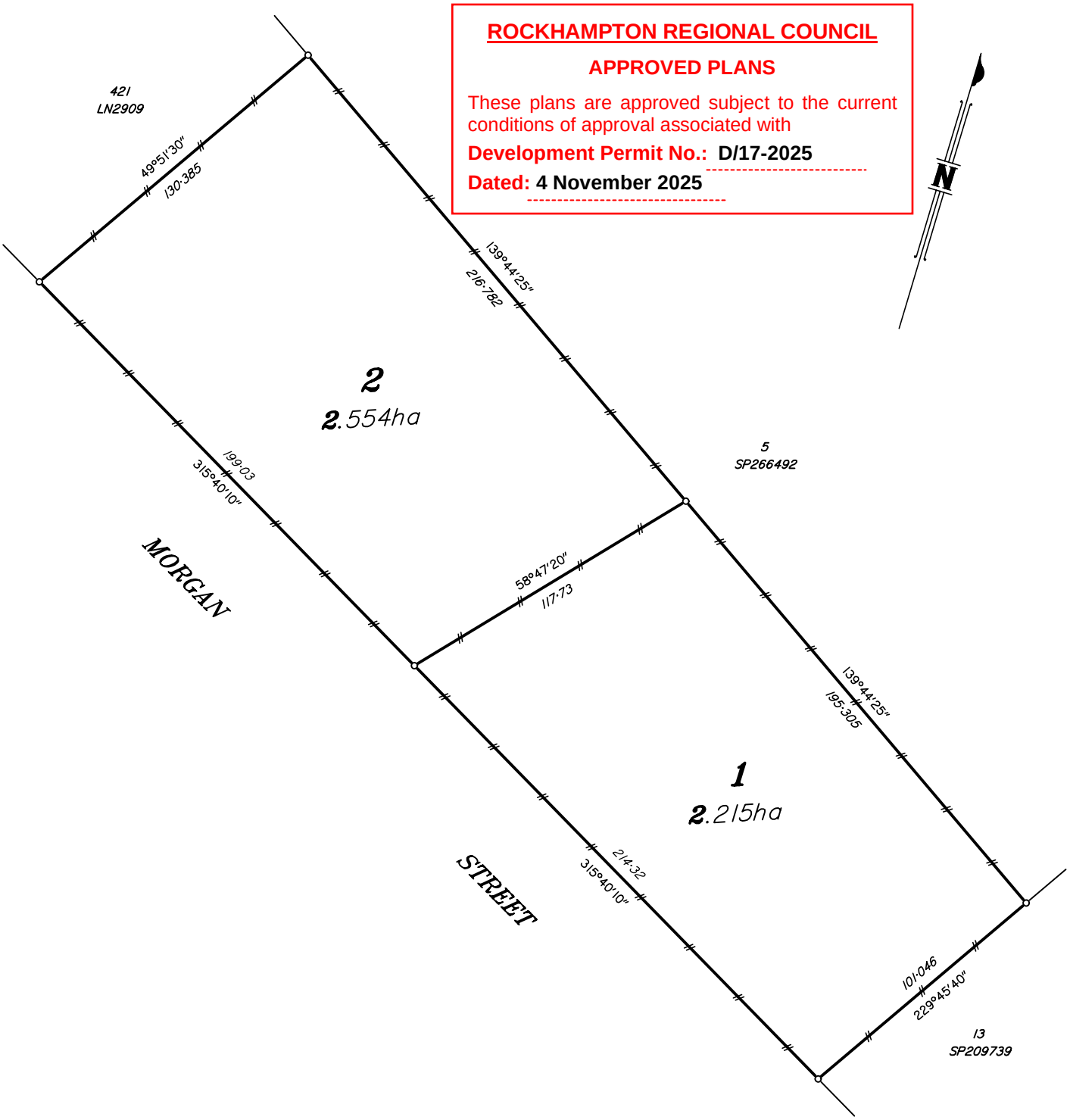
ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with

Development Permit No.: D/17-2025

Dated: 4 November 2025



Scale 1:1500 – Lengths are in metres.

20 0 20 40 60 80 100 120 140 160 180 200 220

0 50 mm 100 mm 150 mm

Plan of

Proposed Lots 1 & 2
Cancelling Lot 10 on Plan LN51

This plan was prepared for Reconfiguration of a Lot Application to Rockhampton Regional Councill, and should not be used for any other purpose. The boundary information, dimensions and areas, shown here are approximate only and subject to field survey, therefore, no reliance should be placed on the information shown on this plan , especially for financial dealings. This note is an integral part of this plan.

