

PUBLIC NOTIFICATION



Approval Sought:	Material Change of Use
Proposed Development:	Intensive Animal Industry (Cattle Feedlot)
Where:	88 Riverslea Road, Gogango
Lot Description:	Lot 10 on SP100077 and Lot 14 on G1081
Application Reference:	D/87-2026

Make a submission from:

23 July 2026 to 13 August 2026

You may make a submission to Rockhampton Regional Council

PO BOX 1860, Rockhampton QLD 4700

Email: enquiries@rrc.qld.gov.au

Phone: 07 4932 9000 or 1300 22 55 77

[Click here to view the 'Guide to public notification of development and change applications'](#)

For more information on planning requirements within the Rockhampton Region feel free to visit www.rrc.qld.gov.au



DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) 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 only 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)	Jordan Grazing
Contact name (only applicable for companies)	Renee Wall
Postal address (P.O. Box or street address)	Level 38, Riparian Plaza, 71 Eagle Street
Suburb	Brisbane
State	QLD
Postcode	4000
Country	Australia
Contact number	1300 208 865
Email address (non-mandatory)	mail@planningapprovalgroup.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	

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)	

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
		88	88 Riverslea Road	Gogango
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4702	10	SP100077	Rockhampton Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		88	88 Riverslea Road	Gogango
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4702	14	G1081	Rockhampton Regional Council

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.

- ☐ 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 the details of these premises have been attached in a schedule to this development 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 <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport:
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification:
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
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):

Establish a cattle Feedlot for 1000 standard cattle units (SCU).

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

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

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 <i>DA Form 2 – Building work details</i>

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)
Establish a cattle Feedlot for 1000 standard cattle units (SCU)	Intensive Animal Industry		

8.2) Does the proposed use involve the use of existing buildings on the premises?

- ☐ Yes
- ☒ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☒ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

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?

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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 constructed 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 ☐ Drainage work ☐ Landscaping ☐ Other – please specify:	☐ Stormwater ☐ Earthworks ☐ Signage	☐ Water infrastructure ☐ Sewage infrastructure ☐ Clearing vegetation
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
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have 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 Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☒ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ 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
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity

- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – 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 – 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 has been devolved to local government)*
- ☐ Heritage places – Local heritage places

Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:

- ☒ Infrastructure-related referrals – 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
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the Brisbane City Council:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:

- ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- ☐ Ports – Strategic port land

Matters requiring referral to the relevant port operator, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the Chief Executive of the relevant port authority:

- ☐ Ports – 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 or work in a coastal management district *(involving a 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 this development application, or include details in a schedule to this development application *(if applicable)*.

PART 6 – INFORMATION REQUEST

19) Information request under 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 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

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 (A, B or E)
\$		

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 536: 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 habitat in SEQ Region

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

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.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 Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.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 Form 1 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 planning.statedevelopment.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 Resources at www.resources.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, Science and Innovation at www.desi.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.resources.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.desi.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.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Decision under section 62 of the Transport Infrastructure Act 1994

23.14) 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

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

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	☒ Yes
Note: See the Planning Regulation 2017 for referral requirements	
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 the 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 COMPLETION OF THE ASSESSMENT MANAGER – 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 (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

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PLANNING
APPROVAL
GROUP

Development Application

Material Change of Use - Intensive Animal Industry

88 Riverslea Road, Gogango - Trenwith



DOCUMENT INFORMATION

JOB NUMBER:	2025-PA-819
DOCUMENT TITLE:	Planning Assessment Report

AUTHORS

	INITIALS	TITLE	DATE
Prepared	RW	Director	19-05-2026
Reviewed			
Reviewed (Additional)			
Approved			

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1.0 Executive Summary

Site Details

Address	88 Riverslea Road, Gogango QLD 4702 - Trenwith
Property Description	Lot 10 SP100076 Lot 14 on G1081
Area	708 hectares
Local Authority	Rockhampton Regional Council
Registered Owners	SHIRLEY JOAN JORDAN DIETER JORDAN

State Planning Instruments

Regional Plan	Central Queensland Regional Plan 2013
Land Use Category	Strategic Cropping Area (SCA)
State Planning Policy Overlays	● Agriculture ○ Agricultural land classification - class A and B ● Biodiversity ○ MSES - Regulated vegetation (intersecting a watercourse) ○ MSES - Regulated vegetation (category B) ○ MSES - Regulated vegetation (category C) ○ MSES - Regulated vegetation (category R) ● Natural Hazards Risk and Resilience ○ Flood hazard area - local government flood mapping area ○ Bushfire prone area



- Flood hazard area - Level 1 - Queensland floodplain assessment overlay
- Energy and Water Supply
 - Major electricity infrastructure (Powerlink)

Local Planning Instruments

Planning Scheme

Rockhampton Region Planning Scheme 2015

Zone

Rural Zone

Overlays

- Agricultural Land Classification Overlay
 - Agricultural Land Classification: Class A and B
- Biodiversity Overlay
 - Biodiversity Areas – Matters of State Environmental Significance (MSES)
- Bushfire Hazard Overlay
 - Bushfire Hazard Classification – Medium
- Flood Hazard Overlay
 - Floodplain Investigation Area
- Information Overlay - Regional Infrastructure Corridors
 - Electricity Transmission Network (Above 132kV)
- Information Overlay - Road Hierarchy
 - Road Hierarchy - Rural Access
- Information Overlay - Transport Noise Corridors
 - Railway Noise Corridor - Category 2: 75 dB(A) =< Noise Level < 80 dB(A)
 - Railway Noise Corridor - Category 3: 80 dB(A) =< Noise Level < 85 dB(A)
 - Railway Noise Corridor - Category 4: Noise Level >= 85 dB(A)



Application Details

Applicant	Jordan Grazing C/- Planning Approval Group
Existing Use	Grazing
Proposal	Establish a cattle Feedlot for 1,000 standard cattle units (SCU).
Application Type	Material Change of Use
Development Approval Type	Development Permit
Planning Scheme Definition	Intensive Animal Industry
Level of Assessment	Impact Assessment
Applicable Codes	• Rural Zone Code
Referral Agencies	Part 9 Division 4 Table 4 State Transport Corridors Part 9 Division 2 Table 2 Electricity Infrastructure



2.0 Introduction

This report has been prepared by Planning Approval Group to accompany the Development Application. The relevant local authority is Rockhampton Regional Council. The proposed development is assessable against the Rockhampton Region Planning Scheme 2015.

The application seeks a Development Permit for Material Change of Use - Intensive Animal Industry. The development application is subject to Impact Assessment. The property is situated in the Rural Zone of the Rockhampton Region Planning Scheme 2015.

The proposed development is to establish a Cattle Feedlot for 1,000 standard cattle units (SCU). The Cattle Feedlot will be constructed in two stages. The site is at 88 Riverslea Road, Gogango QLD 4702 (Trenwith). Trenwith is legally described as Lot 14 on G108 and Lot 10 SP100077. Combined the site has an area of 708 hectares. The site is currently used for cattle grazing.

The development application is required to be assessed in accordance with the provisions of the *Planning Act 2016*. The Material Change of Use application is to be assessed against the Rockhampton Region Planning Scheme 2015.

The owners of the site are SHIRLEY JOAN JORDAN and DIETER JORDAN, refer to the Title Search attached as **Appendix A**. A copy of the Owners Consent is attached as **Appendix B**.

The purpose of this report is to describe the characteristics of the subject site and surrounding land uses, provide details of the proposed development, and address the applicable codes and policy of the Rockhampton Region Planning Scheme.

The following is provided in support of the development application:

- DA Form 1 – Development Application Details;
- Title Search (Appendix A)
- Owners Consent (Appendix B)
- Proposal Plan (Appendix C)
- Code Assessments (Appendix D)
- State Code 2: Development in a railway environment (Appendix E)



3.0 Site Description

3.1 Subject Site and Surrounding Land Uses

The site is located at 88 Riverslea Road, Gogango QLD 4702 - Trenwith and is described as Lot 14 on G1081 & Lot 10 SP100077 (see Figure 2, below).

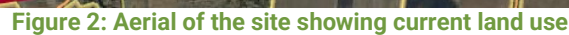
Lot 14 is divided into two parts with a 20 metre unmade road reserve running north-south separating the parts. The western edge of Lot 14 is the banks of Gogango Creek. Cox creek runs diagonally through Lot 14 from the north-east to the south-west linking up with Gogango Creek which meets the Fitzroy River 13km to the north.

Lot 10 is on the western side of Gogango Creek. Combined, the site has an area of 708 hectares. East to west the site is 3.5km wide and falls approximately 20m in elevation to the west. North to south the site is 2.2km wide and falls approximately 10m to the south. Overall the site has a gradual fall to the south-west.



Figure 1: Site context





An active railway line is located directly south of the site and beyond the railway line is the Capricorn Highway.

The cattle feedlot will be positioned immediately east of the unmade north-south road reserve. The access track will be extended from the homestead site, across the unmade road reserve to the proposed cattle feedlot.



The cattle feedlot will be designed in two stages. The first stage will have three holding pens for 500 cattle. The second stage will be for the three more holding pens and 500 cattle. With six holding pens of 165 head of cattle in each the cattle feedlot will be able to feed 1,000SCU.

The construction of the cattle feedlot includes the cattle handling yards, water storage, the feedlot and associated manoeuvring areas for cattle, waste management and effluent disposal areas like the sedimentation basin and holding pond. In total the feed lot and associated facilities will take up approximately 6 hectares of land.

The 1000 standard cattle units will have a stocking density of 14.5m² per unit.

The pens are proposed to be designed with steel fencing and pre-cast concrete with gravel access roads by service vehicles and staff. The slope will facilitate appropriate drainage to the catch drains and the sediment basins.

A solid waste stockpile and carcass composting area is situated next to the production pens but separated by the catch drains. The catch drains will take any runoff to the sedimentation basin and the holding pond.

Site Selection

A range of factors have been considered in locating the proposed feedlot in the location shown. The proposed feedlot is outside any environmental and bushfire overlays. It also has generous setbacks from any creek and flooding areas to ensure solid waste and effluent disposal is not impacting on any waterways or flood areas. The cattle feedlot will be 1.5km north and east of the closest rural homesteads and 2km from the town of Gogango. The distance reducing visual impacts and minimising odour and noise impacts.

Environmental water and drainage management

The proposed feedlot does not cause impacts to the environment or receiving waters as it will treat the water before discharge. To manage the resulting effluent disposal, approximately 75ha of land will be required as an effluent irrigation area.

Manure stockpile and other waste management

It is expected the premises will produce 808 tonnes of manure for the facility per year. No manure is proposed to be transported off-site, rather it is proposed to be managed on-site across the 300 hectares of land. That is approximately 2.7 tonnes of manure per hectare per year.

Staff and operational requirements

The proposed use is expected to employ 4 FTE staff when running at capacity. The proposal facilitates significant economic opportunities given the need and opportunity to supply cattle to the premises and further distribution along the supply chain.

The use will operate 24hrs a day, 7 days a week however cattle movement and handling will typically occur during daylight hours to increase safety and well-being of staff and cattle.

Cattle will enter the feedlot generally from established stock from the site. Feeding will last 70-100 days resulting in a very low number of trucks leaving the site as a result of the feed lot.



5.0 Planning Assessment

Queensland's planning system is framed by the Planning Act 2016 (the Act) and supporting legislation, which replaced the Sustainable Planning Act 2009 on 3 July 2017.

This primary legislation establishes the framework of planning instruments that supports the operation of the planning system. The Planning Act is the statutory instrument for the State of Queensland under which, amongst other matters, development applications are assessed by local governments.

There are two (2) main categories of development:

- **Assessable development** is development for which a development approval is required;
- **Accepted development** is development for which development approval is not required.

Furthermore, there are two (2) categories of assessment for assessable development, namely:

- **Code Assessment** is an assessment that must be carried out only –
 - (a) Against the assessment benchmarks in the Rockhampton Region Planning Scheme 2015; and
 - (b) Having regard to any matters prescribed by regulation; and
- **Impact Assessment**, which in addition to the matters outlined in (a) above, may be carried out against, or having regard to, and other relevant matters (other than a person's circumstances, financial or otherwise).

Section 26 of the Planning Regulation 2017 states that the following matters are prescribed and an application must be assessed against the following assessment benchmarks:

- 1) Schedule 9 and 10;
- 2) The regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
- 3) The State Planning Policy, Part E, to the extent Part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and



- 4) Any temporary State planning policy applying to the premises; and
- 5) The local government's infrastructure plan.

However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

5.1 Schedule 9 and 10 of the Planning Regulations 2017

The State Assessment and Referral Agency (SARA) delivers a coordinated, whole-of-government approach to the state's assessment of development applications. SARA means that the chief executive of the Planning Act, the Department's Director-General, is the assessment manager or referral agency for development applications where the state has a jurisdiction.

The State Development Assessment Provisions (SDAP) provide assessment benchmarks (i.e. State Codes) for the assessment of development applications where the chief executive is the assessment manager or a referral agency.

Section 55(2) of the Act states that a regulation may prescribe the matters that a referral agency may, must, or must only have regard to in its assessment. Each of the referral triggers in schedules 9 and 10 of the regulation specify the matters the referral agency's assessment must be against.

The proposal does not trigger any referrals / The proposal triggers the following referrals:

- Schedule 10, part 9, division 4, subdivision 2, table 4 – material change of use within 25m of a state transport corridor.
- Schedule 10, part 9, division 2, table 2 - material change of use where part of the premises is subject to an easement for the benefit of a distribution entity, or transmission entity, under the Electricity Act, and the easement is for a transmission grid or supply network.



State Development Assessment Provisions				
Matter of Interest	Development Type	Relevant Provisions of the Regulation	Relevant State Code	Applicable (Y/N)
Electricity Infrastructure	Material Change of Use	Schedule 10, Part 9, Div 2, Table 2	No State Code	Y
State Transport Infrastructure (Thresholds)	Various aspects of development	Schedule 10, Part 9, Div 4, Sub 1, Table 1	State Code 6 Protection of State Transport Networks	N
State Transport Corridors	Building Work	Schedule 9, Part 3, Div 1, Table 4	State Code 1 Development in a State Controlled Road Environment	N
	Reconfiguring a Lot	Schedule 10, Part 9, Div 4, Sub 2, Table 1 Schedule 10, Part 9, Div 4, Sub 2, Table 2 Schedule 10, Part 9, Div 4, Sub 2, Table 3	State Code 2 Development in a Railway Environment	N
	Material Change of Use or Operational Work	Schedule 10, Part 9, Div 4, Sub 2, Table 4	State Code 3 Development in a Busway Environment	Y
	Operational Work	Schedule 10, Part 9, Div 4, Sub 2, Table 6	State Code 4 Development in a Light Rail Environment	N

5.2 Central Queensland Regional Plan 2013

The Central Queensland Regional Plan 2013 was released in Insert release date. The subject site is located within the Strategic Cropping Area (SCA).

The planning scheme appropriately integrates the regional plan, therefore no further assessment is required.

5.3 State Planning Policy

The State Planning Policy (SPP) sets out the state's interests in land-use planning and development across Queensland. If there is inconsistency between a local planning instrument and the current SPP, a local government will assess development applications against the SPP to the extent of the inconsistency.

The planning scheme appropriately integrates the state planning policy, therefore no further assessment is required.

5.4 Planning Scheme

The relevant Planning Scheme for this development is the *Rockhampton Region Planning Scheme 2015*.

5.4.1 Strategic Framework

Part of the strategic intent states that:

Continued growth in the resources sector and industrial growth at Gladstone will support further growth in service and logistics industries in the planning scheme area. This, along with the ongoing strength of existing businesses and traditional and emerging primary industries, will underpin the forecast growth rate.

Part of the Section 3.8.4 Element – Rural Land specific outcomes states:

- *Land with productive capacity including land identified on the Agricultural Land Classification (ALC) overlay maps and land suitable for intensive horticulture or any emerging productive rural use is protected.*



- *The loss of productive rural land is minimised by limiting urban development to the areas as shown on the strategic framework maps (SFM-1 to SFM-4).*
- *Industries which add value to existing rural production are encouraged where:*
 - a. *they can access appropriate infrastructure;*
 - b. *their impacts are managed; and*
 - c. *they do not unreasonably impact on environmental values, scenic amenity, other rural industries or lifestyles.*
- *Intensive animal industry uses are encouraged in areas which:*
 - a. *are not identified on the Agricultural Land Classification (ALC) overlay maps;*
 - b. *do not have environmental significance or scenic amenity values;*
 - c. *are well separated from sensitive land use(s); and*
 - d. *are serviced by appropriate infrastructure (particularly transport).*

Part of the Section 3.3.6 Element – Rural specific outcomes states:

- *Intensive rural uses that will have a negative impact on the water quality in mapped wetlands and waterways, in particular the Fitzroy River and Dam 7 at Mount Morgan will not occur.*
- *Intensive animal industry (particularly feedlots), is a potential growth industry but will be required to be located away from sensitive land uses, existing and future planned urban areas, townships, areas subject to natural hazards and areas of environmental significance. These uses will also need to consider the impact and location with respect to the local transport network.*

The proposed feedlot is an Intensive Animal Industry. The site is situated within the Important Agricultural Area and has an Agricultural Land Classification of A and B. The purpose of the development is to facilitate a cattle feedlot. Cattle feedlots play an important role in expediting Australian beef production and export availability. The feedlot has the ability to support surrounding primary producers within the cattle production process particularly by needing to supply the feedlot with food. This provides the opportunity for economic development and job creation in the rural industry. The feedlot is only taking up a small portion of the site allowing the remaining site to be used for cattle grazing.



