DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) **and** parts 4 to 6 of *DA Form 2 – Building work details.*

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008.* For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: *All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).*

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) *(individual or company full name)*	G Emmert
Contact name *(only applicable for companies)*	c/- Capricorn Survey Group (CQ) Pty Ltd
Postal address *(P.O. Box or street address)*	PO Box 1391
Suburb	Rockhampton
State	QLD
Postcode	4700
Country	Australia
Contact number	(07) 4927 5199
Email address *(non-mandatory)*	reception@csgcq.com.au
Mobile number *(non-mandatory)*	0407 581 850
Fax number *(non-mandatory)*	n/a
Applicant's reference number(s) *(if applicable)*	7466

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☐ Yes – the written consent of the owner(s) is attached to this development application ☒ No – proceed to 3)

Queensland Government

PART 2 – LOCATION DETAILS

3) Location of the premises *(complete 3.1) or 3.2), and 3.3) as applicable)*

***Note**: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.*

3.1) Street address and lot on plan

☒ Street address **AND** lot on plan (*all lots must be listed*), ***or***

☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises *(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).*

a)	Unit No.	Street No.	Street Name and Type	Suburb
		56	Emmerts Lane	Ridgelands
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4702	19	P4052	RRC
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

3.2) Coordinates of premises *(appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)*

***Note**: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.*

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

☐ Additional premises are relevant to this development application and their details have been attached in a schedule to this application

☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

Name of local government for the tidal area *(if applicable)*:

Name of port authority for tidal area *(if applicable)*:

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

High Impact Industry (Poultry Abattoir)

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.*

☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*

☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development
☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application ☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

***Note**: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.*

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*
Poultry Abattoir	High Impact Industry (Poultry Abattoir)	n/a	89m²

8.2) Does the proposed use involve the use of existing buildings on the premises?		
☐ Yes		
☒ No		

Division 2 – Reconfiguring a lot

***Note**: This division is only required to be completed if any part of the development application involves reconfiguring a lot.*

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☐ Subdivision *(complete 10))*	☐ Dividing land into parts by agreement *(complete 11))*
☐ Boundary realignment *(complete 12))*	☐ Creating or changing an easement giving access to a lot from a construction road *(complete 13))*

10) Subdivision 10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment 12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m^2)	Lot on plan description	Area (m^2)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? *(attach schedule if there are more than two easements)*				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? *(e.g. pedestrian access)*	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

***Note**: This division is only required to be completed if any part of the development application involves operational work.*

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*	
☐ Yes – specify number of new lots:	
☐ No	

14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*
$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Rockhampton Regional Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?
☐ Yes – a copy of the decision notice is attached to this development application
☐ Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
☒ No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?
***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.

☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Regulation 2017:**

☐ Clearing native vegetation
☐ Contaminated land *(unexploded ordnance)*
☐ Environmentally relevant activities (ERA) *(only if the ERA have not been devolved to a local government)*
☐ Fisheries – aquaculture
☐ Fisheries – declared fish habitat area
☐ Fisheries – marine plants
☐ Fisheries – waterway barrier works
☐ Hazardous chemical facilities
☐ Queensland heritage place *(on or near a Queensland heritage place)*
☐ Infrastructure – designated premises
☐ Infrastructure – state transport infrastructure
☐ Infrastructure – state transport corridors and future state transport corridors
☐ Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
☐ Infrastructure – near a state-controlled road intersection
☐ On Brisbane core port land near a State transport corridor or future State transport corridor
☐ On Brisbane core port land – ERA
☐ On Brisbane core port land – tidal works or work in a coastal management district
☐ On Brisbane core port land – hazardous chemical facility
☐ On Brisbane core port land – taking or interfering with water
☐ On Brisbane core port land – referable dams
☐ On Brisbane core port land - fisheries
☐ Land within Port of Brisbane's port limits
☐ SEQ development area
☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
☐ Tidal works or works in a coastal management district
☐ Reconfiguring a lot in a coastal management district or for a canal
☐ Erosion prone area in a coastal management district
☐ Urban design
☐ Water-related development – taking or interfering with water
☐ Water-related development – removing quarry material *(from a watercourse or lake)*
☐ Water-related development – referable dams
☐ Water-related development – construction of new levees or modification of existing levees *(category 3 levees only)*
☐ Wetland protection area

Matters requiring referral to the **local government:**

☐ Airport land
☐ Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government)*
☐ Local heritage places

Matters requiring referral to the **chief executive of the distribution entity or transmission entity:** ☐ Electricity infrastructure
Matters requiring referral to: • The **Chief executive of the holder of the licence**, if not an individual • The **holder of the licence**, if the holder of the licence is an individual ☐ Oil and gas infrastructure
Matters requiring referral to **the Brisbane City Council:** ☐ Brisbane core port land
Matters requiring referral to the **Minister under the *Transport Infrastructure Act 1994*:** ☐ Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) ☐ Strategic port land
Matters requiring referral to the **relevant port operator:** ☐ Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the **Chief Executive of the relevant port authority:** ☐ Land within limits of another port (below high-water mark)
Matters requiring referral to the **Gold Coast Waterways Authority:** ☐ Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works marina *(more than six vessel berths)*

18) Has any referral agency provided a referral response for this development application?		
☐ Yes – referral response(s) received and listed below are attached to this development application ☐ No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application *(if applicable).*		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
☒ I agree to receive an information request if determined necessary for this development application ☐ I do not agree to accept an information request for this development application ***Note**: By not agreeing to accept an information request I, the applicant, acknowledge:* • *that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties* • *Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.* *Further advice about information requests is contained in the DA Forms Guide.*

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? *(e.g. a preliminary approval)*			
☐ Yes – provide details below or include details in a schedule to this development application ☒ No			
List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

21) Has the portable long service leave levy been paid? *(only applicable to development applications involving building work or operational work)*		
☐ Yes – a copy of the receipted QLeave form is attached to this development application ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid ☒ Not applicable *(e.g. building and construction work is less than $150,000 excluding GST)*		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number
$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
☐ Yes – show cause or enforcement notice is attached ☒ No

23) Further legislative requirements			
Environmentally relevant activities			
23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?			
☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below ☒ No ***Note**: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.*			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
Hazardous chemical facilities			
23.2) Is this development application for a **hazardous chemical facility**?			
☐ Yes – *Form 69: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application ☒ No ***Note**: See www.business.qld.gov.au for further information about hazardous chemical notifications.*			
Clearing native vegetation			

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

***Note**: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.*
2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

***Note**: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.*

Koala conservation

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work within an assessable development area under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes

☒ No

***Note**: See guidance materials at www.des.qld.gov.au for further information.*

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

***Note**: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.*

DA templates are available from https://planning.dsdmip.qld.gov.au/. If the development application involves:

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from https://planning.dsdmip.qld.gov.au/. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

☐ Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

***Note**: See guidance materials at www.daf.qld.gov.au for further information.*

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000?*

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No
***Note**: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.*

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995?*

☒ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☐ No
***Note**: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.*

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
☒ No
***Note**: See guidance materials at www.dnrme.qld.gov.au for further information.*

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No
***Note**: See guidance materials at www.des.qld.gov.au for further information.*

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below
☒ No
***Note**: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.*

Name of the heritage place:		Place ID:	

Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.15) Does this development application involve new or changed access to a state-controlled road?

☐ Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
☒ No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application ***Note**: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.*	☒ Yes
Relevant plans of the development are attached to this development application ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued *(see 21))*	☐ Yes ☒ Not applicable

25) Applicant declaration
☒ By making this development application, I declare that all information in this development application is true and correct ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001* ***Note**: It is unlawful to intentionally provide false or misleading information.*
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or • required by other legislation (including the *Right to Information Act 2009*); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

PART 9 – FOR OFFICE USE ONLY

Date received: _____ Reference number(s): _____

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	

Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment *Note: For completion by assessment manager if applicable*	
Description of the work	
QLeave project number	
Amount paid ($)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

capricornsurveygroupcq
SURVEYING & PLANNING SOLUTIONS

26 August 2019 Our Ref: 7466

The Chief Executive Officer
Rockhampton Regional Council
PO Box 1860
Rockhampton QLD 4700

Attention: Thomas Gardiner

Dear Sir,

RE: Development Application for Material Change of Use
High Impact Industry (Poultry Abattoir)
56 Emmert Lane, Ridgelands

This application is for the Development Permit for Material Change of Use for High Impact Industry (Poultry Abattoir) made by G. Emmert c/- Capricorn Survey Group (CQ) Pty Ltd. The proposed development will be located at 56 Emmert Lane, Ridgelands - Lot 19 on P4052.

The proposal is for an abattoir for poultry meat for human consumption. **This application specifically excludes processing of chickens, ducks, geese, guinea fowl or turkeys.** The applicant will generally be processing quails and pigeons (squab). Squab are young pigeons, which are popular in Asian cooking. They need to be younger than 6 weeks old so the meat is still tender. The proposal is a good means of diversification and an excellent way for landholders with small acreages to make a return. The scale of the proposal is small enough that it would be much the same as a hobby farm killing their own animals for personal consumption.

