ATTACHMENT 3

Site Based Environmental Management Plan

Prepared by:

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February 2026

Commercial in Confidence

Sullivans Pullet Rearer Farm: Site Based Environmental Management Plan – Feb 2026

Ellerslie Free Range Farms Pty Ltd

Table of Contents

Table of Tables

Table of Figures

1. Introduction

This Site Based Environmental Management Plan (SBEMP) has been prepared by Integrity Ag on behalf of Ellerslie Free Range Farms. for the approval of two additional sheds on the pullet rearing farm. The proposed development will be situated on the 'Sullivans property at 2329 Millmerran-Cecil Plains Road, Kurrowah QLD 4357. The farm supplies point-of-lay pullets to layer farms operated by Ellerslie Free Range Farms. This SBEMP relates to the potential impacts of the poultry sheds, manure and mortality management, waste utilisation areas and management practices. It is intended to support the application for a development approval for this activity.

The SBEMP:

- provides a description of the site and identifies environmental values to be protected on the site (**Section 2**).
- details the nature of the farm operation and production practices (**Section 3**).
- conducts a risk assessment of likely impacts to these environmental values (**Section 4**).
- details the management plans and environmental procedures that will be undertaken on the site to ensure environmental outcomes are achieved and potential impacts are minimised **(Section 5**).

1.1 Ownership/Contact Information

Farm Owner: Ellerslie Free Range Farms

Farm Manager: Greg Quinn

Name of Farm: Sullivans Farm

Postal Address: PO Box 49, Millmerran QLD 4357

Mobile Number: +61 7 4695 5777

Email Address: greg.quinn@ellersliefarms.com.au

1.2 Relevant ERAs

The proposed use involves the housing of rearing birds for to produce point-of-lay pullets. The relevant ERA for these activities is ERA 4 – Threshold 2 – farming more than 200,000 birds.

Composting of dead birds (or burial) may be undertaken on the site as part of the by-product management plan for the operation. As these wastes are generated on-site as part of an agricultural activity, they are exempt from licencing under ERA 53.

Septic systems will be used for the treatment of blackwater from staff, however the waste stream generated from these systems falls below the requirements for licencing under ERA 63. Table 1 provides a summary of ERAs for the site.

Table 1. Site ERAs

ERA	Applicable
ERA 4 – Threshold 2	Y
ERA 53	N
ERA 63	N

2. Site Location and Description

2.1 Location and Existing Use

Figure 2 (Appendix A) shows location of the pullet rearer farm, surrounding infrastructure (roads and rail), and the township of Millmerran. The Sullivans site is located approximately 17.2 km NW of Millmerran, approximately 30 km via road. The surrounding locality is rural in nature, with primarily agricultural land use (see Figure 5). The site plan shown in Figure 3 outlines the current and proposed location of the key infrastructure of the property.

Site Details	
Street address:	2329 Cecil Plains Road, Kurrowah QLD 4357
Real property description:	Lot 2 RP51323, Part Lot 10 SP343587 (Former Lot 1 RP51323) and Emt A SP343587
Local government area:	Toowoomba Regional Council
Existing use:	Pullet rearing farm.
Land Use Mapping:	Land use mapping shown in Figure 5 shows the farm has six existing sheds and is currently mapped for agricultural activities, with grazing and cropping.
Land Area (Ha):	737.3 Ha
Tenure:	Freehold

2.2 Environmental Matters not Affecting the Site

An investigation of State mapping for environmental matters (available via QLD Globe) has shown that the site is not affected by the following mapping layers:

- Acid Sulphate Soils.
- Wetlands Referral.
- Heritage Places.
- State Development and Infrastructure

2.3 Site Environmental Values

2.3.1 Climate

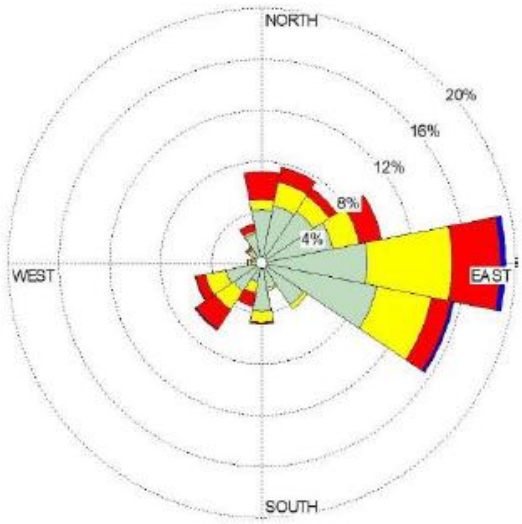
Table 2 shows climate data for the nearby (Pittsworth) Bureau of Meteorology weather station. It provides details of average/monthly rainfall, temperature (max and min), and solar radiation. The site has a dominant summer rainfall, with cold winter minimums and warm summer maximums.

The wind patterns for the site are displayed in the wind roses shown in Figure 1, as developed by Astute Environmental Consulting as part of their odour report for the Avondale site, approximately 14 km to the south east of the Sullivans site.

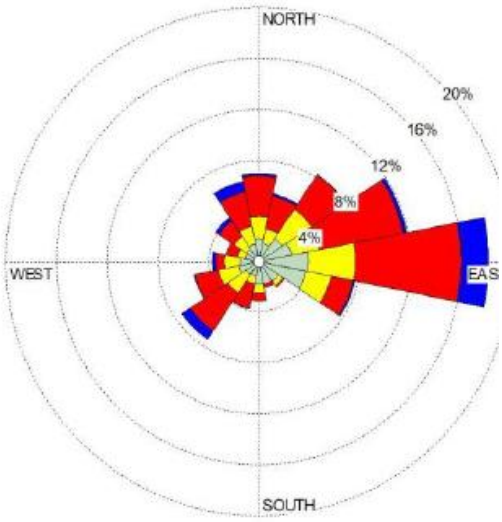
Table 2. Climate data from nearby Pittsworth Bureau of Meteorology site

	Mean Rainfall	Mean Max Temp	Mean Min Temp	Solar exposure
January	90.9	29.9	17	25.2
February	75.4	29.1	16.9	22.4
March	65.7	27.8	15.4	20.1
April	37.2	24.7	12	17
May	40.5	20.5	8.4	13.6
June	40.4	17.3	6.1	11.7
July	39.2	16.7	5	12.9
August	30.2	18.6	5.9	16.2
September	36	22.1	8.7	19.7
October	63.8	25.6	11.9	22.5
November	75.5	28.4	14.4	24.8
December	97.6	29.8	16.1	25.4

1AM to 6AM

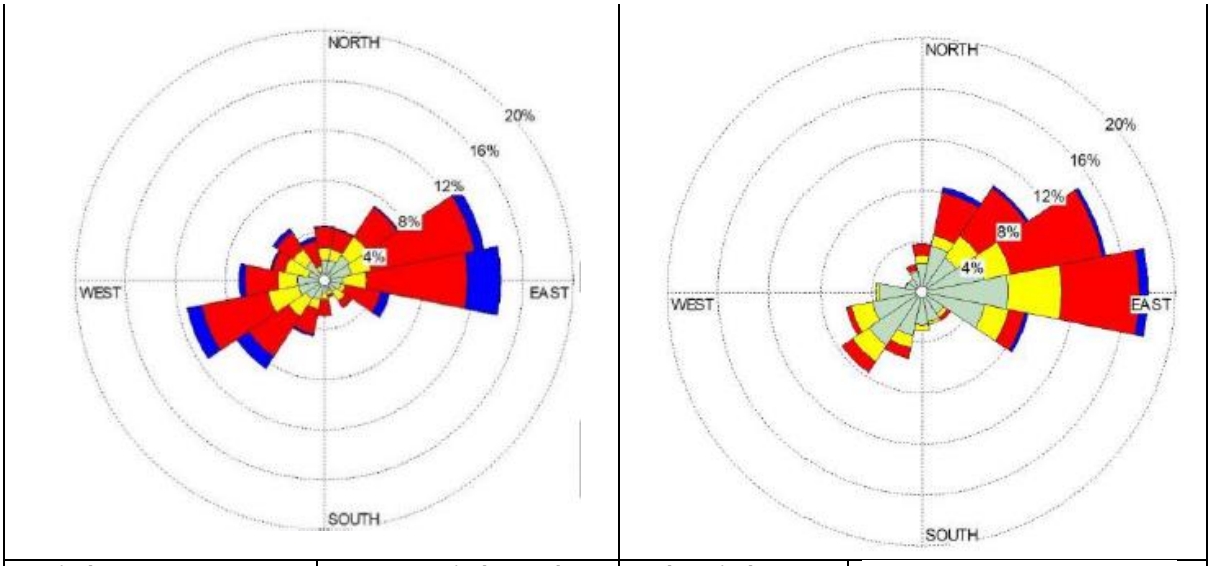


7AM to 12PM



1PM to 6PM

6PM to 12AM



Period	*Average wind speed (m/s)*	*Calm winds %*	WIND SPEED (m/s)
1AM to 6 AM	2.40	0.14	>= 11.10
7 AM to 12 PM	3.24	0.41	8.80 - 11.10
1 PM to 6 PM	3.61	0.18	5.70 - 8.80
7 PM to 12 AM	2.71	0.14	3.60 - 5.70
			2.10 - 3.60
			0.30 - 2.10
Location: Centre of domain	*Year:* 2019	*Data Source:* CALMET extract	*Creator:* W. Shillito

Figure 1. Wind roses prepared by Astute Environmental Consulting (figure reproduced)

2.3.2 Land Use

An investigation of state government mapping available on the QLD Globe shows that the surrounding land use is primarily agricultural with grazing and cropping being the prominent land uses as shown in Figure 5. The site itself is mapped as grazing native vegetation.