5.4.1 Zone Code

The site is included in the Rural Zone of the Planning Scheme.

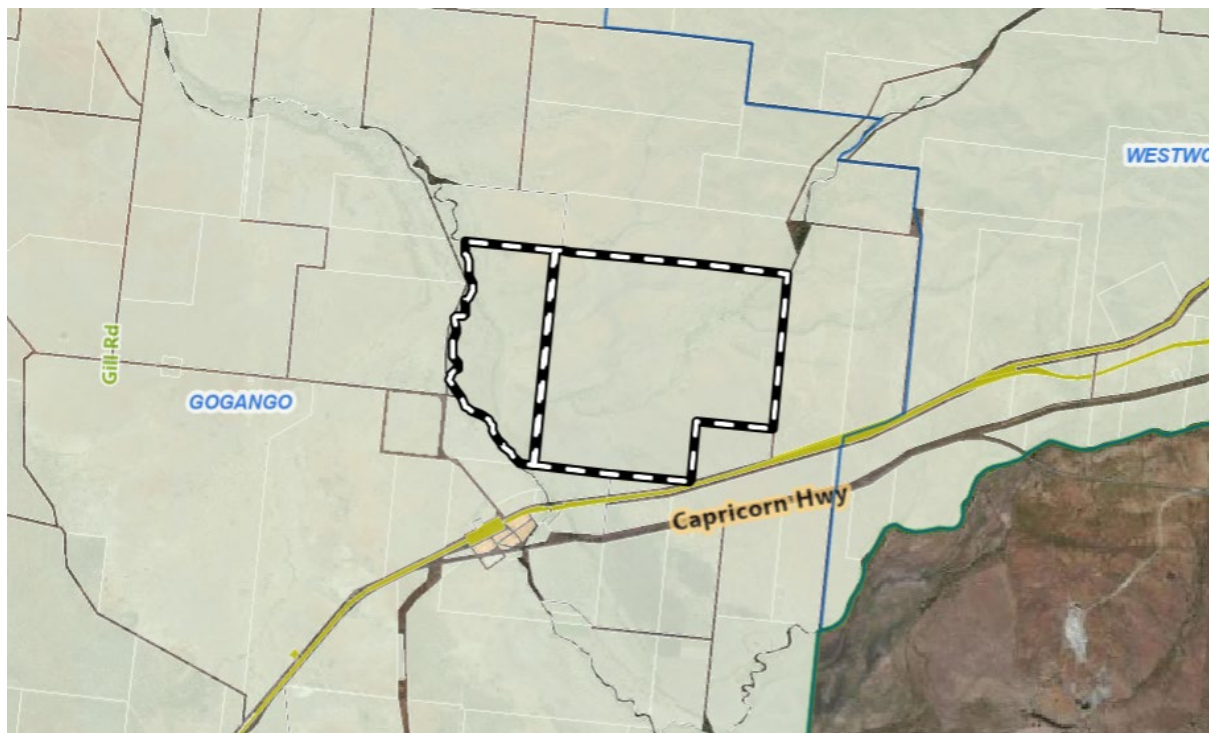


Figure 4: Rural Zone (RRC)

The purpose of the rural zone is to:

- (a) *provide for rural uses and activities; and*
- (b) *provide for other uses and activities that are compatible with:*
 - *existing and future rural uses and activities; and*
 - *the character and environmental features of the zone; and*
- (c) *maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes; and*
- (d) *ensure sensitive land uses do not encroach into areas affected by hazardous levels of dust associated with mining activity.*

The application is subject to Impact Assessment. An assessment of the application against the applicable provisions of the Planning Scheme is provided below.



5.4.2 Overlay Codes

Overlays identify areas in the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:

- There is a particular sensitivity to the effects of development; or
- There is a constraint on land use or development outcomes; or
- There is the presence of valuable resources; or
- There are particular opportunities for development.

Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay.

The subject site has some overlays however the proposed feedlot has avoided these hazards and environmental values. Assessment against the following codes is unnecessary:

Bushfire Hazard Overlay Code

Flood Hazard Overlay Code

Biodiversity Overlay Code

Electricity transmission network

5.4.3 Development and Use Codes

An assessment of the development against the applicable codes in the Rockhampton Regional Council has been undertaken, refer to **Appendix D**. The proposed Material Change of Use complies with the overall outcomes and purposes of the following codes:

- Rural Zone code

In summary, the assessment has determined that the proposed development complies with all of the Performance Outcomes or Acceptable solutions.

5.5 Local Government Infrastructure Plan



The proposed development does not increase the gross-floor area, and therefore does not generate an infrastructure charge.

6.0 Conclusion

This application seeks a Development Permit for Material Change of Use - Intensive Animal Industry for a Cattle Feed Lot up to 1,000 Standard Cattle Units.

The proposed development is consistent with the intent of the following codes:

- Rural Zone code;

The proposed development is consistent with the intent of the Strategic Framework, in particular the elements of 3.8.4 Rural and 3.3.6 Rural Land.

In summary, the impact assessment has determined that the proposed development complies with all of the Performance Criteria (where applicable) as set out in the codes and complies with the Rockhampton Region Planning Scheme 2015.

We look forward to Council's assessment of the application and provision of the Development permit for Material Change of Use - Intensive Animal Industry.



Appendices



Appendix A – Title Search



Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	30106117	Search Date:	20/11/2025 15:25
Date Title Created:	29/04/1912	Request No:	54178098
Creating Dealing:			

ESTATE AND LAND

Estate in Fee Simple

LOT 14 CROWN PLAN G1081

Local Government: ROCKHAMPTON

For exclusions / reservations for public purposes refer to Plan CP G1081

REGISTERED OWNER

Dealing No: 724290774 22/08/2025

SHIRLEY JOAN JORDAN
DIETER JORDAN

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10245153 (POR 14)
Deed of Grant No. 10245154 (POR 14)
Deed of Grant No. 10245155 (POR 14)
Deed of Grant No. 10245156 (POR 14)
Deed of Grant No. 10429063 (POR 14)
Deed of Grant No. 10429075 (POR 14)
Deed of Grant No. 10429132 (POR 14)
2. EASEMENT IN GROSS No 602703038 (C524110) 21/10/1986
BURDENING THE LAND
TO QUEENSLAND ELECTRICITY COMMISSION
OVER EASEMENTS C AND D ON RP618244
3. TRANSFER No 703437092 07/07/1999 at 07:31
EASEMENT IN GROSS: 602703038 (C524110)
QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED
A.C.N. 078 849 233
4. MORTGAGE No 724290775 22/08/2025 at 13:07
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Appendix B – Owners Consent



Individual owner's consent for making a development application under the *Planning Act 2016*

We,

SHIRLEY JOAN JORDAN

DIETER JORDAN

as owners of the premises identified as follows:

88 Riverslea Road, Gogango QLD 4702 – Trenwith - Lot 14 on G1081 and Lot 10 on SP100077

consent to the making of a development application under the *Planning Act 2016* by:

Shirley Jordan

C/- Planning Approval Group

on the premises described above for:

Material Change of Use – Intensive Animal Industry; establish a cattle Feedlot for keeping more than 150 to 1,000 SCU (SCU)

[Signature]
30/4/2026

S J Jordan
30/04/2026

[signature of owners and
date signed]

Appendix C – Proposal Plans



General						
Landholders' name(s):	Jordan Grazing	Nearby localities:	Closest	2nd closest	3rd closest	4th closest
Cattle feedlot name:	Trenwith Feedlot	Locality name:	Gogango	Westwood	Wycarbah	Pheasant Creek
PIC (Property Identification Code):		Distance from feedlot site to locality (km):	8.406	11.518	20.420	22.417
Feedlot address:	88 Riverslea Road	Bearing from feedlot site to locality (dec deg):	222	74	56	160
Feedlot locality:	Gogango	General direction from feedlot site to locality:	SW	ENE	NE	SSE
Feedlot State:	Qld	Locality Local Government Area:	Rockhampton (Regional Council)	Rockhampton (Regional Council)	Rockhampton (Regional Council)	Banana (Shire)
Postcode:	4702	Locality State:	QLD	QLD	QLD	QLD
Feedlot Local Government Area:	Rockhampton Regional Council	Locality Postcode:	4702	4702	4702	4702
Feedlot latitude (dec degrees):	-23.6480	Locality latitude (dec deg):	-23.7041	-23.6195	-23.5466	-23.8373
Feedlot longitude (dec degrees):	150.0510	Locality longitude (dec deg):	149.9957	150.1597	150.2180	150.1269
Closest hydrological locality (Qld)	Mount Morgan	Locality average annual rainfall (mm/yr):	730	709	717	719
Distance from site (km)	34.267	Locality average annual pan evaporation (mm/yr):	2,107	2,153	2,153	2,132
Average annual rainfall (mm)	826					
Spreadsheet user name	Rod Davis	Staged development				
Assessment identification	1000 SCUs	Is it intended to develop the proposed feedlot in stages?	Yes			
Assessment date	04 May 2026		Stage 1	Stage 2	Stage 3	
		Cattle capacity per stage	500	300		
		Pen numbers (as per plan)	1-3	4-6		
		Anticipated completion date	30-Dec-26	30-Jun-27		

Pens				
Maximum feedlot cattle capacity	1,000	SCU		
Stocking density	14.5	m ² /SCU		
<i>Comment</i>	OK			
Number of controlled drainage areas	1	CDAs		
Controlled drainage area	1	2	3	Total Units
Number of production pens	6			6 pens
Proposed cattle capacity	1,000			1,000 SCU
<i>Comment</i>	OK			
Pen area	1.57			1.57 ha
<i>Comment</i>	OK			
Hard catchment area	2.29			2.29 ha
Soft catchment area	0.38			0.38 ha
Sedimentation system area	0.63			0.63 ha
<i>Comment</i>	OK			
Holding pond area	1.20			1.20 ha
<i>Comment</i>	Less than estimated area of holding pond			
Pen down-slope	2.0% ²			%
<i>Comment</i>	Outside recommended range for new feedlots.			
Pen cross-slope	0.5% ¹			%
<i>Comment</i>	OK			
Catch drain slope	0.8%			%
Effluent management system:	Sedimentation system, holding pond & effluent irrigation ¹			

Sedimentation system					
Controlled drainage area	1	2	3	1 ^{CDAs} Total	Units
Sedimentation system type	Basin				
Length to width ratio (L/W)	2.5				
Scaling factor (λ)	2.5				
Design flow velocity (v)	0.005				m/s
Pen overland flow length	49				m
Pen overland flow time	8.41				minutes
Drain length	479				m
Drain flow time	11.40				minutes
Time of concentration (t_c)	19.82				minutes
Tabulated rainfall intensity (Qld localities) for 5% Annual Exceedance Probability (AEP)	128.3				mm/hr
Average rainfall intensity (from BoM website) for 5% Annual Exceedance Probability (AEP)	126.0				mm/hr
Peak inflow rate (Q_p) for 5% AEP design storm	1.3				m ³ /s
Required sedimentation system volume (V)	1,637			1,637	m ³
Proposed sedimentation system volume	1,700			1,700	m ³
<i>Comment</i>	OK			OK	
Minimum surface area	0.16			0.16	ha
Control weir width calculations					
Tabulated rainfall intensity (Qld localities) for 2% Annual Exceedance Probability (AEP)	148.6				mm/hr
Average rainfall intensity (from BoM website) for 2% Annual Exceedance Probability (AEP)	159.0				mm/hr
Peak inflow rate (Q_p) for 2% AEP design storm	1.7				m ³ /s
Suggested minimum control weir width (based on 0.6 m deep bywash flow)	2.1				m
http://www.bom.gov.au/water/designRainfalls/revise-ifd/?year=2016					

Controlled Drainage Area 1

Soil type and phosphorus storage

Soil type and properties

Phosphorus sorption analyses may be required for representative soil samples collected from the effluent and manure utilisation areas. However, if P sorption analyses have not been carried out, the typical values in the following table may be used to provide a preliminary estimate of the safe P storage capacity of the soils in the effluent and manure utilisation areas.

Australian soil classification	Great soil group	Soil bulk density (kg/m ³)	P sorption capacity ¹ (mg P/kg soil)	P storage capacity kg P/(ha.m)
Brown sodosol	Soloths	1,300	50	650
Stratic rudosol	Podzol	1,500	45	675
Grey vertosol	Grey clay	1,200	73	876
Black vertosol	Black earth	1,300	73	949
Brown dermosol	Prairie soil	1,200	102	1,224
Brown kandosol	Yellow earth	1,300	142	1,846
Brown chromosol	Yellow podzolic	1,200	194	2,328
Red ferrosol	Krasnozem	1,300	280	3,640
Red chromosol	Red podzolic	1,200	304	3,648

Soil safe P storage capacity ²

Liquid effluent

Manure

Soil type ³	Brown dermosol	Brown dermosol
Soil depth to the base of the root zone (m)	1.0	1.0
Bulk density of the soil (kg/m ³)	1,200	1,200
Measured P sorption capacity of the soil (mg P/kg soil)	100	90
P sorption capacity of the soil (mg P/kg soil)	100	90

² Safe P storage capacity of soil (kg/ha)

1,200

1,080

¹ P sorption capacity (mg P/kg soil) at soil solution concentration of 0.5 mg P /L. Determined using method 9J1 'Phosphate sorption curve - manual colour' described by: Rayment, G. E. and Higginson, F. R. (1992). 'Australian Laboratory Handbook of Soil and Water Chemical Methods', Inkata Press, Melbourne.

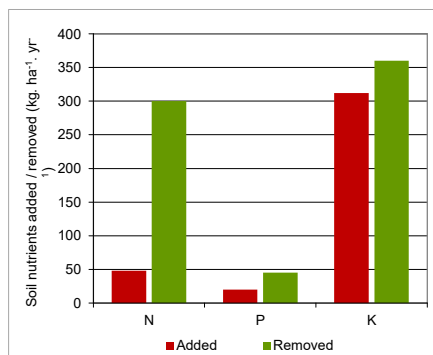
² Based on method described by Redding, M (2000), 'Calculating P sorption capacity of soil', Appendix F in: Streeten, T and McGahan, E (2000) Environmental code of practice for Queensland piggeries, DPI and QPPInc, Department of Primary Industries, Information series QI00048.

³ The Department of Natural Resources and Mines (DNR&M) has produced land management manuals that provide guidance on identifying soil types in many areas of Queensland.

