGOV (13 74 68) or email palm@des.qld.gov.au.

2. Contact the Department of Agriculture and Fisheries before clearing:

- Any sandalwood on state-owned land (including leasehold land)
- On freehold land in a 'forest consent area'
- More than five hectares on state-owned land (including leasehold land) containing commercial timber species listed in parts 2 or 3 of Schedule 6 of the Vegetation Management Regulation 2012 and located within any of the following local government management areas-Banana, Bundaberg Regional, Fraser Coast Regional, Gladstone Regional, Isaac Regional, North Burnett Regional, Somerset Regional, South Burnett Regional, Southern Downs Regional, Tablelands Regional, Toowoomba Regional, Western Downs Regional.

APPENDIX E - MATTERS OF NATIONAL ENVIRONMENTAL SIGNIFICANCE

Australian Government
Department of the Environment and Energy

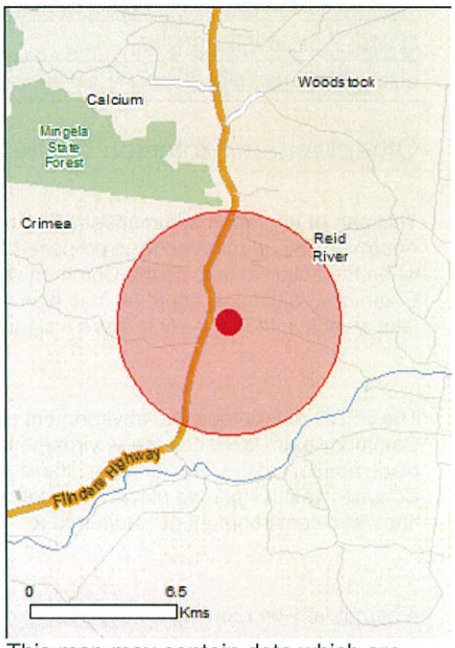
EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

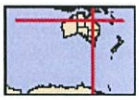
Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about Environment Assessments and the EPBC Act including significance guidelines, forms and application process details.

Report created: 27/03/18 15:45:03



Coordinates
Buffer: 5.0Km



Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance.

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	None
Listed Threatened Species:	25
Listed Migratory Species:	18

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at http://www.environment.gov.au/heritage

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	23
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Commonwealth Reserves Marine:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

State and Territory Reserves:	None
Regional Forest Agreements:	None
Invasive Species:	23
Nationally Important Wetlands:	None
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar)	[Resource Information]
Name	Proximity
Bowling green bay	30 - 40km upstream

Listed Threatened Species		[Resource Information]
Name	Status	Type of Presence
Birds		
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Erythrotriorchis radiatus Red Goshawk [942]	Vulnerable	Species or species habitat likely to occur within area
Neochmia ruficauda ruficauda Star Finch (eastern), Star Finch (southern) [26027]	Endangered	Species or species habitat likely to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Poephila cincta cincta Southern Black-throated Finch [64447]	Endangered	Species or species habitat likely to occur within area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area
Tyto novaehollandiae kimberli Masked Owl (northern) [26048]	Vulnerable	Species or species habitat may occur within area
Mammals		
Dasyurus hallucatus Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu] [331]	Endangered	Species or species habitat likely to occur within area
Hipposideros semoni Semon's Leaf-nosed Bat, Greater Wart-nosed Horseshoe-bat [180]	Vulnerable	Species or species habitat may occur within area
Macroderma gigas Ghost Bat [174]	Vulnerable	Species or species habitat likely to occur within area
Petauroides volans Greater Glider [254]	Vulnerable	Species or species habitat may occur within area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)	Vulnerable	Species or species habitat may occur within

Name	Status	Type of Presence
[85104]		area
Pteropus conspicillatus Spectacled Flying-fox [185]	Vulnerable	Species or species habitat may occur within area
Rhinolophus robertsi Large-eared Horseshoe Bat, Greater Large-eared Horseshoe Bat [87639]	Vulnerable	Species or species habitat likely to occur within area
Saccolaimus saccolaimus nudicluniatus Bare-rumped Sheath-tailed Bat, Bare-rumped Sheathtail Bat [66889]	Vulnerable	Species or species habitat likely to occur within area
Plants		
Bulbophyllum globuliforme Miniature Moss-orchid, Hoop Pine Orchid [6649]	Vulnerable	Species or species habitat likely to occur within area
Cajanus mareebensis [8635]	Endangered	Species or species habitat may occur within area
Dichanthium setosum bluegrass [14159]	Vulnerable	Species or species habitat likely to occur within area
Eucalyptus raveretiana Black Ironbox [16344]	Vulnerable	Species or species habitat likely to occur within area
Marsdenia brevifolia [64585]	Vulnerable	Species or species habitat likely to occur within area
Omphalea celata [64586]	Vulnerable	Species or species habitat likely to occur within area
Reptiles		
Denisonia maculata Ornamental Snake [1193]	Vulnerable	Species or species habitat may occur within area
Egernia rugosa Yakka Skink [1420]	Vulnerable	Species or species habitat may occur within area
Lerista vittata Mount Cooper Striped Skink, Mount Cooper Striped Lerista [1308]	Vulnerable	Species or species habitat may occur within area
Sharks		
Pristis pristis Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish [60756]	Vulnerable	Species or species habitat likely to occur within area

