



1 November 2022

Our Ref: 4711319
File Ref: MC18/63
Enquiries: Paul Want

Reid River Export Pty Ltd
C/- RCD Engineers Pty Ltd
PO Box 2499
IDALIA QLD 4811

Sent via email: rod.davis@rcdengineers.com.au

Dear Sir

Changed Decision Notice – Approval
(Given under Section 63 of the *Planning Act 2016*)

The assessment manager wishes to advise that the application was approved at Council's Ordinary Meeting dated 26 October 2022. The approval is subject to reasonable and relevant conditions and supported by a notice of reasons as detailed below:

Applicant details

Applicant name: Reid River Export Depot Pty Ltd as trustee for Reid River Unit Trust

Location details

Street address: 5291 Flinders Highway, Reid River
Real property description: Lot 1 on RP743456
Current lawful use: Cattle Holding Facility

Application details

Application number: MC18/63
Approval type: Approval
Development type: Change Application (Other Change) to development permit MC18/63 for a Material Change of Use for Intensive Animal Industry (Beef Cattle Feedlot)
Category of assessment: Impact Assessment
Description of development: Material Change of use for Intensive Animal Industry
Definition of use: Intensive Animal Industry
Categorising instrument: Charters Towers Regional Town Plan Version 2

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@charters Towers.qld.gov.au | **ABN.** 67 731 313 583

www.charters Towers.qld.gov.au



1. 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		<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Conditions of approval

Condition Number	Condition	Timing																														
Approved Plans/Documents																																
1.	<p>The Cattle Holding Yard 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:</p> <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><tr><td>Typical Pen Design</td><td>Premise</td><td>16/04/2018</td><td>MIS-0381-A003</td><td>2</td></tr><tr><td>Controlled Drainage Area Plan</td><td>Premise</td><td>16/04/2018</td><td>MIS-0381-A004</td><td>2</td></tr><tr><td>Effluent Management System Design</td><td>Premise</td><td>16/04/2018</td><td>MIS-0381-A005</td><td>2</td></tr></table>	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	At all times
Drawing Title:	Prepared by:	Date:	Reference No:	Revision:																												
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Figure 7 – Proposed development - development layout	RDC Engineers	04/06/2022	D1-130-00-07	B																												
Special																																
2.—	<div><div><div>The applicant is to design and construct a billboard advertising device that:</div><div><div>a) Is located at the ingress and egress access point of the Flinders Highway and the development site;</div><div>b) Is visible for motorists travelling both east and west;</div><div>c) Has a maximum size of 48m²;</div><div>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.</div></div><div>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.</div></div></div>	Within six months after commencement of the use																														
3.—	<div><div><div>The applicant is to construct three separate 20m wide sugar cane vegetated buffer screens in accordance with the approved plans in Condition 1.</div></div></div>	Prior to commencement of the use																														
4.	<div><div><div>The applicant is not to cause environmental harm or environmental nuisance as per the <i>Environmental Protection Act 1994</i>. The applicant is to maintain compliance with</div></div></div>	At all times																														



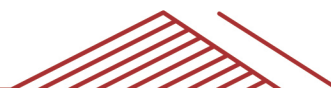
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	the: a) <i>Environmental Protection (Air) Policy 2008</i> ; and b) <i>Environmental Protection (Noise) Policy 2008</i> .	
5.	A 1.8m high chainwire fence is to be constructed around the entire perimeter of the burial pit. The burial pit is to be managed in accordance with the approved documents and their recommendations within Condition 1.	Prior to commencement of the use and at all times
6.	Carcases in the burial pit are to be covered by a minimum depth of 1 metre of soil.	At all times
7.	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		
8.	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		
9.	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 <i>Sediment Control – Engineering Guidelines for Queensland 1996 (Construction Sites)</i> and the <i>Queensland Urban Drainage Manual 2013</i> .	At all times
10.	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 <i>Environmental Protection Act 1994</i> and the <i>Environmental Protection (Noise) Policy 2008</i>.	At all times
11.	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
12.	During construction, where contaminated soils are evident, remedial works must be undertaken in accordance with <i>Environmental Protection Act 1994</i>. 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
13.	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 <i>Biosecurity Act 2014</i> (Qld) the Plan relates to; the location of restricted matter on the site; and what actions will be undertaken to manage the restricted	Prior to the commencement of the use



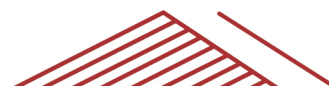
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Condition Number	Condition	Timing
	matter before, during and after the development activity. Upon approval of the Pest Management Plan, the applicant must undertake all recommended actions.	
14.	The applicant is to undertake biannual odour assessments 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		
15.	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
16.	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
17.	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
18.	Outdoor lighting is to comply with <i>Australian Standard AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> . 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 sites.	As part of construction At all times
Bushfire Hazard		
19.	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		
20.	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



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Condition Number	Condition	Timing
Transport		
21.	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 <u>At all times</u>
22.	Access via the Lot 6 on RP715678 is not permitted.	At all times
23.	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 <i>Off-Street Car Parking</i> and the <i>Manual of Design Vehicles and Turning Path Templates</i> SAA HB 72 (AUSTROADS 1995).	As part of construction <u>At all times</u>
Water and Sewer		
24.	A. The applicant will provide on-site water storage having a minimum capacity of 10.15ML.	Prior to the commencement of the use.
	B. <u>Evidence of groundwater quality and its suitability for the proposed development must be submitted to Council.</u>	<u>Prior to the commencement of the Intensive Animal Industry (Beef Cattle Feedlot) use.</u>
Stormwater		
25.	A. All stormwater runoff from the controlled drainage area must be piped and discharged to the effluent holding ponds as illustrated within the approved plans and documents within Condition 1.	At all times
	B. <u>A Stormwater Management and Water Quality Plan must be submitted to Council to ensure stormwater impacts are appropriately managed and discharged at a lawful point. The Stormwater Management and Water Quality Plan should include baseline water quality testing to determine the background values of receiving waters.</u>	<u>Prior to the commencement of the Intensive Animal Industry (Beef Cattle Feedlot) use.</u>
Waste Management		
26.	Waste storage area/s are to be: a) Sufficient in size to house all waste collection containers;	As part of construction



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	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.	<u>At all times</u>
Survey Plan Endorsement and Easements		
27.	The applicant is to amalgamate Lots 1-10 on RP715678 <u>Lot 1 RP743456, Lot 2 RP743456 and Lot 600 SP310657</u> into a single lot.	Prior to the commencement of the <u>Intensive Animal Industry (Beef Cattle Feedlot)</u> use
Lawful Commencement		
28.	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
29.	The applicant is to notify Council within 20 business days that this approved use has lawfully commenced.	Prior to the commencement of the use

3. 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.