Cropping information				
	Liquid effluent irrigation area		Manure application area	
	Summer	Winter	Summer	Winter
Utilisation method	Cut and cart	Cut and cart	Cut and cart	Cut and cart
Cut and cart				
Crop or fodder produced	Forage sorghum	N/A	Forage sorghum	Dry land pasture
<i>Normal yield range</i>	10 to 20 t/ha/yr	N/A	10 to 20 t/ha/yr	1 to 4 t/ha/yr
Anticipated DM yield (t/ha/yr)	15.0	16.0	3.5	3.5
DM N content (%)	2.0%	0.0%	2.0%	2.0%
DM P content (%)	0.3%	0.0%	0.3%	0.3%
DM K content (%)	2.4%	0.0%	2.4%	1.5%
N removal (kg/ha/yr)	300	0	70	70
P removal (kg/ha/yr)	45	0	11	11
K removal (kg/ha/yr)	360	0	84	53
Grazing				
Pasture or forage cropping situation	Cleared scrub - native pasture	Cleared scrub - native pasture	Cleared scrub - native pasture	Cleared scrub - native pasture
<i>Suggested stocking rate (ha/AE)</i>	0.8 to 2.0 ha/AE	0.8 to 2.0 ha/AE	0.8 to 2.0 ha/AE	0.8 to 2.0 ha/AE
Stocking rate (ha/AE)				
<i>Suggested growth rate (kg/AE/year)</i>	150 kg/yr	150 kg/yr	150 kg/yr	150 kg/yr
Stock growth rate (kg/AE/year)				
Cattle N Content (g/kg lwt)	25	25	25	25
Cattle P Content (g/kg lwt)	7	7	7	7
Cattle K Content (g/kg lwt)	1.8	1.8	1.8	1.8
Stock growth N removal (kg/ha/year)	0.00	0.00	0.00	0.00
Total N excreted on pasture (kg/AE/day)	0.15	0.15	0.15	0.15
Total N excreted on pasture (kg/ha/year)	0.00	0.00	0.00	0.00
Total N loss on pasture (%)	50%	50%	50%	50%
Nett total N removal (kg/ha/year)	0.00	0.00	0.00	0.00
Cattle growth P removal (kg/ha/year)	0.00	0.00	0.00	0.00
Cattle growth K removal (kg/ha/year)	0.00	0.00	0.00	0.00
Total annual N removal (kg/ha/yr):	300	0	70	70
Total annual P removal (kg/ha/yr):	45	0	11	11
Total annual K removal (kg/ha/yr):	360	0	84	53

Effluent irrigation area

Estimated average annual effluent irrigation volume				21.44	ML/yr
Nutrient	N	P	K		
Average pond effluent nutrient composition	220	71	1,092		mg/L
N losses during effluent irrigation	15%				
N losses from soil surface following effluent irrigation	10%				
Irrigated effluent available for plant uptake	3,608	1,522	23,411		kg/yr
Total crop nutrient removal	300	45	360		kg/ha/yr
Safe P storage capacity of soil		1,200			kg/ha
P storage life span		20			years
Minimum effluent irrigation areas, based on:	N	P	K		
1. Total nutrient uptake	12.0	33.8	65.0		ha
2. Soil P storage over nominated life span		14.5			ha
Proposed effluent irrigation area				75.0	ha
Proposed effluent irrigation rate				29	mm/yr
Proposed effluent irrigation method	Spray				
Proposed irrigator type / system	Travelling low-med pressure effluent type				
Proposed effluent irrigation area nutrient balance	N	P	K		
Nutrients added (after losses)	3,608	1,522	23,411		kg/yr
Nutrients added (after losses) per ha	48	20	312		kg/ha/yr
Nutrients removed by crop	22,500	3,375	27,000		kg/yr
Nutrients removed by crop per ha	300	45	360		kg/ha/yr
Nutrient excess per ha	0	0	0		kg/ha/yr
Nutrient deficiency per ha	252	25	48		kg/ha/yr
Inorganic fertiliser replacement value	Urea	Triple super phosphate	Muriate of potash		
Nutrient excess	0	0	0		
Effective effluent nutrient application	3,608	1,522	23,411		
Fertiliser nutrient content	46.0%	20.0%	50.0%		%
Equivalent fertiliser mass	7,844	7,611	46,821		kg / year
Fertiliser cost	\$290	\$434	\$470		\$ / tonne
Annual fertiliser value	\$2,275	\$3,303	\$22,006		\$ / year
Total annual fertiliser value		\$27,584			\$ / year



Manure application area

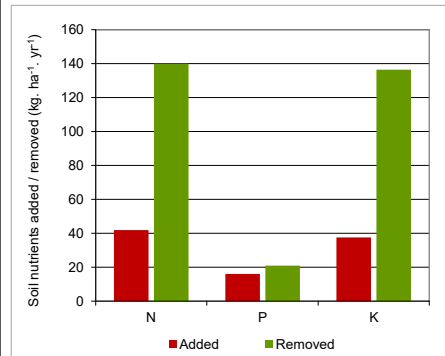
Cattle capacity	1,000			SCU
Average annual manure available for spreading (per SCU)	0.81			t/SCU/yr (wb)
Average annual manure available for spreading	808			t/yr (wb)
Manure exported off-site annually	0			t/yr (wb)
Average annual manure available for spreading on-site	808			t/yr (wb)
Stockpiled manure moisture content (wet basis)	25%			%
Nutrient	N	P	K	
Average manure nutrient composition	2.18%	0.80%	1.86%	%
N losses during manure spreading	5%			
Manure nutrients available for on-site plant uptake	12,550	4,848	11,272	kg/yr
Total crop nutrient removal (on-site)	140	21	137	kg/ha/yr
Safe P storage capacity of soil		1,080		kg/ha
P storage life span		20		years
Minimum on-site manure application areas, based on				
1. Total nutrient uptake	89.6	230.9	82.6	ha
2. Soil P storage over nominated life span		64.6		ha
Proposed manure application area			300.0	ha
Proposed manure application rate			2.7	t/ha/yr (wb)

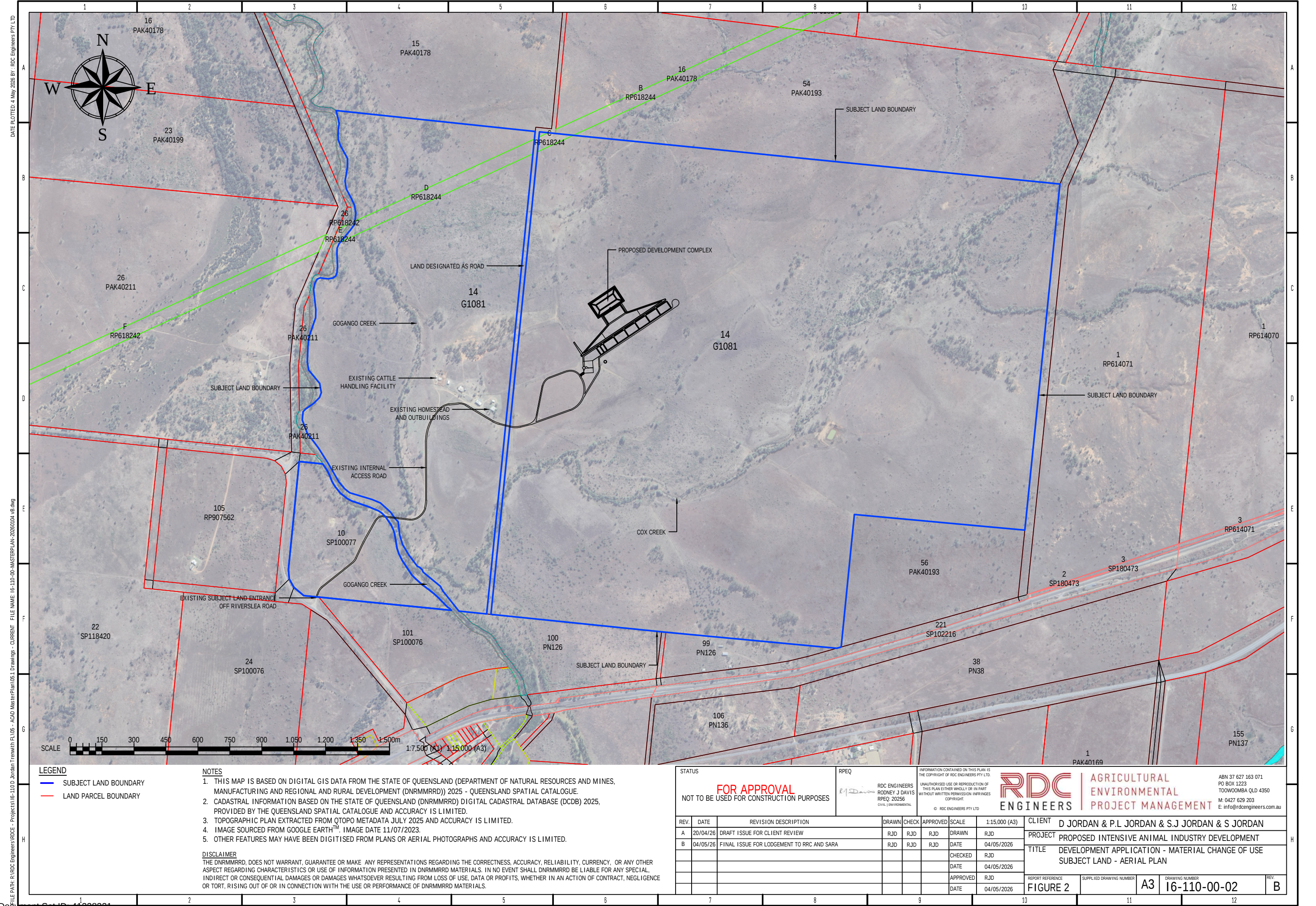
Proposed manure application method

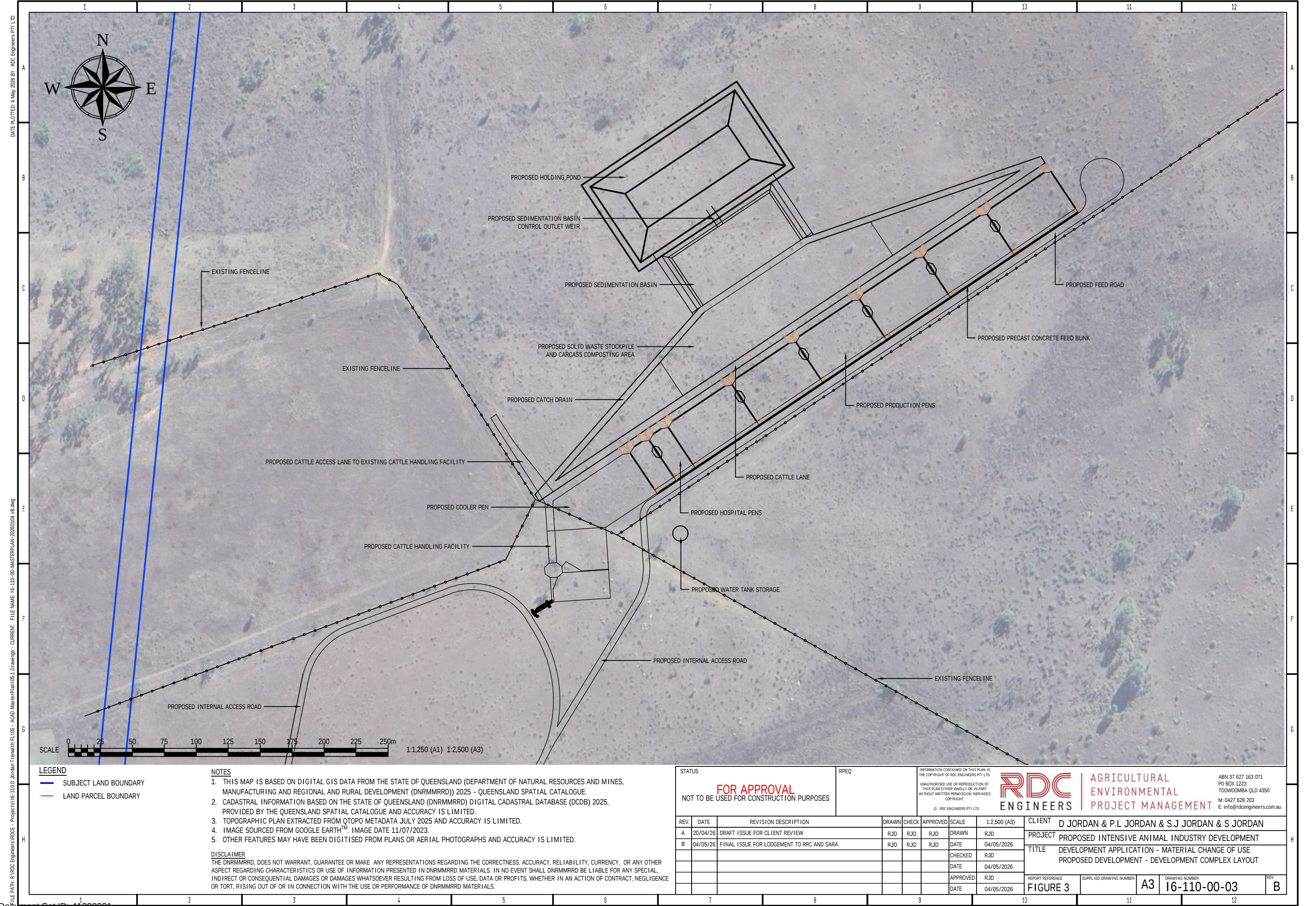
Manure spreader

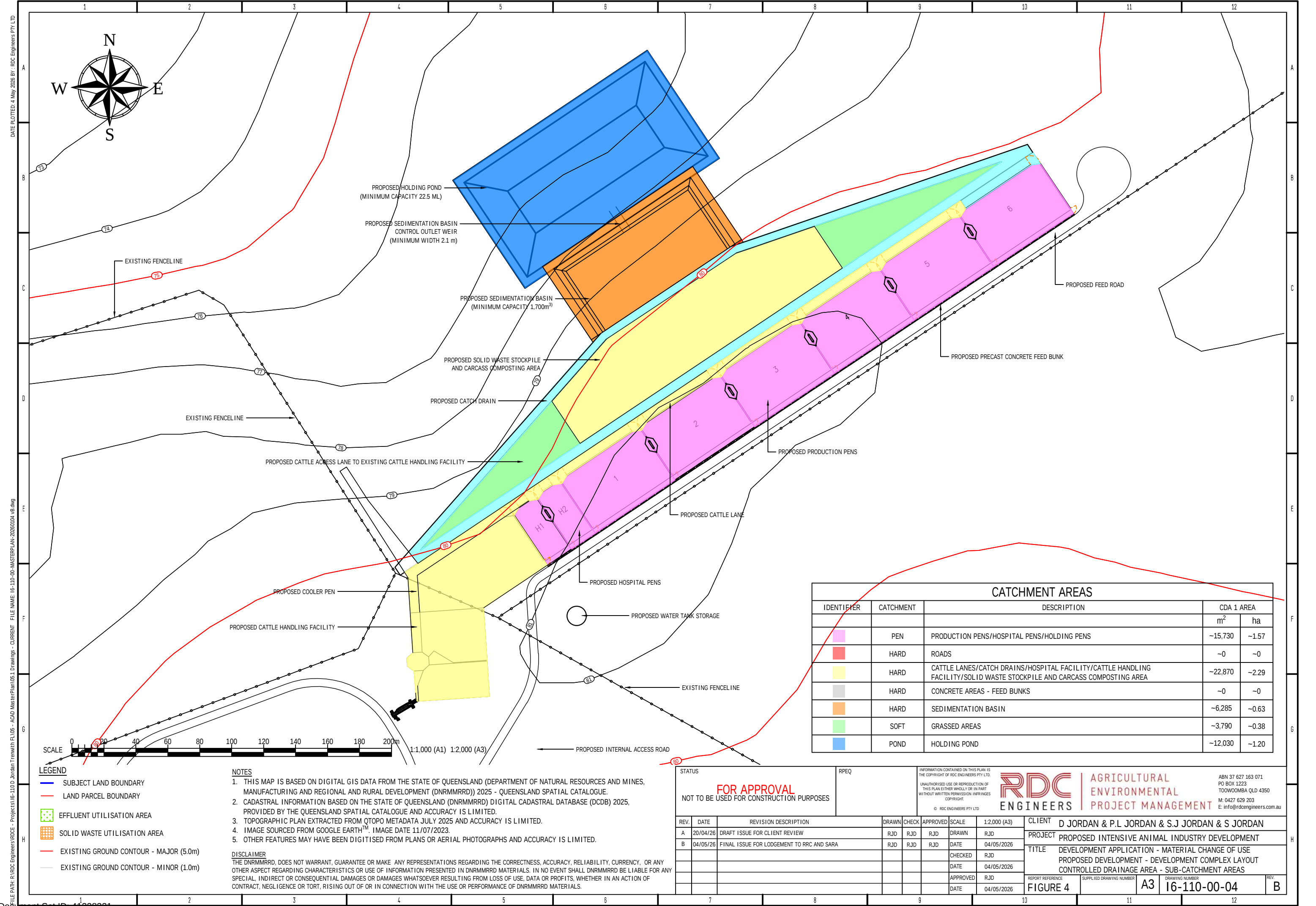
Proposed manure application area nutrient balance	N	P	K	
Nutrients added (after losses)	12,550	4,848	11,272	kg/yr
Nutrients added (after losses) per ha	42	16	38	kg/ha/yr
Nutrients removed by crop	42,000	6,300	40,950	kg/yr
Nutrients removed by crop per ha	140	21	137	kg/ha/yr
Nutrient excess per ha				kg/ha/yr
Nutrient deficiency per ha	98	5	99	kg/ha/yr

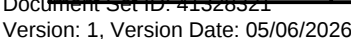
Inorganic fertiliser replacement value	Urea	Triple super phosphate	Muriate of potash	
Fertiliser nutrient content	46.0%	20.0%	50.0%	%
Equivalent fertiliser mass	27,283	24,240	22,543	kg / year
Fertiliser cost	\$290	\$434	\$470	\$ / tonne
Annual fertiliser value	\$7,912	\$10,520	\$10,595	\$ / year
Total annual fertiliser value		\$29,028		\$ / year