No breeding or extended storage of live animals will be undertaken on site. Live birds will be transported to site in cages approximately 1000mm long x 500mm wide x 200mm high. These cages hold up to 25 birds at one time. It is expected the abattoir will process at a rate of 100 birds per hour.
Operating hours are Mon-Sat 7am-6pm.

The proposed new shed (elevations and proposed floor plan attached) will be approximately 81m². A storage area will be provided to hold the birds prior to processing. The processing of the birds involves:

- The birds will be stunned prior to slaughter. The aim is that the birds throats are cut and bled out prior to the bird regaining consciousness.
- Slaughtering with the use of kill cones/poultry restraining funnel. A restraining funnel is the humane way to despatch poultry. The head-down position has a calming effect on the bird. The funnel then holds the bird securely while it is bled.
- Scalding to help with the removal of feathers.
- Plucking of feathers (using plucking machine). Water is poured into the machine while the birds are plucked, the wet feathers are then dispensed from the machine and disposed of
- Cooling (cooling tank)

- Evisceration – removing the internal organs of the bird. The livers of the birds are often used for pate.
- Washing/sterilising in chlorination tank
- All birds are placed on a carousel and grading of the meat is undertaken. Grading table provided.
- Cryovaccing the whole birds using cryovaccing machine.
- They are then packed in boxes (sorted by the grade) and transported from site. The boxes used to transport the meat from site are approximately 540mm long x 360mm wide x 225mm high and up to 50 cryovacced birds can fit in one box.

Example of bird plucking machine

Photo of cage to be used to transport live birds to site

Photo of box to be used to transport cryovacced birds from site

Services

Water	There is no reticulated water supply in the area. Two new rainwater tanks will be provided at the eastern side of the proposed shed. Each tank will hold approximately 24,750L of water, total being 49,500L.
Sewer	There is no reticulated sewerage network existing in the area. A waste water tank/septic system will be provided on the northern side of the shed. All washdown areas and drains will drain to this tank. Waste water will be treated on site and used for watering of trees and pasture.
Electricity	The existing dwelling and sheds are connected to electricity. The proposed shed will be connected to this same supply else provided with solar.
Telecommunications	The existing dwelling on site has telecommunications supply. No additional supply is required for the proposed use.
Drainage	The land is flat, the shed will be fitted with appropriate guttering and pipes directed to the rainwater tanks. The new shed will not disrupt the existing drainage patterns on the land. The shed will be constructed 500mm above ground level.
Access	The proposed use will utilise the existing access on site. The proposed abattoir is small scale and will not generate any additional trips to and from site than what already occurs. 1000 birds can be taken to site in the back of a single ute.
Waste Storage	Suitable refuse containers for all waste will be provided. Feathers/ Internal organs/body parts such as feet, heads, etc will be composted onsite.

Potential Environmental Impacts

Noise

The proposed shed will be positioned in the middle of the subject site to minimise noise impacts to adjoining sites. No extended keeping of the live birds is proposed, they will likely be transported to site and slaughtered on the same day, thus impacts of bird noises will be minimal. All machinery/equipment to be used will be enclosed in the shed, the walls of the shed will buffer any noise from equipment. We do not believe the abattoir will increase noise from the site, the noise from the abattoir operations would be less than noise of a standard rural shed with farming machinery, tractors, saws etc.

Setbacks

- Existing dwelling on property approx. 154m away
- Western neighbouring dwelling approx. 350m away
- Eastern neighbouring dwelling approx. 350m away
- Southern neighbouring dwelling approx. 325m away
- Setback to eastern boundary approx. 210m
- Setback from access driveway approx. 45m

Odour/Air Pollutants	Little if any impact is expected on the atmosphere environment. The entire use will be undertaken inside the shed, thus any odours from live animals or carcasses would be contained indoors. Feathers/ Internal organs/body parts such as feet, heads, etc will be composted onsite in appropriate containers. The setbacks to property boundaries and adjoining dwelling houses are in accordance with *State Planning Policy Guideline – State Interest Schedule 3 Model Land Use Code for Poultry Farms Table A – setback distances.*
Disease/Pests	No extended keeping of the live birds is proposed, they will most likely be transported to site and slaughtered on the same day. The farms breeding the pigeons and quail would already have disease and pest management practices in place, no diseased birds would be taken to the abattoir to be slaughtered for meat in the first place.

Rural Zone Code

Performance Outcomes	Acceptable Solutions	Proposed Compliance
Where involving a new building or an expansion to an existing building		
Built Form		
PO1 Development does not adversely impact on the rural character of the locality, having regard to the scale and visibility of buildings.	**AO1.1** The height of new buildings and structures does not exceed two (2) storeys and ten (10) metres above ground level, excluding silos, windmills and similar structures ancillary to rural uses. Note—Building heights on the airport obstacle limitation surface map OM-2A prevail over building heights detailed in the zone codes.	The shed proposed is only some 3 metres high.
Land Use		
PO2 is not applicable, the proposal is not for aquaculture		
PO3 and PO4 are not applicable, the proposed does not include any dwelling houses or additional dwelling units		
PO5 and PO6 are not applicable, the proposal is not for caretakers accommodation		
PO7 and PO8 are not applicable, the proposal is not for a home based business		
PO9 is not applicable, the proposal is not for a roadside stall		
PO10 and PO11 are not applicable, the proposal is not for rural workers' accommodation.		
Effects of Development		
PO12 Outdoor lighting maintains the amenity of any adjoining residential zoned premises and does not adversely impact the safety of vehicles or pedestrians on the adjoining streets as a result of light emissions, either directly or by reflection.	**AO12.1** Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of the Australian Standard AS 4282 — Control of the obtrusive effects of outdoor lighting, as updated from time to time.	No outdoor lighting is proposed.
PO13 is not applicable, the land is not within the Alton Downs Precinct.		

General		
PO14 Development that does not involve rural uses: 1. is located on the least productive parts of a site and not on land identified on the agricultural land classification (ALC) overlay maps; 2. does not restrict the ongoing safe and efficient use of nearby rural uses; and 3. is adequately separated or buffered where it is likely to be sensitive to the operational characteristics associated with rural uses, rural industries or extractive industries. Editor's note—Agricultural land classified as Class A or Class B is shown on the agricultural land classification overlay map OM-13. Editor's note—Applicants should have regard to the State Planning Policy Guideline - State Interest - Agriculture.	No acceptable outcome is nominated.	The land is within the Cropping and Intensive Horticulture Precinct. The proposed, although for a high impact industrial use, maintains the productive capacity of the land, the proposal is a good means of diversification and an excellent way for landholders with small acreages to make a return. The shed is well separated from the existing dwelling on the lot (approx. 154m) as well as dwellings on the adjoining properties (approx. 325m to the closest adjoining dwelling). The use will be undertaken entirely within the proposed shed minimising impacts of noise and odour. The shed will appear no different to any shed on any other rural property in the area.
PO15 Uses that require isolation from urban areas are accommodated only where: 1. they cannot be more appropriately located in an industrial or other relevant zone; 2. they can be adequately separated from sensitive land use(s) (whether or not in the rural zone); and 3. potential impacts can be appropriately managed. Editor's note—Applicants seeking approval for intensive animal industries are to refer to State Planning Policy Guideline – State interest – AgricultureSchedule 3. Model land use code – for poultry farms (Poultry farm code) and Schedule 5. Mitigating land use conflicts between agriculture and non-agricultural land use and that applicants consult with the relevant state government department prior to the lodgement of a development application. For intensive horticulture, applicants should have regard to the State Planning Policy Guideline – State interest –	No acceptable outcome is nominated.	The shed is well separated from the existing dwelling on the lot (approx. 154m) as well as dwellings on the adjoining properties (approx. 325m to the closest adjoining dwelling). The use will be undertaken entirely within the proposed shed minimising impacts of noise and odour. The shed will appear no different to any shed on any other rural property in the area.