4. Further development permits

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

1. Development Permit for Building Works

5. Referral agencies

The referral agencies for this application are:

State Assessment Referral Agency North and Central West Office PO Box 5666 TOWNSVILLE QLD 4810 NQSARA@dsmip.qld.gov.au	Schedule 10, Part 5, Division 4, Table 2 - Item - 1 Non-devolved environmentally relevant activities.
	Schedule 10, Part 9, Division 4, subdivision 1, Table 1 - Item - 1 State transport infrastructure generally.
	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 – item 1 - State transport corridors and future State transport corridors.



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The conditions imposed by the referral agencies are included as an attachment.

6. Submission(s)

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

Nature	Name:	Address:	Electronic Address
Against	Bill Tait (Jnr)	151A Chipendale Street, Parkside, Ayr QLD 4807	Nil supplied
Against	EnviroAg Australia	PO Box 411, Toowoomba QLD 4350	Lauren.buchanan@envirag.net.au
Against	Animal Liberation Queensland	Suite 6, 478 Ipswich Road, Annerley, QLD4103	amanda@alq.org.au
Support	Ultralix	PO Box 2076, Idalia QLD 4811	steve@ultralix.com.au

7. Notice of reasons

This notice is prepared in accordance with Section 63(5) 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 development:	Change Application (Other change) to Development Permit for a Material Change of Use for Intensive Animal Industry (Beef Cattle Feedlot)		
Reasons for the decision:	The proposed development was assessed against the Charters Towers Regional Town Plan Version 2 and was found to generally comply with the relevant Acceptable and Performance Outcomes. Where compliance was not achieved, the development demonstrated compliance with the Strategic Framework.		
Assessment benchmarks:	The proposed development was assessed against the relevant assessment benchmarks of the Charters Towers Regional Town Plan Version 2 including the: 1) Strategic Framework 2) Overlay Codes 3) Zone Code 4) Development Codes		
	The proposed development was assessed against all the assessment benchmarks listed above and complies with all with the exceptions listed and responded to below.		
	Assessment benchmark:	Reasons for the approval despite non-compliance with benchmark:	
Relevant matters:	The assessment did not have regard to any relevant matters as per section 45(5)(b) of the Planning Act 2016.		
Matters raised in submissions:	Submission Point:	Council Response:	
	Inadequate holding and sedimentation pond capacity.	The sedimentation ponds and effluent holding pond have been designed in accordance with relevant beef cattle feedlot guidelines and have been approved by The Department of Agriculture	



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		and Fisheries (DAF), who are the authority administering the Environmental Protection Act 1994. DAF has reviewed and assessed the capacity of the sedimentation ponds and holding pond as being acceptable and has issued an Environmental Authority (reference: 2022-09).
	Threat to the Great Barrier Reef and Ramsar wetlands.	The supporting information provided in the application identifies that the subject land is not subject to riverine flooding from a 1% AEP event.
	Proximity to neighbouring properties and Reid River Rest Area (odour and dust impacts)	The proposed development achieves the required separation distances to sensitive receptors in accordance with the National Guidelines for Beef Cattle Feedlots in Australia. An Environmental Authority (reference: 2202-09) has been granted for the proposed development by the Department of Agriculture and Fisheries.
	Stocking density does not align with the approved pen area	The stocking density was amended in an RFI by DAF and is to be 16.85 m ² /SCU with a development capacity of 3,050 SCUs. This is consistent with the Environmental Authority. When rounded this equates to 51,400m ² of pen area. The pen area in the original approval was 49,800m ² . The approved pen area includes a large cattle handling facility for processing large volumes of livestock for live export quickly which will be used for the proposed development. The cattle handling facility is oversized for a cattle feedlot of the proposed size and therefore the hospital pens and holding pens shall be contained within the existing cattle handling facility.
	The application states that there are no construction activities to occur and that all bulk earthworks, feed bunks, water troughs, aprons, fences and gates have been completed, however the proposed total surface area is greater than the original approved plans. The manure stockpile are and the sediment basins did not	The proposed development will utilise the existing pens. A solid waste stockpile pad is required to temporarily store solid wastes prior to application on site or offsite. The solid waste stockpile area comprises an area of ~5,850m ² which is an increase of ~4.5 % from the approved development. The sediment ponds have been constructed and are located within the controlled drainage area.



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	exist as part of the original development, and size of the holding pond is larger.	
	Concern raised that the utilisation of groundwater is proposed as the source of water without water quality data being provided.	<p>The existing development utilises four bores which is used in the existing development where over 15,000 head of cattle have been held temporarily at one time for up to 30 days with the process repeated having ~125,400 head of cattle through the site in a given year.</p> <p>The existing bores and reticulation infrastructure will be used in the proposed development. As the groundwater and pumps can deliver water directly and via emergency supply storage tanks for 15,000 head per day, no concern is raised with the supply to ~3,000 head per day.</p> <p>A condition has been included in the recommendation seeking evidence of groundwater quality and its suitability for the proposed development.</p>
	<p>Concern raised that the Effluent Management Calculations included in the DAF spreadsheet doesn't have correct input parameters as there are 72 pens proposed not 64.</p> <p>The DAF effluent irrigation spreadsheet (Appendix B) indicates that the proposed effluent irrigation is not suitably sized for levels of potassium.</p>	<p>The DAF assessment spreadsheet utilises pen, hard and soft area to estimate effluent generated, not just the number of individual pens.</p> <p>Whilst not specifically required to be measured under the Environmental Authority, potassium is a parameter that would be measured in a standard chemical analysis test.</p> <p>The applicant has advised that harvesting crops such as silage (e.g. forage sorghum/Rhodes grass) will remove higher levels of potassium when compared to grain crops.</p> <p>The DAF, the Administering Authority for beef cattle feedlots under the EP Act 1994 have reviewed and assessed the application and have issued Environmental Authority 2022-09 including relevant monitoring conditions.</p>
	Concern raised that the site does not have sufficient area for solid waste utilisation.	<p>The subject land has 115 ha of area suitable for application of solid waste and effluent. Of the 115 ha some 85 ha has been dedicated for effluent and 30 ha for solid waste. Any solid waste not utilised on-site will be removed off-site.</p> <p>The Environmental Authority issued by DAF</p>



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		includes requirements for monitoring.
	Concern is raised regarding stormwater management & erosion control and water quality on the site.	<p>The application included a flood study which confirms that the that the subject site is not subject to riverine flooding in a 1%AEP flood event.</p> <p>The proposed crops to be grown are forages (e.g. forage sorghum/Rhodes grass) for silage which are grown all year round. It is proposed that effluent will most be applied during the dry season when rainfall will not provide adequate crop water requirements.</p> <p>The three existing dams will capture any potential runoff from the effluent irrigation area and a proportion of the solid waste utilisation area. As forage crops shall be grown for silage in continuous rotation, the cropped fields will not be bare fallow soil after harvest – there will be stubble / vegetative cover remaining on the ground.</p> <p>The applicant has advised that minimum tillage practices will be adopted and that forage crops will be direct drilled into groundcover in the dry season with emergence controlled with irrigation, minimising potential erosion of cultivated soils from wet season rainfall.</p> <p>Whilst water quality testing to determine the background values of receiving waters has not been undertaken, conditions included in the recommendation seek to establish the baseline quality of the receiving waters through sampling and analysis.</p>
	Concern raised regarding bushfire preparedness and water supply storage.	<p>In the event of a bushfire threat and if it is safe and practical to do so, cattle would be evacuated off-site. In the event that it is not safe or practical to do so cattle shall be left in the pens.</p> <p>The site has four groundwater bores which provide water for the existing and proposed development. Water supply from each bore pump is reticulated directly to the pens and to the</p>