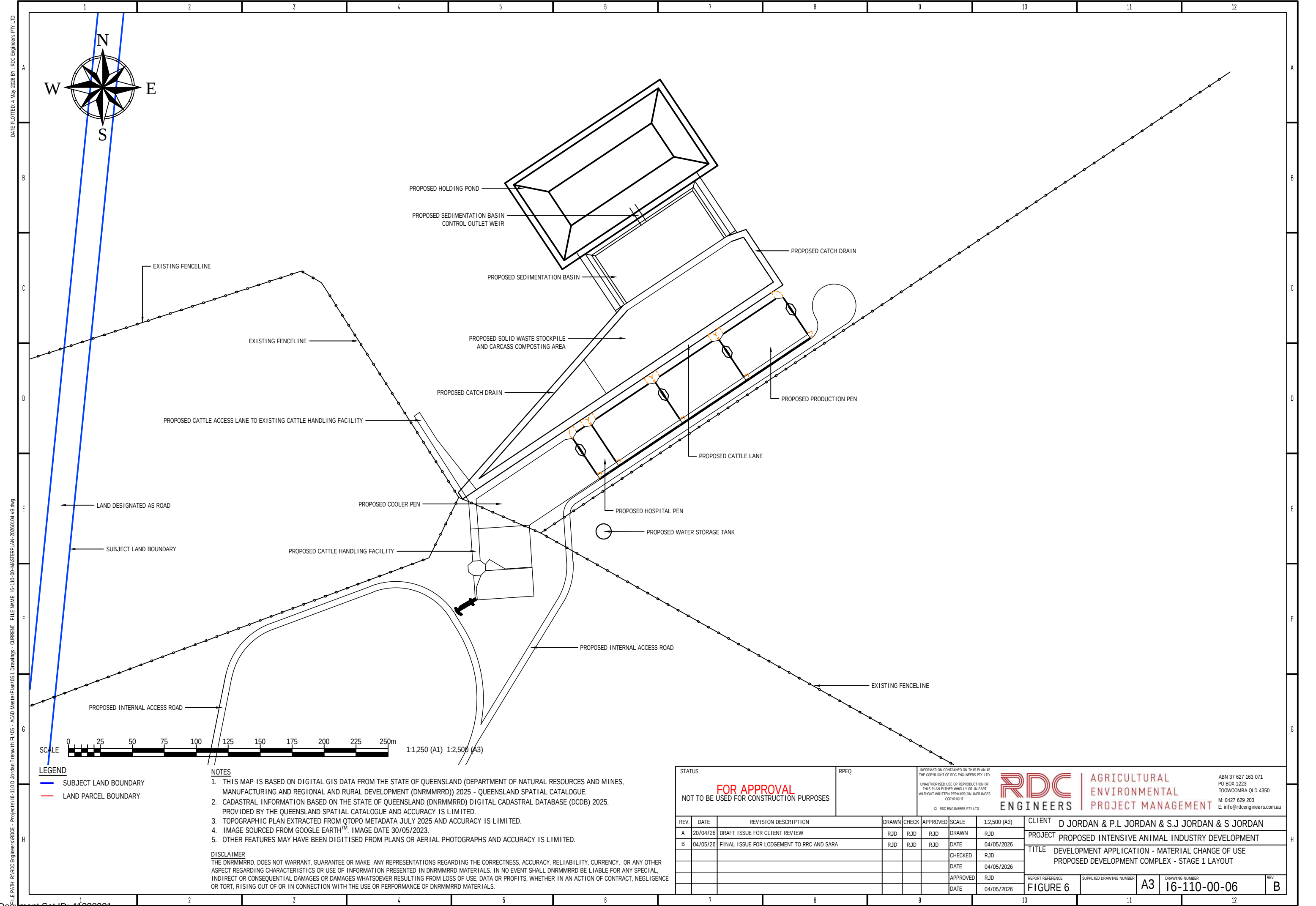


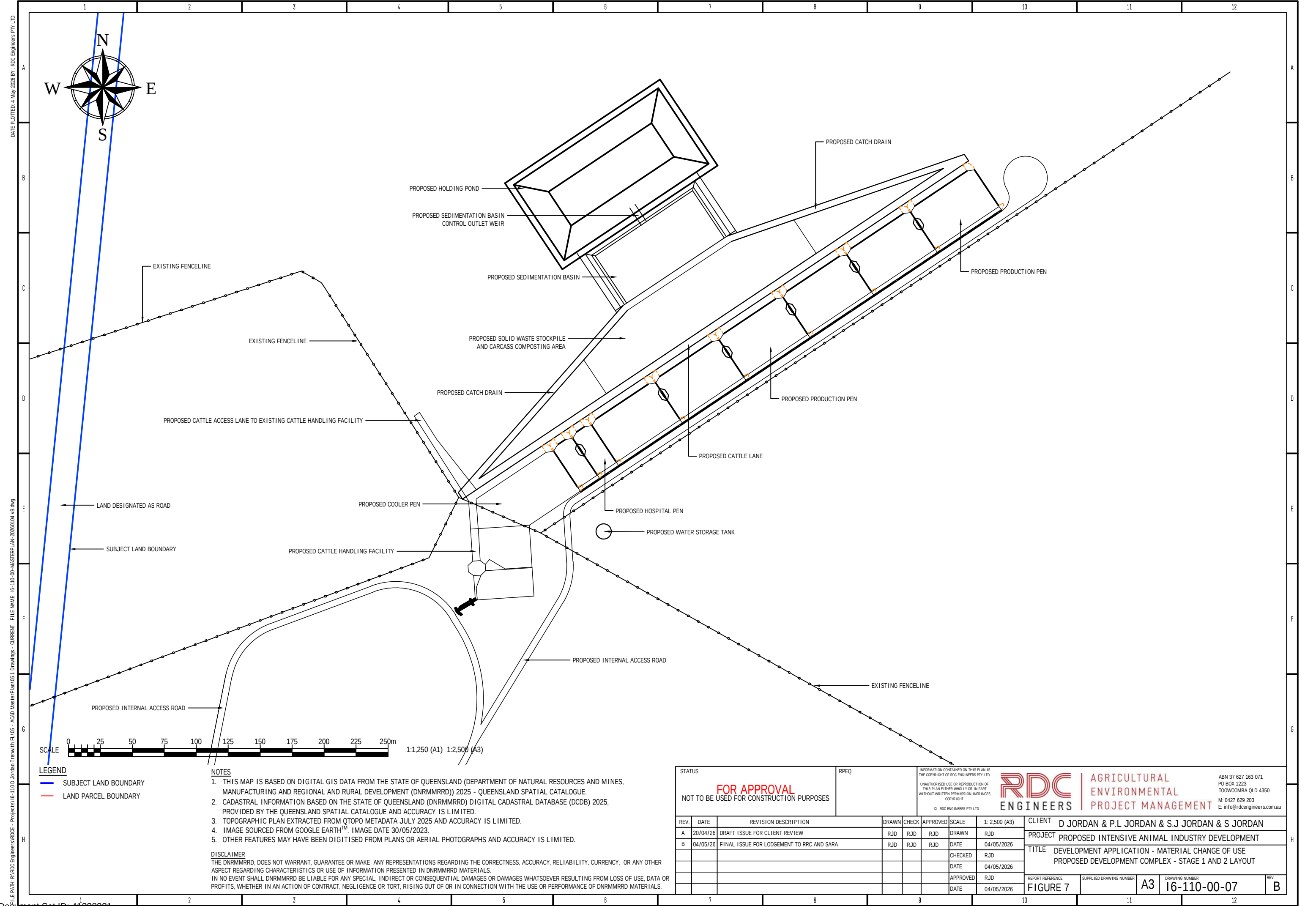


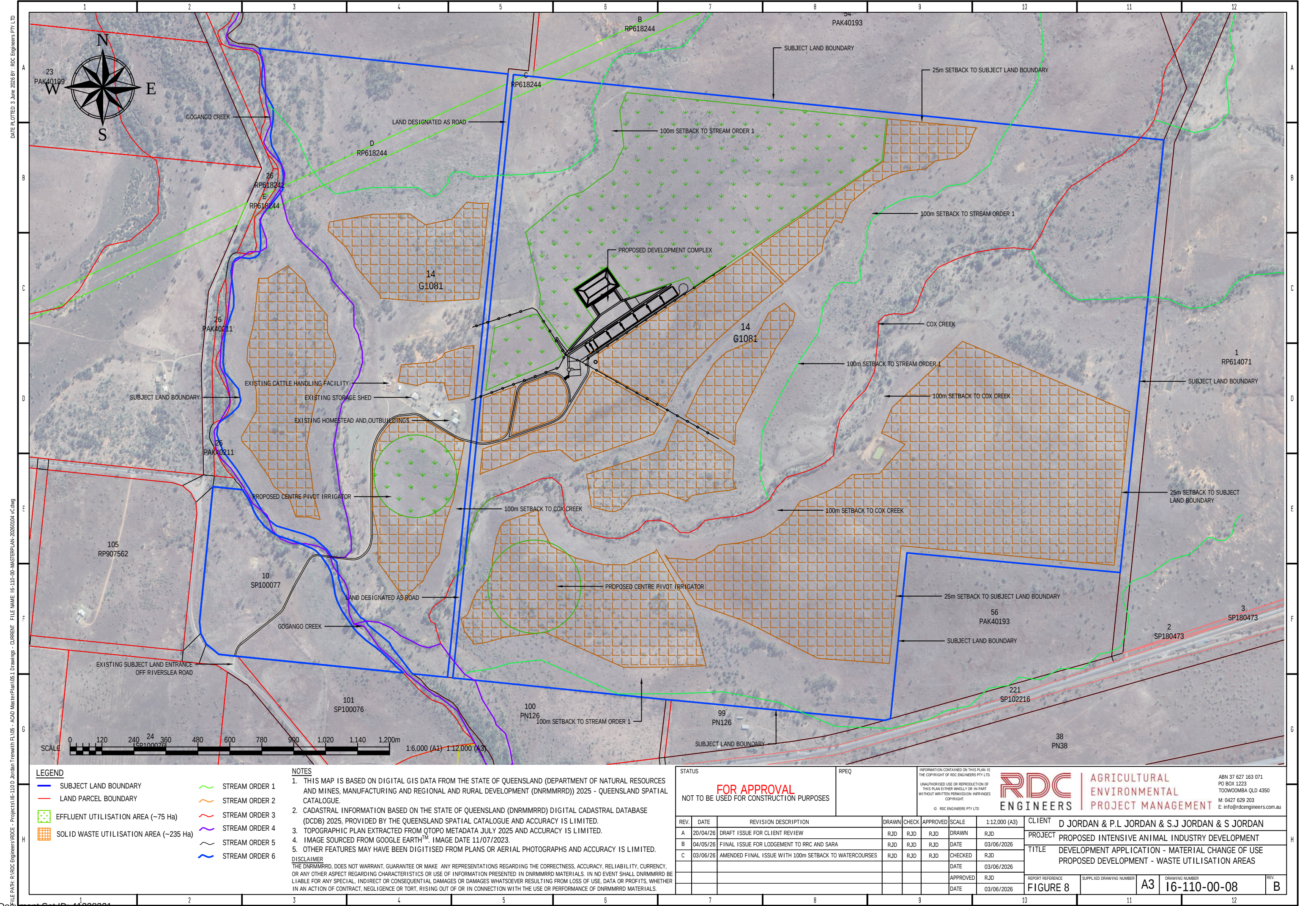












Appendix D – Code Assessment

Rural Zone Code

Set out below is an assessment of the proposed development against the Rural Zone Code:

The purpose of the zone will be achieved through the following outcomes.

- a. *development:*
 - i. *does not detract from the scenic landscape features of rural land including the Fitzroy River, floodplains, lagoons, wetlands, salt pans, mountains and ridges and the coastline;*
 - ii. *is responsive to the environmental characteristics and constraints of the land, and minimises impacts on natural features such as waterways, wetlands and remnant vegetation;*
 - iii. *has legal and practical access to the road hierarchy;*
 - iv. *is serviced by infrastructure that is commensurate with the needs of the use; and*
 - v. *maximises energy efficiency and water conservation;*
- b. *non-rural uses may be appropriate where they do not detract from the productivity or residential amenity of rural areas and can demonstrate:*
 - i. *a direct relationship with the rural use in the immediate locality; or*
 - ii. *the potential to make a contribution to primary production or the diversification of rural industries; or*
 - iii. *a need to be remote from urban uses as a result of their impacts; or*
 - iv. *they cannot be located in an urban area (for example, due to land area requirements);*
- c. *transport and freight uses, which do not meet the definition of a home based business, are not established in the rural zone;*
- d. *development does not alienate or impact on the productive agricultural capacity of rural areas and agricultural land is protected from incompatible development;*
- e. *all rural land is maintained in large land holdings to protect the agricultural production capacity. In this regard, the reconfiguration of land only occurs when lot size is 100 hectares unless otherwise stated in a precinct;*
- f. *animal keeping (being kennels and catteries), intensive animal industries, intensive horticulture, aquaculture and rural industries establish where they:*
 - i. *are located on sites that are large enough to accommodate appropriate buffering to sensitive land use(s), residential, township and emerging community zones. Intensive animal industries are preferred in proximity to the lower Fitzroy River, west of Ridgeland;*
 - ii. *do not cause adverse impacts on sensitive land use(s) in relation to traffic, noise and air quality;*
 - iii. *do not cause a negative impact on water quality;*
 - iv. *protect natural, scenic and environmental values;*
 - v. *do not diminish the productive capacity of other land nearby;*



- vi. gain access from roads which are constructed to accommodate the traffic generated by the use; and
- vii. are not located in areas identified on the Agricultural Land Classification (ALC) overlay maps (except for intensive horticulture);
- g. Rural workers' accommodation is appropriate where:
 - i. directly associated with the primary rural use undertaken at the site;
 - ii. compatible with the rural character of the zone;
 - iii. not compromising the existing or potential future operation of rural uses on adjoining lots; and
 - iv. not located in areas identified on the Agricultural Land Classification (ALC) overlay maps;
- h. urban and rural residential development is contained within the designated growth areas and does not expand into the rural zone;
- i. sensitive land use(s) are adequately separated from animal keeping (being kennels and catteries), intensive animal industry, aquaculture, rural industry, and industrial zoned areas (including the Gracemere industrial area, Stanwell power station, Bajool explosives reserve and Bouldercombe brickworks);
- j. renewable energy facilities are located on sites that are large enough to accommodate appropriate buffering from sensitive land use(s) and minimise adverse impacts on the natural environment;
- k. extractive industries (including Marmor limeworks) on rural land are protected from encroachment by incompatible uses;
- l. extractive industry minimises environmental and traffic impacts. Once the operation has ceased the site is rehabilitated;
- m. aquaculture activities may be integrated with horticulture operations, where benefits of diversification are evident and there are no adverse impacts on amenity, ecological values and existing fish habitats; and
- n. the establishment of two (2) precincts within the zone where particular requirements are identified:
 - i. Alton Downs precinct; and
 - ii. Cropping and intensive horticulture precinct.

Table 6.7.4.3.1 – Rural zone code – Development outcomes for assessable development and requirements for accepted development

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment
Where involving a new building or expansion to an existing building		
Built form		



P01 Development does not adversely impact on the rural character of the locality, having regard to the scale and visibility of buildings.	A01 The height of 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.	Complies with A01. The construction of the feedlot is within the centre of the lot and is a single level in height. There will be no visual impact on the rural community.										
Land use												
Aquaculture												
P02 Aquaculture that is low impact in nature is located and designed on sites of sufficient size and dimension, to minimise adverse impacts on the amenity, water quality and ecological values.	A02 Aquaculture activities using ponds or tanks that are less than or equal to ten (10) hectares in total size are carried out in accordance with the Department of Agriculture, Fisheries and Forestry Code for accepted development requirements for material change of use that is aquaculture as updated from time to time.	Not applicable.										
Dwelling house and dwelling unit												
P03 Development does not compromise the continued operation of an intensive animal industry, extractive industry, or a similar potential use on neighbouring rural land.	A03.1 Development: (a) Is set back a minimum of twenty (20) metres from all site boundaries; and (b) Is separated from an existing or approved: i. Intensive animal industry by a minimum of 1,000 metres; and ii. Extractive industry operation as follows: <table><tr><th>Operation</th><th>Separation Distance</th></tr><tr><td>Extractive industry operation involving blasting</td><td>1,000 metres</td></tr><tr><td>A hard rock extractive industry</td><td>500 metres</td></tr><tr><td>A sand and gravel extractive industry</td><td>200 metres</td></tr><tr><td>A designated haul route</td><td>100 metres</td></tr></table>	Operation	Separation Distance	Extractive industry operation involving blasting	1,000 metres	A hard rock extractive industry	500 metres	A sand and gravel extractive industry	200 metres	A designated haul route	100 metres	Complies with A03.1. The feedlot is well setback from boundaries and there are no known extractive industries within 1,000m.
Operation	Separation Distance											
Extractive industry operation involving blasting	1,000 metres											
A hard rock extractive industry	500 metres											
A sand and gravel extractive industry	200 metres											
A designated haul route	100 metres											

	A03.2 Where a secondary dwelling is proposed, that dwelling: (a) Is contained within the same lot; and (b) Is no more than eighty (80) square metres gross floor area.	
P04 Dwellings have adequate access to services to ensure the safety and well-being of residents and the water supply is adequate for the current and future needs of the development.	A04 A dwelling: (a) Has a legal access to a constructed road; and (b) Where within a water supply area has a legal connection to Council's reticulation water supply. Editor's note – a constructed road can be sealed, graded or gravel. Editor's note – where development is located outside of the water supply area to refer to the requirements under the Plumbing Code of Australia.	Not applicable.
Caretaker's accommodation		
P05 The development does not compromise the productivity of the use.	A05 No more than one (1) caretaker's accommodation is established on the site.	Not applicable.
P06 A caretaker's accommodation has adequate access to services to ensure the safety and well-being of residents and the water supply is adequate for the current and future needs of the development.	A06 A caretaker's accommodation: (a) Has a legal access to constructed road; and (b) Where within a water supply area has a legal connection to Council's reticulated water supply. Editor's note – a constructed road can be sealed, graded or gravel. Editor's note – where development is located outside of the water supply area to refer to the requirements under the Plumbing Code of Australia.	Not applicable.
Home based business		
P07	A07.1	Not applicable.