Listed Migratory Species [Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Migratory Marine Birds		
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Migratory Marine Species		
Crocodylus porosus Salt-water Crocodile, Estuarine Crocodile [1774]		Species or species habitat likely to occur within area
Pristis pristis Freshwater Sawfish, Largetooth Sawfish, River	Vulnerable	Species or species

Name	Threatened	Type of Presence
Sawfish, Leichhardt's Sawfish, Northern Sawfish [60756]		habitat likely to occur within area
Migratory Terrestrial Species		
Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat may occur within area
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat may occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area
Monarcha trivirgatus Spectacled Monarch [610]		Species or species habitat may occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat likely to occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area
Migratory Wetlands Species		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pandion haliaetus Osprey [952]		Species or species habitat may occur within area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat may occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species		[Resource Information]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Birds		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Anseranas semipalmata Magpie Goose [978]		Species or species habitat may occur within area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea alba Great Egret, White Egret [59541]		Species or species habitat known to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Cuculus saturatus Oriental Cuckoo, Himalayan Cuckoo [710]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat may occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area
Monarcha trivirgatus Spectacled Monarch [610]		Species or species habitat may occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within

Name	Threatened	Type of Presence
		area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat likely to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pandion haliaetus Osprey [952]		Species or species habitat may occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area
Rostratula benghalensis (sensu lato) Painted Snipe [889]	Endangered*	Species or species habitat may occur within area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat may occur within area
Reptiles		
Crocodylus porosus Salt-water Crocodile, Estuarine Crocodile [1774]		Species or species habitat likely to occur within area

Extra Information

Invasive Species [Resource Information]

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resouces Audit, 2001.

Name	Status	Type of Presence
Birds		
Acridotheres tristis Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Anas platyrhynchos Mallard [974]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Lonchura punctulata Nutmeg Mannikin [399]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species

Name	Status	Type of Presence
		habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area
Frogs		
Rhinella marina Cane Toad [83218]		Species or species habitat known to occur within area
Mammals		
Capra hircus Goat [2]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Feral deer Feral deer species in Australia [85733]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Sus scrofa Pig [6]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur within area
Plants		
Acacia nilotica subsp. indica Prickly Acacia [6196]		Species or species habitat may occur within area
Cryptostegia grandiflora Rubber Vine, Rubbervine, India Rubber Vine, India Rubbervine, Palay Rubbervine, Purple Allamanda [18913]		Species or species habitat likely to occur within area
Hymenachne amplexicaulis Hymenachne, Olive Hymenachne, Water Stargrass, West Indian Grass, West Indian Marsh Grass [31754]		Species or species habitat likely to occur within area
Jatropha gossypifolia Cotton-leaved Physic-Nut, Bellyache Bush, Cotton-leaf Physic Nut, Cotton-leaf Jatropha, Black Physic Nut [7507]		Species or species habitat likely to occur within area
Lantana camara Lantana, Common Lantana, Kamara Lantana, Large-leaf Lantana, Pink Flowered Lantana, Red Flowered Lantana, Red-Flowered Sage, White Sage, Wild Sage [10892]		Species or species habitat likely to occur within area
Parkinsonia aculeata Parkinsonia, Jerusalem Thorn, Jelly Bean Tree, Horse Bean [12301]		Species or species habitat likely to occur within area
Parthenium hysterophorus Parthenium Weed, Bitter Weed, Carrot Grass, False Ragweed [19566]		Species or species habitat likely to occur

Name	Status	Type of Presence within area
Salvinia molesta Salvinia, Giant Salvinia, Aquarium Watermoss, Kariba Weed [13665]		Species or species habitat likely to occur within area