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		<p>emergency supply water storage tanks with each bore pump having solar and diesel backup power supply. In the event that the emergency supply water storage tanks are used for fire fighting, groundwater can be pumped directly to the pens to water cattle.</p> <p>As there are four production bores there is a level of redundancy in the event of any one failure. In addition to the bores, the clean water dam has a capacity of 10 ML and is also reticulated to the pens and storage tanks. This water supply could be used as an alternative to groundwater as an emergency supply for cattle or fire fighting.</p>
	Concern raised that the mass burial put is not detailed on plans.	<p>The plans included with the application detail the carcass composting area to the west of the existing holding pens / proposed production pens.</p> <p>The applicant has stated that should an event occur where there are mass mortalities, an appropriate disposal site on the subject land will be identified in consultation with relevant authorities.</p> <p>It should be noted that any mass burial site will not be located on flood prone land and will be well removed from surface waters.</p>
	Concern raised over the appropriateness of the submitted flood study.	<p>Whilst the subject site is identified in Council's Flood hazard overlay, the application included a flood study that confirms that the subject land is not subject to riverine flooding in a 1% AEP flood event.</p>
	Concern raised that the proposal plans do not indicate which pens are designated for hospital pens/sick pens.	<p>Whilst not detailed on the proposal plans, the applicant has confirmed that the cattle handling facility is oversized for the proposed cattle feedlot and therefore the hospital pens can be contained within the existing cattle handling facility.</p>
	Concern raised that the approved development does not include sediment basins and holding ponds.	<p>The approved plans do not show sediment ponds.</p> <p>The applicant has advised that the sediment ponds were constructed to achieve "best practice" development. This was enhanced as additional fill material was required to form the design grades of the pens with the fill material obtained by increasing the footprint of the holding</p>



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		pond excavation. Whilst the sediment ponds are existing, conditions included in the recommendation seek as constructed drawings to be provided for Council's records.
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8. Other requirements under section 43 of the *Planning Regulation 2017*

There are no other requirements.

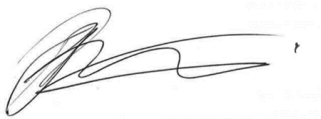
9. Appeal rights

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 Paul Want, Manager Planning and Development on (07) 4761 5300.

Yours faithfully



Paul Want
Manager Planning and Development

Attachments:

1. Plan of Development
2. Concurrency Agency Response/Conditions

Cc NQSARA@dsdilgp.qld.gov.au



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Attachment 2 – Referral Agency Response

RA9-N



SARA reference: 2206-29534 SRA
Council reference: MC18/63 Hayley Thompson
Applicant reference: **Applicant reference**

9 August 2022

Charters Towers Regional Council
PO Box 189
Charters Towers Qld 4820
mail@charters Towers.qld.gov.au

Attention: Ms Hayley Thompson

Dear Ms Thompson

SARA response—5289,5291 and 5293 Flinders Highway, Reid River

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency on 24 June 2022.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , the department advises it has no requirements relating to the application.
Date of response:	9 August 2022
Advice:	Advice to the applicant is in Attachment 1 .
Reasons:	The reasons for the referral agency response are in Attachment 2 .

Development details

Description:	Development permit	Material change of use (Other Change) Undefined Use (Cattle holding yards)) to provide for an Intensive Animal Industry (Beef cattle feedlot)
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 5, Division 4, Table 2, Item 1 (Planning Regulation 2017) Development application for a material change of use for Environmentally relevant activity	

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

Document Set ID: 4679241
Version: 1, Version Date: 09/08/2022

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@charters Towers.qld.gov.au | **ABN.** 67 731 313 583

www.charters Towers.qld.gov.au



Date: 1 November 2022
Our Ref: 4711319

2206-29534 SRA

Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1
(Planning Regulation 2017)
Development impacting on State transport infrastructure and
thresholds (Cattle Feedlot)

Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1
(Planning Regulation 2017)
Development application within 25m of a state controlled road

SARA reference: 2206-29534 SRA

Assessment Manager: Charters Towers Regional Council

Street address: 5289, 5291 and 5293 Flinders Highway, Reid River

Real property description: Lot 1 on RP743456, Lot 2 on RP743456 and Lot 600 on SP310657

Applicant name: Reid River Export Depot Pty Ltd as trustee for the Reid River Unit
Trust c:\ RDC Engineers Pty Ltd

Applicant contact details: PO Box 2499
IDALIA QLD 4811
rod.davis@rdcengineers.com.au

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

- Approved
- Reference: QHTG0093 2022-09
- Effective date: when your related development application is
approved by Charters Towers Council
- Prescribed environmentally relevant activity (ERA):
ERA 2 – Intensive animal feedlotting
1 keeping the following number of standard cattle units in a feedlot
–
(b) more than 1,000 but not more than 10,000

If you are seeking further details about the environmental authority,
please contact the Department of Agricultural and Fisheries (DAF) at:
livestockregulator@daf.qld.gov.au

Representations

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

Copies of the relevant provisions are in **Attachment 3**.

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

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



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2206-29534 SRA

Yours sincerely



Graeme Kenna
Manager (Planning)

cc Reid River Export Depot Pty Ltd as trustee for the Reid River Unit Trust c:\ RDC Engineers Pty Ltd,
rod.davis@rdcengineers.com.au

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



Date: 1 November 2022
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2206-29534 SRA

Attachment 1—Advice to the applicant

General advice

- | | |
|----|---|
| 1. | Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) [v3.0]. If a word remains undefined it has its ordinary meaning. |
|----|---|



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Attachment 2—Reasons for referral agency response

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

The reasons for the department's decision are:

- The development does not create a safety hazard for users of a state-controlled road
- The development does not compromise the structural integrity of state-controlled roads, road transport infrastructure or road works
- The development does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network
- The development does not compromise the state's ability to construct, or significantly increase the cost to construct state-controlled roads and future state-controlled roads
- The development does not compromise the state's ability to maintain and operate state-controlled roads, or significantly increase the cost to maintain and operate state-controlled roads
- The development does not create a safety hazard for users of state transport infrastructure or public passenger services
- The development does not result in a worsening of the physical condition or operating performance of the state transport network
- The development does not compromise the state's ability to cost-effectively construct, operate and maintain state transport infrastructure
- The development is located and designed to avoid or mitigate environmental harm on environmental values of the natural environment, adjacent sensitive land uses and sensitive receptors
- The development avoids impacts on matters of state environmental significance, and where avoidance is not reasonably possible, minimise and mitigate impacts, and provide an offset for significant residual impacts where appropriate.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version [3.0]), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system

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Attachment 3—Change representation provisions

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Date: 1 November 2022
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Department of Agriculture and Fisheries

Permit

Environmental Protection Act 1994

Environmental authority 2022-09

This environmental authority is issued by the delegate of the administering authority under Chapter 5 of the Environmental Protection Act 1994.