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LOCALITY	KABRA
LOCAL GOVERNMENT	Rockhampton Regional Council
HORIZONTAL DATUM	MGA
MERIDIAN	DP344732
VERTICAL DATUM	-------
MAP REF	8951-22331

PLAN SCALE	1:1500
AUTOCAD SCALE	1:1000
DATE	07-02-2025
DRAWN	LEON
SHEET 1 OF 1	
REF.	231278-01

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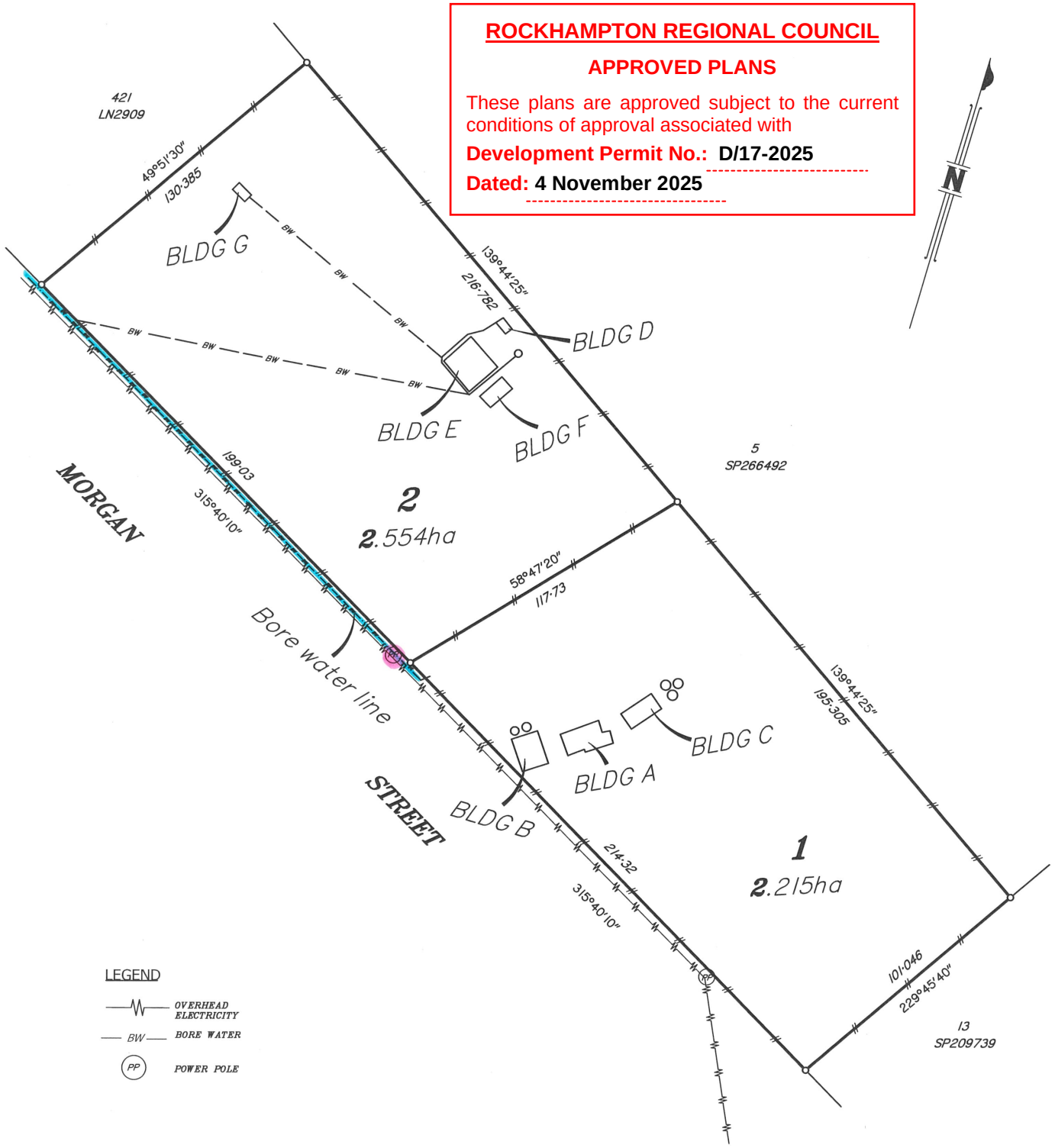

Plan of:

SERVICE LOCATION DIAGRAM
Proposed Lots 1 & 2
Cancelling Lot 10 on Plan LN51

LOCALITY	KABRA
LOCAL GOVERNMENT	Rockhampton Regional Council
HORIZONTAL DATUM	CMA
MERIDIAN	DP344732
VERTICAL DATUM	-------
MAP REF	8951-22331

PLAN SCALE	1:1500
AUTOCAD SCALE	1:1000
DATE	27/3/2025
DRAWN	Athira
SHEET 1 OF 1	
REF.	231278-02

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Version 1

Soil Assessment Report

"103 Morgan Street, Kabra QLD 4702"

Introduction

Elders Rural Services has been engaged by Mr Leo Moloney (the client) to undertake a soil assessment to determine the suitability of the soils at 103 Morgan Street, Kabra. The soil assessment will form part of the due diligence assessment to determine the area's suitability for long-term pasture production.