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Coordinates

-19.76478 146.84365

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

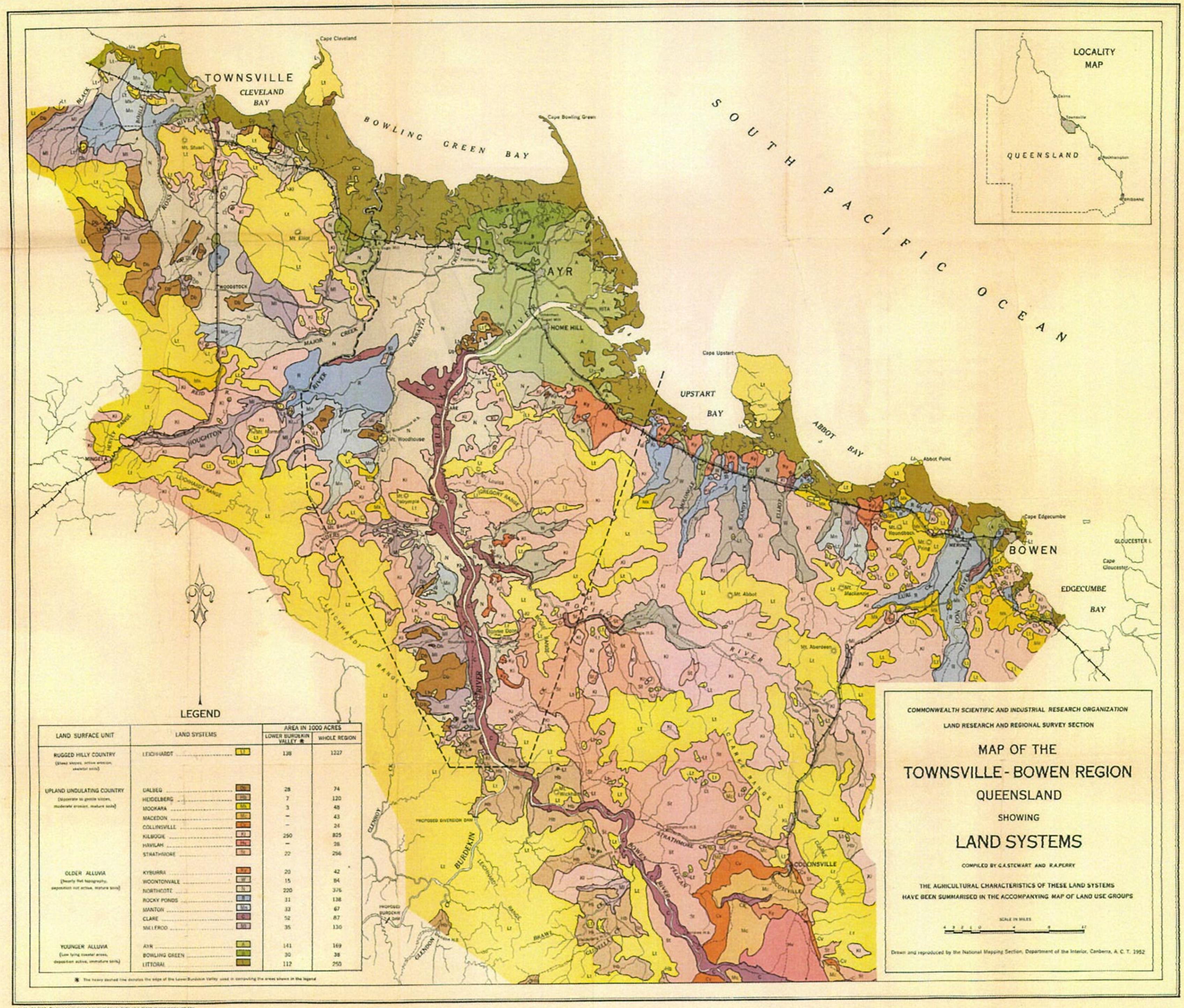
-Office of Environment and Heritage, New South Wales
-Department of Environment and Primary Industries, Victoria
-Department of Primary Industries, Parks, Water and Environment, Tasmania
-Department of Environment, Water and Natural Resources, South Australia
-Department of Land and Resource Management, Northern Territory
-Department of Environmental and Heritage Protection, Queensland
-Department of Parks and Wildlife, Western Australia
-Environment and Planning Directorate, ACT
-Birdlife Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-South Australian Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
Forestry Corporation, NSW
-Geoscience Australia
-CSIRO
-Australian Tropical Herbarium, Cairns
-eBird Australia
-Australian Government – Australian Antarctic Data Centre
-Museum and Art Gallery of the Northern Territory
-Australian Government National Environmental Science Program
-Australian Institute of Marine Science
-Reef Life Survey Australia
-American Museum of Natural History
-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania
-Tasmanian Museum and Art Gallery, Hobart, Tasmania
-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact Us page.

Department of the Environment
GPO Box 787
Canberra ACT 2601 Australia
+61 2 6274 1111

APPENDIX F - LAND SYSTEMS MAPPING



LAND SURFACE UNIT	LAND SYSTEMS	AREA IN 1000 ACRES: LOWER BURDEKIN VALLEY *	AREA IN 1000 ACRES: WHOLE REGION
RUGGED HILLY COUNTRY (Steep slopes, active erosion, skeletal soils)	LEICHHARDT (Lt)	138	1227
UPLAND UNDULATING COUNTRY (Moderate to gentle slopes, moderate erosion, mature soils)	DALBEG (Db)	28	74
	HEIDELBERG (Hb)	7	120
	MOOKARA (Mk)	3	48
	MACEDON (Mc)	–	43
	COLLINSVILLE (Cv)	–	24
	KILBOGIE (Kl)	250	825
	HAVILAH (Hv)	–	26
	STRATHMORE (St)	22	256
OLDER ALLUVIA (Nearly flat topography, deposition not active, mature soils)	KYBURRA (Ky)	20	42
	WOONTONVALE (W)	15	84
	NORTHCOTE (N)	220	376
	ROCKY PONDS (R)	31	138
	MANTON (Mn)	33	67
	CLARE (C)	52	87
	MILLEROO (Ml)	35	130
YOUNGER ALLUVIA (Low lying coastal areas, deposition active, immature soils)	AYR (A)	141	169
	BOWLING GREEN (B)	30	38
	LITTORAL (L)	112	250

* The heavy dashed line denotes the edge of the Lower Burdekin Valley used in computing the areas shown in the legend

N.M. 51/003

APPENDIX G - ENVIRONMENTAL MANAGEMENT REGISTER AND CONTAMINATED LAND REGISTER

Queensland Government

Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.ehp.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Matt Norton
PO Box 2175
Toowoomba QLD 4350

Transaction ID: 50447598 EMR Site Id: 03 April 2018
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 5 Plan: RP715678
OFF FLINDERS Highway
REID RIVER

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if EHP has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if EHP has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority

Queensland Government

Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.ehp.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Matt Norton
PO Box 2175
Toowoomba QLD 4350

Transaction ID: 50447597 EMR Site Id: 03 April 2018
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 1 Plan: RP715678
OFF FLINDERS Highway
REID RIVER

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if EHP has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if EHP has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority

Queensland Government

Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.ehp.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Matt Norton
PO Box 2175
Toowoomba QLD 4350

Transaction ID: 50447596 EMR Site Id: 03 April 2018
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 10 Plan: RP715678
OFF FLINDERS Highway
REID RIVER

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if EHP has not been notified
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If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority

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Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.ehp.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Matt Norton
PO Box 2175
Toowoomba QLD 4350

Transaction ID: 50447595 EMR Site Id: 03 April 2018
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 2 Plan: RP715678

REID RIVER

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if EHP has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if EHP has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority

This plan and/or document has been approved by the Cherbourg Aboriginal Shire Regional Council in accordance with the conditions stated within the attached Decision Notice.