Permit¹ number: 2022-09

Environmental authority takes effect: when your related development application is approved.

The first annual fee is payable within 20 business days of the effective date.

The anniversary date of this environmental authority is the same day each year as the effective date.

Environmental authority holder(s)

Name and Suitable Operator Reference	Registered address
Reid River Export Depot Pty Ltd Suitable operator reference: 100220868	PO Box 2499 IDALIA QLD 4811

Environmentally relevant activity and location details

Environmentally relevant activity	Location
ERA 2 – Intensive animal feedlotting 1 keeping the following number of standard cattle units in a feedlot – (b) more than 1,000 but not more than 10,000	600SP310657; 1RP743456; 2RP743456 5291 Flinders Highway Reid River Queensland

Additional information for applicants

Environmentally relevant activities

The description of any environmentally relevant activity (ERA) for which an environmental authority (EA) is issued is a restatement of the ERA as defined by legislation at the time the EA is issued. Where there is any inconsistency between that description of an ERA and the conditions stated by an EA as to the scale, intensity or manner of carrying out an ERA, the conditions prevail to the extent of the inconsistency.

An EA authorises the carrying out of an ERA and does not authorise any environmental harm unless a condition stated by the EA specifically authorises environmental harm.

A person carrying out an ERA must also be a registered suitable operator under the *Environmental Protection Act 1994* (EP Act).



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Contaminated land

It is a requirement of the EP Act that an owner or occupier of contaminated land give written notice to the administering authority if they become aware of the following:

- the happening of an event involving a hazardous contaminant on the contaminated land (notice must be given within 24 hours); or
- a change in the condition of the contaminated land (notice must be given within 24 hours); or
- a notifiable activity (as defined in Schedule 3) having been carried out, or is being carried out, on the contaminated land (notice must be given within 20 business days) that is causing, or is reasonably likely to cause, serious or material environmental harm.

For further information, including the form for giving written notice, refer to the Queensland Government website www.qld.gov.au, using the search term 'duty to notify'.

Take effect

Please note that, in accordance with section 200 of the EP Act, an EA has effect:

- a) if the authority is for a prescribed ERA and it states that it takes effect on the day nominated by the holder of the authority in a written notice given to the administering authority-on the nominated day; or
- b) if the authority states a day or an event for it to take effect-on the stated day or when the stated event happens; or
- c) otherwise- one the day the authority is issued.

However, if the EA is authorising an activity that requires an additional authorisation (a relevant tenure for a resource activity, a development permit under the *Planning Act 2016* or an SDA Approval under the *State Development and Public Works Organisation Act 1971*), this EA will not take effect until the additional authorisation has taken effect.

If this EA takes effect when the additional authorisation takes effect, you must provide the administering authority written notice within 5 business days of receiving notification of the related additional authorisation taking effect.

If you have incorrectly claimed that an additional authorisation is not required, carrying out the ERA without the additional authorisation is not legal and could result in your prosecution for providing false or misleading information or operating without a valid environmental authority.

Luke Boucher
A/Manager, Environmental Regulation

8 August 2022

Delegate of the administering authority
Environmental Protection Act 1994

Enquiries
Department of Agriculture and Fisheries
Agribusiness Operations and PLS & SWP
203 Tor Street
TOOWOOMBA QLD 4350

Phone: 13 25 23
Fax: 07 4529 9233
Email: livestockregulator@daf.qld.gov.au



Date: 1 November 2022
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Department of Agriculture and Fisheries

Obligations under the *Environmental Protection Act 1994*

In addition to the requirements found in the conditions of this environmental authority, the holder must also meet their obligations under the Act, and the regulations made under the Act. For example, the holder must comply with the following provisions of the Act:

- general environmental duty (section 319)
- duty to notify environmental harm (section 320-320G)
- offence of causing serious or material environmental harm (sections 437-439)
- offence of causing environmental nuisance (section 440)
- offence of depositing prescribed water contaminants in waters and related matters (section 440ZG)
- offence to place contaminant where environmental harm or nuisance may be caused (section 443)

Other permits required

This permit only provides an approval under the *Environmental Protection Act 1994*. In order to lawfully operate you may also require permits / approvals from your local government authority, other business units within the department and other State Government agencies prior to commencing any activity at the site. For example, this may include permits / approvals with your local Council (for planning approval), the Department of Transport and Main Roads (to access state controlled roads), the Department of Natural Resources and Mines (to clear vegetation), and the Department of Agriculture and Fisheries (to clear marine plants or to obtain a quarry material allocation).

Development Approval

This permit is not a development approval under the *Planning Act 2016*. The conditions of this environmental authority are separate, and in addition to, any conditions that may be on the development approval. If a copy of this environmental authority is attached to a development approval, it is for information only, and may not be current. Please contact the Department of Agriculture and Fisheries to ensure that you have the most current version of the environmental authority relating to this site.

Date: 1 November 2022
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Conditions of environmental authority

The environmentally relevant activity conducted at the location as described above must be conducted in accordance with the following site-specific conditions of approval.



Date: 1 November 2022
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Agency interest: General								
Condition number	Condition							
G1	Any breach of a condition of this environmental authority must be reported to the administering authority as soon as practicable within 24 hours of becoming aware of the breach. Records must be kept including full details of the breach and any subsequent actions taken.							
G2	<p>The activity must be undertaken in accordance with written procedures that:</p> <ul style="list-style-type: none">a) identify potential risks to the environment from the activity during routine operations and emergencies; andb) establish and maintain control measures that minimise the potential for environmental harm; andc) ensure plant, equipment and measures are maintained in a proper and effective condition; andd) ensure plant, equipment and measures are operated in a proper and effective manner; ande) ensure that staff are trained and aware of their obligations under the Environmental Protection Act 1994; andf) ensure that reviews of environmental performance are undertaken at least annually; andg) Identify risk of harm or nuisance to surrounding land uses and measures to minimise any environmental harm or nuisance; andh) Include a management plan which outlines practices that prevent or minimise the risk of environmental harm or nuisance to surrounding land uses.							
G3	All reasonable and practicable measures must be taken to prevent or minimise environmental harm caused by the activities.							
G4	<p>a) The maximum number of cattle kept, and the minimum pen area provided in the feedlot at any time, expressed in terms of Standard Cattle Units (SCU) and m² per SCU must be in accord with the table below:</p> <table><tr><th>Feedlot Location</th><th>Number of SCU</th><th>Minimum Pen Area (m² per SCU)</th></tr><tr><td>600SP310657</td><td>3,050</td><td>16.85</td></tr></table>		Feedlot Location	Number of SCU	Minimum Pen Area (m ² per SCU)	600SP310657	3,050	16.85
Feedlot Location	Number of SCU	Minimum Pen Area (m ² per SCU)						
600SP310657	3,050	16.85						