Scope of Work

Soil Assessment – Fit for purpose assessment and evaluation of the field at 103 Morgan Steet, Kabra for suitability and productivity for pasture production & grazing.

The area will be assessed on for suitability with recommendations made on remediation to improve the area into productive pastureland.

Field Observation / Site Description

Predominately, this small block (aapprox. 2.56 ha) is currently cleared of much of the remnant vegetation with scattered larger Eucalyptus sp. remaining for shade.
The predominate soil type is of texture-contrast soil, with a red, brown, loam to clay texture over a gravelly, yellow-grey subsoil. Refer *Appendix A, Image 1*.
The entire area has been cleared of all free surface rock except for the steepest portion of the area in the northern-most corner of the block. There is still considerable evidence of granitic rock (up to 50cm diameter) buried within the upper part of the soil profile. These stones were regularly encountered when conducted the soil testing to a depth of 60cm. Refer *Appendix A, Image 2*.
The block is quite steeply sloped with areas being >10% slope. The field drains runoff from the northern & eastern boundaries towards the most north-western corner of the surveyed area. Areas of historic soil erosion are present. Refer *Appendix A, Image 3*.
The entire area has at one time been established with native or improved grass pasture species, but this has almost entirely been overtaken in recent years with Indian Couch grass (An invasive grass species, that spreads through seed & runners and provides ground cover but offers poor drought tolerance and reduces overall forage productivity and biodiversity). Some very scattered tropical legume species are also present. Refer *Appendix A, Image 4.*

Soil Test Results

Soil testing was conducted randomly across the site at depth ranges of 0-10cm, 10-30cm & 30-60cm with samples from each depth bulked together to obtain a representative average for the area. For the location of the soil sampling sites, Refer to *Appendix A, Image 5.*
For full Soil Test results and Interpretation refer to attached separate document.

In summary, no soil chemical constraints have been discovered in the topsoil (0-10cm range) or subsoil (10-30cm range) or deep subsoil (30-60cm range) which would create cause for concern or limit the establishment of improved tropical grass or legume species.
The soil profile is very deficient in both Nitrogen and Sulphur across all measured depths. The Subsoil is deficient in Potassium and the topsoil is also deficient in Boron.
The application of Nitrogen, Sulphur & Boron based fertilizers can be conducted any anytime but ideally should occur before the peak pasture growth period over summer. The application of a Potassium based fertilizer into the subsoil (15-20cm zone) to support the long-term pasture needs is also recommended. This should be ideally conducted in conjunction with pasture ripping/renovation.

Improvement Recommendations & Limitations.

This surveyed area is suitable for continued pasture production and grazing in its current state, however the productivity of this would be questionable given the composition & fodder quality of the currently established grass species.

Pasture renovation & improvements such as the following are recommended:

- Re-establishment of more productive tropical pasture species with a minimum of 30% of the established pasture mix to be legumes.
    - Grasses -Reclaimer Rhodes grass & Premier Digitaria grass
    - Legumes - Caatinga Stylo & Desmanthus sp.
- The application of a Potassium based fertilizer into the subsoil in conjunction with pasture ripping/renovation to support the long-term nutrition requirements of the pasture.
- The application of Nitrogen, Sulphur & Boron based fertilizers as required to maximise fodder production

This implementation of the above recommendations would result in a more productive pasture land suitable for grazing. However, the following restrictions have been identified that would limit the proportion of the surveyed area that could successfully renovated.

- Prior to planting the recommended pasture species, the removal of the current stand of Indian Couch grass and rundown of the associated soil seedbank would require aggressive tillage and soil disturbance over a minimum of a 3 month

period. This should ideally only occur on areas with a slope >3% to reduce potential erosion & soil loss to an acceptable level.

- Any ripping / renovating operations to remediate historical soil compaction and apply deeper placed fertilizers or soil tillage to remove unproductive pasture and seedbank could be moderately impacted by the buried granitic rock present throughout the soil profile. The choice of cultivation implements and the conditions for successful completion would require careful management.

These requirements reduce the area that can potentially be successfully renovated to an estimated 40% of the total field. The balance of the block has land that is not suitable for significant soil disturbance / cultivation due to soil slope and erosion risk but on which careful management of pasture improvement practices such as over-sowing with legume species could be considered. The success rate of legume over-sowing cannot be guaranteed due to the very competitive nature of established Indian couch grass stand.

Apendix A.

Image 1. Example of Soil core taken

Image 2. Example of Buried Graniic Rock found on-site.

Image 3. Example of Historic soil Erosion

Image 3. Example of infestation of Indian Couch Grass & scattered pasture legume.

Image 5. Map of soil sampling sites.