2.3.3 Community Amenity

Figure 4 shows the location of nearby sensitive receptors from the site. The nearest neighbour to the north is approximately two km north west of the two sheds located at the northern side of the of the farm. The nearest neighbour to the east is approximately two km north east of the shed located in the south eastern corner of the farm. The nearest neighbour to the south is approximately 2.2 km south east of the shed located in the south eastern corner of the farm. There are no receptors for several km west of the farm.

An assessment of potential community amenity (odour, noise, and dust) impacts is undertaken in Section 4.1.

2.3.4 Cultural Heritage

QLD Globe mapping indicates that the site is ***not affected*** by QLD heritage mapping as shown in Figure 6. Native title mapping and Indigenous land use mapping shows that the site is classed as 'future act notices current' and has indigenous land use agreements (Figure 7).

2.3.5 Topography

The site is typically described as flat to gently sloping plains with occasional sandy ridges. The topographic map for the site (Figure 8) shows that the site slopes down from the west towards the east, with the greatest elevation and slope in the north east corner of the site and a decline in both elevation and slope towards the south and east of the site.

2.3.6 Soils

State mapping based on the Australian Soils Atlas (see Figure 9) shows that two soil mapping units are present on the site. The dominant soil in Wa13 mapping units is considered a Kurosol under the Australian Soils Classification, while dominant soil types in HG3 mapping units are considered Sodosols. Some features of this soils type are given in Table 3.

Table 3. Soil Profile Descriptions

Code	Wa13	HG3
Landform Description	Flat to gently sloping plains with occasional sandy ridges	Plain-old riverine terrace formation
Dominant soil type	Dy5.41	Dd1.33
Soil Description	duplex yellow-grey, non hard setting A horizon, A2 horizon conspic bleached, acid mottled B horizon	duplex dark, hard setting A horizon, A2 horizon sporad bleached, alk pedal whole col B horizon
	Sandy pedal mottled-yellow duplex soils	Hard pedal black duplex soils
Co-dominant soils	Dy5.81/5.42	Dd1.43

Adapted from QLD Globe dataset

ASRIS interpretation guidelines indicate that the saturated hydraulic conductivity of the dominant and codominant soils is 'slow' and 'moderate for Wa13. For HG3 soils, the interpretation guidelines indicate that the hydraulic conductivity is 'very slow'.

The Central Darling Downs Land Management Manual (Department of Natural Resources, 1999) lists three land types as being present on the site. The three land types are shown in Table 4. The primary land type on the site is Type 11a, which also contains the developed area for the site.

Table 4. Land Type Descriptions

Land Type	Description
Type 11a Cyprus pine sands	Flat to gently undulating sandy alluvial plains. Deep sands and deep bleached sands over mottled, yellow or grey clays
Type 12b Duplex ironbark	Plateaus and low sandstone hills to undulating plains; lateritic scarps are common.. Shallow, gravelly sands to loams; deep sands or bleached sands over mottled, grey or yellow clays.
Type 2d Poplar Box Sodosols	Broad level plains of mixed basaltic and sandstone alluvium. Grey cracking clays

The predominant soils for type 11a land (*davy, combidiban*) associated with low soil fertility and low PAWC. *Davy* soils are highly permeable and well drained, while *combibidan* soils are moderately permeable (highly permeable topsoils and impermeable subsoils) and imperfectly drained. As a result, the manual recommends these areas are used for grazing native and sown pastures (at low stocking rates), and a limited range of horticultural crops.

Site assessments indicate that *combidiban* soils are likely dominant on the site, as indicated by the formation of the existing clay based earthen dams on site.

2.3.7 Strategic Cropping Land and Important Agricultural Areas

For the purposes of the regional planning interests act the site has been identified as strategic cropping land and falls within a priority agriculture area (shown in Figure 11). This site has been identified as containing important agricultural area (IAA) for purposes of the State Planning Policy as shown in Figure 12. The site is also mapped as Class A Agricultural Land. The activities undertaken on the site will not impact the productivity of IAAs or Agricultural Land and is in keeping with the requirements of the State Planning Policy.

2.3.8 Regulated Vegetation

There is a small area of Category B remnant vegetation in the north western corner of the site (see Figure 13). No farm activities are to be undertaken in areas of Category B remnant vegetation. All development on the site will be suitably set-back from areas of regulated vegetation by a distance of at least 20m or 1.5 times the greatest tree height, whichever is greater.

2.3.9 Environmentally Sensitive Ecology

Mapping of environmentally sensitive ecology shows that the proposed development area does not contain areas of protected plants, or essential habitat for endangered, vulnerable or near threatened (EVNT) species (Figure 13).

With respect to mapping for matters of state environmental significance (Figure 14), the site does not contain MSES conservation areas, MSES wetland values, or, any areas of regulated vegetation, with the exception of the category B vegetation shown on the regulated vegetation mapping in Figure 13.

Biodiversity mapping (Figure 15) shows a small area of the site is considered to be an area of conservation significance, however, his is mapped as very low significance and relates to a depression that is classed as a buffered stream.

2.3.10 Surface Water

There are no mapped waterways on the property (see Figure 16). This proposal does not require the taking of surface water from a defined watercourse, nor does it anticipate any significant impacts to surface water. The proposal does not involve any waterway barrier works which would require SARA referral.

The site is located in the Condamine-Balonne water plan area. Any activity which is likely to affect surface waters in these areas will need to be assessed under the relevant plan.

The water supply for the farm and associated licences and approvals are detailed in Section 3.6, and any activities relating to surface water will be undertaken in accordance with all water plan requirements. Furthermore, the activities to be carried out under this proposal are not expected to impact surface or groundwaters.

Greater detail on environmental risks associated with the proposed operation, as well as further details of the management practices and mitigation measures employed at the site, are detailed in Section 4.4 and Section 5.

2.3.11 Flooding

Basin level flood mapping is shown in Figure 17. Site layout has been designed to ensure site operations are not to be conducted in basin level flood mapped areas as shown on the site plan in Figure 3. Impacts to natural surface flows and flooding follow development of the new sheds are expected to be minimal.

2.3.12 Groundwater

This site is part of the Condamine-Balonne water plan area, as well as the GABORA water plan area. For purposes of the former plan, artesian and spring water within the GABORA area is not considered part of the Condamine-Balonne water plan. Any activity which is likely to affect groundwater in these areas will need to be assessed under the relevant plan.

The water supply for the farm and associated licences and approvals are detailed in Section 3.6, and any activities relating groundwater will be undertaken in accordance with all water plan requirements. Furthermore, the activities to be carried out under this proposal are not expected to impact surface or groundwaters.

There are several registered groundwater bores in the surrounding area as shown in Figure 18. Only some of these bores provide information on groundwater level, and most of these do not provide recent measurements. Table 5 shows water levels for nearby bores in order of the most recently available data. Bores selected were those closest to the site to provide the most relevant data.

Table 5. Bore Report Data for Nearby Bores

Bore No.	Date of Record	Water levels
RN207033	20/02/2024	Abandoned - No water to 102 m
RN160941	15/08/2012	-44 m
RN94018	06/08/1997	-40.0 m
RN207034	20/02/2024	-52.0
RN18586	01/01/1947	-13.7

3. Farm Layout, Design and Operation

The Sullivans property is located approximately 17km northwest of Millmerran, on the Millmerran Cecil Plains Road. Ellerslie Free Range Farms are planning to construct four additional sheds on the existing rearer farm, which has approval for 669,998 birds. Six sheds currently exist, two additional sheds are approved and not constructed, with the proposal to add an additional two sheds to the approval without increasing bird numbers. With the new sheds the farm capacity will not change, with approved bird numbers redistributed amongst the ten sheds (see Table 6).

Table 6. Current and approved sheds and birds

Shed No.	Approved capacity	Proposed capacity
Sullivans Shed 1	100,000	44,000
Sullivans Shed 2	100,000	44,000
Sullivans Shed 3	100,000	72,000
Sullivans Shed 4	100,000	72,000
Sullivans Shed 5	100,000	60,000
Sullivans Shed 6	100,000	60,000
Sullivans Shed 7	69,998	70,000
Sullivans Shed 8	100,000	70,000
Sullivans Shed 9	n/a	70,000
Sullivans Shed 10	n/a	70,000
Total	**669,998**	**632,000**

3.1 Production Cycle

The birds will arrive on site as day old chicks and be grown out to approximately 16 weeks of age before being transferred to layer farms operated by Ellerslie Free Range Farms. Sheds will be dry cleaned between batches by brushing / scraping accumulated manure.

3.2 Shed Design and Farm Layout

The birds will be housed in environmentally controlled pullet rearing sheds, with the four new sheds housing 70,000 birds each. These four sheds will be constructed as a single stage (see Figure 3).

The pullet rearing sheds will be constructed with an external cladding of cold room panel walls , with cavity insulation, and internal cladding, and a Colorbond® steel roof. The new sheds will have dimensions of 162m x 18mSheds will be constructed with concrete rat-walls and concrete floors, with a 2m concrete apron around the shed, and 2m eaves. Each shed will be housed on a compacted pad which extends 10m in each direction from the shed. The sheds will be raised 600mm above natural surface level.

3.3 Lighting

In order to minimise the impact that light has on the neighbouring areas, all external lighting will be installed and operated in accordance with AS4282 1997 – Control of Unobtrusive Effects of Outdoor Lighting. Stationary lighting will be directed away from sensitive receptors, where this does not affect the safety of site operations. Lighting will be selected to ensure desirable characteristics of light, as 'harsh' light may be considered more obtrusive.

The rearer sheds are barns with no external windows. Staff will arrive from 6.00am. Security lighting will be on the amenities buildings but will be shielded.