Date: 1 November 2022
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G5	<p>The feedlot controlled drainage areas and associated facilities must be constructed generally in accordance with the following plans:</p> <ol style="list-style-type: none"> 1. Development application - Material Change of Use Proposed Development – Production Pen Development, RDC Engineers, Figure 09, D1-130-00-09, C, 04/08/22, and 2. Development application - Material Change of Use Proposed Development – Controlled Drainage Area 1 – Catchment Area Plan – Stage 1, RDC Engineers, Figure 11, D1-130-00-11, C, 04/08/22; and 3. Development application - Material Change of Use Proposed Development – Controlled Drainage Area 2 – Catchment Area Plan – Stage 1, RDC Engineers, Figure 12, D1-130-00-12, C, 04/08/22; and 4. Development application - Material Change of Use Proposed Development – Waste Utilisation Areas, RDC Engineers, Figure 14, D1-130-00-14, C, 04/08/22.
G6	<p>Feedlot controlled drainage areas must be constructed and maintained in accordance with accepted engineering practice, to ensure long term structural integrity. The in-situ coefficient of permeability of the finished base, batters and embankments must not exceed 0.1mm/day. If this standard cannot be achieved using the in-situ material, lining must be carried out in accordance with the design permeability specification of Appendix C & G of the National Guidelines for Beef Cattle Feedlots in Australia 3rd Edition. The holder of the environmental authority is to submit compaction testing for approval to the administering authority to demonstrate compliance with this specification prior to stocking the expanded facility.</p>
G7	<p>Following the completion of the proposed feedlot complex, the holder of this environmental authority shall arrange for 'as-built' surveys to be carried out to confirm the size of the feedlot complex, all associated waste management facilities, the storage volumes of all effluent treatment systems and storage ponds. The results of these surveys shall be submitted to the administering authority for approval prior to stocking the expanded feedlot controlled drainage area.</p>
G8	<p>The holder of this environmental authority must not make any material alteration to the activity which may affect the operating capacity of the activity or change the way in which the activity operates, without the prior written approval of the administering authority.</p>
G9	<p>The environmentally relevant activity to which this environmental authority relates must be established and operated in accordance with the National Guidelines for Beef Cattle Feedlots in Australia 3rd Edition and the National Beef Cattle Feedlot Environmental Code of Practice 2nd Edition or subsequent versions.</p> <p>In the event of any inconsistency between the conditions of this Environmental Authority, the National Guidelines for Beef Cattle Feedlots in Australia 3rd Edition and the National Beef Cattle Feedlot Environmental Code of Practice 2nd Edition and the development information, the documents will prevail in the following order to the extent of the inconsistency:-</p> <ul style="list-style-type: none"> • the conditions of this Environmental Authority; • the National Guidelines for Beef Cattle Feedlots in Australia and the National Beef Cattle Feedlot Environmental Code of Practice; and • the development information.



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Feedlot Controlled Drainage Area and Pen Management	
G10	<p>General Operating Requirements:</p> <ul style="list-style-type: none"> • Feeding out equipment shall be operated to minimise spillage; • Stock watering facilities shall be maintained to minimise overflows and spillage; • Facilities shall be managed to ensure that wastewater generated by routine water trough cleaning operations is disposed of without causing erosion or significant ponding on the pen surface; • Levee banks, diversion banks and drains shall be maintained as soon as practically possible following any damage; • Deposited sediment shall be removed from drains if the flow of liquid effluent is being impeded; • Erosion damage of feedlot drains shall be rectified as soon as practically possible.
G11	<p>Feedlot pens must be managed to:</p> <ol style="list-style-type: none"> a) minimise the amount of organic matter available for decomposition, and b) minimise the amount of water that mixes with organic matter, and c) maximise the rate of drying of wet organic matter.
G12	Animal carcasses shall be disposed of so as not to cause environmental harm or nuisance .
G13	Runoff storage ponds (effluent holding ponds) shall be managed to prevent over-topping. Ponds are to be managed to ensure they are generally empty. Effluent is not to be held in ponds for periods of time such that an odour nuisance may occur.
G14	Sedimentation basins shall be cleaned and maintained following the deposition of sediment.
G15	Any release of effluent from containment structures must be reported to the administering authority within 24 hours of becoming aware of the release . Records must be kept including full details of the release and any subsequent actions taken.
G16	<p>Details (including the date and location) of the following feedlot operations are to be recorded:</p> <ul style="list-style-type: none"> • Pen management practices described in Condition G11; and • Number and average weight of cattle introduced and removed from the premises; and • Effluent irrigation events; and • Manure utilisation events; and • Sediment basin and effluent holding pond desludging events.
G17	Feedlot controlled drainage areas must be suitably designed to be protected from a 1% AEP flood event.
Monitoring	
G18	All analyses required under this environmental authority must be carried out by a laboratory that has National Association of Testing Authorities certification, or an equivalent certification, for such analyses.
G19	Soil chemistry of lands the subject of this environmental authority that receive waste generated by the environmentally relevant activity must be conducted in accord with Condition G21.