App Ref:

Date:

Signed:

Premise

1300 017 736
mail@premise.com.au

PREMISE.COM.AU

ENGINEERING ENVIRONMENT AGRICULTURE WATER

VENANT SOLUTIONS

Venant Solutions Pty Ltd
Level 1, Suite 101
26-30 Rokeby St Collingwood
VIC 3066, Australia
PO Box 877 Macleod
VIC 3085, Australia
P. 03 9089 6700
ABN. 15 166 193 219
www.venantsolutions.com.au

Our Ref: MJ: L.M00178.001.00.FloodAdvice.docx

9 April 2018

Langtree Consulting
Level 1, 14 Ingham Road
West End QLD 4810
brett@langtreeconsulting.com.au

Attention: Brett Langtree

Dear Brett

RE: 5291 FLINDERS HIGHWAY REID RIVER MATERIAL CHANGE OF USE – STORMWATER AND FLOODING ADVICE

A material change of use (MCU) application is being prepared for a proposed live cattle export facility (the Facility) at 5291 Flinders Highway Reid River. The attached Premise drawing shows the proposed site layout. The proposal includes the provision of a site access road which will require a new intersection on the Flinders Highway (refer attached Langtree Consulting Drawings). The Langtree Consulting drawings show the proposed intersection approximately 220 m to the north of the location shown on the Premise drawing. The location of the intersection has evolved as the concept design has progressed and the correct location is as per the Langtree Consulting drawings.

The Department of Infrastructure, Local Government and Planning provided pre-lodgement advice on their letter date 5 December 2017 (Ref: 1711-2675 SPL). The pre-lodgement advice included the recommendation for the preparation of a Stormwater Management Plan. This Venant Solutions' letter addresses the stormwater management issues associated with the State-controlled road and railway corridors only. As shown in Figure 1, the proposed Facility drains generally to east to Reid River and not towards the road or rail corridor. Further it is a significant distance from the road and rail corridors and hence the development will not back water up to the road or rail. Therefore, the only consideration for the road and rail corridors is the potential impact of the proposed intersection on stormwater runoff. As discussed below that impact of the proposed intersection on stormwater runoff will be insignificant and hence the preparation of a stormwater plan is not warranted. A stormwater management plan for the Facility itself will be prepared by others.

There are no watercourses crossing the highway within the proposed extent of works. The closest watercourse is Sandy Creek which is approximately 900 m to the south of the proposed intersection (refer Figure 2). Sandy Creek flows across the highway generally in a south-easterly direction. It is possible that in large Sandy Creek flood events overbank flow may extend as far north as the proposed intersection and potentially overtop the highway. Raising of the highway grade as part of the intersection works would have the potential to cause upstream afflux (west of the highway) potentially impacting on private property and the rail corridor. However, as shown in the Langtree Consulting drawing 2018133-SK10, the highway grade will not be lifted and hence the proposed works will have no significant impact on Sandy Creek flood levels and will not concentrate flows resulting in increased velocities. If the proposed widening and/or new access road impedes on the existing highway table drains, it would be necessary to provide culverts on the eastern side and on the western side culverts or realignment of the table drain.

Data is not available on Reid River flooding at this location. It is considered plausible that a large Reid River flood may extend as far south as the proposed intersection with flow

crossing the highway from west to east. As per the discussion above on Sandy Creek flooding, it is not proposed to raise the highway and hence the proposed works will have no significant impact on flood levels on surrounding properties or on the rail corridor.

The minor works proposed will not significantly increase the quantity or quality of stormwater runoff from the road itself. Therefore, permanent measures to manage stormwater quantity and quality will not be required. There may be a requirement for construction erosion and sediment control, but this would be resolved at detailed design.

In summary, a desktop assessment has been undertaken to assess the potential impact of the proposed Facility on flooding in the road and rail corridor and of the proposed intersection works on stormwater flooding and runoff. The assessment found that the proposed Facility will not impact on flooding in the road and rail corridor and that the proposed intersection works will not cause offsite impacts such as increased flood levels or velocities to surrounding properties. Further it was found that the proposed works will not significantly increase stormwater runoff from the road itself and hence permanent measures to manage stormwater quantity and quality will not be required.

I trust that this satisfies your requirements. Please do hesitate to contact me should you require further information.

Yours faithfully,

Dr Mark Jempson
Director
RPEQ 11111

RA6-N

Queensland Government

Department of
State Development, Manufacturing, Infrastructure and Planning

Our reference: 1805-5309 SRA
Your reference: 1185101

10 August 2018

The Chief Executive Officer
Charters Towers Regional Council
PO Box 189
Charters Towers Qld 4820
mail@charterstowers.qld.gov.au

Dear Ms Prue Miller

Referral agency response—with conditions
(Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 17 May 2018.