All internal lights will not be visible from outside the building. There will be security cameras with white light at the entries to monitor vehicle access outside of normal operating hours. The white light associated with these cameras will be shielded so as not cause impacts at sensitive receptors.

Any internal vehicle movements during outside of daylight hours will only be low beam.

3.4 Manure and Dead Bird Management

The accumulated manure produced in each rearer sheds will be removed at the end of each cycle of pullets. This manure will be loaded directly into manure trucks for transport off-site. A large apron of impervious materials is provided around the sheds to facilitate loading of trucks and prevent leaching of nutrients from any spilt manure. Furthermore, the pad areas are constructed as controlled drainage areas to prevent direct stormwater away from any manure. Any spilt manure will be scraped up after each removal.

Daily total manure production from the Sullivans farm is anticipated to be 21 tonne or approximately 7,700 t annually.

Dead birds will be disposed of via burial in designated burial pits as provided by site plan. There will also be emergency burial pits for a mass mortality event, as required by DPI Qld. The location of these have been identified to account for the possibility of several mass mortality events over the design life of the project. Each burial pit will be constructed with an impermeable base of compacted clay in accordance with DPI Qld Guidance.

Stormwater will be diverted away from any burial pits.

3.5 Power

It is intended that renewable energy will provide some of the power for the site. Each site will have its own solar / / diesel back up technologies, which will allow the sheds to be not reliant on the power network. Insulated sheds will help minimise LPG gas utilisation during the rearing of pullets.

3.6 Water

Water supply for the site is sourced via underground bore RN90418

There is a current allocation of 70ML per annual as per a water sharing agreement with owner of bore RN90418 This allocation is expected to be sourced from existing entitlements held by Ellerslie Free Range Farms, with the purchase of additional water entitlements on the open market as they become available. Due to the use of existing entitlements, and close consultation with the department, the groundwater use for the site is not expected to result in additional stress to the groundwater system.

This water will primarily be used for drinking and cooling of the birds. The water use for bird drinking is predicted to be approximately 29.5 ML/yr, with the remainder of water used in cooling to ensure the thermal comfort and welfare of the birds, as well as amenities, and other minor on-site uses.

4. Environmental Risks

The following assessment of environmental risks was undertaken based on the site environmental values outlined in Section 2.3 and the farm layout, design and production practices described in Section 3. Management measures to minimise potential risks are outlined in Section 5.

4.1 Community Amenity

Risk of Odour Impacts: Low
Risk of Dust Impacts: Low
Risk of Noise Impacts: Low

4.1.1 Odour

The risk of odour impacts at sensitive receptors is rated as low.

The closest new sheds will be approximately 2.3 km from the nearest house to the south east. This house is just over 1 km from the single existing shed in the south east of the farm (shed 2).

The separation distance formula in the Egg Industry Environmental Guidelines Edition II (McGahan *et al.*, 2018) predicts that a separation distance from a single shed of 54,000 layer birds would need to be 250 m from the nearest receptor. This reduces to 159 m in the soon to be released third edition of the guidelines, where allowance is made for calculating distances for rearing pullet birds as well. The above calculation assume flat terrain and a surface roughness with a few trees and grass/crops.

Using the updated guidelines and the separation distance required for a rearer farm of 669,998 is 780 m. All sensitive receptors are outside this distance.

With the separation distances that exist to neighbouring residences and the predominant winds being from the east (see Figure 1) the likely impact from odour is expected to be low.

4.1.2 Dust

The risk of dust impacts at sensitive receptors is rated as low. No detailed dust modelling has been undertaken for the site, however, due to the distance of all sheds from sensitive receptor, the predominant easterly winds blowing away from sensitive receptors, and the low volume of traffic associated with a rearer farm there are not anticipated to be any dust impacts on neighbouring residences.

4.1.3 Noise

The risk of noise impacts at sensitive receptors is rated as low. No detailed noise measurements and modelling have been undertaken for the site, however, due to the distance of all sheds from sensitive receptors and the low volume of traffic associated with a rearer farm there are not anticipated to be any noise impacts on neighbouring residences.

It is recommended that the noise levels shown in Table 7 be set as project compliance criteria for the Sullivans farm.

Table 7. Recommended project noise criteria (Matrix Acoustics, 2020)

Time period criteria	Noise criteria (15 min)
Day (7am – 10pm) – Façade	35 L_{Aeq}
Night (7am – 10pm) – Internal – variable	28 L_{Aeq}
Night (7am – 10pm) – External – continuous	25 L_{Aeq}
Sleep disturbance - Internal	45 LA_{Max}

Any noise complaints will be monitored as per Section 6, which details how complaints are handled and the monitoring procedures to be followed.

The main sources of noise on-site are expected to be point sources associated with farm infrastructure such as shed fans.

The use of Vegetated Environmental Buffers on the site will help to reduce noise, dust and odour emissions from the site , with existing vegetated buffers to be maintained between the sheds farm and sensitive land uses.

The traffic management plan for the site requires traffic movements for the sheds, and the use of air-brakes in proximity to nearby receptors is prohibited.

4.1.4 Traffic

The vehicle movements associated with the final development stage of the rearer farm is outlined in Table 8, while traffic associated with staff movements are shown in Table 9.

The vertically integrated nature of the company means that it is possible to restrict traffic movements between 6pm and 6am (the night period) unless required for bird welfare.

Overall impacts to the local traffic network are expected to be lower than predicted by these calculations, as this development is likely to result in reductions in traffic to other nearby farms owned by Ellerslie Free Range Farms.

Table 8. Anticipated traffic movements from farm operations

Trip type	Vehicle type	Origin / Destination	Timing	Estimated annual traffic generation (No. vehicle movements)
Chicks in	19m Semi (AV)	Victoria	6am–6pm	40 loads x 2 = 80 vehicle movements
Pullets out	19m Semi (AV)	Millmerran area	6am–6pm	234 loads x 2 = 468 vehicle movements
Feed delivery	19m Semi (AV)	Yandilla	6am–3pm	587 x 2 = 1,174 vehicle movements
Manure	Trailer and dog	Various locations	10am–4pm	234 loads x 2 = 100 vehicle movements

Table 9. Anticipated traffic movements from staff

Staff	No. of staff	No. vehicles per day	No. vehicle movements (i.e. in / out)	Estimated daily traffic generation (no. vehicle movements)
Staff	20	10	20	40
Transfer crew	15	3	2	6

4.2 Land

Risk of Erosion Impacts: Low – Moderate
Risk of Impacts to Agricultural Land: Low

For the purpose of the regional planning interests act, the site has been identified as strategic cropping land and falls within a priority agriculture area (shown in Figure 11). No resource activities are proposed as part of this proposal. For the purpose of State Planning Policy, the site has been identified as Class A agricultural land which falls in an important agricultural area as shown in Figure 12. Class A land is considered as some of the most productive agricultural land in Queensland, with soil and land characteristics that allow successful crop and pasture production.

The area proposed for the establishment of the new rearer sheds, may limit future land use for cropping and grazing, however, measures aimed at reducing the impact of this development and its operations on future agricultural activities on this land are discussed in section 5.4. Class A land and Important Agricultural Areas adjoining the site will not be

affected by site operations due to the minimal impact sources on site, low risk of impacts to agricultural productivity of nearby lands, and significant separation distances.

In accordance with the State Planning Policy, the proposed use is suitable for important agricultural areas. Any manure application carried out on-site or on other cropping areas owned by the client will improve the agricultural value and productive capacity of the land. As per the SPP, risk on the site is further minimised as the site will operate according to the measures outlined in this SBEMP. Due to the low potential productive value of the site, and ease of rehabilitation, the site is rated as a low risk for impacts to agricultural land.

The soil mapping detailed in Section 2.4.6 shows the various soil mapping and classifications applicable to the site. Due to the presence of sodic subsoils in *combibidan* soils the site is rated as a moderate risk of erosion during the construction phase, although no soil disturbance is expected during the operational phase. Additional care will need to be taken to prevent exposure of dispersive soils and ensure sufficient groundcover to prevent wind erosion of sandy topsoil. Erosion and sediment control measures are discussed in Section 5.4.

4.3 Ecology

Risk of Impacts to Environmentally Sensitive Ecology: Low

Native vegetation mapping shows a small area of Category B remnant vegetation on the property (Figure 13). This area however will not be disturbed as part of this proposal. Other site mapping indicates no other areas of protected species. There is a small area near shed 2 that is mapped as a non-riverine wetland, however, this is classed as very low significance.

The site is not mapped as requiring referral for waterway barrier works, as no waterways are mapped on the site (see Figure 16).

4.4 Surface Water and Groundwater

Risk of Impacts to Surface Water: Low
Risk of Impacts to Groundwater: Low

The Egg Industry Environmental Guidelines - Edition II (McGahan *et al.*, 2018) provide a risk assessment tool which can be used to evaluate the likelihood of impacts to surface and groundwater from range areas, however these principles can be extended to determine runoff and leaching risks from other aspects of egg production. The details and assumptions in Table 10 have been used to complete the risk assessment for the site. The completed risk assessment tables for the site are shown in Table 11 and Table 12, with the values used for the assessment highlighted in blue.