Development for a home based business is operate, designed and sited in a manner that: (a) Is an appropriate scale and intensity; (b) Is integrated with the primary use of the site for a dwelling house; (c) Does not adversely affect the safety and private recreation needs of adjoining premises; (d) Does not adversely affect the streetscape and street function; and (e) Does not compromise the character and amenity of the surrounding area by way of noise, light, dust, fumes, vibration, odour or storage of potentially hazardous materials.	The home based business has a maximum gross floor area of 100 square metres.	
	A07.2 The home based business is carried out within an existing building or structure. Note – this does not include the parking of vehicles.	
	A07.3 Hours of operation are between the hours of 07:00 and 19:00 Monday to Saturday and 08:00 and 19:00 Sunday and public holidays (except for a bed and breakfast accommodation or home based child care).	
	A07.4 The home based business involves a minimum of one (1) resident of the dwelling.	
	A07.5 A maximum of one (1) worker, not residing in the dwelling house, is employed in the home based business.	
	A07.6 The home based business contains visitor parking within the site.	
	A07.7 The home based business where for bed and breakfast accommodation: (a) The combined total number of guests and permanent residents does not exceed twelve (12) persons at any one time; and (b) Guests stay a maximum of fourteen (14) consecutive nights.	
	A07.8 Goods or services for sale or hire are not displayed where they are	

	visible from the street frontage or an adjoining residential premise.	
	A07.9 No more than one (1) commercial vehicle is associated with the business and the vehicle does not exceed a gross vehicle mass of 4.5 tonnes tare weight unless associated with a home based business involving heavy vehicles. Editor's note – refer to provisions under additional outcomes for home based business involving heavy vehicles.	
	A07.10 The home based business does not generate traffic exceeding ten (10) vehicle trips per day and the trips are not by a vehicle exceeding a gross vehicle mass of 4.5 tonnes tare weight.	
	A07.11 Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2008, as updated from time to time.	
Additional outcomes for home based business involving heavy vehicles		
P08 Development does not compromise the character and amenity of the surrounding area by way of noise, light, dust, fumes, vibration, odour or storage of potentially hazardous materials.	A08.1 A maximum of two (2) heavy vehicles and two (2) heavy trailers are stored on site at any one time.	Not applicable.
	A08.2 Heavy vehicles and heavy trailers: (a) Each heavy vehicle or heavy trailer does not exceed a gross vehicle mass of more than 4.5 tonnes; (b) Are not started or manoeuvred on site between the hours of 22:00 and 06:00, or left running unattended for any period up to five (5) minutes; (c) If used for the transport of cattle or waste disposal, are stored a minimum of	

	100 metres away from an adjoining dwelling; and (d) Do not have a refrigeration unit running while on-site if within 100 metres of a sensitive land use on an adjoining lot.	
	A08.3 The business does not include the loading or unloading of vehicles or storage of goods.	
	A08.4 The site has direct access to a minor collector road or high order road, but not to a state controlled road.	
	A08.5 Heavy vehicles are stored onsite and located a minimum distance of: (a) Twenty (20) metres from the frontage; and (b) Fifteen (15) metres from side and rear boundaries.	
	A08.6 Only minor maintenance is carried out on the property and does not involve major body work and mechanical repairs.	
Roadside stall		
P09 A roadside stall: (a) Does not impact on the amenity of adjoining land uses and the surrounding area; (b) Does not adversely affect the safety and efficiency of the road network; (c) Is ancillary to the farming use conducted on the same site; and (d) Sells only fresh produce grown locally.	A09.1 Any structure used for a roadside stall: (a) Has a maximum floor area of twenty (20) square metres; (b) Is located entirely within the property and not on the road reserve; and (c) Is set back from any boundary adjoining residential premises a minimum of six (6) metres.	Not applicable.
	A09.2 Site access, car parking and storage areas: (a) Are located entirely within the property and not on the road reserve; and	



	(b) Use the same driveway as the primary property address.	
	A09.3 The roadside stall is associated with the rural use conducted on the same site.	
Rural workers' accommodation		
P010 The amenity of the rural workers' accommodation is not adversely impacted upon and appropriately separated from intensive rural and industrial uses.	A010 On-site cabins or dwellings housing workers are sited no closer than 250 metres to intensive rural uses and industrial uses.	Not applicable.
P011 The rural workers' accommodation has adequate access to services to ensure the safety and well-being of occupants and the water supply is adequate for the current and future needs of the development.	A011 Rural workers' accommodation: (a) Has a legal access to a constructed road; and (b) Where within a water supply area has a legal connection to Council's reticulated water supply. Editor's note – a constructed road can be sealed, graded or gravel. Editor's note – where development is located outside of the water supply area to refer to the requirements under the Plumbing Code of Australia.	Not applicable.
Effects of development		
P012 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.	A012 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 lighting proposed.

Table 6.7.4.3.2 – Rural zone code – Development outcomes for assessable development

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment
General		

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment
P014 Development that does not involve rural uses: (a) Is located on the least productive parts of a site and not on land identified on the agricultural land classification (ALC) overlay maps; (b) Does not restrict the ongoing safe and efficient use of nearby rural uses; and (c) 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.	Complies with P014. The feedlot is proposed to be located partly within Class A & B Agricultural Land and partly outside The facility is taking up approximately 6ha of land of a total 708ha of Lot 10 & 14. The feedlot is outside any environmental areas and setback from any waterways. The remaining land will continue to be used for rural uses primarily cattle grazing.
P015 Uses that require isolation from urban areas are accommodated only where: (a) They cannot be more appropriately located in an industrial or other relevant zone; (b) They can be adequately separated from sensitive land use(s) (whether or not in the rural zone); and (c) 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 – Agriculture Schedule 3. Model land use code – for poultry	No acceptable outcome is nominated.	Complies with P015. The site has geographical benefits as the fee lot can be located in the centre of the lot creating large buffers to any rural homesteads and the nearest town of Gogango.

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment
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 Guidelines – State interest – Agriculture Schedule 5. Mitigating land 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.		
P016 Ecological values, habitat corridors and soil and water quality are protected, having regard to: (a) Maximisation of vegetation retention and protection of vegetation from the impacts of development; (b) Avoidance of potential for erosion and minimisation of earthworks; (c) Retention and protection of natural drainage lines and hydrological regimes; and (d) Avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity.	No acceptable outcome is nominated.	Complies with P016. The feedlot is outside any ecological areas. The effluent utilisation area and the solid waste utilisation area have setbacks from waterways and property boundaries.
Land use		
Animal keeping – kennels or catteries		
P017 Animal keeping (being kennels or catteries) is sited, constructed and managed such that: (a) Animals are securely housed;	A017.1 Animal keeping (being kennels or catteries) is located on a site having a minimum site area of three (3) hectares.	Not applicable.

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment						
(b) The use does not create a nuisance beyond the site boundaries; and (c) The use does not create adverse environmental impacts.	A017.2 Animal enclosures are set back a minimum of 250 metres from any sensitive land use.							
	A017.3 Buildings used for animal keeping are: (a) Constructed with impervious reinforced concrete floors; and (b) Gravity drained to the effluent collection / treatment point.							
	A017.4 Animals are kept in fenced enclosures that are located inside buildings at all times between the hours of 18:00 and 07:00.							
	A017.5 A person who is responsible for the supervision of the operation of the development is accommodated on the premises at all times.							
	A017.6 Animal enclosures are set back to roads, streets and water resources as follows: <table><tr><th>Location</th><th>Setback</th></tr><tr><td>Road frontages</td><td>50 metres</td></tr><tr><td>Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds</td><td>100 metres</td></tr><tr><td>Top bank of dry or perennial gully</td><td>30 metres</td></tr></table>		Location	Setback	Road frontages	50 metres	Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds	100 metres
Location	Setback							
Road frontages	50 metres							
Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds	100 metres							
Top bank of dry or perennial gully	30 metres							
Aquaculture								
P018 Aquaculture is located and designed on sites of sufficient size and dimension, to minimise adverse impacts on the amenity, water	A018 Aquaculture activities using ponds or tanks that are greater than five (5) hectares in total size are carried out in accordance with State	Not applicable.						

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment
quality and ecological values and existing fish habits.	Planning Policy Guideline – State Interest – Agriculture Part D. 4 Model land use codes for aquaculture, as updated from time to time.	
Bulk landscape supplies, rural industry or wholesale nursery		
P019 Development is located on sites: (a) Of sufficient size, to minimise impacts on the amenity of adjoining land, in particular noise, odour, light and dust emissions; (b) Where the operation is within the safe and effective design capacity of the road system; and (c) Where the operation does not impact upon water quality.	A019.1 A minimum site area of two (2) hectares is required with at least fifteen (15) metre setback from any adjoining premises. A019.2 Sales, storage, handling, packaging and production areas are set back a minimum of: (a) 100 metres from any dwelling on surrounding land; (b) Fifty (50) metres from state controlled roads and twenty (20) metres from all other roads; and (c) Thirty (30) metres from top bank of creek, river, stream or wetland edge of well, bore, dam, weir, or intake that provides potable water. A019.3 Infrastructure and material storage areas are confined to free draining areas and sites on slopes not exceeding ten (10) percent. A019.4 There is direct access to a minor urban collector or higher order road.	Not applicable.
Intensive animal industry		
P020 Intensive animal industry uses are sited, constructed and managed such that: (a) Animals are securely housed; (b) The use does not create a nuisance on adjoining sensitive land uses;	No acceptable outcome is nominated.	Complies with P020. The site has been carefully chosen as the site is already used for cattle grazing. The feedlot will be located in the centre of the lot to reduce or mitigate any impacts to surrounds. The proposal plans at (Appendix C) are drained

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment
(c) Buildings used for intensive animal industry are constructed with floors, that are gravity drained to the effluent collection / treatment point; (d) Animal proof fencing or other appropriate barrier feature is provided of an appropriate height within the site to prevent the escape of animals; and (e) A person who is responsible for the supervision of the operation of the development is accommodated on the premises at all times.		appropriately to the sedimentation pond and then discharged to the effluent utilisation areas. The cattle feedlot pens are secure and the site has a homestead where the manager lives.
P021 Intensive animal industry does not detract from the amenity of a nearby sensitive land use and community related activities and are not visible from any road or other public view point.	No acceptable outcome is nominated.	Complies with P021. The feedlot is within the centre of the site and will not be visible from the surrounding public or private areas.
P022 Intensive animal industry is not located within: (a) A declared catchment area; or (b) A declared groundwater area.	No acceptable outcome is nominated.	Not applicable.
P023 Intensive animal industry has suitable access to road or rail infrastructure via a sealed road to an access point with a state controlled road.	No acceptable outcome is nominated.	Complies with P023. The Capricorn Highway is only 1.1km to the south of the entry of the site.
Intensive horticulture		
P024 The region's water quality is protected from the inflow of waste water or run-off from intensive horticulture activities. Waste water	No acceptable outcome is nominated.	Not applicable.

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment
or run-off from intensive horticulture: (a) Is contained and treated so that nutrients and sediments can be removed from the water; (b) Where possible, treated water is re-used; and (c) Waste water is only disposed of when acceptable nutrient levels are achieved. Editor's note – applicants should have regard to the State Planning Policy Guideline – State Interest – Agriculture. Editor's note – The Environmental Protection (water) Policy 2009 applies to intensive horticultural uses.		
P025 Intensive horticulture activities are not located within: (a) A declared catchment area; or (b) A declared groundwater area.	No acceptable outcome is nominated.	Not applicable.
Outdoor sport and recreation or community use		
P026 Development is provided primarily to service the needs of the surrounding rural area or is inappropriate in urban areas (as a result of amenity impacts or land area requirements). The development is located and designed to: (a) Minimise adverse impacts on the agricultural productive capacity of the site and the locality; (b) Minimise impacts on the amenity of the locality, in particular noise (including limiting the hours of operation), odour, light and dust emissions; and	No acceptable outcome is nominated.	Not applicable.



Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment
(c) Operate within the safe and effective design capacity of the region's road system.		
Renewable energy facility – wind farms		
P027 Wind farms are located, designed and operated to minimise impacts on the environment and residential amenity, having regard to such matters as shadow flicker, noise (including low frequency noise), avifauna, separation from dwellings and site boundaries and scenic amenity.	No acceptable outcome is nominated.	Not applicable.
Rural workers' accommodation, farm stay and tourism uses		
P028 Tourism, short-term accommodation (farm stay), and rural workers' accommodation uses are: (a) Associated with and compatible with rural production, natural resources and scenic landscape features in the immediate vicinity; and (b) Not located in areas identified on the agricultural land classification (ALC) overlay maps.	No acceptable outcome is nominated.	Not applicable.
Transport and freight uses		
P029 Transport and freight uses, which do not meet the definition of a home based business involving heavy vehicles, are not established in the rural zone.	No acceptable outcome is nominated.	Not applicable.
Effects of development		
P030 Effective separation distances are provided to minimise conflicts with sensitive land uses. Editor's note – where potential conflicts between agricultural and	No acceptable outcome is nominated.	The proposed feedlot is approximately 2.0 km from Gogango Township which has the closest sensitive uses (excluding other rural homesteads).

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment
sensitive land uses may occur, applicants should refer to State Planning Policy Guidelines – 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 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.		
P031 Development does not unduly impact on the existing amenity and character of the locality having regard to: (a) The scale, siting and design of buildings and structures; (b) Visibility of buildings and structures when viewed from roads and other public view points; and (c) Any heritage places.	No acceptable outcome is nominated.	Complies with P031. The feedlot will be positioned in the centre of the site and is constructed at a single level to remove any visual impacts from public or private viewing areas.
P032 Development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that: (a) Any hazards to people or property are avoided; (b) Any earthworks are minimised; (c) The retention of natural drainage lines is maximised; (d) The retention of existing vegetation is maximised; (e) Leeching by nutrients, pesticides or other	No acceptable outcome is nominated.	Complies with P032. The cattle feedlot is positioned away from any streams, creeks or waterways. It has also been positioned away from any areas of environmental significance or vegetation. The proposed effluent utilisation areas and solid waste utilisation areas are also setbacks from waterways to reduce the impacts on waterways.

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment
contaminants, or potential for salinity is minimised; (f) Damage or disruption to sewer, stormwater and water infrastructure is avoided; and (g) There is adequate buffering, screening or separation to adjoining development.		
P033 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.	Complies with P033.
Reconfiguring a lot		
P034 The further subdivision of land is limited to reflect the suitability of the land for primarily grazing purposes and to protect water quality, environmental and landscape values.	A034 Unless otherwise stated in a precinct the minimum lot size is 100 hectares.	Not applicable.
	A036.2 Newly created lots must have access to a sealed road where sequential connection or integration with an existing sealed road can be achieved.	Not applicable.



Appendix E – State Code 2: Development in a Railway Environment



State code 2: Development in a railway environment

Guide to Development in a Transport Environment: Rail which provides direction on how to address this code.

Table 2.1 Development in general

Performance outcomes	Acceptable outcomes	Response
Building, structures, infrastructure, services and utilities		
PO1 Development does not create a safety hazard within the railway corridor .	No acceptable outcome is prescribed.	Complies with PO1. The feedlot within the site will be located approximately 1.5km from the railway corridor.
PO2 Development does not cause damage to the railway corridor, rail transport infrastructure or other rail infrastructure .	No acceptable outcome is prescribed.	Complies with PO2. No development within the corridor or to infrastructure.
PO3 Development does not interfere with, or obstruct, the rail transport infrastructure or other rail infrastructure .	No acceptable outcome is prescribed.	Complies with PO3. No development within the corridor or to infrastructure.
PO4 Development does not adversely impact the structural integrity or physical condition of the railway, other rail infrastructure or the railway corridor by adding or removing loading .	No acceptable outcome is prescribed.	Complies with PO4. No development within the corridor or to infrastructure.
PO5 Development above a railway is designed to enable natural ventilation and smoke dispersion in the event of a fire emergency.	No acceptable outcome is prescribed.	Complies with PO5. No development above the railway.
PO6 Development does not adversely impact the operating performance of the railway corridor .	No acceptable outcome is prescribed.	Complies with PO6. No development within the corridor or to infrastructure.
PO7 Buildings and structures in a railway corridor are designed and constructed to protect persons in the event of a derailed train.	No acceptable outcome is prescribed.	Complies with PO7 No development within the corridor or to infrastructure.
PO8 Buildings and structures in high risk locations and where also located within 10 metres of the centreline of the nearest railway track are design and constructed to protect persons in the event of a derailed train.	AO8.1 Buildings and structures , in a railway corridor , including foundations, retaining and other support elements, are designed and constructed in accordance with Civil Engineering Technical Requirement CIVIL-SR-012 Collision protection of	Complies with AO8.1. No buildings or structures within the railway corridor.