Applicant details

Applicant name:	Reid River Land Holdings Pty Ltd C/- Milford Planning
Applicant contact details:	PO Box 5463 TOWNSVILLE CITY QLD 4810 info@milfordplanning.com.au

Location details

Street address:	5291 Flinders Highway, Reid River
Real property description:	Lot 1 – Lot 10 on RP715678
Local government area:	Charters Towers Regional Council

Application details

Development permit	Material Change of Use – Undefined Use (Cattle Holding Yards)

Referral triggers

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

- 10.3.4.3.1 Clearing native vegetation
- 10.9.4.2.4.1 State transport corridors and future State transport corridors

North and North West regional office
Level 4, 445 Flinders Street, Townsville
PO Box 5666, Townsville QLD 4810

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

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

Currency period
The currency period for any development approval is to be in accordance with section 56(1)(b)(iv) of the Act.

Advice to the assessment manager
Under section 56(3) of the Act, the department offers advice about the application to the assessment manager—see Attachment 3.

Approved plans and specifications
The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version /issue
Aspect of development: Material change of use				
A001-Proposed Site Layout	Premise	13 June 2018	A001	3
New Intersection Overall Layout Plan	Langtree Consulting	04/18	2018133-SK6	A
Concept Layout – Plan 1 of 2	Langtree Consulting	04/18	2018133-SK7	A
Concept Layout – Plan 2 of 2	Langtree Consulting	04/18	2018133-SK8	A
Intersection Assessment (Supplementary)	Langtree Consulting	27 July 2018	2018-133 L-FN0050	
A002-Proposed Export Depot Layout	Premise	16 April 2018	A002	0

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

For further information please contact Catherine Hobbs, Principal Planning Officer, on 4758 3412 or via email NQSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely

Graeme Kenna
Manager (Planning)

cc Milford Planning, info@milfordplanning.com.au

enc Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Advice to the assessment manager
Approved plans and specifications

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Development Permit for Material Change of Use –Undefined Use (Cattle Holding Yards)		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1– material change of use, if all or part of the premises are within 25m of a State transport corridor (road)—The chief executive administering the *Planning Act 2016* nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The works must be carried out generally in accordance with the following plans: • A001-Proposed Site Layout, prepared by Premise, dated 13 June 2018, reference A001, and revision 3; and • New Intersection Overall Layout Plan prepared by Langtree Consulting dated 04/18, reference 2018133-SK6 and revision A [as amended in red]; • Concept Layout – Plan 1 of 2 prepared by Langtree Consulting dated 04/18, reference 2018133-SK7 and revision A; • Concept Layout – Plan 2 of 2 prepared by Langtree Consulting dated 04/18, reference 2018133-SK8 and revision A.	Prior to the commencement of use and to be maintained at all times
2.	The road access must be carried out generally in accordance with the Intersection Assessment (Supplementary) prepared by Langtree Consulting dated 27 July 2018, reference 2018-133 L-FN0050; in particular: • Section 2.1 Development Traffic Demand, in particular, a maximum of three (3) Type 2 Road Trains per hour are permitted to turn right onto the Flinders Highway from the intersection depicted on the plan: New Intersection Overall Layout Plan prepared by Langtree Consulting dated 04/18, reference 2018133-SK6 and revision A [as amended in red].	Prior to the commencement of use and to be maintained at all times
3.	(a) Road works comprising; i. AUL(S) being 3.5m wide left turn lane 220m long with 1m shoulder; and ii. CHR(S) being 3.5m wide right turn lane 153.5m long; and iii. 3.5m northbound through lane, 1 metre shoulder, road widening to accommodate lateral movement; and iv. widening of existing southbound shoulder to 3m extending from new intersection to 120m past Ellenvale Road; and v. intersection lighting; and must be provided generally in accordance with New Intersection Overall Layout Plan prepared by Langtree Consulting dated 04/18, reference 2018133-SK6 and revision A [as amended in red]. (b) The road works must be designed and constructed in accordance with the Department of Transport and Main Roads' *Road Planning and Design Manual 2nd Edition* and AUSTROADS' *Guide to Road Design Part 4A: Unsignalised and Signalised Intersections.*	Prior to the commencement of use
4.	Direct access is not permitted between the Flinders Highway and the subject site.	At all times

Development Permit for Material Change of Use –Undefined Use (Cattle Holding Yards)		
Schedule 10, Part 3, Division 4, Table 3, Item 1—material change of use, relates to a lot that contains native vegetation shown on the regulated vegetation management map as a category A area or category B area —The chief executive administering the *Planning Act 2016* nominates the Director-General of the Department of Natural Resources, Mines and Energy to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
5.	The clearing must be carried out generally in accordance with the following plans: • A001-Proposed Site Layout, prepared by Premise, dated 13 June 2018, reference A001, and revision 3; and • A002-Proposed Export Depot Layout, prepared by Premise, dated 16 April 2018, reference A002, and revision 0.	Prior to the commencement of use and to be maintained at all times
6.	Any person(s) engaged or employed to carry out the clearing of vegetation under this development approval must be provided with a full copy of this development approval and must be made aware of the full extent of clearing authorised by this development approval.	Prior to clearing

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure the road works on, or associated with, the state-controlled road network are undertaken in accordance with applicable standards.
- To ensure access to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road. Direct access to the state-controlled road is prohibited where not required.
- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure compliance with development approval.