Agriculture Schedule 5. Mitigating land use conflicts between agriculture and non-agricultural land use. For other uses Council may require a study that, amongst other matters, identifies how the development is in accordance with Environmental Protection (Air) Policy 2008 or Environmental Protection (Noise) Policy 2008.		
PO16 Ecological values, habitat corridors and soil and water quality are protected, having regard to: 1. maximisation of vegetation retention and protection of vegetation from the impacts of development; 2. avoidance of potential for erosion and minimisation of earthworks; 3. retention and protection of natural drainage lines and hydrological regimes; and 4. avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity.	No acceptable outcome is nominated.	The land does not contain any significant ecological values. The use will be undertaken entirely within the proposed shed which will minimise impacts of noise and odour. All waste products from the birds (ie internal organs, body parts, feathers, etc) will be composted onsite. A waste water tank/septic system (to hold approx. 11,000L) will be placed on the northern side of the shed. All washdown areas and drains will drain to this tank. The waste water will be treated on site and used to water pasture and trees,
PO17 is not applicable, the proposal does not include animal keeping for kennels or catteries		
PO18 is not applicable, the proposal is not for aquaculture		
PO19 is not applicable, the proposal is not for bulk landscaping supplies, rural industry or wholesale nursery		
PO18 to PO23 are not applicable, the proposal is not for intensive animal husbandry		
PO24 and PO25 are not applicable, the proposal is not for intensive horticulture		
PO26 is not applicable, the proposal is not for outdoor sport and recreation or community use		
PO27 is not applicable, the proposal is not for a renewable energy facility.		
PO28 is not applicable, the proposal is not for a rural workers accommodation, farm stay or tourism uses		
PO29 is not applicable, the proposal is not for transport and freight uses		
PO30 is not applicable, the proposal is not for aquaculture		
Effects of Development		
PO30 Effective separation distances are provided to minimise conflicts with sensitive land use(s). Editor's note—Where potential conflicts between agricultural and sensitive land uses may occur, applicants should refer to State Planning Policy Guideline – State interest – Agriculture Schedule 5. Mitigating land use conflicts between agriculture and non-agricultural land use. Applicants seeking approval for intensive animal industries are to refer to State Planning Policy Guideline – State interest – Agriculture Schedule 3. Model land use code – for poultry farms (Poultry farm	No acceptable outcome is nominated.	The proposed use is well separated from all neighbouring properties and dwellings. • Existing dwelling on property approx. 154m away • Western neighbouring dwelling approx. 350m away • Eastern neighbouring dwelling approx. 350m away • Southern neighbouring dwelling approx. 325m away

code) and Schedule 5. Mitigating land use conflicts between agriculture and non-agricultural land use. Applicants should consult with the relevant state government department prior to the lodgement of a development application.		• Setback to eastern boundary approx. 210m • Setback from access driveway approx. 45m
PO31 Development does not unduly impact on the existing amenity and character of the locality having regard to: 1. the scale, siting and design of buildings and structures; 2. visibility of buildings and structures when viewed from roads and other public view points; and 3. any heritage places.	No acceptable outcome is nominated.	The proposed shed containing the abattoir is sited toward the middle of the subject site, approximately 210m from the closest property boundary. The shed will appear no different to any other sheds on any other rural properties in the area. Emmerts Lane is not a through road and the landowners of the subject lot are the only property to access from the road, there will be no passer by traffic.
PO32 Development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that: 1. any hazards to people or property are avoided; 2. any earthworks are minimised; 3. the retention of natural drainage lines is maximised; 4. the retention of existing vegetation is maximised; 5. leeching by nutrients, pesticides or other contaminants, or potential for salinity is minimised; 6. damage or disruption to sewer, stormwater and water infrastructure is avoided; and 7. there is adequate buffering, screening or separation to adjoining development.	No acceptable outcome is nominated.	The land is flat, the shed will be fitted with appropriate guttering and pipes directed to the rainwater tanks. The new shed will not disrupt the existing drainage patterns on the land. Washdown areas and drains will drain to the waste water tank to be installed on the southern side of the shed. The shed will be constructed 500mm above ground level.
PO33 Development is designed and managed so that it provides appropriate protection for community safety and health and avoids unacceptable risk to life and property.	No acceptable outcome is nominated.	The proposed use will be undertaken entirely within the proposed shed. The shed is well separated from any nearby dwellings.
PO34 is not applicable, the proposal is not for reconfiguration of a lot.		
PO35 and PO36 are not applicable, the land is not within the Alton Downs Precinct		

Where in the Cropping and Intensive Horticulture Precinct		
PO37 Rural industries are established only where associated with rural production in the immediate vicinity.	No acceptable outcome is nominated.	The proposal is for poultry meat production. The use will not detrimentally affect the surrounding environment or the rural amenity of the area. Although classed as an 'industrial' use, the scale of the proposal is small enough that it would be no different to a hobby farm killing their own animals for personal consumption.
PO38 The subdivision of land is limited to protect the ongoing viability and productivity of existing and potential cropping and horticulture uses.	**AO38.1** The minimum lot size in the precinct is forty (40) hectares.	The proposal is not for subdivision of the land.

Access, Parking and Transport Code

Specific Outcomes	Acceptable Solutions	Proposed Compliance
Access and Parking		
PO1 Access driveways are located to avoid conflicts and designed to operate efficiently and safely, taking into account: a. the size of the parking area; b. the volume, frequency and type of vehicle traffic; c. the need for some land uses (for example hospitals) to accommodate emergency vehicle access; d. the type of use and the implications on parking and circulation, for example long-term or short-term car parking; e. frontage road function and conditions; and f. the capacity and function of the adjoining street system.	**AO1.1** Access driveways are not located within: a) twenty–five (25) metres of a signalised road intersection; b) twenty (20) metres of an un-signalised road intersection in an industrial or centres zone or ten (10) metres otherwise; and c) one (1) metre of any street signage, power poles, street lights, manholes, stormwater gully pits or other Council asset.	The subject site currently accesses from Emmerts Lane. The existing access is over 550m from the intersection with Ridgelands Road. The landowners will be the sole operators of the abattoir, no additional helpers or staff are required. The abattoir should not generate an increase in traffic to and from the site. Emmerts Lane is not a through road and the subject site is the only lot that utilises this road for access. No passers-by or through traffic exists or is expected.
PO2 Access driveways do not disrupt existing road or footpath infrastructure.	**AO2.1** Access driveways: a) do not require the modification, relocation or removal of any infrastructure including street trees, fire hydrants, water meters and street signs; b) do not front a traffic island, speed control device, car parking bay, bus stop or	No change is proposed or required to the existing access.

	other infrastructure within the road carriageway; c) must be sealed and to a formed road; d) are not constructed over an access point to equipment under the control of a regulatory authority, including storm water pits, water meters, hydrants and telephone pits; and e) are raised or lowered to match the surface level of the driveway, where an access chamber is to be incorporated within the driveway.	
PO3 Access driveways are designed and constructed so as to: a) enable safe and functional vehicular access from the street to the property; and b) not cause a change in the level of a footpath.	**AO3.1** Access driveways are constructed in compliance with the Capricorn Municipal Development Guidelines.	The existing access is appropriate to cater for the proposed use. No significant increase in number of trips to and from site are expected from the use.
PO4 A driveway does not allow water to pond adjacent to any buildings or cause water to enter a building.	**AO4.1** A driveway has a minimum cross fall of one (1) metre (vertical) to 100 metres (horizontal) away from all adjoining buildings.	A gravel driveway will be constructed around the shed. The shed will be constructed 500mm above ground level. No ponding of stormwater will occur.
Parking		
PO5 Provision is made for on-site vehicle parking: a) to meet the demand likely to be generated by the development; and b) to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	**AO5.1** AO5.1.1 On-site car parking is provided at the rates set out in Table 9.4.1.3.2 of the access, parking and mobility code. OR AO5.1.2 Where a change of use of existing premises is proposed and there is no increase in the gross floor area, the existing number of on-site car parks is retained or increased. **AO5.2** No net loss of on-street car parking results from the provision of off-street parking. **AO5.3** All parking, loading and manoeuvring facilities for visitors and employees to be located on-site. **AO5.4** Manoeuvring facilities to be of adequate dimensions	The landowners will operate the proposed abattoir, there will be no staff or any additional persons from the public coming to site. No additional vehicles are expected. Essentially the proposed use could be considered a private side/hobby venture for the landowners rather than the primary use for the land.

	to prevent any queuing in a roadway.	
PO6 Parking and servicing facilities are designed to meet user requirements.	**AO6.1** Parking spaces, access and manoeuvring facilities, loading facilities and connections to the transport network are sealed and designed in accordance with Australian Standard AS 2890.	No specific parking spaces are required. The applicant/landowner will utilise his own vehicle for transport of the live birds and final product to and from site respectively.
PO7 Sites with more than one (1) road frontage (excluding laneways) gain access only from the lower order road, except if it will introduce traffic generated by a non–residential use into a street that is in a residential zone.	No acceptable outcome is nominated.	No change is proposed to the existing access arrangements.
PO8 Parking areas are illuminated in a manner that maximises user safety but minimises the impacts on adjoining residents.	**AO8.1** Parking areas for uses that operate at night are illuminated in accordance with the requirements of Australian Standard AS 1158. **AO8.2** Lighting used in parking areas does not cause an environmental nuisance and complies with Australian Standard AS 4282.	No lighting is proposed as part of this application.
PO9 Car parking areas, pathways and other elements of the transport network are designed to enhance public safety by discouraging crime and antisocial behaviour, having regard to: a) provision of opportunities for casual surveillance; b) the use of fencing to define public and private spaces, whilst allowing for appropriate sightlines; c) minimising potential concealment points and assault locations; d) minimising opportunities for graffiti and other vandalism; and e) restricting unlawful access to buildings and between buildings.	No acceptable outcome is nominated.	Not applicable, the land is rural.
PO10 Parking and servicing areas are kept accessible and available for their intended use at all times during the normal business hours of the activity.	No acceptable outcome is nominated.	All areas are accessible 24/7.
PO11 Landscaping is provided to soften the visual impact of car parking areas and to provide shading and protection from glare.	**AO11.1** Landscaping areas and shade trees are provided in accordance with SC6.13 — Landscape design and street trees planning scheme policy.	No landscaping is proposed as part of this application.