Performance outcomes	Acceptable outcomes	Response
	supporting elements adjacent to railways , Queensland Rail, 2011, AS5100 Bridge design, and AS1170 Structural design actions.	
PO9 Buildings and structures are designed and constructed to protect people from electrocution.	A09.1 The outermost projection of development is set back horizontally a minimum of 3 metres from the outermost projection of overhead line equipment .	Complies with A09.1. The feedlot within the site will be located approximately 1.5km from the railway corridor.
PO10 Development in the railway corridor is designed and constructed to prevent projectiles being thrown onto the railway .	No acceptable outcome is prescribed.	Complies with PO10. No development proposed within the railway corridor.
PO11 Buildings, and structures with publicly accessible or communal areas within 20 metres from the centreline of the nearest railway track are designed and constructed to prevent projectiles from being thrown onto a railway .	A011.1 Publicly accessible areas located within 20 metre from the centreline of the nearest railway do not overlook a railway. OR A011.2 Buildings and structures are designed to ensure publicly accessible areas located within 20 metres from the centreline of the nearest railway track and that overlook the railway may include throw protection screens in accordance with the relevant provisions of the Civil Engineering Technical Requirement – CIVIL-SR005 Design of buildings over or near railways, Queensland Rail, 2011, and the Civil Engineering Technical Requirement – CIVIL-SR008 Protection screens, Queensland Rail.	Complies with PO11. No publicly accessible areas as a result of this development.
Stormwater and overland flow		
PO12 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard in a railway corridor .	No acceptable outcome is prescribed.	Complies with PO12. The construction of the 6ha cattle feed lot is the only hard surface proposed and will have negligible impact on stormwater on this 708ha site.
PO13 Stormwater run-off or overland flow from the development site does not result in a material worsening of operating performance of the railway	No acceptable outcome is prescribed.	Complies with PO13. The construction of the 6ha cattle feed lot is the only hard surface proposed and

Performance outcomes	Acceptable outcomes	Response
corridor, rail transport infrastructure or other rail infrastructure.		will have negligible impact on stormwater on this 708ha site.
PO14 Stormwater run-off or overland flow from the development site does not interfere with the structural integrity or physical condition of the railway corridor, rail transport infrastructure or other rail infrastructure.	No acceptable outcome is prescribed.	Complies with PO14. The construction of the 6ha cattle feed lot is the only hard surface proposed and will have negligible impact on stormwater on this 708ha site.
Flooding		
PO15 Development does not result in a material worsening of flooding impacts within a railway corridor.	No acceptable outcome is prescribed.	Complies with PO15. The proposed feedlot is not located in an area subject to flooding.
Drainage Infrastructure		
PO16 Drainage infrastructure does not create a safety hazard in a railway corridor.	AO16.1 Drainage infrastructure is wholly contained within the development site. AND AO16.2 Drainage infrastructure can be maintained without requiring access to a railway corridor.	Complies with PO16. No drainage infrastructure proposed near the railway corridor.
Construction Impacts		
PO17 Construction activities do not cause ground movement or vibration impacts in a railway corridor.	No acceptable outcome is prescribed.	Complies with PO17. The feedlot will be approximately 1.5km. This won't cause vibration on rail reserve.
Access		
PO18 Development prevents unauthorised access to the railway corridor.	AO18.1 Development abutting the railway corridor incorporates fencing along the property boundary with the railway corridor in accordance with the railway manager's standards. AND AO18.2 A road barrier designed in accordance with Queensland Rail Civil Engineering Technical	Complies with PO18. There is post and wire fencing currently separating the railway corridor with the subject site.

Performance outcomes	Acceptable outcomes	Response
	Requirement CIVIL-SR-007 – Design Criteria for Road Rail Barriers. AND AO18.3 Vehicle manoeuvring areas, driveways, loading areas and carparks abutting the railway corridor incorporate rail interface barriers along the boundary to the railway corridor.	
PO19 Development maintains existing maintenance and authorised access to the railway corridor .	AO19.1 Development does not obstruct existing authorised access points and access routes for maintenance and emergency works to the railway corridor at all times.	Complies with AO19.1. The development on the site is not obstructing access to the railway corridor.
PO20 Development does not impede the maintenance of a railway bridge or authorised access to a railway bridge .	AO20.1 Buildings and other structures are set back horizontally a minimum of 3 metres from a railway bridge. AND AO20.2 Permanent structures are not located below or abutting a railway bridge. AND AO20.3 Temporary activities below or abutting a railway bridge do not impede access to a railway corridor.	Complies with PO20. No railway bridges near the development site.
Public passenger transport and active transport		
PO21 Development does not compromise the safety of public passenger transport infrastructure and active transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO21. No impact on passenger transport.
PO22 Development maintains pedestrian and cycle access to a railway station or other public passenger transport infrastructure and active	No acceptable outcome is prescribed.	Complies with PO22. No impact on passenger transport.

Performance outcomes	Acceptable outcomes	Response
transport infrastructure associated with the railway .		
PO23 Development does not adversely impact the structural integrity or physical condition of public passenger transport infrastructure and active transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO23. No impact on passenger transport.
PO24 Development does not adversely impact the operating performance of public passenger transport infrastructure, public passenger services and active transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO24. No impact on passenger transport.
Planned upgrades		
PO25 Development does not impede delivery of planned upgrades of rail transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO25 The feedlot on the site is not obstructing access to the railway corridor.
Network safety		
PO26 Development involving dangerous goods does not adversely impact on the safety or operations of the railway and rail transport infrastructure .	AO26.1 Development does not involve handling or storage of hazardous chemicals above the threshold quantities listed in table 5.2 of the Model Planning Scheme Development Code for Hazardous Industries and Chemicals, Office of Industrial Relations, Department of Justice and Attorney-General, 2016.	Complies with PO26. The proposed operations are not involving dangerous goods.

Table 2.2 Filling, excavation, building foundations and retaining structures

Performance outcomes	Acceptable outcomes	Response
PO27 Development does not create a safety hazard for users of the railway or other rail infrastructure .	No acceptable outcome is prescribed.	Complies with PO27. The feedlot and proposed operations will have no impact on railway safety.
PO28 Development does not adversely impact on the operating performance of the railway or other rail infrastructure within the railway corridor .	No acceptable outcome is prescribed.	Complies with PO28. The feedlot and proposed operations will have no impact on railway performance.
PO29 Development does not undermine, damage, or cause subsidence of, the railway corridor .	No acceptable outcome is prescribed.	Complies with PO29. The feedlot and proposed operations will have no impact on railway corridor.

PO30 Development does not adversely impact the structural integrity or physical condition of the railway, other rail infrastructure or the railway corridor by adding or removing loading .	No acceptable outcome is prescribed.	Complies with PO30. The feedlot and proposed operations will be 1.5km from the railway corridor.
PO31 Development does not cause ground water disturbance in the railway corridor .	No acceptable outcome is prescribed.	Complies with PO31. The feedlot and proposed operations will have no impact on ground water.
PO32 Development does not adversely impact the railway or other rail infrastructure within the railway corridor .	No acceptable outcome is prescribed.	Complies with PO32. The feedlot and proposed operations will be 1.5km from the railway corridor.
PO33 Excavation, boring, piling, blasting, drilling, fill compaction or similar activities does not adversely impact the operating performance of the railway or other rail infrastructure within the railway corridor .	No acceptable outcome is prescribed.	Complies with PO33. No blasting, excavation, boring, piling, drilling or similar activities are proposed on the development site.
PO34 Filling and excavation material does not cause an obstruction or nuisance in the railway corridor .	AO34.1 Fill, spoil or any other material is not stored in, or adjacent to, the railway corridor .	Complies with A34.1. No works will be done within or adjacent to the railway corridor.

Table 2.3 Railway crossings

Performance outcomes	Acceptable outcomes	Response
PO35 Development does not require a new level railway crossing .	No acceptable outcome is prescribed.	Complies with PO35. No development within the corridor or to infrastructure.
PO36 Development does not adversely impact on the operating performance of an existing railway crossing .	No acceptable outcome is prescribed.	Complies with PO36. No development within the corridor or to infrastructure.
PO37 Development does not adversely impact on the safety of an existing railway crossing .	No acceptable outcome is prescribed.	Complies with PO37. No development within the corridor or to infrastructure.
PO38 Development is designed and constructed to allow for on-site circulation to ensure vehicles do not queue in a railway crossing .	No acceptable outcome is prescribed.	Complies with PO38. No development or operations within the corridor or to infrastructure.

Table 2.4 Environmental emissions

Statutory note: Where development is adjacent to a **railway** with 15 or fewer passing trains per day, compliance with table 2.4 is not required.

Performance outcomes	Acceptable outcomes	Response
Reconfiguring a Lot		
Involving the creation of 5 or fewer new residential lots adjacent to a railway or type 2 multi-modal corridor		
PO39 Development minimises free field noise intrusion from a railway .	AO39.1 Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR AO39.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound. OR AO39.3 Development provides a solid gap-free fence or other solid gap-free structure along the full extent of the boundary closest to a railway.	Not applicable.
Involving the creation of 6 or more new residential lots adjacent to a railway or type 2 multi-modal corridor		

PO40 Reconfiguring a lot minimises free field noise intrusion from a railway.	AO40.1 Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR AO40.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	Not applicable.
Material change of use (accommodation activity)		
Ground floor level requirements adjacent to a railway or type 2 multi-modal corridor		
PO41 Development minimises noise intrusion from a railway in private open space at the ground floor.	AO41.1 Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for private open space at the ground floor level; 2. in accordance with: a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;	Not applicable.

	c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR AO41.2 Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for private open space at the ground floor level by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	
PO42 Development (excluding a relevant residential building or relocated building) minimises noise intrusion from the railway in habitable rooms at the facade of the ground floor level.	AO42.1 Development (excluding a relevant residential building or relocated building) provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum building facade acoustic level in reference table 1 (item 1.1) for habitable rooms at the ground floor level; 2. in accordance with: a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;. c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR AO42.2 Development (excluding a relevant residential building or relocated building) achieves the maximum building facade acoustic level in reference table 1 (item 1.1) for habitable rooms at the ground floor level by alternative noise	Not applicable.

	attenuation measures where it is not practical to provide a noise barrier or earth mound.	
PO43 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in Table 3 (item 3.1).	No acceptable outcome is prescribed.	Not applicable.
Above ground floor level requirements (accommodation activity) adjacent to a railway or type 2 multi-modal corridor		
PO44 Balconies, podiums and roof decks include: 1. a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums and roof decks	No acceptable outcome is prescribed.	Not applicable.
PO45 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is prescribed.	Not applicable.
Material change of use (other uses)		
Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a railway or type 2 multi-modal corridor		
PO46 Development: 1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all outdoor education areas and outdoor play areas ; b. in accordance with: i. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018;	No acceptable outcome is prescribed.	Not applicable.

ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 2. achieves the maximum free field acoustic level in reference table (item 2.3) for all outdoor education areas and outdoor play areas by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.		
PO47 Development involving a childcare centre or educational establishment: 1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2); b. in accordance with: i. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; or 2. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	No acceptable outcome is prescribed.	Not applicable.
PO48 Development involving: 1. indoor education areas and indoor play areas; or 2. sleeping rooms in a childcare centre; or 3. patient care areas in a hospital; achieves the maximum internal acoustic level in reference table 3 (items 3.2, 3.3 and 3.4).	No acceptable outcome is prescribed.	Not applicable.

Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a railway or type 2 multi-modal corridor		
PO49 Development involving a childcare centre ; or educational establishment which have balconies, podiums or elevated outdoor play areas predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from the railway are provided with: 1. a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); and 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums and elevated outdoor play areas.	No acceptable outcome is prescribed.	Not applicable.
PO50 Development including: 1. indoor education areas and indoor play areas in a childcare centre or educational establishment; or 2. sleeping rooms in a childcare centre; or 3. patient care areas in a hospital located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is prescribed.	Not applicable.
Air, light and vibration		
PO51 Private open space, outdoor education areas and outdoor play areas are protected from air quality impacts from a railway .	AO51.1 Each dwelling or unit has access to a private open space which is shielded from a railway by a building, noise barrier, solid gap-free fence , or other solid gap-free structure . OR AO51.2 Each outdoor education area and outdoor play area is shielded from a railway by a building, noise barrier, solid gap-free fence , or other solid gap-free structure .	Not applicable.

PO52 Patient care areas within hospitals are protected from vibration impacts from a railway .	AO52.1 Hospitals are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of $0.1\text{m/s}^{1.75}$. AND AO52.2 Hospitals are designed and constructed to ensure vibration in the ward of a patient care area does not exceed a vibration dose value of $0.4\text{m/s}^{1.75}$.	Not applicable.
PO53 Development is designed and sited to ensure light from infrastructure within, and use of, a railway does not: 1. intrude into buildings during night hours (10pm to 6am); and 2. create unreasonable disturbance during evening hours (6pm to 10pm).	No acceptable outcomes are prescribed.	Not applicable.

Table 2.5 Development in a future railway corridor

Performance outcomes	Acceptable outcomes	Response
PO54 Development does not impede the planning, design and delivery of rail transport infrastructure in a future railway corridor .	AO54.1 Development is not located in a future railway corridor . OR both of the following acceptable outcomes apply: AO54.2 The intensification of lots does not occur within a future railway corridor . AND AO54.3 Development does not result in the landlocking of parcels once a future railway corridor is delivered.	Complies with AO54.1. Not in a future railway corridor.
PO55 Development, including filling, excavation, building foundations and retaining structures do not undermine or cause subsidence of a future railway corridor .	No acceptable outcome is prescribed.	Complies with PO55. Not in a future railway corridor.

Performance outcomes	Acceptable outcomes	Response
PO56 Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a future railway corridor .	No acceptable outcome is prescribed.	Complies with PO56. Not in a future railway corridor.



Confirmation Notice

PLANNING ACT 2016, PART 1 OF THE DEVELOPMENT
ASSESSMENT RULES

Application number:	D/87-2026	For further information regarding this notice, please contact:	Sophie Muggeridge
Date application properly made:	5 June 2026	Phone:	07 4936 8099

1. APPLICANT DETAILS

Name:	Jordan Grazing
Postal address:	Level 38, Riparian Plaza 71 Eagle St BRISBANE QLD 4000
Contact number:	1300 208 865
Email:	mail@planningapprovalgroup.com.au

2. PROPERTY DESCRIPTION

Street address:	88 Riverslea Road, Gogango
Real property description:	Lot 14 on G1081 and Lot 10 on SP100077

3. OWNER DETAILS

Name:	S J Jordan and D Jordan
Postal address:	Woodlea 2092 Yarrabee Haul Rd BLUFF QLD 4702

4. DEVELOPMENT APPROVAL SOUGHT

Development Permit for a Material Change of Use for Intensive Animal Industry (Cattle Feedlot)

5. APPLICATION TYPE

	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	☒	☐

6. REFERRAL AGENCIES

NIL

Based on the information accompanying the lodged application, in accordance with the *Planning Regulation 2017*, referral to the following Referral Agencies is required.

For an application involving	Name of agency	Role of Agency	Contact Details
INFRASTRUCTURE-RELATED REFERRALS (Electricity Infrastructure)			

Schedule 10, Part 9, Division 2, Table 2 – Material change of use of premises near a substation site or subject to an easement

Development application for a material change of use that is assessable development under a local categorising instrument and does not relate to reconfiguring a lot, if— (a) all or part of the premises are within 100m of a substation site; or (b) both of the following apply— (i) all or part of the premises are subject to an easement for the benefit of a distribution entity, or transmission entity, under the Electricity Act; (ii) the easement is for a transmission grid or supply network	The chief executive of the distribution entity or transmission entity: Powerlink	Advice	<u>Postal:</u> Powerlink (Property Services) PO Box 1193 Virginia Qld <u>Email:</u> Property@powerlink.com.au
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It is the responsibility of the applicant to give within 10 business days each referral agency a copy of -

- the application (including application form and supporting material);
- this confirmation notice; and
- any applicable concurrence agency application fee (refer to the *Planning Regulation* to confirm the applicable referral agencies).

The applicant must provide written advice to Council (as the Assessment Manager) of the day on which this action was completed.

7. IMPACT ASSESSMENT

Will Impact Assessment be required?	YES
The whole of the application must be publicly notified under the provisions of Part 4 of the Development Assessment Rules by:	
- Publishing a notice at least once in a newspaper circulating generally in the locality of the premises which are the subject of the application; and - Placing a notice on the premises which are the subject of the application. The notice must remain on the premises for the period of time up to and including the stated day; and - Giving a notice to all owners of any lots adjoining the premises which are the subject of the application.	

8. PUBLIC NOTIFICATION DETAILS

The application requires public notification which must be undertaken in accordance with Section 53 of the *Planning Act 2016* and Part 4 of the Development Assessment Rules.

9. INFORMATION REQUEST

A further information request may be made by the assessment manager. Regardless of this advice, any concurrence agency for the application may make an information request.

10. SUPERSEDED PLANNING SCHEME

Is the application to be assessed under a Superseded Planning Scheme?	NO
Planning Scheme	
☒	The development was not assessable under the Superseded Planning Scheme and the application may proceed, as proposed.

