



SARA reference: 2205-28767 SRA
 Council reference: D/52-2022
 Applicant reference: 2022-014

19 August 2022

Chief Executive Officer
 Rockhampton Regional Council
 PO Box 1860
 Rockhampton Qld 4700
 enquiries@rrc.qld.gov.au

Dear Sir/Madam

SARA response—802 Thirsty Creek Road, Gogango; Thirsty Creek Road, Gogango; 1009 Thirsty Creek Road, Gogango

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 17 May 2022.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	19 August 2022
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2 .
Reasons:	The reasons for the referral agency response are in Attachment 3 .

Development details

Description:	Development permit	Material change of use for Intensive Animal Industry (36,500 Standard Cattle Units)
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 involving a non-devolved environmentally relevant activity

Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1
(Planning Regulation 2017)

Development application for a material change of use impacting on state transport infrastructure

SARA reference: 2205-28767 SRA

Assessment Manager: Rockhampton Regional Council

Street address: 802 Thirsty Creek Road, Gogango; Thirsty Creek Road, Gogango; 1009 Thirsty Creek Road, Gogango

Real property description: Lot 21 on PN81; Lot 2 on RP614103; Lot 3 on SP230297

Applicant name: Mort & Co Lot Feeders Pty Ltd

Applicant contact details: PO Box 3038
Toowoomba QLD 4350
andrew@precinctplan.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: 2022-10
- Effective date: 19 August 2022
- Prescribed environmentally relevant activity (ERA): ERA 2 – Intensive animal feedlotting.

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 4**.

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

For further information please contact Thomas Gardiner, Principal Planning Officer, on 0749242916 or via email RockhamptonSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Anthony Walsh
Manager Planning

cc Mort & Co Lot Feeders Pty Ltd, andrew@precinctplan.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application)

No.	Conditions	Condition timing
Material change of use		
Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<p>(a) Road works to facilitate a Type 1 Road Train access, comprising a Auxiliary Left Turn (Short) / Channelised Right Turn (Short) must be provided at the Capricorn Highway (Rockhampton – Duaringa) / Third Street intersection.</p> <p>(b) The road works must be designed and constructed in accordance with the Road Planning and Design Manual, 2nd edition.</p>	Prior to the commencement of use.

Attachment 2—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.

Attachment 3—Reasons for referral agency response

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

The reasons for the SARA's decision are:

- The development is for an intensive animal husbandry (cattle feedlot) which will accommodate up to 36,500 standard cattle units, located at 802 Thirsty Creek Road, Gogango and 1009 Thirsty Creek Road, Gogango, described as Lot 21 on PN81, Lot 2 on RP614103 and Lot 3 on SP230297.
- The assessment benchmarks relevant to SARA's assessment are the State Development Assessment Provisions (SDAP):
 - State code 6: Protection of state transport networks (State code 6).
 - State code 22: Environmentally relevant activities (State code 22).
- The development is considered to comply with SDAP State code 6 and can be supported with a condition which requires road works to be undertaken at the Capricorn Highway / Third Street intersection.
- The development is considered to comply with SDAP State code 22 and can be supported without conditions.

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 SARA
- The Development Assessment Rules
- SARA DA Mapping system
- *Human Rights Act 2019*

Attachment 4—Change representation provisions

(page left intentionally blank)