Transport Impact		
PO12 Development contributes to the creation of a transport network which is designed to: a) achieve a high level of permeability and connectivity for all modes of transport, including pedestrians and cyclists, within the development and to the surrounding area; and b) encourage people to walk, cycle or use public transport to and from the site instead of using a car.	**AO12.1** Development involving the creation of new streets is undertaken in accordance with SC6.20 — Structure plan planning scheme policy and Capricorn Municipal Design Guidelines.	No new roads are proposed or required.
PO13 Development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network.	**AO13.1** Traffic generated by the development is safely accommodated within the design capacity of roads as provided in SC6.16 — Road infrastructure and hierarchy planning scheme policy. **AO13.2** A road or street does not connect with another road or street that is more than two (2) levels higher or lower in the road hierarchy.	The proposed use will not generate an increase in traffic to and from site. Emmerts Lane is a Rural Access Standard road, the road is a no-through road and the subject site is the only property that gains access from it. The proposed use will not significantly increase number of trips/vehicles to and from site each day.
PO14 Where the nature of the development creates a demand, provision is made for set down and pick-up facilities by bus, taxis or private vehicle, which: a) are safe for pedestrians and vehicles; b) are conveniently connected to the main component of the development by pedestrian pathway; and c) provide for pedestrian priority and clear sightlines.	No acceptable outcome is nominated.	The development will not create a demand for set-down/pick-up facilities.
Site Access		
PO15 Development does not impact on the safety, operation or function of the road network or system.	**AO15.1** Vehicle manoeuvring into and from the site for all vehicles is designed in accordance with the Australian Standard AS 2890, as updated from time to time. **AO15.2** No direct property access is gained to a highway, main road, urban arterial or sub arterial road as defined in SC6.16 — Road	The existing access can appropriately cater for the additional use on site.

	infrastructure and hierarchy planning scheme policy other than via a service road or a joint access arrangement with other sites. **AO15.3** Development that generates greater than 100 vehicle movements per day does not gain access to or from an urban access place or urban access streets as defined in SC6.16 — Road infrastructure and hierarchy planning scheme policy.	
PO16 Development facilitates the orderly provision and upgrading of the transport network or contributes to the construction of transport network improvements.	No acceptable outcome is nominated.	No road upgrades are required.
PO17 On-site transport network infrastructure integrates safely and effectively with surrounding networks.	**AO17.1** Intersections, connections and access arrangements are designed in accordance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890.	No new intersections are proposed nor required.
Pedestrian and Cyclist Facilities		
PO18 Development provides safe and convenient pedestrian and cycle movement to the site and within the site having regard to desire lines, users' needs, safety and legibility.	**AO18.1** Pedestrian and cyclist facilities are designed in compliance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890 — Parking facilities.	The land is rural, no pedestrian paths or cyclist facilities exist nor are any required.
PO19 Provision is made for adequate bicycle parking and end of trip facilities, to meet the likely needs of users and encourage cycle travel.	No acceptable outcome is nominated.	The land is rural, no pedestrian paths or cyclist facilities exist nor are any required.
Servicing		
PO20 Refuse collection vehicles are able to safely access on-site refuse collection facilities.	**AO20.1** Refuse collection areas are provided and designed in accordance with the waste management code and Australian Standard AS 2890.	Waste will be stored in appropriate containers and taken from site privately.

Water and Sewer Code

Specific Outcomes	Acceptable Solutions	Proposed Compliance
Water		
PO1 A water supply is provided that is adequate for the current and future needs of the intended development.	**AO1.1** AO1.1.1 Where within a water supply area, the development is connected to Council's reticulated water supply system in accordance with SC6.22 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. AO1.1.2 Where not in a water supply area or within the rural zone, development provides a reliable, on-site household water source (such as dam water, tank or bore water) with a safe yield of at least one (1) mega litre per year. A report from a qualified hydrologist is required to certify the safe yield of the dam or bore.	The land is zoned rural and is not within to Council's reticulated water supply area. Two rain water tanks will be provided on the western side of the proposed shed. Total water supply = 49500L
PO2 Reticulated water supply networks ensure that the installation is sustainable and minimises whole of life cycle costs.	**AO2.1** Where within a water supply area, water supply systems and connections are designed and constructed in accordance with SC6.22 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. **AO2.2** Where within a water supply area, staged developments are connected to the water supply network and operational prior to the commencement of the use or endorsement of the survey plan.	The land is zoned rural and is not within to Council's reticulated water supply area. Two rain water tanks will be provided on the western side of the proposed shed. Total water supply = 49500L
Sewer		
PO3 Waste water treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	**AO3.1** AO3.1.1 Where within a waste water area, the development is connected to Council's reticulated waste water system in accordance with SC6.18 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines.	A waste water tank and on-site treatment system will be provided on the northern side of the shed. Waste water will be treated on site and used to water pasture and trees.

	AO3.1.2 Where not within a waste water area, on-site waste water treatment and disposal: a) complies with the Queensland Plumbing and Wastewater Code and the *Plumbing and Drainage Act 2002*; and b) requires a site evaluation report to be prepared by a qualified person in accordance with the Queensland Plumbing and Waste Water Code.	
PO4 Reticulated waste water networks ensure that the installation of infrastructure assets is sustainable and minimises whole of life cycle costs.	**AO4.1** Where within a waste water area, waste water systems and connections are designed and constructed in accordance withSC6.18 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. **AO4.2** Where within a waste water area, staged developments are connected to the waste water network and operational prior to the commencement of the use or endorsement of the survey plan.	The land is rural and not connected to Council's reticulated sewer network.
Point Source Waste Water Management		
PO5 Development does not discharge waste water to a waterway or external to the site unless demonstrated to be best practice environmental management for the type and scale of development.	**AO5.1** A waste water management plan (WWMP) is prepared by a suitably qualified person. The waste water management plan accounts for: a) waste water type; b) climatic conditions; c) water quality objectives; and d) best practice environmental management. **AO5.2** The waste water management plan provides that waste water is managed in accordance with a waste management hierarchy that: a) avoids waste water discharge to waterways; or b) minimises waste water discharge to waterways by reuse, recycling, recovery and treatment	No waste water will be discharged to external waterways. Waste water will drain to a designated tank to be located on the northern side of the shed. The waste water will be treated on site and used to water pasture and trees.

	for disposal to sewer, surface water and groundwater if it is agreed waste water discharge to waterways cannot practically and reasonably be avoided.	
Water Management		
PO5 Waste storage areas are designed to separate stormwater and wash-down water.	**AO5.1** Wash-down water drains to either the reticulated sewerage system or an on-site sewerage facility if not in a sewer area. **AO5.2** Wash-down areas are: a) provided with a tap and water supply; and b) provided with a stormwater diversion valve and arrestor trap.	No waste water will be discharged to external waterways. Waste water will drain to a designated tank to be located on the northern side of the shed. The waste water will be treated on site and used to water pasture and trees.

Waste Management Code

Performance Outcomes	Acceptable Solutions	Proposed Compliance
Design of Waste Storage Areas		
PO1 For on-site waste collection, waste storage areas are located and designed so that: 1. they are easily accessed and convenient to use; 2. sufficient space is provided for safe entry and exit and servicing by service vehicles without the need for manual handling; 3. sufficient height clearance is provided for the safe operation of both front and side bin lifting operations; 4. they are clear of car parking bays, loading bays and similar areas; and 5. they are clear of footpaths and pedestrian access.	**AO1.1** Waste storage areas are designed and maintained in accordance with SC6.20 — Waste management planning scheme policy.	Suitable refuse containers will be provided for waste storage. Any leftover animal parts such as feathers, heads, internal organs etc will be composted on site. Any other waste would be taken from site privately and disposed of elsewhere.
PO2-PO4 are not applicable, the proposal will not utilize kerbside waste collection.		
Water Management		
PO5 Waste storage areas are designed to separate stormwater and wash-down water.	**AO5.1** Wash-down water drains to either the reticulated sewerage system or an on-site sewerage facility if not in a sewer area. **AND** **AO5.2** Wash-down areas are: 1. provided with a tap and water supply; and 2. provided with a stormwater diversion valve and arrestor trap.	No waste water will be discharged to external waterways. Waste water will drain to a designated tank to be located on the northern side of the shed. It will then be treated on site and used to water pasture and trees.