Sources of risk to surface water includes runoff from shed pads. Runoff from shed pads is expected to present a low risk due to the lower nutrient levels

Table 10. Factors Used in Risk Assessment

Parameter	Rating	Rationale
Rainfall Factor	1	Rainfall erosivity based on Lu et al (2001) is less than 5000.
Distance to Waterways	1	No waterways run through the property. Based on Figure 16, the nearest waterway from any shed is at least 700 m.
Farm Size	8	This is a large farm with > 250,000 birds.
Soil Profile	2/3	The likelihood of davy and combidiban soils identified in the regional NRM manual indicates soils of high-moderate permeability with some areas of impermeable subsoils where *combibidan* soils are present. As such a score of 2 was chosen for runoff risk due to likelihood of well-draining soils, and a score of 3 was chosen for leaching risk as *combibidan* soils (where present) will offer some degree of protection to groundwater resources.
Land Shape	2	The shape is flat with some sloping land. The use of swales and contour banks as part of the stormwater management measures for the site will reduce this score.
Groundcover	1	Groundcover areas across the site is expected to be 80-100% due to the combination of the tree plantations and existing pastures.
Slope	1	The slope of the site is generally less than 1%.
Soil P	2	Soil P on the site is expected to be in the range of agronomic requirements for the existing land use. In accordance with the NRM manual for the site, soils likely to be encountered on the site have low fertility, and the representative soil profiles have low-moderate amounts of P.
Topsoil PBI	2	The clay content of the soil and associated PBI can be determined from ASRIS information for the soil types on the site.

Table 11. Runoff Risks to Surface Water

		FACTOR SCORE				
		LOW	MODERATE	HIGH	VERY HIGH	RISK FOR FACTOR
RUNOFF FACTORS	**FACTOR WEIGHT**	1	2	4	8	= WEIGHT X SCORE
RAINFALL FACTOR	20	<5000	5,000 – <10,000	10,000 – 20,000	>20,000	20
DISTANCE TO WATERWAYS	15	>200m	100 – 200m	30 – 100m	<30m	15
FARM SIZE	15	<10,000	10,000 – <60,000	60,000 – <250,000	>250,000	120

SOIL PROFILE	10	Well drained		Duplex		20
LAND SHAPE	10	Swales and contour banks	Uniform flat or sloping land	Slightly uneven, minor rills	Highly concentrated gully flow	20
GROUNDCOVER	10	80 – 100%	60 – <80%	45 – <60%	<45%	10
SLOPE	5	<1	1 – <3.75	3.75 – 15	>15	5
SOIL P	5		Refer to explanatory notes			5
TOPSOIL PBI	5	>280 (clay)	140 – 280 (clay loam)	35 – <140 (sandy loam)	<35 (sand)	10

Table 12. Leaching risks to Groundwater

		FACTOR SCORE				
		LOW	MODERATE	HIGH	VERY HIGH	RISK FOR FACTOR
RUNOFF FACTORS	**FACTOR WEIGHT**	1	2	4	8	= WEIGHT X SCORE
SOIL PROFILE	25		Duplex		Well drained	100
GROUNDWATER	20	>10m to groundwater where protected by clay or impermeable strata (otherwise >20m)	>2m to groundwater where protected by clay or impermeable strata (otherwise >10m)	>2m to unprotected groundwater	<2m to groundwater	80
RAINFALL FACTOR	20	<5000	5,000 – <10,000	10,000 – 20,000	>20,000	20
PASTURE TYPE	15	>30% Lucerne	>30% deep rooted perennials	>30% shallow rooted perennials	<30% perennials	30
FARM SIZE	15	<10,000	10,000 – <60,000	60,000 – <250,000	>250,000	120

The total risk score for surface and groundwater risks is shown below in Table 13. This table also shows the corresponding risk rating derived from the Egg Industry Environmental Guidelines – Edition II (McGahan, Wiedemann and Gould, 2018).

Table 13. Risk Scores and Risk Ratings for Impacts to Surface and Groundwater

Impact Category	Score	Rating*
Surface Water	215	Low
Groundwater	350	Low

**(McGahan, Wiedemann and Gould, 2018)*

4.5 Flooding

Risk of Impacts from Flooding: Low

As described in Section 2.3.11, a very small area of the farm is potentially affected by minor flooding. Poultry sheds are **not** located within the mapped flooding area or are constructed to ensure that the FFL is above the predicted flooding levels, and therefore the risk of impacts from flooding is low.

5. Management Plans

The following management plans have been developed to mitigate potential environmental risks from the rearer farm operation. Each management plan contains measures which may reduce the risk of impacts for each of the categories identified above, as well as additional management measures for the site which are not associated with likely environmental impacts.

5.1 Waste Management Plan

Manure Management
Manure and dead bird management will be constructed/managed as Section 3.4.
At the end of the production cycle of each batch of pullets, manure will be collected via loader/skid-steer and loaded onto trucks for removal from the site. This manure will be used on farmland for annual cropping operations.
Any spilt manure will be swept/collected and re-loaded into manure transport trucks. All trucks will be covered before leaving the site.

Dead Bird Management
Dead bird management burial pits and associated infrastructure will be constructed in accordance with Section 3.4.
Daily mortalities will be collected and buried on-site as discussed in Section 3.4. Additional burial area has been allocated in the event of an Emergency Animal Disease (EAD) and birds must be disposed of on-site.
Birds added to the burial pit will be covered with a layer of material 300mm thick to exclude pests and reduce odour. This material can be removed and replaced each time birds are added.
Once filled, the burial pit is to be capped with a domed layer of impervious material 300mm thick, to minimise rainwater infiltration and subsequent leaching, as well as odour generation and pest issues.

Waste Management (general waste) Measures
Avoid: Where possible avoid generating waste by purchasing unnecessary materials, products or equipment, and avoiding unnecessary printing.
Reduce: Reduce the amount of waste produced by buying bulk containers of regularly used items where possible. Ask suppliers if a low packaging option is available, especially where products have multiple layers/levels of packaging.
Reuse: Scrap metal, building materials, and landscaping waste can often be put to a productive use on farm. In some cases, packaging wastes such as cardboard can also find a useful role in farm operations. Whatever the intended use, ensure that re-used materials are suitable for the purpose and are not disposed to land or waterways following their reuse.
Recycle: In locations with recycling programs/facilities wastes such as scrap metal, recyclable containers, electronics, cardboard and recyclable packaging, office waste, can be recycled.

Waste Management (general waste) Measures
• Other organic wastes such as staff food scraps or spilt animal feed could be composted. Any on site composting should only be carried out in accordance with the procedures outlined in to *Optimising waste and by-product utilisation and conversion to value streams guidance manual* (Copley et al., 2025).
Energy Recovery: Some materials are suitable for use in energy recovery infrastructure such as biodigesters or boilers/furnaces.
Disposal: Where no suitable alternative has been identified, waste will be collected and stored in waste storage prior to removal. These storage areas are located within storage sheds at the rearer farm. Waste will be disposed of to a licenced waste facility, in accordance with regulated waste requirements if applicable.

5.2 Dust, Odour and Noise Management Plan

The site risk assessment indicates that the risk of impacts to amenity from dust, odour and noise are low.

Dust Management Measures
Limit on-site traffic speeds to 40 km/hr on unsealed roads in accordance with the traffic plan for the site.
Apply water to unsealed roads in times of high traffic and low rainfall.
Maintain vegetative screens to reduce potential impacts at closest sensitive receptors.
Manure and floor litter to be loaded into transport vehicles directly from sheds.
Loads to be covered in accordance with the traffic plan for the site.
Maintain complaints register
Operate a telephone line during work hours to allow any complaints to be lodged
Instruct all staff on the appropriate handling of odour complaints
Odour Management Measures
Dead bird management and associated infrastructure will be constructed and maintained in accordance with Section 3.4.
Ensure feeding equipment is in good working order with daily inspections.
Clean up any spilt feed daily.
Replace or repair faulty/broken augers.
At the end of the production cycle, remove all manure and transport to Off-site for reuse in other farm cropping cycles.
Ensure carcasses removed from sheds daily and transported directly for burial.
Dead birds of via burial in designated burial pits located.
Birds added to the burial pit will be covered with a layer of material 300mm thick to prevent odour emissions. This material can be removed and replaced each time birds are added.
Ensure manure pad are not inundated with or pool water.
Maintain complaints register
Operate a telephone line during work hours to allow any complaints to be lodged
Instruct all staff on the appropriate handling of odour complaints
Noise Management Measures
Vehicles speeds will be <40 km/hr on-site and reduced further at night (if applicable).
Avoid truck exhaust and engine braking near sensitive receptors.
Night operations minimised to unnecessary generation of noise.
All feed deliveries should be conducted during daylight.
If required, vehicle and machinery reversing alarms are modified with proximity sensors (to limit activation) or automatically adjusted to surrounding noise levels.
Maintain machinery and equipment so that it meets the legal noise requirements and manufacturers specifications.
Maintain complaints register
Operate a telephone line during work hours to allow any complaints to be lodged
Instruct all staff on the appropriate handling of odour complaints
Complaints Management Measures

A Feedback and Incidents Register will be used to record all amenity complaints. The register in included in Section 6, along with noise, odour and dust monitoring forms. Details should be logged immediately and the following recorded:

- Time and date of detection and details of the incident.
- Method of communication (telephone, email, letter etc…).
- Name, contact address and contact telephone number of complainant (Note: if the complainant does not wish to be identified then, "not identified" is to be recorded).
- Wind strength, wind direction and other relevant climatic conditions (check records from nearby weather station).
- Details of complaint investigation undertaken and findings.
- Name of person responsible for investigating the complaint.
- Action taken as a result of the complaint investigation and signature of responsible person.
- Feedback provided to the complainant.
- Details of notification to the Administrating Authority (if applicable).

The Feedback and Incidents Register will be reviewed monthly. Recorded incidents will be reviewed, and the following information will be recorded:

- Management options available to reduce or solve the problem.
- Contingency measures taken to eliminate the source of each complaint.
- Effectiveness of contingency measures.
- Response of complainant/s about the level of impact after steps have been put into place to solve the problem.
- Details of further monitoring (through assessment by farm staff and consultation with the complainants.