Evidence or other material on which the findings were based

- development application
- Further supplementary information
- State Development Assessment Provisions published by the Department of State Development, Manufacturing, Infrastructure and Planning
- *Planning Act 2016*
- Planning Regulation 2017

Attachment 3—Advice to the assessment manager

General advice	
1.	Road works approval Under section 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Department of Transport and Main Roads' at North.Queensland.IDAS@tmr.qld.gov.au to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the Department of Transport and Main Roads' as soon as possible to ensure that gaining approval does not delay construction.

Queensland Government

Department of
State Development, Manufacturing, Infrastructure and Planning

Department of State Development, Manufacturing, Infrastructure and Planning
Statement of reasons for application 1805-5309 SRA
(Given under section 56 of the *Planning Act 2016*)

Departmental role: Referral agency

Applicant details

Applicant name:	Reid River Land Holdings Pty Ltd C/- Milford Planning
Applicant contact details:	PO Box 5463 TOWNSVILLE CITY QLD 4810 info@milfordplanning.com.au

Location details

Street address:	5291 Flinders Highway, Reid River
Real property description:	Lot 1 – Lot 10 on RP715678
Local government area:	Charters Towers Regional Council

Development details

Development permit	Material Change of Use – Undefined Use (Cattle Holding Yards)

Assessment matters

Aspect of development requiring code assessment	Applicable codes
1. Development Permit for Material Change of Use – Undefined Use (Cattle Holding Yards)	State Code 1: Development in a state-controlled road environment State Code 16: Native Vegetation Clearing

Reasons for the department's decision

The reasons for the decision are:

- To ensure the development is in accordance with State code 1: Development in a state-controlled road environment and State Code 16: Native Vegetation Clearing.

Evidence or other material on which the findings were based

- Development application
- Further supplementary information
- State Development Assessment Provisions published by the Department of State Development, Manufacturing, Infrastructure and Planning
- *Planning Act 2016*
- Planning Regulation 2017

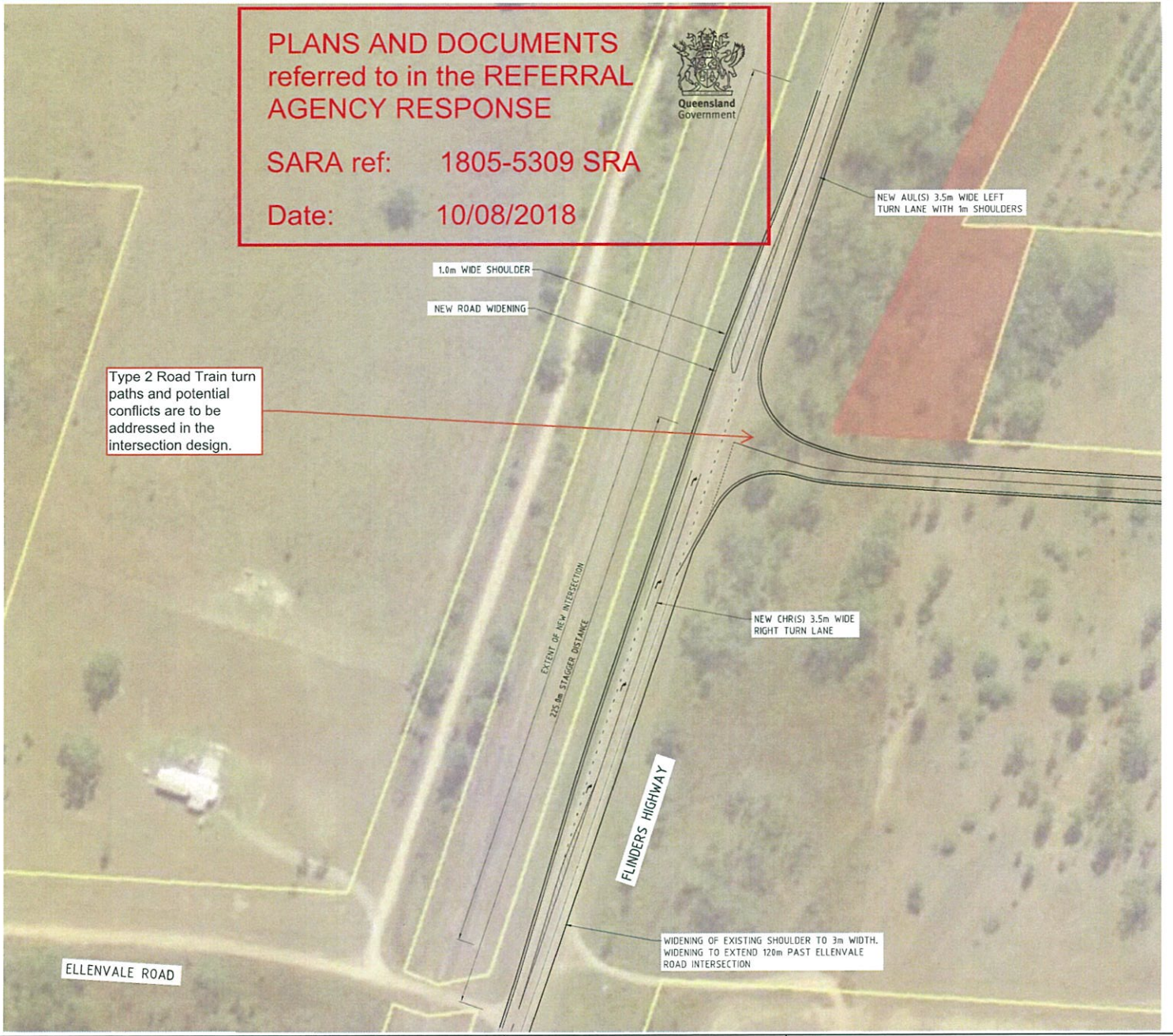
North and North West regional office
Level 4, 445 Flinders Street, Townsville
PO Box 5666, Townsville QLD 4810

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 1805-5309 SRA

Date: 10/08/2018

Queensland Government



N
W E
S

ADOPTED DESIGN SPEED = 120km/h

NOTE:
THESE PLANS ARE ONLY SUITABLE FOR PLANNING AND DA APPROVAL. DETAILED FEATURE SURVEY IS REQUIRED ALONG WITH DETAILED DESIGN.