Works Code

Performance Outcomes	Acceptable Solutions	Proposed Compliance
PO1-PO4 are not applicable, the access already exists, no further works are proposed or required.		
PO4-PO10 are not applicable, the proposal does not require specific vehicle parking or additional maneuvering areas		
Infrastructure		
PO11 A water supply is provided that is adequate for the current and future needs of the development.	**AO11.1** Where within a water supply planning area, the development is connected to Council's reticulated water supply system in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. Editor's note—Where development is located outside of the water supply planning area to refer to the requirements under the Plumbing Code of Australia.	The land is zoned rural and is not within to Council's reticulated water supply area. Two rain water tanks will be provided on the western side of the proposed shed. Total water supply = 49500L
PO12 Reticulated water supply networks ensure that the installation is sustainable and minimises whole of life cycle costs.	**AO12.1** Where within a water supply planning area, water supply systems and connections are designed and constructed in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. **AND** **AO12.2** Where within a water supply planning area, staged developments are connected to the water supply network and operational, prior to the commencement of the use or endorsement of the survey plan.	The land is zoned rural and is not within to Council's reticulated water supply area. Two rain water tanks will be provided on the western side of the proposed shed. Total water supply = 49500L
PO13 Sewerage treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	**AO13.1** Where within a sewer planning area, the development is connected to Council's reticulated waste water system in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and	A waste water tank and on-site waste water treatment system will be provided.

	the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. Editor's note—Where development is located outside of the sewer planning area to refer to the requirements under the Plumbing Code of Australia.	
PO14 Reticulated sewer networks ensure that the installation of infrastructure assets is sustainable and minimises whole of life cycle costs.	**AO14.1** Where within a sewer planning area, waste water systems and connections are designed and constructed in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. **AND** **AO14.2** Where within a sewer planning area, staged developments are connected to the waste water network and operational prior to the commencement of the use or endorsement of the survey plan.	The land is not within Council's reticulated sewer network.
PO15 Development is located and designed in a manner that does not result in adverse flood affects to the site and on adjoining properties.	**AO15.1** The development does not result in an increase in flood level, flood water velocity or flood duration on upstream, downstream or adjacent properties. **AND** **AO15.2** Roof and surface water is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with Australian Standard AS/NZ 3500.3.2, and the Queensland Urban Drainage Manual as updated from time to time.	The land is not prone to flooding. Roof water will drain to the rain water tanks to be provided on the western side of the shed. Any other site water will drain to the ground and dissipate.
Waste Management		
PO16 Provision is made for waste management that is appropriate to the use, protects the health and safety of people and the environment.	**AO16.1** The development provides a bin container storage area that has a sealed pad and is screened to the height of the bins.	Suitable refuse containers will be provided for waste storage. Any leftover animal parts such as feathers, heads, internal organs etc will be composted on site. Any other waste

	AND **AO16.2** On sites in an industrial zone that are greater than 2,000 square metres in area, provision is made for refuse collection vehicles to access the collection area and to enter and leave the site in a forward direction without having to make more than a three-point turn.	would be taken from site privately and disposed of elsewhere.
Erosion and Sediment Control		
PO17 Development ensures that all reasonable and practical measures are taken to manage the impact of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, to protect water quality and environmental values.	**AO17.1** AO17.1.1 Erosion and sediment control plan is to be designed and implemented in accordance with the Capricorn Municipal Development Guidelines. OR AO17.1.2 No filling or excavation is occurring on the site.	No erosion and sediment control is required, no filling and excavation works are proposed.

Our client will pay the application fee of $4785 upon lodgement. We seek your approval for this development.

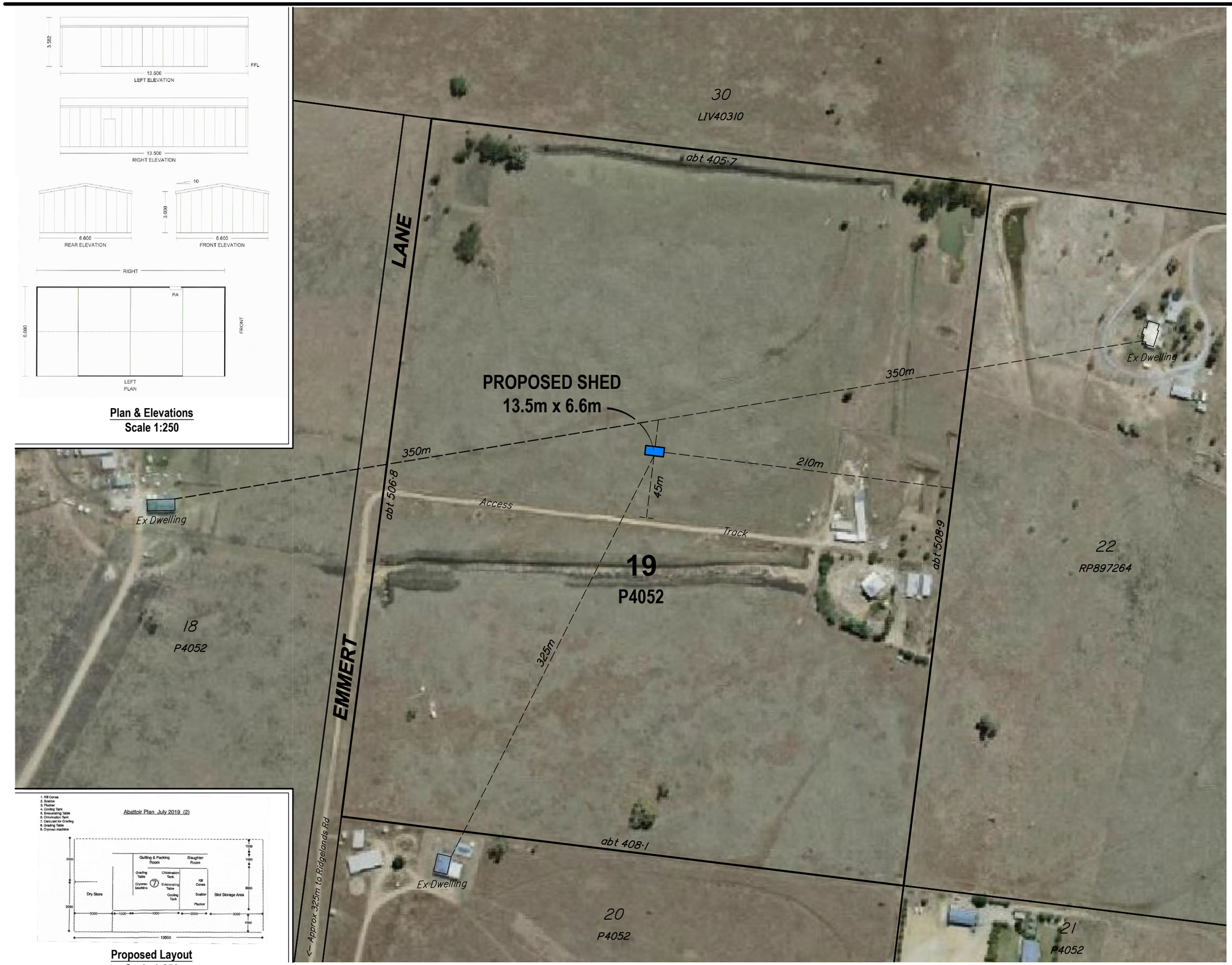
If you have any queries with regards to the above, please do not hesitate to call this office.

Yours Faithfully,

Richard Ford

Enc:

Plan & Elevations
Scale 1:250



Proposed Layout
Scale 1:250

Denotes Proposed Shed 13.5m x 6.6m

N

IMPORTANT NOTE

This plan was prepared to accompany an application to Rockhampton Regional Council and should not be used for any other purpose.

The dimensions and areas shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

This note is an integral part of this plan.