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G20	<p>An analysis of relevant water courses must be conducted for the elements listed in the table below in accord with Condition G22.</p> <table border="1" data-bbox="521 598 1027 996"> <tr><td>Bacteria</td></tr> <tr><td><i>E.coli</i> and/or Thermotolerant Coliforms</td></tr> <tr><td>Enterococci</td></tr> <tr><td>Chemical Analysis</td></tr> <tr><td>Biochemical Oxygen Demand (BOD)</td></tr> <tr><td>Electrical Conductivity</td></tr> <tr><td>Dissolved Oxygen</td></tr> <tr><td>Nitrogen- Ammonia</td></tr> <tr><td>Nitrogen-Total (and its forms-nitrate and nitrite)</td></tr> <tr><td>Cations (Calcium, Magnesium, Sodium and Potassium)</td></tr> <tr><td>Sodium Adsorption Ratio</td></tr> <tr><td>pH</td></tr> <tr><td>Phosphorus (Total)</td></tr> <tr><td>Total Suspended Solids</td></tr> </table>	Bacteria	<i>E.coli</i> and/or Thermotolerant Coliforms	Enterococci	Chemical Analysis	Biochemical Oxygen Demand (BOD)	Electrical Conductivity	Dissolved Oxygen	Nitrogen- Ammonia	Nitrogen-Total (and its forms-nitrate and nitrite)	Cations (Calcium, Magnesium, Sodium and Potassium)	Sodium Adsorption Ratio	pH	Phosphorus (Total)	Total Suspended Solids						
Bacteria																					
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Sodium Adsorption Ratio																					
pH																					
Phosphorus (Total)																					
Total Suspended Solids																					
G21	<p>An appropriately qualified person(s) must monitor and record all indicator(s) required by and in accordance with Table 1 – Monitoring.</p> <p>Table 1 – Monitoring</p> <table border="1" data-bbox="370 1108 1182 1731"> <tr> <th>Indicator(s)</th><th>Measurement (units) and depth intervals</th><th>Minimum frequency</th><th>Monitoring location</th></tr> <tr> <td colspan="4">Land</td></tr> <tr> <td>Colwell Phosphorus (Colwell P)</td><td>mg/L 0.0 – 0.3 m 0.5 – 0.6 m 0.9 – 1.0 m</td><td rowspan="5">Annually, when effluent and/or feedlot manure is applied onsite</td><td rowspan="5">Soil samples are to be collected from the specified depth intervals from representative sites within all effluent and manure utilisation areas where feedlot effluent or manure have been applied onsite.</td></tr> <tr> <td>Nitrate Nitrogen (NO₃⁻ - N)</td><td>mg/L 0.0 – 0.3 m 0.5 – 0.6 m 0.9 – 1.0 m</td></tr> <tr> <td>Exchangeable Sodium Percentage (ESP)</td><td>SAR 0.0 – 0.3 m 0.5 – 0.6 m 0.9 – 1.0 m</td></tr> <tr> <td>Electrical Conductivity (EC)</td><td>µS/cm 0.0 – 0.3 m 0.5 – 0.6 m 0.9 – 1.0 m</td></tr> <tr> <td>pH</td><td>pH units 0.0 – 0.3 m 0.5 – 0.6 m 0.9 – 1.0 m</td></tr> </table>	Indicator(s)	Measurement (units) and depth intervals	Minimum frequency	Monitoring location	Land				Colwell Phosphorus (Colwell P)	mg/L 0.0 – 0.3 m 0.5 – 0.6 m 0.9 – 1.0 m	Annually, when effluent and/or feedlot manure is applied onsite	Soil samples are to be collected from the specified depth intervals from representative sites within all effluent and manure utilisation areas where feedlot effluent or manure have been applied onsite.	Nitrate Nitrogen (NO ₃ ⁻ - N)	mg/L 0.0 – 0.3 m 0.5 – 0.6 m 0.9 – 1.0 m	Exchangeable Sodium Percentage (ESP)	SAR 0.0 – 0.3 m 0.5 – 0.6 m 0.9 – 1.0 m	Electrical Conductivity (EC)	µS/cm 0.0 – 0.3 m 0.5 – 0.6 m 0.9 – 1.0 m	pH	pH units 0.0 – 0.3 m 0.5 – 0.6 m 0.9 – 1.0 m
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Electrical Conductivity (EC)	µS/cm 0.0 – 0.3 m 0.5 – 0.6 m 0.9 – 1.0 m																				
pH	pH units 0.0 – 0.3 m 0.5 – 0.6 m 0.9 – 1.0 m																				
G22	<p>Monitoring described in condition G20 must be undertaken at any time a contaminant is released by the activity to surface waters.</p>																				

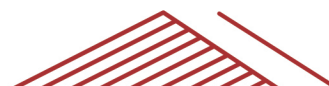
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G23	When required by the administering authority , monitoring must be undertaken in the manner prescribed by the administering authority to investigate a complaint of environmental nuisance arising from the activity. The monitoring results must be provided within 10 business days to the administering authority upon its request.
G24	All records must be kept for a period of at least five years and provided to the administering authority upon request.
Agency interest: Air	
Condition number	Condition
A1	Odours or airborne contaminants must not cause environmental nuisance to any sensitive place or commercial place .
A2	Dust and particulate matter emissions must not exceed the following concentrations at any sensitive place or commercial place : <ul style="list-style-type: none"> a) dust deposition of 120 milligrams per square metre per day, when monitored in accordance with Australian Standard AS 3580.10.1 (or more recent editions), or b) a concentration of particulate matter with an aerodynamic diameter of less than 10 micrometre (µm) (PM10) suspended in the atmosphere of 50 micrograms per cubic metre over a 24 hour averaging time, when monitored in accordance with Australian Standard AS 3580.9.6 (or more recent editions) or any other method approved by the administering authority.
Agency interest: Water	
Condition number	Condition
WT1	Contaminants must not be released to groundwater or at a location where they are likely to release to groundwater .
WT2	Any release of contaminants generated by the activity to waters must not cause environmental harm .
WT3	The stormwater runoff from disturbed areas must be managed to minimise the release of contaminants offsite.
WT4	Effluent and solid waste shall be applied to crops or pastures using a managed waste application program. The waste application program shall ensure the effluent and solid waste is applied sustainably across the whole of the available waste utilisation area. The rate and volume of effluent and solid waste applied to utilisation areas shall be such that surface pooling and runoff is kept to a practical minimum and excessive deep percolation is avoided.
Agency interest: Noise	
Condition number	Condition



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N1	Noise generated by the activity must not cause environmental nuisance to any sensitive place or commercial place .																																																				
N2	Noise from the activity must not include substantial low frequency noise components and must not exceed the levels identified in Table 3 – Noise limits and the associated requirements at any nuisance sensitive place or commercial place . Table 3 – Noise limits <table><tr><th rowspan="3">Noise level measured in dB(A)</th><th colspan="3">Monday to Saturday</th><th colspan="3">Sunday and Public Holidays</th></tr><tr><th>7am-6pm</th><th>6pm-10pm</th><th>10pm-7am</th><th>9am-6pm</th><th>6pm-10pm</th><th>10pm-9am</th></tr><tr><th colspan="6">Noise measured at a nuisance sensitive place</th></tr><tr><td>LAeq adj, 1 hr</td><td>Background +5</td><td>Background +3</td><td>Background +3</td><td>Background +5</td><td>Background + 3</td><td>Background + 3</td></tr><tr><td>LAm_{ax}, 1 hr</td><td>Background +10</td><td>Background +8</td><td>Background +5</td><td>Background +10</td><td>Background +8</td><td>Background +5</td></tr><tr><th rowspan="3">LAeq adj, 1 hr</th><th colspan="6">Noise measured at a commercial place</th></tr><tr><td>Background +10</td><td>Background +8</td><td>Background +5</td><td>Background +10</td><td>Background +8</td><td>Background +5</td></tr><tr><td>Background +15</td><td>Background +13</td><td>Background +10</td><td>Background +15</td><td>Background +13</td><td>Background +10</td></tr></table>	Noise level measured in dB(A)	Monday to Saturday			Sunday and Public Holidays			7am-6pm	6pm-10pm	10pm-7am	9am-6pm	6pm-10pm	10pm-9am	Noise measured at a nuisance sensitive place						LAeq adj, 1 hr	Background +5	Background +3	Background +3	Background +5	Background + 3	Background + 3	LAm _{ax} , 1 hr	Background +10	Background +8	Background +5	Background +10	Background +8	Background +5	LAeq adj, 1 hr	Noise measured at a commercial place						Background +10	Background +8	Background +5	Background +10	Background +8	Background +5	Background +15	Background +13	Background +10	Background +15	Background +13	Background +10
Noise level measured in dB(A)	Monday to Saturday			Sunday and Public Holidays																																																	
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	Background +15	Background +13	Background +10	Background +15	Background +13	Background +10																																															
Agency interest: Land																																																					
Condition number	Condition																																																				
L1	Any release of contaminants generated by the activity to land must not cause environmental harm .																																																				
L2	Before applying to surrender this environmental authority the site must be rehabilitated to achieve a safe, stable, non-polluting landform.																																																				
Agency interest: Waste																																																					
Condition number	Condition																																																				
WS1	All waste generated in carrying out the activity must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.																																																				
WS2	Waste being treated must be lawfully treated to render it less hazardous and be fit for its intended use or disposal.																																																				
WS3	Any release or utilisation of waste products generated by the activity must not cause environmental harm .																																																				