SCALE 15 0 15 30 (metres)
1 : 750 (A1), 1 : 1,500 (A3)

PRELIMINARY ONLY
10 APRIL 2018

REVISIONS				
No.	BY	DATE	DESCRIPTION	
A	S.B.Y.	04/18	PRELIMINARY ISSUE	

HORIZ. DATUM	MGA		
VERT. DATUM	AHD		
DRG. FILE		DATE	
DESIGN	B.L./F.N.	04/18	
DRAWN	S.B.Y.	04/18	

CERTIFICATION

Langtree Consulting
m 0400 699 979
e brett@langtreeconsulting.com.au

REID RIVER LAND HOLDINGS PTY LTD

REID RIVER EXPORT DEPOT, NORTH QUEENSLAND
NEW INTERSECTION
OVERALL LAYOUT PLAN

SCALE	AS SHOWN
SHEET	
REVISION	A
DRG No.	2018133-SK6

JOINS DRAWING No. 2018133-SK8

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 1805-5309 SRA

Date: 10/08/2018

Queensland Government

NOTE:
THESE PLANS ARE ONLY SUITABLE FOR PLANNING AND DA APPROVAL. DETAILED FEATURE SURVEY IS REQUIRED ALONG WITH DETAILED DESIGN.

SCALE 5 0 5 10 15 20 25 [metres]
1 : 500 (A1), 1 : 1000 (A3)