5.3 Flood and Stormwater Management Plan

The site risk assessment indicates that the risk of impacts to surface waters from farm activities is low, and that the risk of impacts for flooding is also low. Sheds are dry cleaned at the end of cycles and no effluent is generated from sheds. Any manure/spent litter that is spilt loading trucks on pads is promptly cleaned. The high levels of groundcover on the site are likely to reduce the impacts of any runoff from production areas.

Flood and Stormwater Management Measures
Flood Management
Sheds and carcass burial areas not built in areas subject to the 1% AEP flood event.
Stormwater Management Measures
Dead bird management and associated infrastructure will be constructed in accordance with Section 3.4.
Groundcover will be inspected regularly and managed to ensure a high level of groundcover is present on the site. Where groundcover levels cannot be managed, additional stormwater management measures will be employed.
Diversion banks, bunding and other stormwater management measures will be inspected monthly for signs of erosion or deterioration, and maintained where necessary.
Any manure/spent litter spilt while cleaning sheds at the end of a production cycle is promptly cleaned up and loaded onto trucks.

5.4 Erosion and Sediment Control Plan

This Erosion and Sediment Control Plan (ESCP) seeks to mitigate the risks associated with the development and continual use of the rearer farm. Due to the rural nature of the site, and low risk of impacts to surface waters, minimal erosion and sediment control measures are recommended as shown below.

This plan will be enacted both during development and during operation of the rearer farm and will be updated regularly to ensure all practices are performing correctly. Additional or alternative erosion and sediment control measures may be required as part of the approval for this activity.

The site foreman is responsible for the correct implementation of this ESCP during the construction phase. The existing environment could potentially be impacted by loss of topsoil from erosion and the run-off entering surface waters. These impacts will have a higher potential to occur during the construction phase where areas will be cleared of groundcover. Areas that are left bare immediately following the construction will also pose as an erosion risk until vegetation can be re-established.

Erosion and Sediment Control Plan Measures
Construction Phase
Minimise the area of groundcover disturbance.
Stockpile removed groundcover or topsoil and reapply to the area after construction is completed.
Use diversion banks or bunding to direct upslope water away from construction areas.
Use sediment fences or vegetated areas downslope of construction areas to reduce sediment runoff.
Inspect erosion and sediment control measures regularly to ensure they are operating correctly.
Roads leading in and out of the site will be formed of compacted road base.
Re-apply stockpiled groundcover & topsoil, or re-seed the area following construction.
Ensuring the control plan is kept in place until the ground cover is considered adequate.
Operational Phase
Stormwater management plan measures are enacted in accordance with Section 5.3.
Farm roads are inspected and maintained as required to prevent erosion.

5.5 Land Rehabilitation Plan

The risk of impacts to land is low (see Section 4.2) and the environmental values identified on the site (as detailed in Section 2.3) will be maintained. In addition, the disturbance footprint of activities associated with rearer farm activities is small. The agricultural value of the land is limited by site constraints and areas of revegetation and carbon offset plantings are likely to improve the environmental values on the site. Subsequent land uses may wish to make use of rearer farm infrastructure or assets and as such, these rehabilitation measures are dependent upon the subsequent use of the land.

Rehabilitation Measures
The poultry sheds will be decommissioned and assessed for their structural integrity for future land uses. The Waste management hierarchy dictates that re-use provides the greatest environmental benefit.
All manure will be removed for use off-site.

5.6 Application and Storage of Chemicals Plan

The following procedures have been identified to guide chemical use on the site associated with fuel storage and ephemeral chemical use (such as approved chemicals for pest management).

Chemical Management Measures
General Requirements and Safety
All appropriate licencing and approvals for the storage has been obtained from state and local governments.
Site operations are conducted in accordance with the "Code of Practice: Managing risks of hazardous chemicals in the workplace" (Safe Work Australia, 2023), and all relevant WH&S regulations. See: https://www.safeworkaustralia.gov.au/sites/default/files/2023-06/model_code_of_practice_managing_the_risks_of_hazardous_chemicals_in_the_workplace.pdf
A register of all chemicals used on-site and their MSDS is maintained.
Chemicals are selected with low potential impacts to health, safety and the environment, as identified by the product MSDS.
All staff are provided with appropriate personal protective equipment (PPE) as identified in the product MSDS and trained in its use.
Staff are trained in the safe use of chemicals, and access to chemicals is restricted to trained staff and a register of training is kept.
Manufacturer's instructions are adhered to for use, including application rates and methods.
Storage and chemical handling areas
Storage of flammable and combustible liquids is undertaken in accordance with the Australian Standard AS1940:2017 (Standards Australia, 2017).
Storage of corrosive substances is undertaken in accordance with the Australian Standard AS3780:2023 (Standards Australia, 2023).
Large containers (drums, tanks, etc) of dangerous, hazardous or flammable chemicals will be in chemical storage areas which capture any spills, leaks or storage tank/container failures. Bunding and bases of storage areas is constructed from an impermeable material such as concrete.
Incompatible chemicals are stored with adequate separation (e.g. in a small chemicals cabinet, incompatible chemicals are not stored above each other where leaking may cause an undesirable interaction).
Washing of chemical containers or mixing of chemicals is conducted in a sealed area, capable of capturing any spills. Adequate ventilation is provided to maintain health and safety requirements.
Spills
A spill kit suitable to the size and nature of potential spills is available. Staff are trained in the use of the spill kits, and all spills are cleaned up in an appropriate manner.
An emergency response plan for pollution incidents, including large chemical spills is prepared for the site.

Chemical Management Measures
Large spills may be required to be reported to regulators and relevant contact details should be included in the plan.
Release to the environment
Chemical use near waterways is minimised.
Spray drift is minimised by using well maintained equipment, correct application rates, and applying chemicals during suitable weather conditions (winds are not directed to sensitive receptors).
Disposal
Unwanted or out of date chemicals, containers, and used spill containment materials are disposed of in accordance with manufacturer's instructions and regulated waste requirements.
If a chemical is considered a regulated waste, legislation may require disposal by an approved waste contractor and the keeping of certain records.
Where possible, application of chemicals in production sheds is undertaken when no birds are in the shed, and the shed is closed to prevent potential losses to the environment.

5.7 Traffic Management Plan

The following traffic management measures will be employed to minimise the risk of traffic incidents and potential amenity impacts from site traffic.

Traffic Management Plan Requirements
Access to the site will be restricted to staff and authorised transport contractors.
There will be one entry into the farm. All vehicle movements are to use this entry for biosecurity purposes.
Site traffic will be limited to a maximum of 40km/h.
The use of 'high beam' headlights is to be avoided on the site unless safety concerns are identified.
The use of compression brakes and other secondary retarding systems is limited on the site unless justified for safety reasons.
Drivers must follow on-site directions and signage.
Delivery/pickup vehicles are to park close to sheds to minimise impacts to other site traffic.
Where possible transport vehicles are to park in the forward direction of travel to minimise noise and risks associated with reversing.
All transport vehicles are to cover loads while onsite and prior to leaving site.
All vehicles leaving the site are to come to a full stop prior to entering public roads and give way to existing traffic.
Traffic movements from off-site vehicles are to be restricted between the hours of 6am and 6pm.
The use of air-brakes in proximity to nearby receptors is prohibited.

General road rules will be maintained, except special areas requiring modified rules. Speed limits will be in place to reduce the potential for increased levels of dust entering the atmosphere from the road, as well as the load on the vehicle. Water sprays will be used to suppress dust during high traffic periods. Roads will be inspected regularly and repaired to reduce erosions and ensure safety.

5.8 Biosecurity Plan

The farm will be operated in accordance with the *National Farm Biosecurity Technical Manual for Egg Production* (AHA, 2023), and all other biosecurity requirements. For biosecurity purposes, the following measures are to be employed on the site.

Biosecurity Plan Measures
The farm adheres to the *National Farm Biosecurity Technical Manual for Egg Production* (AHA, 2023) Additional biosecurity measures will be employed at the site which are outlined in the manual.
In the event of a suspected disease outbreak, the procedures outlined in the industry biosecurity manual will be employed.
A biosecurity area is established around the rearer farm production areas which is managed in accordance with farm biosecurity protocols.
Access to the biosecurity area is restricted, unless necessary. All persons entering the biosecurity area are required to follow biosecurity protocols.
Access to the production area is capable of being closed off to vehicle traffic and displays appropriate signage including "Biosecure Area No Entry Unless Authorised", or similar wording.
Clear signage will be erected at the entrance instructing transport drivers to contact the site farm manager on the contact details provided.
A visitors' log will be kept, detailing conditions of entry.
Drinking, cooling, cleaning and wash-down water used on farms will be drawn from bores. No dam or surface water will be used in the poultry operations.
Dedicated shed-only footwear will be provided for all persons entering sheds.
A pest management plan is enacted to control rodents (see Section 5.10 for more detail).
Manure removal and dead bird management is carried out in accordance with the requirements of the industry biosecurity manual and the practices outlined in this SBEMP.
Grazing animals, rodents, pigs, pets, feral animals and wild birds are excluded from the production and biosecurity areas to the greatest extent possible.
Feed silos and sheds are sealed against access by rodents and birds, and regular inspection and maintenance is undertaken to ensure they remain secure.
Spilt feed is cleaned up immediately to prevent attracting pests.

5.9 Bushfire Management Plan

Preventative Measures
Asset protection: Establish cleared, well-maintained areas around buildings and key infrastructure.
Vegetation management: Regularly mow grass, prune trees, and remove leaf litter, especially near structures.
Firebreaks: Create and maintain firebreaks around paddocks, fence lines, and property boundaries.
Equipment storage: Store fuel, chemicals, and machinery away from buildings in well-ventilated, fire-resistant sheds.
Water supply: Ensure adequate water sources (tanks, dams, troughs) are available and accessible for firefighting.
Preparedness Measures
Develop and distribute a bushfire survival plan to all staff and family on-site members.
Conduct regular fire drills and training sessions on equipment use and evacuation procedures.
Install and maintain fire-fighting equipment, such as pumps, hoses, and extinguishers.
Prepare emergency kits with first aid supplies, protective clothing, torches, and important documents.
Register with local fire alert systems and monitor fire danger ratings.
Response Measures
Nominate a person responsible for coordinating the response.
Activate the bushfire survival plan and communicate with all farm occupants.
Relocate livestock to safer areas (bare paddocks, yards with water access).
Shut down sheds, block gutters, and remove flammable items.
Evacuate early if advised by emergency services, following pre-determined routes.
Contact neighbours and inform them of your situation.