client

G. Emmert

project

56 Emmert Lane, Ridgelands

plan of

Proposed Poultry Abattoir
(13.5m x 6.6m Steel Shed)

rpd

Lot 19 on P4052

lga

Rockhampton Regional Council

issue	date	details	authorised
A	19-08-2019	Initial Issue	RJKF
-	-	-	-

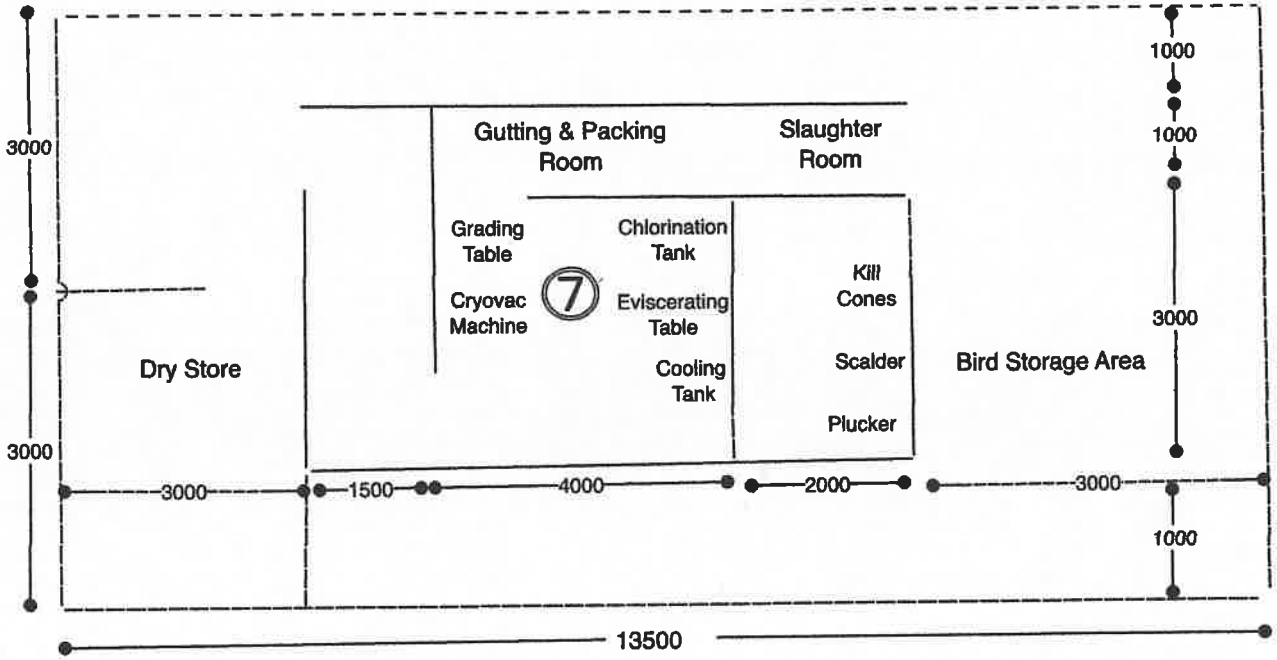
created

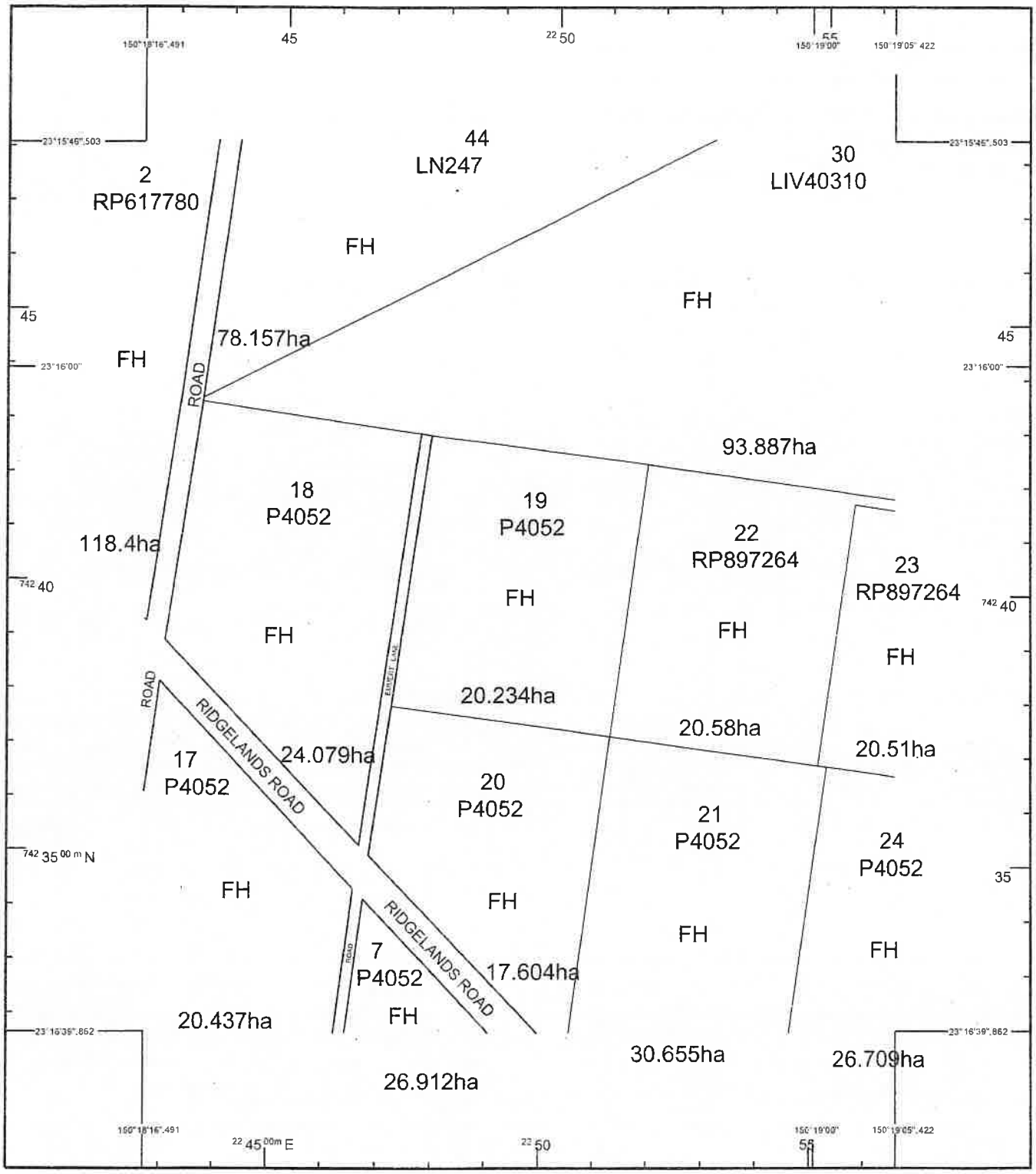
capricornsurveygroupcq
SURVEYING & PLANNING SOLUTIONS
07 4927 5199 | reception@csgcq.com.au | 132 Victoria Parade, Rockhampton QLD 4700

scale **1:2500 @ A3**
datum **-**
sheet no. **1 of 1**
cad file **7466-01-MCU-A**
plan no. **7466-01-MCU**
issue **A**

1. Kill Cones
2. Scalder
3. Plucker
4. Cooling Tank
5. Eviscerating Table
6. Chlorination Tank
7. Carousel for Grading
8. Grading Table
9. Cryovac machine

Abattoir Plan July 2019 (2)





STANDARD MAP NUMBER
8951-24412

0 200 400 600 800 1000 m

HORIZONTAL DATUM:GDA94 ZONE:56 SCALE 1 : 10000

MAP WINDOW POSITION & NEAREST LOCATION

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	19/P4052
Area/Volume	20.234ha
Tenure	FREEHOLD
Local Government	ROCKHAMPTON REGIONAL
Locality	RIDGELANDS
Segment/Parcel	38274/21

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 11/01/2019

DCDB 10/01/2019

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For further information on SmartMap products visit http://nrw.qld.gov.au/property/mapping/blinmap