PRELIMINARY ONLY
10 APRIL 2018

REVISIONS				
No.	BY	DATE	DESCRIPTION	
A	S.B.Y.	04/18	PRELIMINARY ISSUE	

HORIZ. DATUM	MGA	
VERT. DATUM	AHD	
DRG. FILE		DATE
DESIGN	B.L./F.N.	04/18
DRAWN	S.B.Y.	04/18

CERTIFICATION

Langtree Consulting
m 0400 699 979
e brett@langtreeconsulting.com.au

REID RIVER LAND HOLDINGS PTY LTD

REID RIVER EXPORT DEPOT, NORTH QUEENSLAND
NEW INTERSECTION
CONCEPT LAYOUT – PLAN 1 OF 2

SCALE	AS SHOWN
SHEET	
REVISION	A
DRG No.	2018133-SK7

REVISIONS				
No.	BY	DATE	DESCRIPTION	
A	S.B.Y.	04/18	PRELIMINARY ISSUE	

HORIZ. DATUM	MGA	
VERT. DATUM	AHD	
DRG. FILE		DATE
DESIGN	B.L./F.N.	04/18
DRAWN	S.B.Y.	04/18

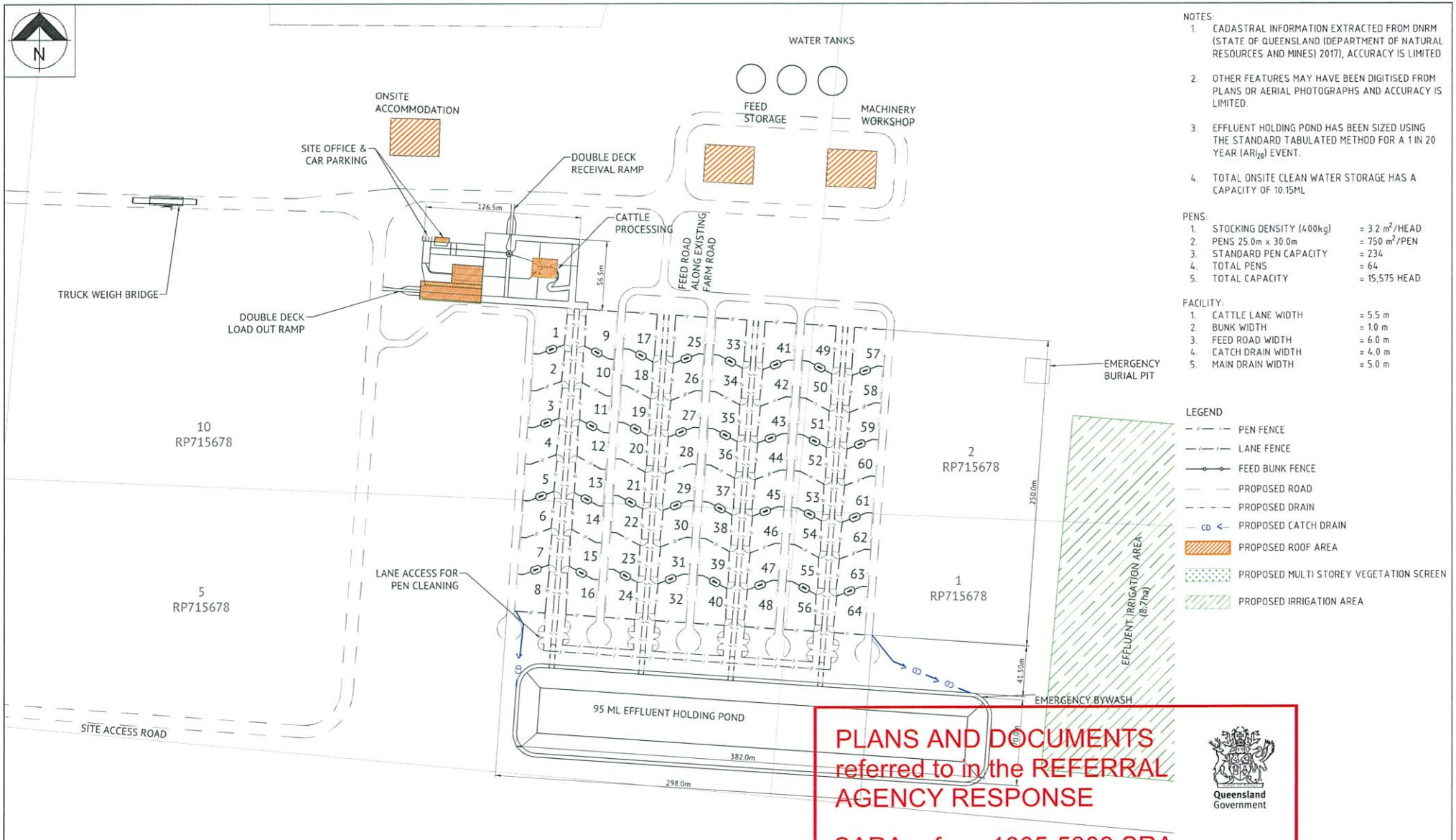
CERTIFICATION

Langtree Consulting
m 0400 699 979
e brett@langtreeconsulting.com.au

REID RIVER LAND HOLDINGS PTY LTD

REID RIVER EXPORT DEPOT, NORTH QUEENSLAND
NEW INTERSECTION
CONCEPT LAYOUT – PLAN 2 OF 2

SCALE	AS SHOWN
SHEET	
REVISION	A
DRG No.	2018133-SK8



NOTES:

1. CADASTRAL INFORMATION EXTRACTED FROM DNRM (STATE OF QUEENSLAND (DEPARTMENT OF NATURAL RESOURCES AND MINES) 2017), ACCURACY IS LIMITED
2. OTHER FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
3. EFFLUENT HOLDING POND HAS BEEN SIZED USING THE STANDARD TABULATED METHOD FOR A 1 IN 20 YEAR (ARI_{20}) EVENT.
4. TOTAL ONSITE CLEAN WATER STORAGE HAS A CAPACITY OF 10.15ML

PENS:

1.	STOCKING DENSITY (400kg)	= 3.2 m^2/HEAD
2.	PENS 25.0m x 30.0m	= 750 m^2/PEN
3.	STANDARD PEN CAPACITY	= 234
4.	TOTAL PENS	= 64
5.	TOTAL CAPACITY	= 15,575 HEAD

FACILITY:

1.	CATTLE LANE WIDTH	= 5.5 m
2.	BUNK WIDTH	= 1.0 m
3.	FEED ROAD WIDTH	= 6.0 m
4.	CATCH DRAIN WIDTH	= 4.0 m
5.	MAIN DRAIN WIDTH	= 5.0 m

LEGEND

- PEN FENCE
- LANE FENCE
- FEED BUNK FENCE
- PROPOSED ROAD
- PROPOSED DRAIN
- PROPOSED CATCH DRAIN
- PROPOSED ROOF AREA
- PROPOSED MULTI STOREY VEGETATION SCREEN
- PROPOSED IRRIGATION AREA

CATTLE HOLDING YARD CAPACITY

TOTAL PENS	INDIVIDUAL AREA	TOTAL PEN AREA	STOCKING DENSITY	PEN CAPACITY	TOTAL CAPACITY
1 & 8	865m^2	13,840m^2	3.2m^2/400kg BEAST	270 @ 400kg	4,325 x 400kg BEAST
2,3,4,5,6, & 7	750m^2	36,000m^2	3.2m^2/400kg BEAST	234 @ 400kg	11,232 x 400kg BEAST

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1805-5309 SRA

Date: 10/08/2018

Queensland Government

FOR APPROVAL

DATE	REV	DESCRIPTION	
16/04/18	0	FINAL FOR DEVELOPMENT APPLICATION	PJW
25/05/18	B	FINAL DRAFT	PJW
08/05/18	A	DRAFT ISSUE FOR CLIENT REVIEW	PJW

REVISIONS

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

DESIGNED	TJS
CHECKED	ML
PROJECT MANAGER	TJS
PROJECT DIRECTOR	
DATE	16/04/18
RPEQ	PETER WATTS RPEQ 15810
DATE	16/04/18
SCALE	0 30 60 90m
	SCALE 1:1500 (A1)

CLIENT	REID RIVER HOLDING PTY LTD
PROJECT	REID RIVER EXPORT DEPOT
LOCATION	5291 FLINDERS HIGHWAY, REID RIVER, QLD 4817
SHEET TITLE	A002-PROPOSED EXPORT DEPOT LAYOUT
JOB CODE	MIS-0381
SHEET NUMBER	A002
REV	0