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WS4	Feedlot waste products must be applied to land in a manner that does not result in leaching or overland flow of contaminants to waters .
WS5	The rate of application of effluent and solid wastes from the activity must not exceed the rates at which the critical constituents of the wastes, that is, water, nutrients (especially nitrogen and phosphorus) and salts, are: <ul style="list-style-type: none"> (a) taken up by plants and removed from the waste utilisation areas by harvesting; (b) safely stored within the soil profile; or (c) released into the surrounding environment in an acceptable form.
WS6	Manure and sludge removed from the feedlot pens, drains, sedimentation system(s) and holding pond(s), and spilt and/or spoilt feedstuffs, shall be either: <ul style="list-style-type: none"> • stored in a manner that minimises the risk of harm to environmental values; or • exported from the feedlot property; or • applied immediately, at sustainable rates, to crop or pasture on the feedlot property.
WS7	Solid waste stockpile and composting areas shall be protected from rainfall runoff by diversion banks or drains and shall be located within a controlled drainage area .
WS8	Stockpiles of manure, sludge and spilt or spoilt feedstuff shall be managed to avoid burning, including spontaneous combustion. Any fires shall be extinguished as soon as practically possible.

END OF PERMIT

Attachments

1. Development application - Material Change of Use Proposed Development – Production Pen Development, RDC Engineers, Figure 09, D1-130-00-09, C, 04/08/22, and
2. Development application - Material Change of Use Proposed Development – Controlled Drainage Area 1 – Catchment Area Plan – Stage 1, RDC Engineers, Figure 11, D1-130-00-11, C, 04/08/22; and
3. Development application - Material Change of Use Proposed Development – Controlled Drainage Area 2 – Catchment Area Plan – Stage 1, RDC Engineers, Figure 12, D1-130-00-12, C, 04/08/22; and
4. Development application - Material Change of Use Proposed Development – Waste Utilisation Areas, RDC Engineers, Figure 14, D1-130-00-14, C, 04/08/22.

Definitions

Key terms and/or phrases used in this document are defined in this section and **bolded** throughout this document. Applicants should note that where a term is not defined, the definition in the *Environmental Protection Act 1994* (the Act), its regulations or environmental protection policies must be used. If a word remains undefined it has its ordinary meaning.

activity means the environmentally relevant activities, whether resource activities or prescribed activities, to which the environmental authority relates.

administering authority means the Department of Agriculture and Fisheries or its successor or predecessors.



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Annual Exceedance Probability (AEP) An Annual Exceedance Probability (AEP) event is the probability of a level of flooding being equalled or exceeded, at least once, in any given year. For example, a 1% AEP, is a flood level that has a one per cent chance of occurring in any given year.

appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and/or experience relevant to the EA requirement and can give authoritative assessment, advice and analysis in relation to the EA requirement using the relevant protocols, standards, methods or literature.

background means noise, measured in the absence of the noise under investigation, as $L_{A90,T}$ being the A-weighted sound pressure level exceeded for 90 percent of the time period of not less than 15 minutes, using Fast response.

commercial place means a place used as a workplace, an office or for business or commercial purposes and includes a place within the curtilage of such a place reasonably used by persons at that place.

controlled drainage areas means a self-contained catchment surrounding those parts of the feedlot complex from which uncontrolled stormwater runoff would constitute an environmental hazard. It is typically established using a series of:

- catch drains to capture runoff from the feedlot pens and all other surfaces within the feedlot complex, and ultimately convey that runoff to a treatment, collection or disposal system, and
- diversion banks or drains placed immediately upslope of the feedlot complex, which are designed to divert 'clean' or uncontaminated upslope runoff around the feedlot complex.

delegate of the administering authority means an officer of the Department of Agriculture and Fisheries or its successor as cited by the administering authority.

disturbed areas includes areas:

1. that are susceptible to erosion;
2. that are contaminated by the activity; and/or
3. upon which stockpiles of soil or other materials are located.

environmental harm as defined in Chapter 1 of the Environmental Protection Act 1994.

environmental nuisance as defined in Chapter 1 of the Environmental Protection Act 1994.

environmental value as defined in Chapter 1 of the Environmental Protection Act 1994.

groundwater means water that occurs naturally in, or is introduced artificially into, an aquifer.

$L_{Aeq,adj,T}$ means the adjusted A weighted equivalent continuous sound pressure level measures on fast response, adjusted for tonality and impulsiveness, during the time period T, where T is measured for a period no less than 15 minutes when the activity is causing a steady state noise, and no shorter than one hour when the approved activity is causing an intermittent noise.

land does not include waters.

$MaxL_{pA,T}$ means the maximum A-weighted sound pressure level measured over a time period T of not less than 15 minutes, using Fast response.

measures has the broadest interpretation and includes plant, equipment, physical objects, monitoring, procedures, actions, directions and competency.

noxious means harmful or injurious to health or physical well-being.

offensive means causing offence or displeasure; is unreasonably disagreeable to the sense; disgusting, nauseous or repulsive.