GDA

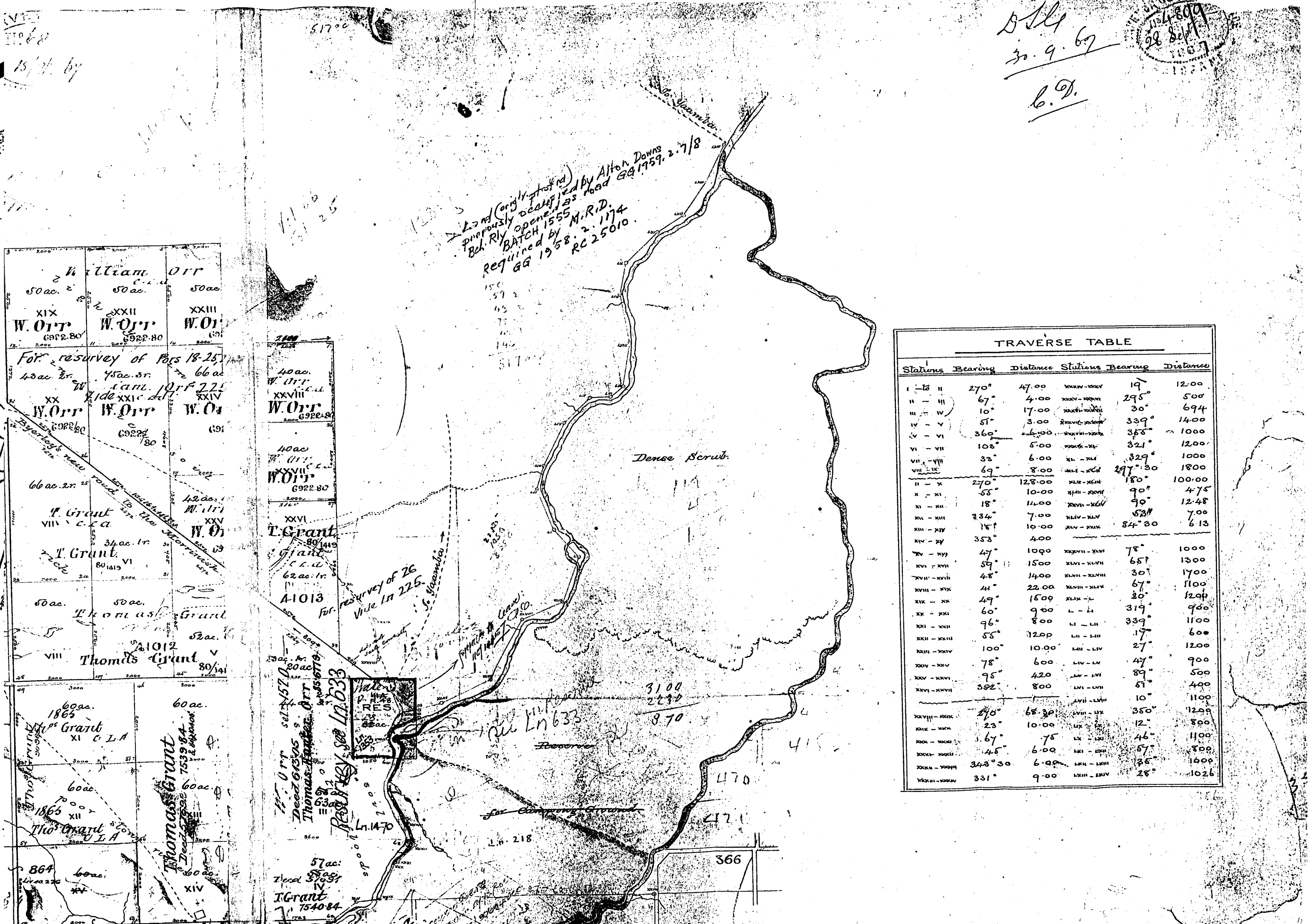
SmartMap

An External Product of SmartMap Information Services

Based upon an extraction from the Digital Cadastral Data Base

Queensland Government

(c) The State of Queensland, (Department of Natural Resources, Mines and Energy) 2019.

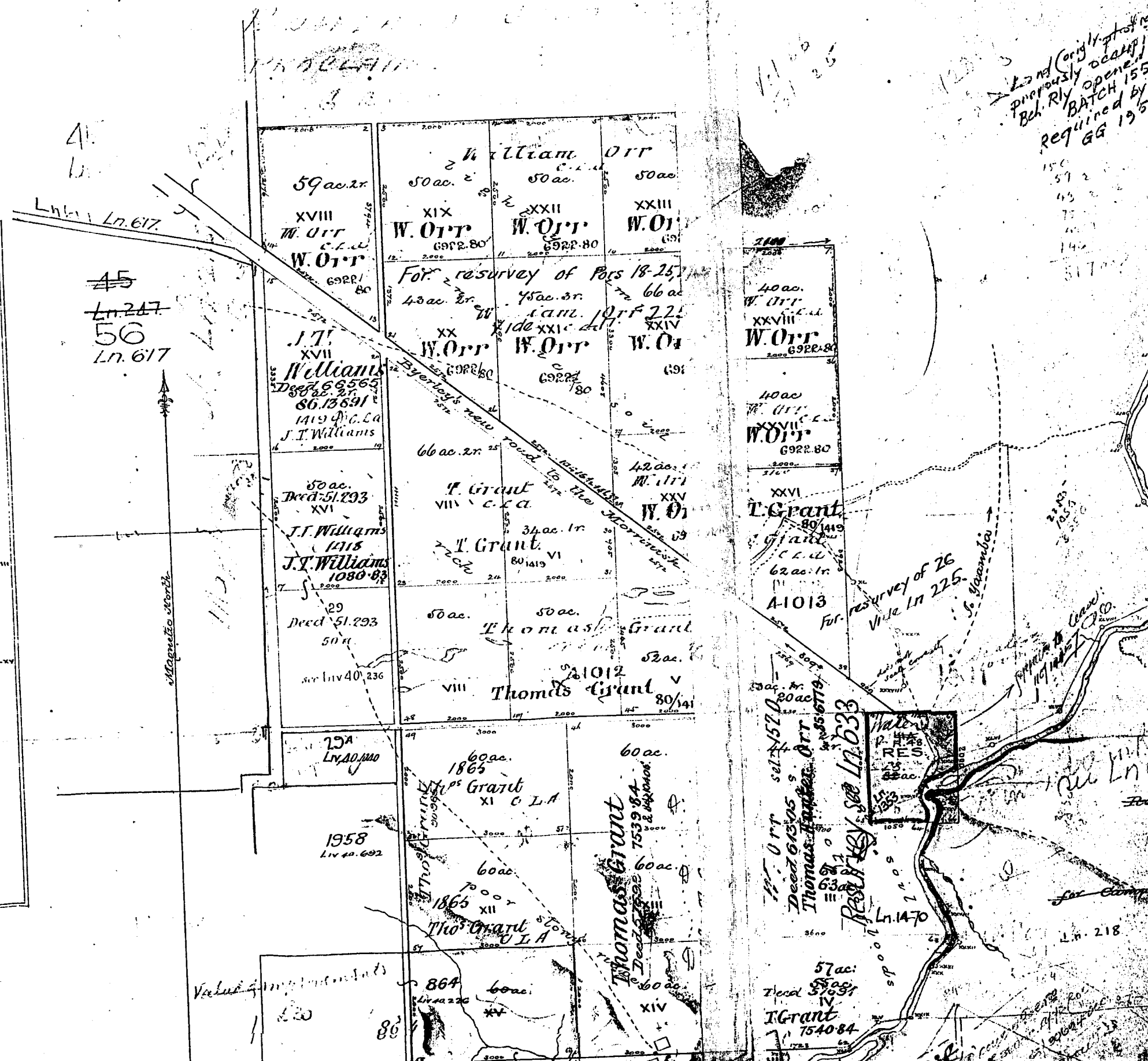


TRAVERSE TABLE

Stations	Bearing	Distance	Stations	Bearing	Distance
I – to II	270°	47.00	XXXIV – XXXV	19°	12.00
II – III	67°	4.00	XXXV – XXXVI	295°	500
III – IV	10°	17.00	XXXVI – XXXVII	30°	694
IV – V	51°	3.00	XXXVII – XXXVIII	339°	1400
V – VI	360°	6.00	XXXVIII – XXXIX	355°	1000
VI – VII	103°	5.00	XXXIX – XL	321°	1200
VII – VIII	33°	6.00	XL – XLI	329°	1000
VIII – IX	69°	8.00	XLI – XLII	297° 30	1800
II – X	270°	128.00	XLII – XLIII	180°	100.00
X – XI	55°	10.00	XLIII – XLIV	90°	475
XI – XII	18°	14.00	XLIV – XLV	90°	12.48
XII – XIII	334°	7.00	XLIV – XLV	53°	7.00
XIII – XIV	15°	10.00	XLV – XLIX	84° 30	6.13
XIV – XV	353°	400			
XV – XVI	47°	1000	XXXVII – XLVI	78°	1000
XVI – XVII	59°	1500	XLVI – XLVII	65°	1300
XVII – XVIII	48°	1400	XLVII – XLVIII	30°	1700
XVIII – XIX	41°	22.00	XLVIII – XLIX	67°	1100
XIX – XX	49°	1500	XLIX – L	20°	1200
XX – XXI	60°	900	L – LI	319°	900
XXI – XXII	96°	800	LI – LII	339°	1100
XXII – XXIII	55°	1200	LII – LIII	17°	600
XXIII – XXIV	100°	10.00	LIII – LIV	27°	1200
XXIV – XXV	78°	600	LIV – LV	47°	900
XXV – XXVI	95°	420	LV – LVI	89°	500
XXVI – XXVII	382°	800	LVI – LVII	57°	400
			LVII – LVIII	10°	1100
XXVIII – XXIX	240°	68.30	LVIII – LIX	350°	1200
XXIX – XXX	23°	10.00	LIX – LX	12°	800
XXX – XXXI	167°	75	LX – LXI	46°	1100
XXXI – XXXII	45°	6.00	LXI – LXII	57°	800
XXXII – XXXIII	343° 30	6.00	LXII – LXIII	35°	1000
XXXIII – XXXIV	331°	9.00	LXIII – LXIV	28°	1026

Reference to Corners.