5.10 Pest Management Plan

Subjective monitoring of pest and vermin population on the site will determine if any increases or unacceptable levels of pests/vermin are present on the site. Specific pests to be monitored are:

- Fly population.
- Rat/mice population.
- Wild bird population.

The farm will be operated in accordance with the industry biosecurity manual and all other biosecurity requirements. For biosecurity purposes, the following measures are to be employed on the site:

Pest Management Measures
Sheds materials and feed storages are regularly maintained and repaired to exclude pests.
Spilt feed is cleaned up promptly to avoid attracting pests.
Pest breeding sites are minimised.
Rodent breeding sites, such as burrows and rubbish piles, are removed.
Dead birds are removed to the dead bird management area daily and managed as per Section 5.1 – Waste Management Plan.
Grass is slashed regularly to reduce seed production which may attract pests.
Baiting and/or traps are used to control rodents, and records are kept in accordance with the industry biosecurity manual.
Where baiting will be undertaken the following measures will be enacted.
• ait stations will be numbered and a map kept of their location.
• Bait stations will be placed at regular intervals around the sheds. The number of bait stations should be increased in areas where there are signs of increased – rodent activity.
• The type and location will be of baits used will be selected to avoid impacts to poultry.
• Bait stations will minimise the opportunity for other mammals and birds to access the bait.
Use approved insecticides to control fly and insect pest populations and breeding sites.
Chemicals used for pest control and baiting do not adversely impact poultry.

5.11 Staff Training

Staff will be trained in standard procedures required for the efficient operation of the farm, including environmental monitoring and environmental management actions. Details of all relevant environmental training/information programs undertaken will be recorded in the relevant recording sheet in Section 6.

Specific tasks which require training will include:

Staff Environmental Training
Manure collection and handling.
Dead bird management.
Environmental monitoring procedures (e.g. monitoring odour, dust, and noise)
Inspection and repair of stormwater management measures
Safe storage and use of chemicals
Pest management procedures

6. Monitoring and Recording

Due to the low risk of community amenity impacts associated with site activities, no fixed monitoring points or scheduled monitoring requirements have been identified. As such monitoring of community amenity measures will be undertaken in response to observed site performance and community feedback. As measurements are conducted on-site, the results are to be recorded in the corresponding record sheets provided. These monitoring activities include (but are not limited to):

- Feedback to the poultry farm by members of the surrounding community/general public in relation to impacts to community amenity (Table 14).
- Noise assessment measuring (Table 15).
- Odour assessment measuring Table 16).
- Dust assessment measuring (Table 17).

Where feedback investigations or monitoring show potential issues with environmental management for the site, the SBEMP is to be updated with the relevant solutions once identified.

In addition to community amenity monitoring, recording sheets are provided below for the following matters:

- Staff training (Table 18) – outlines which staff members have received specific training.
- Areas identified as requiring environmental improvement (Table 19).
- Revision of the SBEMP (Table 20).

Table 14. Feedback and Incidents Register

Date	Incident reported by (Name)	Nature of incident	Incident recorded by (Name)	Source of Problem	Comment/Action taken	Does complainant believe impact has declined?	Further action taken?	Signature of responding officer

Table 15. Noise Assessment Record

Date and time	Location	Name	Level of Noise Nuisance

0	**Not audible**	**A**	**Sound pressure level**
1	Definitely not annoying	**B**	Its duration
2	Very little annoyance	**C**	The rate at which it happens
3	Some annoyance	**D**	Its audibility
4	Annoying	**E**	Whether it is continuous at a steady level; or whether it has fluctuating, intermittent, tonal; or impulsive nature
5	Quite annoying		
6	Very annoying		
7	Extremely annoying	**F**	Whether it has vibration components

NOTE: characteristics as described in Part 1 of the *Environmental Protection (Noise) Policy 1997*.

Table 16. Odour Assessment Record

If site performance or community feedback identifies an issue with increased odour emissions, the following will be undertaken:

1. Step 1: Using the German VDI 3882 (VDI-RICHTLINIEN 1993) odour intensity scale provided, record the odour intensity every 30 seconds over a 10-minute period.
2. Step 2: Enter the highest intensity level experienced during the 10-minute period into the record below.
3. Step 3: When an odour intensity of A-D is experienced, corrective action is required.

Odour intensity	Intensity level
Extremely strong	A
Very strong	B
Strong	C
Distinct	D
Weak	E
Very weak	F
Not perceptive	G

Date and time	Location	Name	Wind direction	Wind speed	Odour intensity

Table 17. Dust Assessment Record

Date & Time	Location	Name	Wind direction	Wind speed	Dust from poultry farm	
					Absent	Present

Table 18. Staff Training Register

Date	Name of Participant	Training Conducted

Table 19. Environmental Improvement Record

Date	What requires Environmental Improvement or Monitoring

Table 20. SBEMP Revision Register

Date Amended	Amendment Made

7. References and Bibliography

AHA, 2023. National Farm Biosecurity Technical Manual for Egg Production.

Copley, M.-F., McGahan, E., Wiedemann, S., 2025. Optimising waste and by-product utilisation and conversion to value streams guidance manual A report for Australian Eggs Limited. Australian Eggs.

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VDI-RICHTLINIEN (1993) *Determination of Odourants in Ambient Air by Field Inspections.* Dusseldorf: Kommission Reinhaltung der Luft im VDI and DIN.

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Appendix A. Environmental Values Mapping

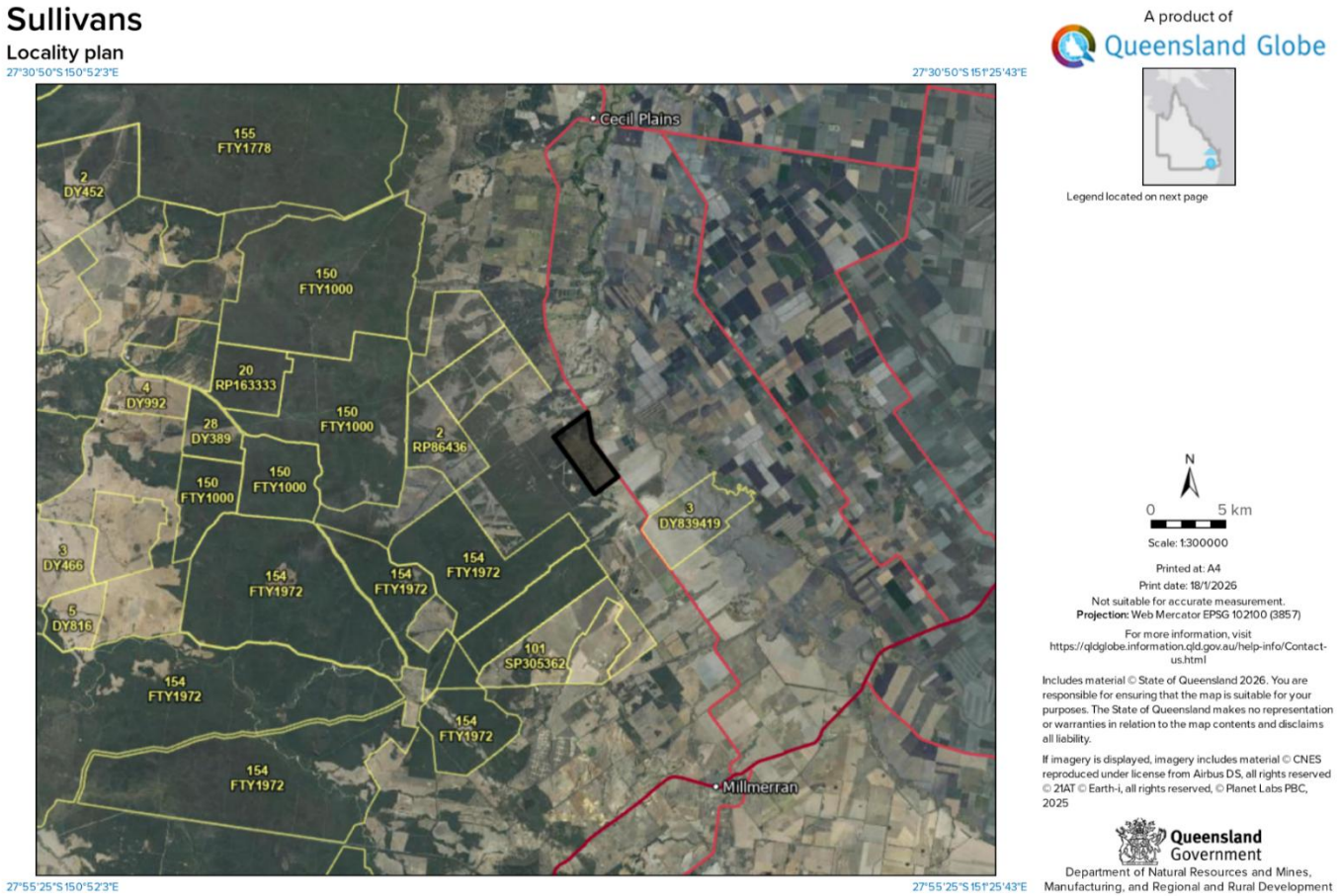


Figure 2. Locality Plan

Figure 3. Site Plan (supplied)