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prescribed water contaminants means contaminants listed within Schedule 9 of the Environmental Protection Regulation 2008.

records include breach notifications, written procedures, analysis results, monitoring reports and monitoring programs required under a condition of this authority.

release of a contaminant into the environment includes:

1. to deposit, discharge, emit or disturb the contaminant; and
2. to cause or allow the contaminant to be deposited, discharged, emitted or disturbed; and
3. to fail to prevent the contaminant from being deposited, discharged emitted or disturbed; and
4. to allow the contaminant to escape; and
5. to fail to prevent the contaminant from escaping.

secondary containment system means a system designed, installed and operated to prevent any release of contaminants from the system, or containers within the system, to land, groundwater, or surface waters.

sensitive place includes the following and includes a place within the curtilage of such a place reasonably used by persons at that place:

- a) caretaker's accommodation; or
- b) a childcare centre; or
- c) a community care centre; or
- d) a community residence; or
- e) a detention facility; or
- f) a dual occupancy; or
- g) a dwelling house; or
- h) a dwelling unit; or
- i) an educational establishment; or
- j) a health care service; or
- k) a hospital; or
- l) a hotel, to the extent the hotel provides accommodation for tourists or travellers; or
- m) a multiple dwelling; or
- n) non-resident workforce accommodation; or
- o) a relocatable home park; or
- p) a residential care facility; or
- q) a resort complex; or
- r) a retirement facility; or
- s) rooming accommodation; or
- t) rural workers' accommodation; or
- u) short-term accommodation; or
- v) a supervised accommodation service; or
- w) a tourist park.

standard cattle unit meaning and calculation

- (1) A *standard cattle unit* is a unit of measurement based on the live weight of cattle.
- (2) The number of standard cattle units that is equivalent to an animal of a live weight mentioned in column 1 of the following table is stated opposite in column 2.



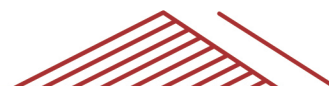
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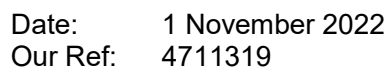
Column 1	Column 2
Live weight (kg)	Number of standard cattle units
up to 350	0.67
more than 350 to 400	0.74
more than 400 to 450	0.81
more than 450 to 500	0.87
more than 500 to 550	0.94
more than 550 to 600	1.00
more than 600 to 650	1.06
more than 650 to 700	1.12
more than 700	1.18

substantial low frequency noise means a noise emission that has an unbalanced frequency spectrum shown in a one-third octave band measurements, with a predominant component within the frequency range 10 to 200 Hz. It includes any noise emission likely to cause an overall sound pressure level at a noise sensitive place exceeding 55 dB(Z).

waters includes river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water, natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and groundwater and any part thereof.

you means the holder of the environmental authority.



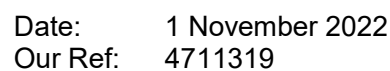


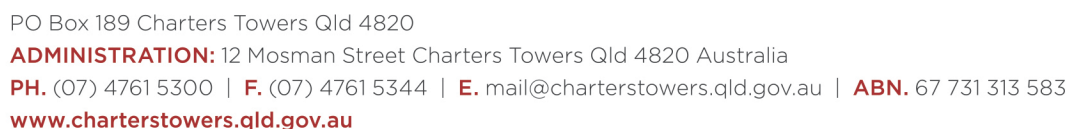
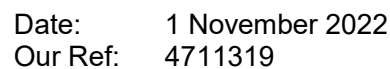
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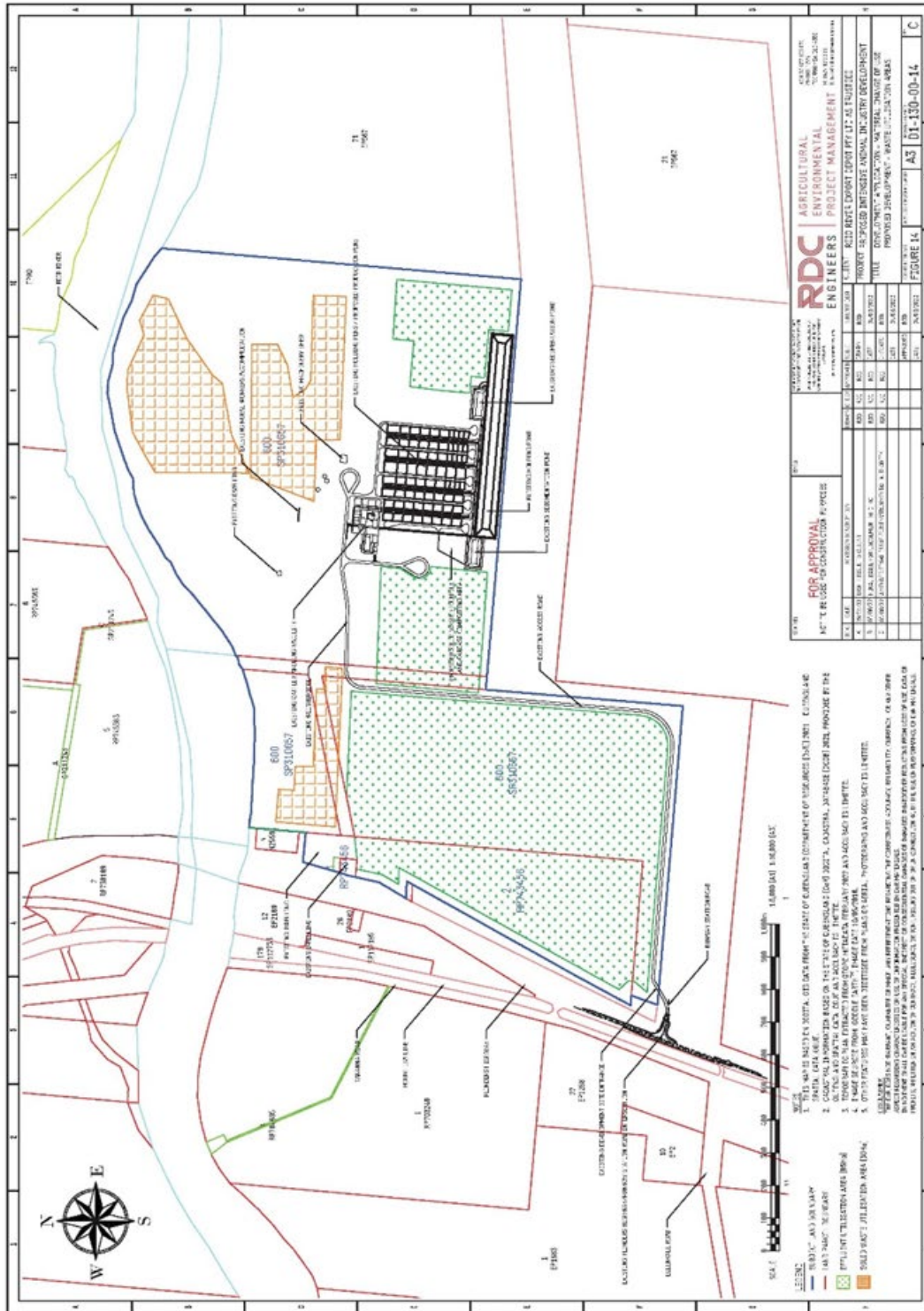
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