	Bearing	From	Dist.	Mark	Cor.	Bearing	From	dist.	Mark.
1	180°	Ironbark.	8	XVIII	35	312°	Gum	69	XXVII – XXVIII
2	94°	Gum	25	XVIII	36	318°	" ——	53	XXVII – XVIII
3	109°	——	25	XIX	37	156°	Ash.	42	XXVI – XXVII
4	282°	Brushwood.	22	XIX – XXII	38	138°	Ironbark.	21	XXVI
5	197°	Ash.	43	XXII – XXIII	39	101°	" ——	25	I
6	160°	Brushwood.	4	XXIII	40	261°	" ——	8	I – R
7	114°	Gum	44	XXVIII	41	14°	" ——	34	I – R
8	——	No Tree near.			42	171°	" ——	46	V
9	11°	Bloodwood.	14	XXIII – XXIV	43	221°	" ——	3	V
10	308°	" ——	63	XXI – XXII; XXIII – XXIV	44	319°	" ——	18	X
11		Gum at corner.		XIX – XX; XXI – XXII	45	196°	" ——	44	V – IX
12		Bloodw.? at corner.		XIX – XX	46	163°	" ——	11	X – XI
13	65°	Bloodw.?	37	XVIII	47	190°	" ——	29	VIII – IX
14	287°	Gum.	64	XVIII	48	65°	" ——	65	VIII
15	3°	——	64	XVII	49	73°	" ——	59	XI
16	289	Ironbark.	38	XVI – XVII	50	68°	" ——	18	XI – XII
17	244°	" ——	22	XVI	51	188°	" ——	32	X – XI – XII – XIII
18	86°	Bloodw.?	88	XVI	52	217°	" ——	33	XIII – X
		No Tree near.			53	59°	" ——	40	II – III
20	231°	Ash.	74	XVII	54	255°	Box.	11	III – IV
21	25°	Bloodw.?	80	XX	55	248°	" ——	4	XIII – XIV
22	95°	Ironbark.	22	VII	56	193°	Bloodw.?	6	XII – XIII – XIV – XV
23	225°	Ash.	45	VII – VIII	57	68°	Ironbark.	18	XII – XV
24	116°	Ironbark.	64	VI – VII; VIII – IX	58	158°	Ironbark.	34	XV
25	310°	Gum	127	VI – VII	59	8°	Brushw.?	39	XIV – XV
26	75°	" ——	72	XX – XXI	60	175°	Box.	35	XIV
27	77°	Ash.	82	XXIV – XXV	61	244°	——	54	IV
28	280°	Bloodw.?	49	XXIV – XXV	62	294°	Gum	38	IV
29	73°	" ——	30	XXI – XXV	63		Gum. B. Ash at corner.		III – IV
30	58°	" ——	68	V – VI	64	246°	Bloodw.?	41	III
31	252°	Gum	76	VI – IX	65	266°	Ironbark	18	II – R
32	235°	" ——	45	XXV	66	281°	" ——	48	R
33	4°	Ironbark.	46	XXVI	67	240°	Box.	90	R
34	42°	Bloodw.?	36	XXVI – XXVII	68	232°	Ironbark.	35	R.



24	116°	Ironbark.	61	VI – VII / VIII – IX	58	153°	Ironbark.	34	XV
25	310°	Gum	127	VI – VII	59	8°	Bluebut?	39	XIV – XV
26	75°	" —— "	72	XX – XXI	60	175°	Box.	35	XIV
27	77°	Ash.	82	XXIV – XXV	61	244	" ——	52½	IV
28	280°	Bloodw?	49	XXIV – XXV	62	29°	Gum	38	IV
29	79°	" —— "	30	XXI – XXV	63		Mt. B. Ash at corner.		III – IV
30	53°	" —— "	68	V – VI	64	246°	Bloodw?	41	III
31	252°	Gum	76	VI – IX	65	266°	Ironbark	18	II – R
32	235°	" —— "	45	XXV	66	281°	" —— "	48	R
33	4°	Ironbark.	46	XXVI	67	240°	Box.	90	R
34	42°	Bloodw?	36	XXVI – XXVII	68	232°	Ironbark.	35	R.

Scale of Chains

See R.A.D. 68, for Railway Resumption in Por. 1, 2 and 3

B.H.
21.3.17

See Liv 40.336

Thomas Grant 1012 V 80/41

VIII

29A Liv 40.1010

60ac. 1865 Thos Grant XI C.L.A

60ac.

1958 Liv 40.692

Thos Grant

60ac. 1865 XII Thos Grant C.L.A

Thomas Grant Deed 7539 84 & exp. 60ac. XIII

Value of improvements

864 Liv 42.220 60ac. XV

60ac. XIV

I. Grant 1444 C.L.A

Lr. Ort Deed 61525 Thomas Hughes Ort 63ac. III

Lr. Ort sel 1570 44ac. 20ac.

Water P.R. 48 RES. 32ac. Ln. 1353

Resl. Ky. see Ln. 633

Ln. 1470

for claim

Ln. 218

57ac. 57ac. Tlend 37691 IV I. Grant 7540 84

See Liv 40.226

CLOSED 82.89 O.P.L.

DEEP CREEK

Times

RESERVE

Ln 218

Cancelled GG 1907

1500ac

BLACK

Deep Creek

R.49.

See Ln. 218.

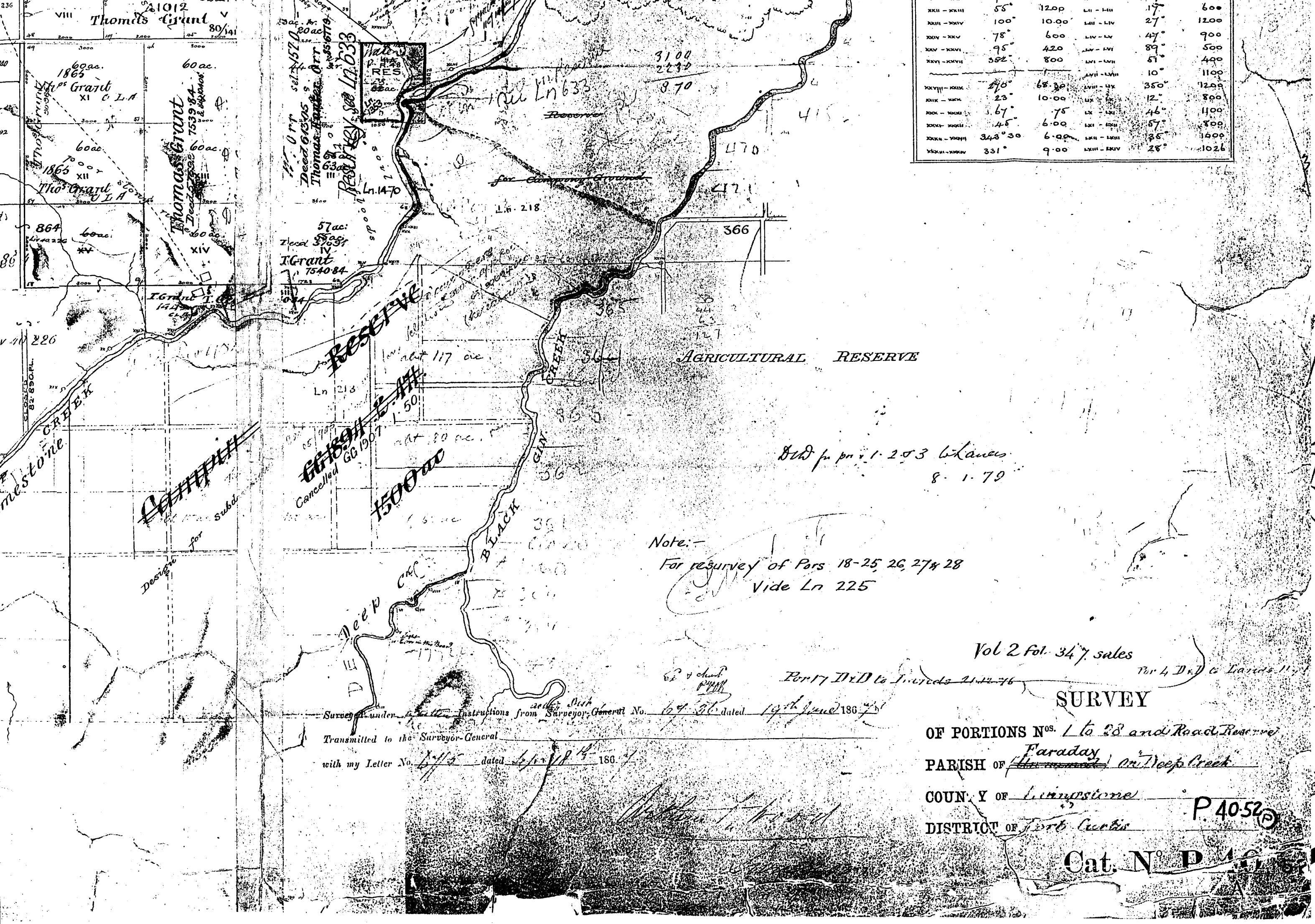
90

Ln. 1227

Surveyed under Letter instructions from 20th

Transmitted to the Surveyor-General

with my Letter No. 5/1/5 dated 5/1/17



XXII - XXIII	55°	12.00	LII - LIII	17°	600
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XXXIII - XXXIV	331°	9.00	LXIII - LXIV	28°	1026

Surveyed under Instructions from Surveyor-General No. 64/96 dated 19th June 186

Transmitted to the Surveyor-General

with my Letter No. dated 186