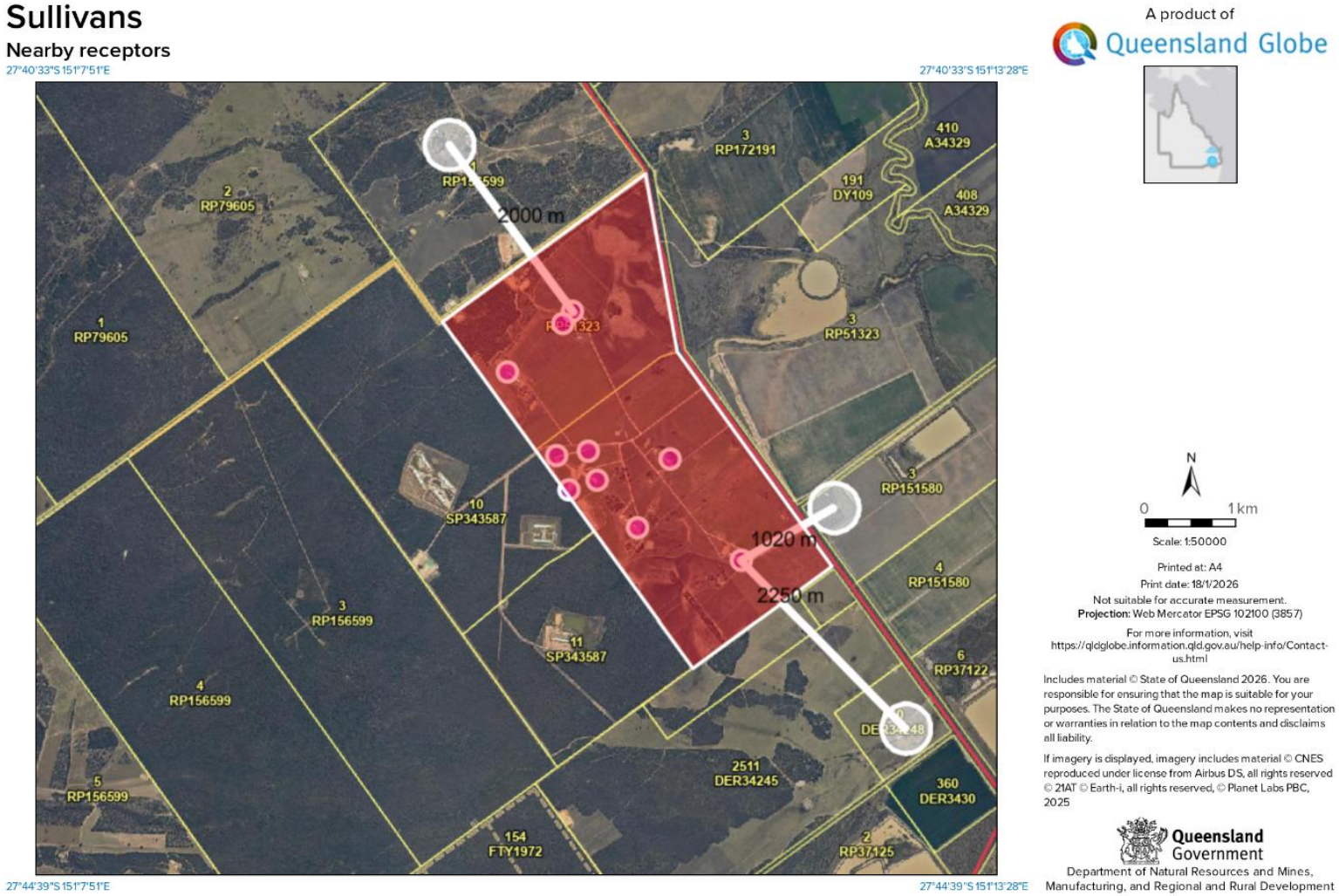
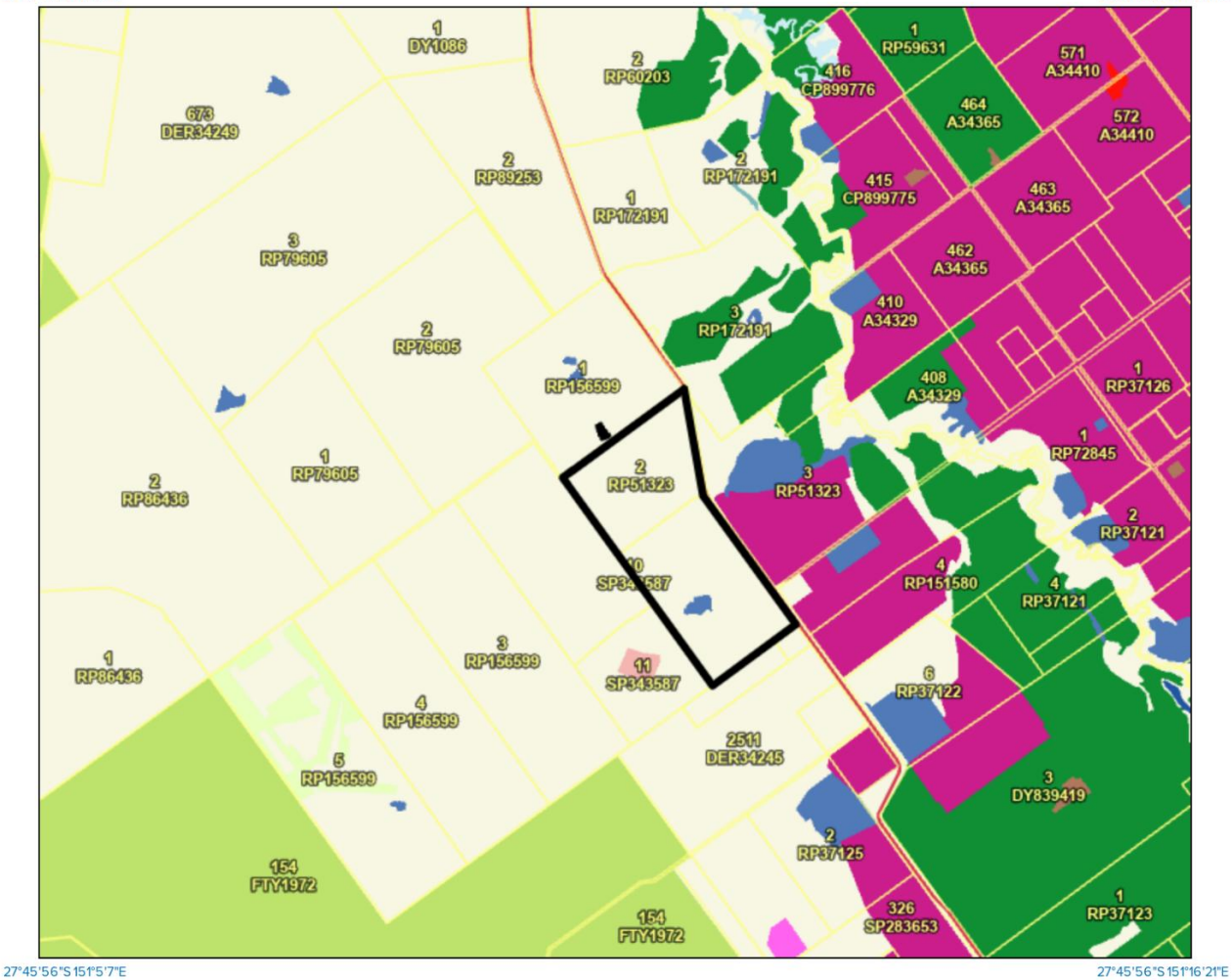


Figure 4. Nearby receptors

Sullivans

Land use



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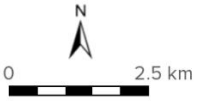