- | | |
|--------------------------|---|
| ☐ | The development was assessable under the Superseded Planning Scheme and this Development Application will be assessed under the Superseded Planning Scheme. |
| ☐ | The application will not be assessed under the Superseded Planning Scheme. The application will instead be assessed against the current planning scheme. |

You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an INACCURACY in any of the information provided above or have a query or seek clarification about any of these details, please contact Council's Development Assessment Unit.

11. ASSESSMENT MANAGER

Name: **Sophie Muggeridge**
PLANNING OFFICER

Signature:

Date: 9 June 2026





18 June 2026

Jordan Grazing
Level 38, Riparian Plaza
71 Eagle St
BRISBANE QLD 4000

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Mount Morgan Office
32 Hall St, Mount Morgan

Our reference: D/87-2026
Enquiries to: Sophie Muggeridge
Telephone: 07 4936 8099

Dear Sir/Madam

INFORMATION REQUEST – DEVELOPMENT APPLICATION D/87-2026 FOR A MATERIAL CHANGE OF USE FOR INTENSIVE ANIMAL INDUSTRY (CATTLE FEEDLOT) – SITUATED AT 88 RIVERSLEA ROAD, GOGANGO – DESCRIBED AS LOT 10 ON SP100077 AND LOT 14 ON G1081

Council refers to your application received by Council on 26 May 2026.

Council officers have undertaken a detailed assessment of the development application and require you to provide further information to address the following issues:

1.0 Planning Requirements

- 1.1 Please confirm details around the accommodation of all employees associated with the development e.g. will they be staying on site or off-site.

2.0 Engineering requirements

- 2.1 Please provide details of the largest vehicle anticipated to be used for the proposed development and identify all haulage routes within the Council road network. Additionally, please provide information on the traffic generation associated with the proposed development.

Should the projected traffic generation exceed 5% of the existing peak hour traffic volumes on Council-owned roads, a Traffic Impact Assessment (TIA) and Pavement Impact Assessment (PIA) will be required to support the development. Both the TIA and PIA must be prepared by a suitably qualified registered professional engineer of Queensland (RPEQ) and consider the Council road network, including Third Street, Second Street, and Riverslea Road.

- 2.2 It is noted that the internal access road to the proposed development crosses Gogango Creek. Please confirm that the largest anticipated vehicle can safely access the site via this route without compromising safety, particularly during wet weather or rainfall events.

Under section 13 of the Development Assessment Rules, the Applicant has three (3) options available in response to this information request. The Applicant must give the Assessment Manager:

1. all of the information requested; or
2. part of the information requested, together with a notice requiring the Assessment Manager and each referral agency to proceed with the assessment of the application; or
3. a notice:
 - i. stating the Applicant does not intend to supply any of the information requested; and

- ii. requiring the Assessment Manager and each referral agency to proceed with the assessment of the application.

A response needs to be received within a period of three (3) months from the date of this letter, In accordance with section 68 (1) of the *Planning Act 2016* and sections 12 and 13 of the Development Assessment Rules. Please forward your response to this information request to Council at your earliest convenience, in order for the assessment of your application to progress further.

Should you have any queries regarding this letter please contact Council's Development Advice Centre on 07 4936 8099 or email developmentadvice@rrc.qld.gov.au.

Yours faithfully



Sophie Muggeridge
Acting Senior Planning Officer
Planning and Regulatory Services

Information Request Response Form
(to be returned to the Assessment Manager with the response)

I _____ choose to respond to the Assessment Manager's
Information Request:

☐ in full;

OR

☐ in part, with this notice requiring the Assessment Manager and each referral agency
to proceed with the assessment of the application;

OR

☐ stating that I do not intend to supply any of the information requested; and requiring
the Assessment Manager and each referral agency to proceed with the assessment
of the application.

A copy of the response to the Assessment Manager's information request has been provided
to all Referral Agencies nominated on the Confirmation Notice.

I understand the requirements of this Information Request as listed above.

Signed : _____ Date : _____

Position : _____

p | Level 38, Riparian Plaza
71 Eagle Street, Brisbane QLD 4000

e | mail@wallplanning.com.au

t | 1300 208 865

ABN 75 634 301 750

wallplanning.com.au



25 June 2026

Rockhampton Regional Council
232 Bolsover Street
ROCKHAMPTON CITY QLD 4700

[VIA EMAIL: Sophie.Muggeridge@rrc.qld.gov.au]

To whom it may concern,

RE: INFORMATION REQUEST RESPONSE – 88 RIVERSLEA ROAD, GOGANGO – LOT 10 ON SP100077 AND LOT 14 ON G1081

Planning Approval Group hereby submits a response to Rockhampton Regional Council's Information Request dated 18 June 2026, in accordance with the Development Assessment Rules for the proposed development at 88 Riverslea Road, Gogango legally described as lot 10 on SP100077 and lot 14 on G1081.

COUNCIL ITEMS	RESPONSE
Information Request Item 1:	
Planning Requirements	
1.1 Please confirm details around the accommodation of all employees associated with the development e.g. will they be staying on site or off-site.	The feedlot will be operated by the two owners who will live in the house on site. They will employ a maximum of two staff who will be local to the area. In total 4 full time equivalent people will work on site. No workers accommodation is necessary as the two staff will live off-site.
Information Request Item 2:	
Engineering Requirements	
2.1 Please provide details of the largest vehicle anticipated to be used for the proposed development and identify all haulage routes within the Council road network. Additionally, please provide information on the traffic generation associated with the proposed development.	There is likely to be two B-Double deliveries of cattle per year to the feedlot. There is likely to only be two B-Double pick-ups of cattle per year from the feedlot. This is eight truck movements per year. The trucks will travel south to the Capricorn Highway. There will be two staff attending the site per day in their passenger vehicles. This is 20 vehicle movements per week. This is not going to exceed 5% of peak hour traffic volumes.



Should the projected traffic generation exceed 5% of the existing peak hour traffic volumes on Council-owned roads, a Traffic Impact Assessment (TIA) and Pavement Impact Assessment (PIA) will be required to support the development. Both the TIA and PIA must be prepared by a suitably qualified registered professional engineer of Queensland (RPEQ) and consider the Council road network, including Third Street, Second Street, and Riverslea Road.

2.2 It is noted that the internal access road to the proposed development crosses Gogango Creek. Please confirm that the largest anticipated vehicle can safely access the site via this route without compromising safety, particularly during wet weather or rainfall events.

The accessway is gravel and as it traverses Gogango Creek it is a 25m long x 3.5m wide concrete causeway with a culvert. It is an all-weather accessway and there are no problems with wet weather. If the Gogango Creek overtops the causeway then obviously no passenger vehicles or B-Doubles will utilise the causeway.

If you have any questions regarding the above information, please do not hesitate to contact Renee Wall, Director on 0488 552 530 or via email at mail@planningapprovalgroup.com.au.

Yours faithfully,



Renee Wall
Director





Our Ref: DA6823
MSLink/s: 107847
Council Ref: D/87-2026

9 July 2026

Rockhampton Regional Council
PO Box 1860
ROCKHAMPTON QLD 4700

Attention: Sophie Muggeridge
Via Email: enquiries@rrc.qld.gov.au

Planning Approval Group
Level 38, Riparian Plaza
71 Eagle St
BRISBANE QLD 4000

Attention: Brendan O'Loan
Via Email: brendan@tpbf.com.au

Dear Sophie,

Referral Agency Response (Advice)

(Given under Section 9.2 of the Development Assessment Rules)

Transmission Infrastructure Impacted	
Transmission Corridor	Bouldercombe Tee – QR Grangeleigh (132 kV) Transmission Line Corridor
Easement ID	Easement C & D on RP618244 (Dealing No. 602703038)
Location Details	
Street address	88 Riverslea Road, Gogango QLD 4702
Real property description	Lot 14 on G1081 and Lot 10 on SP100077
Local government area	Rockhampton Regional Council
Application Details	
Proposed development:	Material Change of Use for Intensive Animal Industry (Cattle Feedlot)
Approval sought	Development Permit

We refer to the above referenced development application which has been referred to Powerlink Queensland in accordance with Section 54 of the *Planning Act 2016*.

In accordance with its jurisdiction under Schedule 10 Part 9 Division 1&2 of the *Planning Regulation 2017*, Powerlink Queensland is a **Referral Agency (Advice)** for the above development application.

Specifically, the application has been triggered for assessment by Powerlink Queensland because:

1. For **material change of use** – all or part of the premises are subject to a transmission entity easement which is part of the transmission supply network (Division 2, Table 2 1b)

PLANS AND REPORTS ASSESSED

The following plans and reports have been reviewed by Powerlink Queensland and form the basis of our assessment. Any variation to these plans and reports may require amendment of our advice.

Table 1: Plans and Reports upon which the assessment is based

Drawing / Report Title	Prepared by	Dated	Reference No.	Version / Issue
Subject Land - Aerial Plan	RDC Engineers	04/05/2026	I6-110-00-02	B
Waste Utilisation Areas	RDC Engineers	04/05/2026	I6-110-00-08	B

Powerlink Queensland, acting as a Referral Agency (Advice) under the *Planning Regulation 2017* provides its response to the application as attached (**Attachment 1**).

Please treat this response as a properly made submission for the purposes of Powerlink being an eligible advice agency in accordance with the *Planning Act 2016*.

For further information please contact the Property Management Team on (07) 3898 4090 or via email property@powerlink.com.au who will be pleased to assist.

Yours sincerely,



for:
Laura Donaldson
Property Management Team Leader

ATTACHMENT 1 – REFERRAL AGENCY (ADVICE) RESPONSE

Powerlink Queensland **supports** this application subject to the inclusion of the following conditions in the Assessment Manager's Decision Notice.

No.	Condition	Timing	Reason
1	The development must be carried out generally in accordance with the reviewed plans detailed in Table 1.	At all times.	To ensure that the development is carried out generally in accordance with the plans of development submitted with the application.
2	The statutory clearances set out in the <i>Electrical Safety Regulation 2013</i> must be maintained during construction and operation. No encroachment within the statutory clearances is permitted.	At all times.	To ensure that the purpose of the <i>Electrical Safety Act 2002</i> is achieved, and electrical safety requirements are met.
3	Compliance with the terms and conditions of the easement dealing no. shown in the heading of this letter.	At all times.	To ensure that the existing rights contained in the registered easement dealings are maintained.
4	Compliance with the generic requirements in respect to proposed works in the vicinity of Powerlink Queensland infrastructure as detailed in the enclosed Annexure "A".	At all times.	To ensure that the purpose of the <i>Electrical Safety Act 2002</i> is achieved and electrical safety requirements are met. To ensure the integrity of the easement is maintained.

Advice to Council and the Applicant

1. Should any doubt exist in maintaining the prescribed clearance to electrical infrastructure the applicant is obliged under the *Electrical Safety Act 2002* to seek advice from Powerlink.
2. This response does not constitute an approval to commence any works within the easement. Prior written approval is required from Powerlink Queensland before any work is undertaken within the easement areas. All works on easement (including but not limited to earthworks, drainage and detention basins; road construction; underground and overhead service installation) require detailed submissions, assessments and consent (or otherwise) by Powerlink. If referral of a formal Development Application – Operational Works is not applicable, please complete a Co-Use Form, available at <https://www.powerlink.com.au/co-use-form>, to lodge your submission.
3. In order for Powerlink to maintain and operate a safe and reliable supply of electricity, we require unrestricted 24-hour access to our corridors and infrastructure.

We will require practical access (typically by 4WD vehicle – but to standard no less than existing) to the Powerlink structures. Powerlink requires its current access tracks to remain in place throughout any project construction works, as well as once the works are completed.

If it is envisaged that there will be any interference or alteration to our current access arrangements prior, during or after the completion of your works, we require that the applicant contacts our Easement Maintenance Service Provider (Ergon Energy – Peter Gorrie – Ph: 0417 199 931) to formalise unrestricted 24-hour access arrangements.

4. Compliance with the *Electrical Safety Act 2002* including any Code of Practice under the Act and the *Electrical Safety Regulation 2013* including any safety exclusion zones defined in the Regulation.

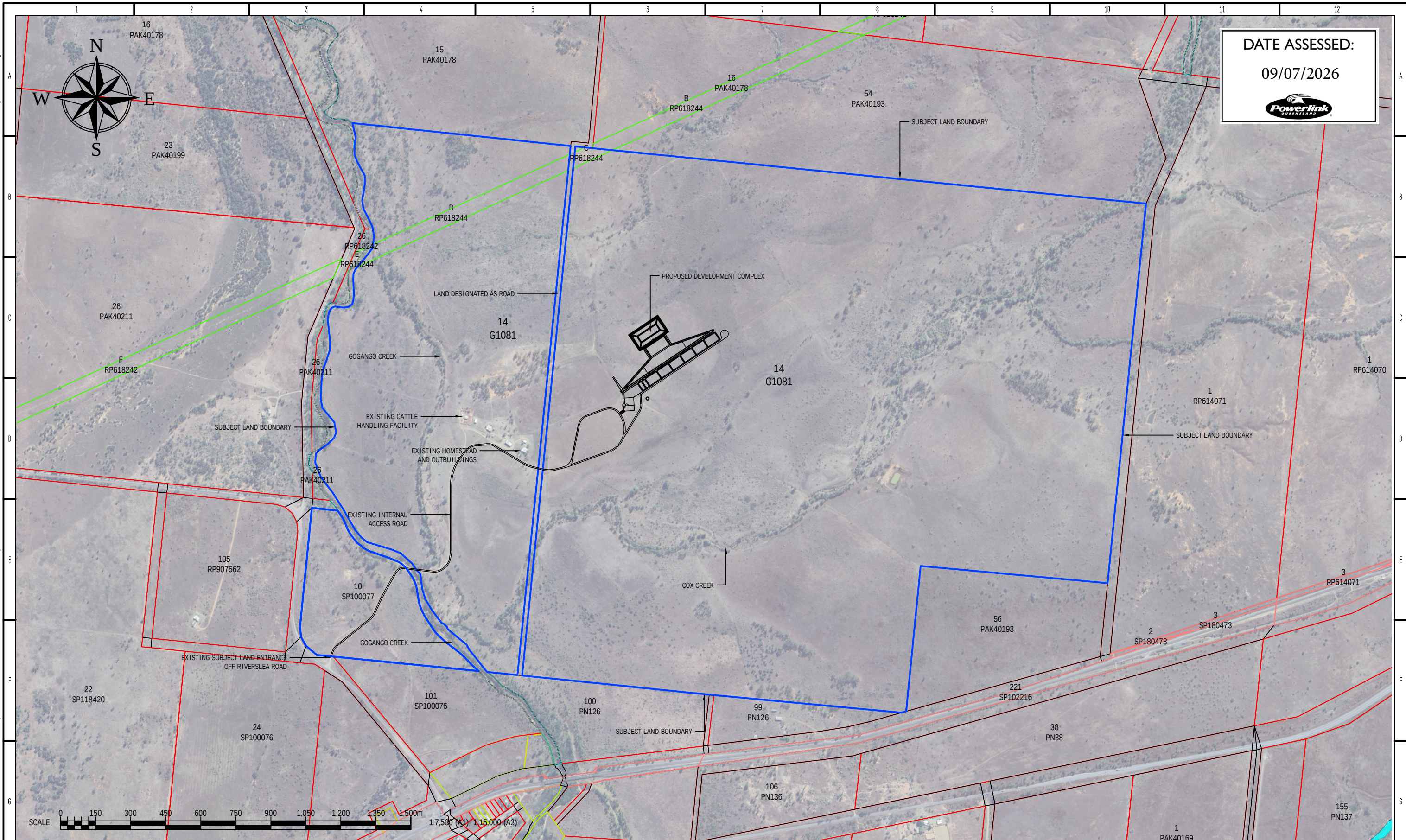
In respect of this application, the exclusion zone for untrained persons and for operating plant operated by untrained persons is **six (6) metres** from the **132,000-volt** wires and exposed electrical parts.

If works have the potential to come within the prescribed clearance to the conductors and electrical infrastructure, then the applicant must seek advice from Powerlink by completing the attached Application for Safety Advice – Form and submitting to property@powerlink.com.au

ATTACHMENT 2 – ASSESSED PLANS

DATE PLOTTED: 4 May 2026 By: RDC Engineers Pty Ltd

FILE PATH: R:\RDC Engineers\RDCE - Projects\16-110-00- Jordan\Jordan\16-110-00- MasterPlan\05.1 Drawings - CURRENT FILE NAME: 16-110-00- MasterPlan-2026\0104 v6.dwg



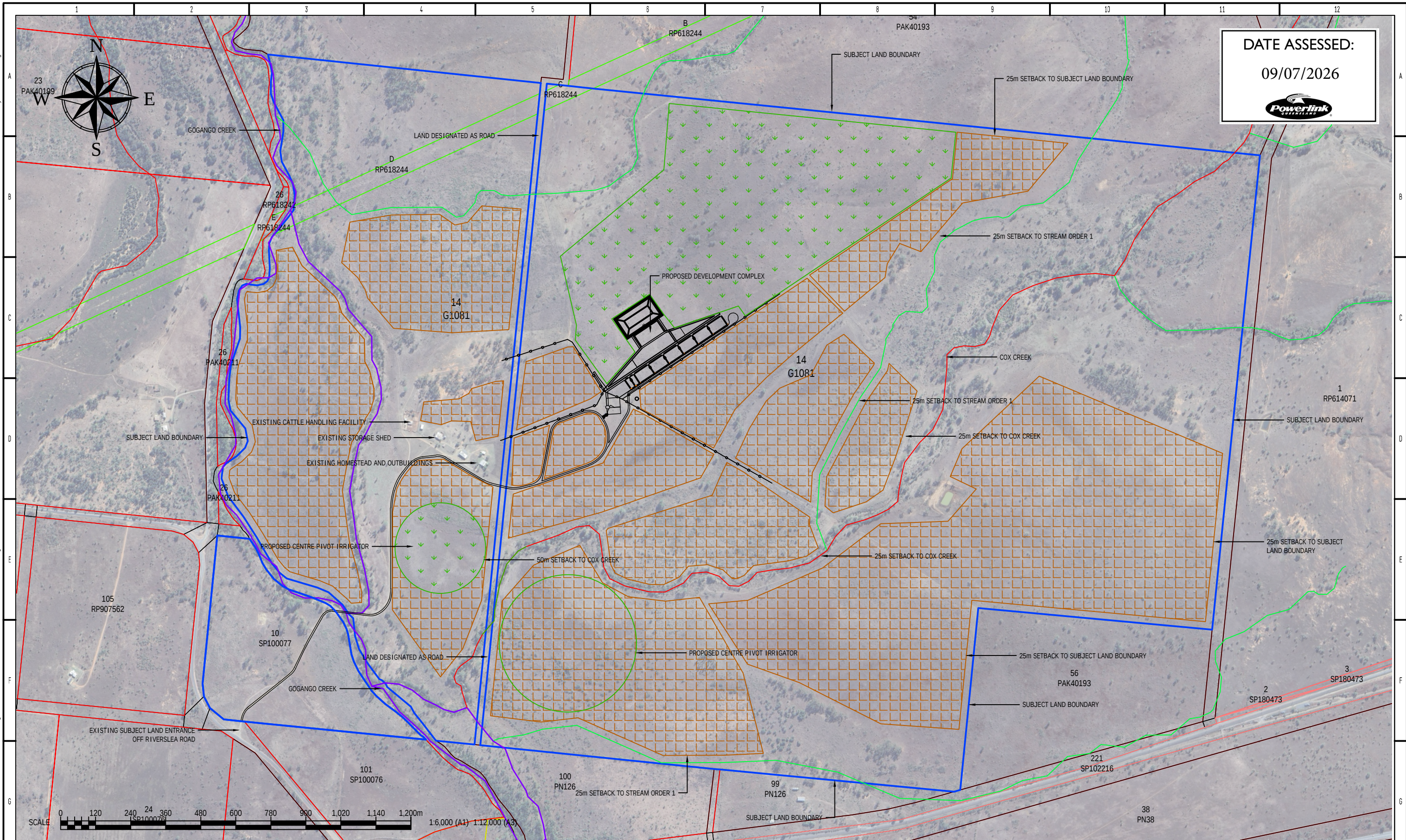
DATE ASSESSED:
09/07/2026

- LEGEND**
- SUBJECT LAND BOUNDARY
 - LAND PARCEL BOUNDARY

- NOTES**
- THIS MAP IS BASED ON DIGITAL GIS DATA FROM THE STATE OF QUEENSLAND (DEPARTMENT OF NATURAL RESOURCES AND MINES, MANUFACTURING AND REGIONAL AND RURAL DEVELOPMENT (DNRMRRD)) 2025 - QUEENSLAND SPATIAL CATALOGUE.
 - CADASTRAL INFORMATION BASED ON THE STATE OF QUEENSLAND (DNRMRRD) DIGITAL CADASTRAL DATABASE (DCDB) 2025, PROVIDED BY THE QUEENSLAND SPATIAL CATALOGUE AND ACCURACY IS LIMITED.
 - TOPOGRAPHIC PLAN EXTRACTED FROM QTOPO METADATA JULY 2025 AND ACCURACY IS LIMITED.
 - IMAGE SOURCED FROM GOOGLE EARTH™, IMAGE DATE 11/07/2023.
 - OTHER FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.

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STATUS				RPEQ		INFORMATION CONTAINED ON THIS PLAN IS THE COPYRIGHT OF RDC ENGINEERS PTY LTD.		 AGRICULTURAL ENVIRONMENTAL PROJECT MANAGEMENT		ABN 37 627 163 071 PO BOX 1223 TOOWOOMBA QLD 4350 M: 0427 629 203 E: info@rdcengineers.com.au	
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REV.	DATE	REVISION DESCRIPTION		DRAWN	CHECK	APPROVED	SCALE	1:15,000 (A3)	CLIENT	D JORDAN & P.L JORDAN & S.J JORDAN & S JORDAN	
A	20/04/26	DRAFT ISSUE FOR CLIENT REVIEW		RJD	RJD	RJD	DRAWN	RJD	PROJECT	PROPOSED INTENSIVE ANIMAL INDUSTRY DEVELOPMENT	
B	04/05/26	FINAL ISSUE FOR LODGEMENT TO RRC AND SARA		RJD	RJD	RJD	DATE	04/05/2026	TITLE	DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE SUBJECT LAND - AERIAL PLAN	
							CHECKED	RJD			
							DATE	04/05/2026			
							APPROVED	RJD			
							DATE	04/05/2026			
						REPORT REFERENCE		SUPPLIED DRAWING NUMBER	A3	DRAWING NUMBER	REV.
						FIGURE 2				I6-110-00-02	B



DATE ASSESSED:
09/07/2026

- LEGEND
- SUBJECT LAND BOUNDARY

LAND PARCEL BOUNDARY

EFFLUENT UTILISATION AREA (~75 Ha)

SOLID WASTE UTILISATION AREA (~300 Ha)

STREAM ORDER 1

STREAM ORDER 2

STREAM ORDER 3

STREAM ORDER 4

STREAM ORDER 5

STREAM ORDER 6
- NOTES

1. THIS MAP IS BASED ON DIGITAL GIS DATA FROM THE STATE OF QUEENSLAND (DEPARTMENT OF NATURAL RESOURCES AND MINES, MANUFACTURING AND REGIONAL AND RURAL DEVELOPMENT (DNRMRRD)) 2025 - QUEENSLAND SPATIAL CATALOGUE.

2. CADASTRAL INFORMATION BASED ON THE STATE OF QUEENSLAND (DNRMRRD) DIGITAL CADASTRAL DATABASE (DCDB) 2025, PROVIDED BY THE QUEENSLAND SPATIAL CATALOGUE AND ACCURACY IS LIMITED.

3. TOPOGRAPHIC PLAN EXTRACTED FROM QTOPO METADATA JULY 2025 AND ACCURACY IS LIMITED.

4. IMAGE SOURCED FROM GOOGLE EARTH™. IMAGE DATE 11/07/2023.

5. OTHER FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.

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- | | | | | | | | | | | | | | | |
|--------------|----------|---|--|--|--|-------------------------|-------|---|----------|---|-------------------------|--|--|--|
| STATUS | | RPEQ | | INFORMATION CONTAINED ON THIS PLAN IS THE COPYRIGHT OF RDC ENGINEERS PTY LTD. UNAUTHORISED USE OR REPRODUCTION OF THIS PLAN EITHER WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT. | | © RDC ENGINEERS PTY LTD | | <div> AGRICULTURAL ENVIRONMENTAL PROJECT MANAGEMENT</div> | | ABN 37 627 163 071
PO BOX 1223
TOOWOOMBA QLD 4350
M: 0427 629 203
E: info@rdcengineers.com.au | | | | |
| FOR APPROVAL | | NOT TO BE USED FOR CONSTRUCTION PURPOSES | | | | | | | | | | | | |
| REV. | DATE | REVISION DESCRIPTION | | | | DRAWN | CHECK | APPROVED | SCALE | 1:12,000 (A3) | CLIENT | D JORDAN & P.L JORDAN & S.J JORDAN & S JORDAN | | |
| A | 20/04/26 | DRAFT ISSUE FOR CLIENT REVIEW | | | | RJD | RJD | RJD | DRAWN | RJD | PROJECT | PROPOSED INTENSIVE ANIMAL INDUSTRY DEVELOPMENT | | |
| B | 04/05/26 | FINAL ISSUE FOR LODGEMENT TO RRC AND SARA | | | | RJD | RJD | RJD | DATE | 04/05/2026 | TITLE | DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE
PROPOSED DEVELOPMENT - WASTE UTILISATION AREAS | | |
| | | | | | | | | | CHECKED | RJD | REPORT REFERENCE | FIGURE 8 | | |
| | | | | | | | | | DATE | 04/05/2026 | SUPPLIED DRAWING NUMBER | A3 | | |
| | | | | | | | | | APPROVED | RJD | DRAWING NUMBER | 16-110-00-08 | | |
| | | | | | | | | | DATE | 04/05/2026 | REV. | B | | |

ANNEXURE A – GENERIC REQUIREMENTS

The conditions contained in this Annexure have been compiled to assist persons (the applicant) intending to undertake work within the vicinity of high-voltage electrical installations and infrastructure owned or operated by Powerlink. The conditions are supplementary to the provisions of the Electrical Safety Act 2002, Electrical Safety Regulation 2013 and the Terms and Conditions of Registered Easements and other forms of Occupational Agreements hereinafter collectively referred to as the “Easement”. Where any inconsistency exists between this Annexure and the Easement, the Easement shall take precedence.

1. POWERLINK INFRASTRUCTURE

You may not do any act or thing which jeopardises the foundations, ground anchorages, supports, towers or poles, including (without limitation) inundate or place, excavate or remove any soil, sand or gravel within a distance of twenty (20) metres surrounding the base of any tower, pole, foundation, ground anchorage or support.

2. STRUCTURES

No structures should be placed within twenty (20) metres of any part of a tower or structure foundation or within 5m of the conductor shadow area. Any structures on the easement require prior written consent from Powerlink.

3. EXCLUSION ZONES

Exclusion zones for operating plant are defined in Schedule 2 of the Electrical Safety Regulation 2013 for Untrained Persons. All Powerlink infrastructure should be regarded as “electrically live” and therefore potentially dangerous at all times.

In particular your attention is drawn to Schedule 2 of the *Electrical Safety Regulation 2013* which defines exclusion zones for untrained persons in charge of operating plant or equipment in the vicinity of electrical facilities. If any doubt exists in meeting the prescribed clearance distances from the conductors, the applicant is obliged under this Act to seek advice from Powerlink.

4. ACCESS AND EGRESS

Powerlink shall at all times retain the right to unobstructed access to and egress from its infrastructure. Typically, access shall be by 4WD vehicle.

5. APPROVALS (ADDITIONAL)

Powerlink's consent to the proposal does not relieve the applicant from obtaining statutory, landowner or shire/local authority approvals.

6. MACHINERY

All mechanical equipment proposed for use within the easement must not infringe the exclusion zones prescribed in Schedule 2 of the Electrical Safety Regulation 2013. All operators of machinery, plant or equipment within the easement must be made aware of the presence of live high-voltage overhead wires. It is recommended that all persons entering the Easement be advised of the presence of the conductors as part of on site workplace safety inductions. The use of warning signs is also recommended.

7. EASEMENTS

All terms and conditions of the easement are to be observed. Note that the easement takes precedence over all subsequent registered easement documents. Copies of the easement together with the plan of the Easement can be purchased from the Department of Environment & Resource Management.

8. EXPENDITURE AND COST RECOVERY

Should Powerlink incur costs as a result of the applicant's proposal, all costs shall be recovered from the applicant.

Where Powerlink expects such costs to be in excess of \$10 000.00, advanced payments may be requested.

9. EXPLOSIVES

Blasting within the vicinity (500 metres) of Powerlink infrastructure must comply with AS 2187. Proposed blasting within 100 metres of Powerlink infrastructure must be referred to Powerlink for a detailed assessment.

10. BURNING OFF OR THE LIGHTING OF FIRES

We strongly recommend that fires not be lit or permitted to burn within the transmission line corridor and in the vicinity of any electrical infrastructure placed on the land. Due to safety risks Powerlink's written approval should be sought.

11. GROUND LEVEL VARIATIONS**Overhead Conductors**

Changes in ground level must not reduce statutory ground to conductor clearance distances as prescribed by the Electrical Safety Act 2002 and the Electrical Safety Regulation 2013.

Underground Cables

Any change to the ground level above installed underground cable is not permitted without express written agreement of Powerlink.

12. VEGETATION

Vegetation planted within an easement must not exceed 3.5 metres in height when fully matured. Powerlink reserves the right to remove vegetation to ensure the safe operation of the transmission line and, where necessary, to maintain access to infrastructure.

13. INDEMNITY

Any use of the Easement by the applicant in a way which is not permitted under the easement and which is not strictly in accordance with Powerlink's prior written approval is an unauthorised use. Powerlink is not liable for personal injury or death or for property loss or damage resulting from unauthorized use. If other parties make damage claims against Powerlink as a result of unauthorized use then Powerlink reserves the right to recover those damages from the applicant.

ATTACHMENT 4

14. INTERFERENCE

The applicant's attention is drawn to s.230 of the Electricity Act 1994 (the "Act"), which provides that a person must not wilfully, and unlawfully interfere with an electricity entity's works. "Works" are defined in s.12 (1) of the Act. The maximum penalty for breach of s.230 of the Act is a fine equal to 40 penalty units or up to 6 months imprisonment.

15. REMEDIAL ACTION

Should remedial action be necessary by Powerlink as a result of the proposal, the applicant will be liable for all costs incurred.

16. OWNERS USE OF LAND

The owner may use the easement land for any lawful purpose consistent with the terms of the registered easement; the conditions contained herein, the *Electrical Safety Act 2002* and the *Electrical Safety Regulation 2013*.

17. ELECTRIC AND MAGNETIC FIELDS

Electric and Magnetic Fields (EMF) occur everywhere electricity is used (e.g. in homes and offices) as well as where electricity is transported (electricity networks).

Powerlink recognises that there is community interest about Electric and Magnetic Fields. We rely on expert advice on this matter from recognised health authorities in Australia and around the world. In Australia, the Federal Government agency charged with responsibility for regulation of EMFs is the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). ARPANSA's *Fact Sheet – Magnetic and Electric Fields from Power Lines*, concludes:

"On balance, the scientific evidence does not indicate that exposure to 50Hz EMF's found around the home, the office or near powerlines is a hazard to human health."

Whilst there is no scientifically proven causal link between EMF and human health, Powerlink nevertheless follows an approach of "*prudent avoidance*" in the design and siting of new powerlines. This includes seeking to locate new powerline easements away from houses, schools and other buildings, where it is practical to do so and the added cost is modest.

The level of EMF decreases rapidly with distance from the source. EMF readings at the edge of a typical Powerlink easement are generally similar to those encountered by people in their daily activities at home or at work. And in the case of most Powerlink lines, at about 100 metres from the line, the EMF level is so small that it cannot be measured.

Powerlink is a member of the ENA's EMF Committee that monitors and compiles up-to-date information about EMF on behalf of all electricity network businesses in Australia. This includes subscribing to an international monitoring service that keeps the industry informed about any new developments regarding EMF such as new research studies, literature and research reviews, publications, and conferences.

We encourage community members with an interest in EMF to visit ARPANSA's website:

www.arpansa.gov.au Information on EMF is also available on the ENA's website: www.ena.asn.au

Notice of intention to commence public notification

Section 17.3 of the Development Assessment Rules

Applicant Name:	Jordan Grazing
Address:	C/- Planning Approval Group Suite 3710, Level 38, Riparian Plaza, 71 Eagle Street, Brisbane Qld 4000
Contact Number/Email:	P: 1300 208 865 E: mail@planningapprovalgroup.com.au
Notice Date:	17 July 2026
Assessment Manager's Name:	Rockhampton Regional Council Attn: Sophie Muggeridge
Assessment Manager's Address:	PO Box 1860, Rockhampton Qld 4700
Application/Reference Number:	D/87-2026
Proposal Details:	Intensive Animal Industry (Cattle Feedlot)
Street Address:	88 Riverslea Road, Gogango Qld 4702
Real Property Description:	Lot 14 on G1081 and Lot 10 on SP100077

Dear Sir/Madam,

In accordance with section 17.3 of the Development Assessment Rules, I intend to start the public notification required under section 17.1 on **23/07/26**

At this time, I can advise that I intend to:

- | | | |
|-------------------------------------|--|-----|
| ☒ | Publish a notice in CQ Today
on: 22/07/26 | and |
| ☒ | Place notice on the premises in the way prescribed under the Development Assessment Rules
on: 22/07/26 | and |
| ☒ | Notify the owners of all lots adjoining the premises the subject of the application
(AustPost domestic letters with tracking priority post – lodged with Australia Post)
on: 17/07/26 | |

The last day of public notification will be: **13/08/26**.

If you wish to discuss this matter further, please contact Brendan O'Loan on the above number.

Yours sincerely



Tricia Wolf, Real Property Signs – 17/07/26
Public notifier on behalf of Applicant
info@realpropertysigns.com.au | 0417 55 44 55