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Queensland Government

Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

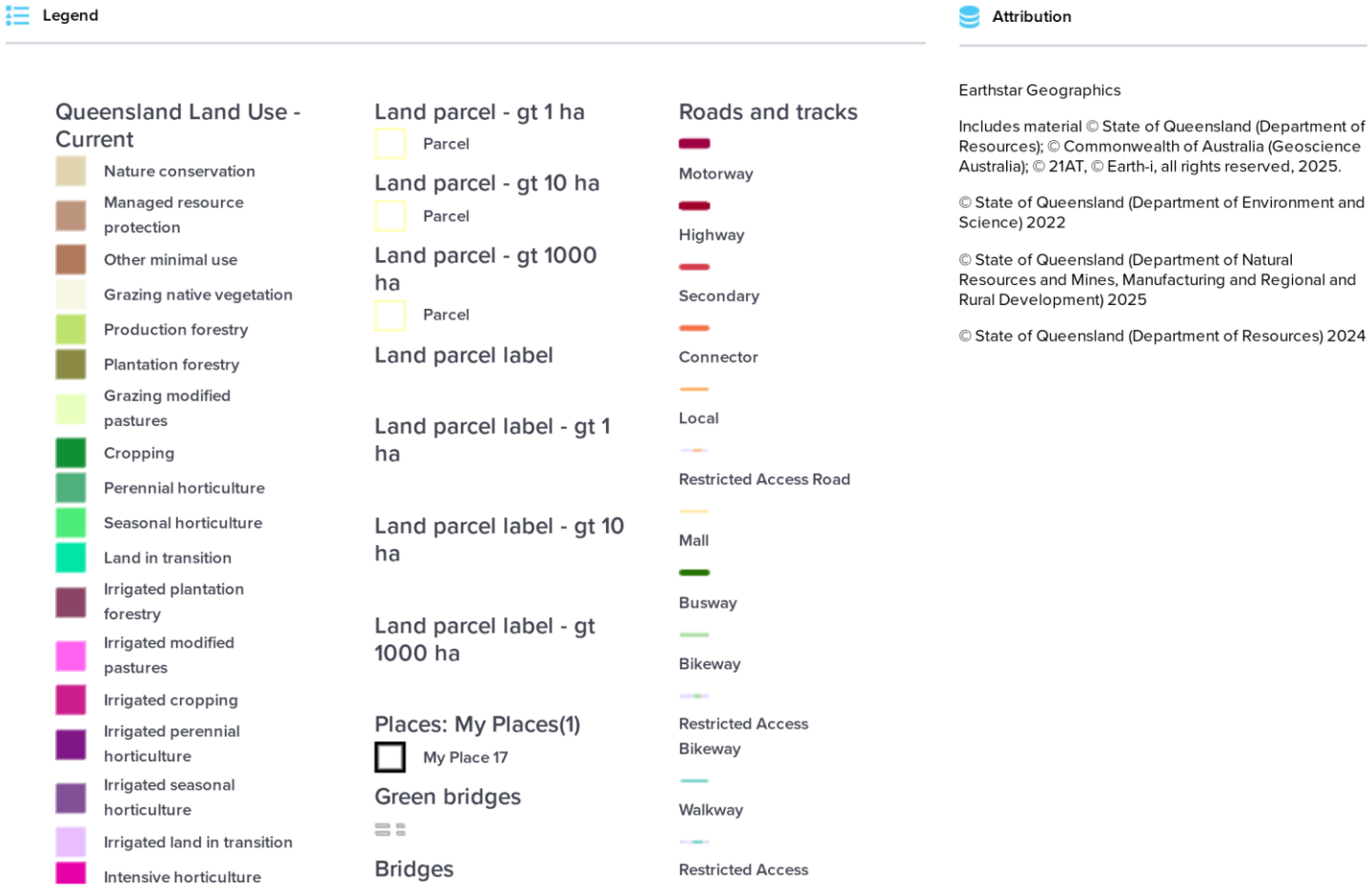

Figure 5. Land use

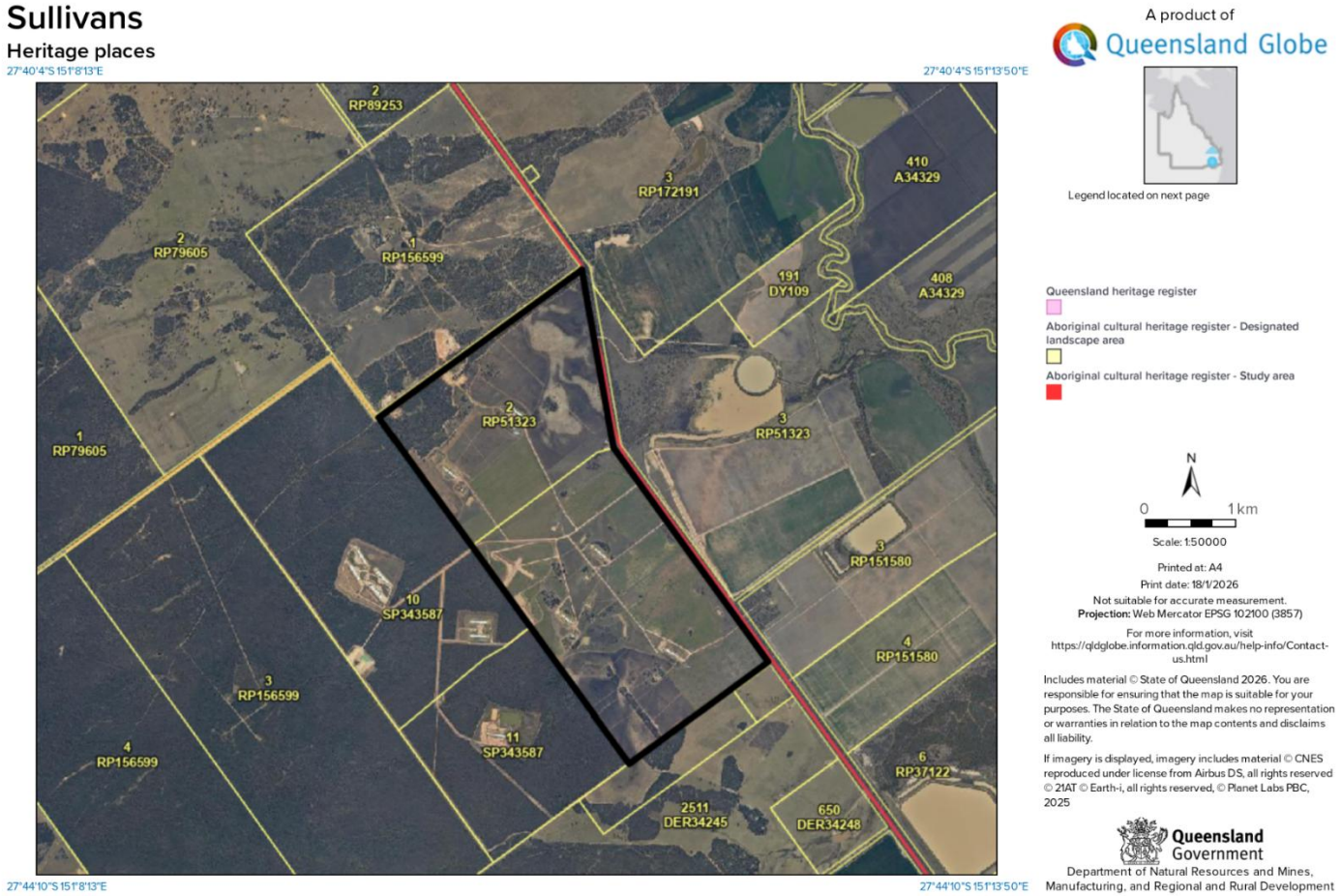

Figure 6. Heritage places

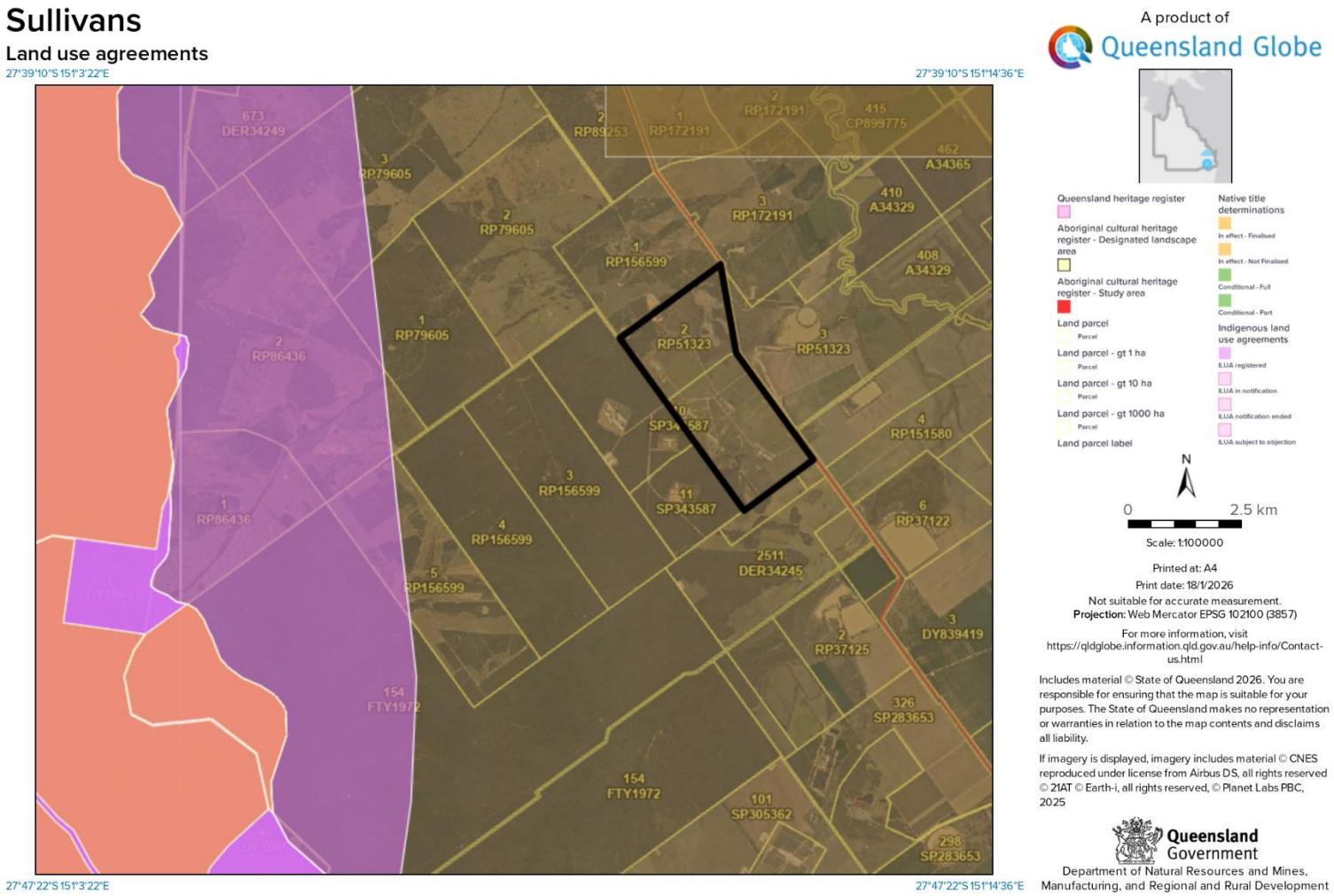

Figure 7. Land use agreements

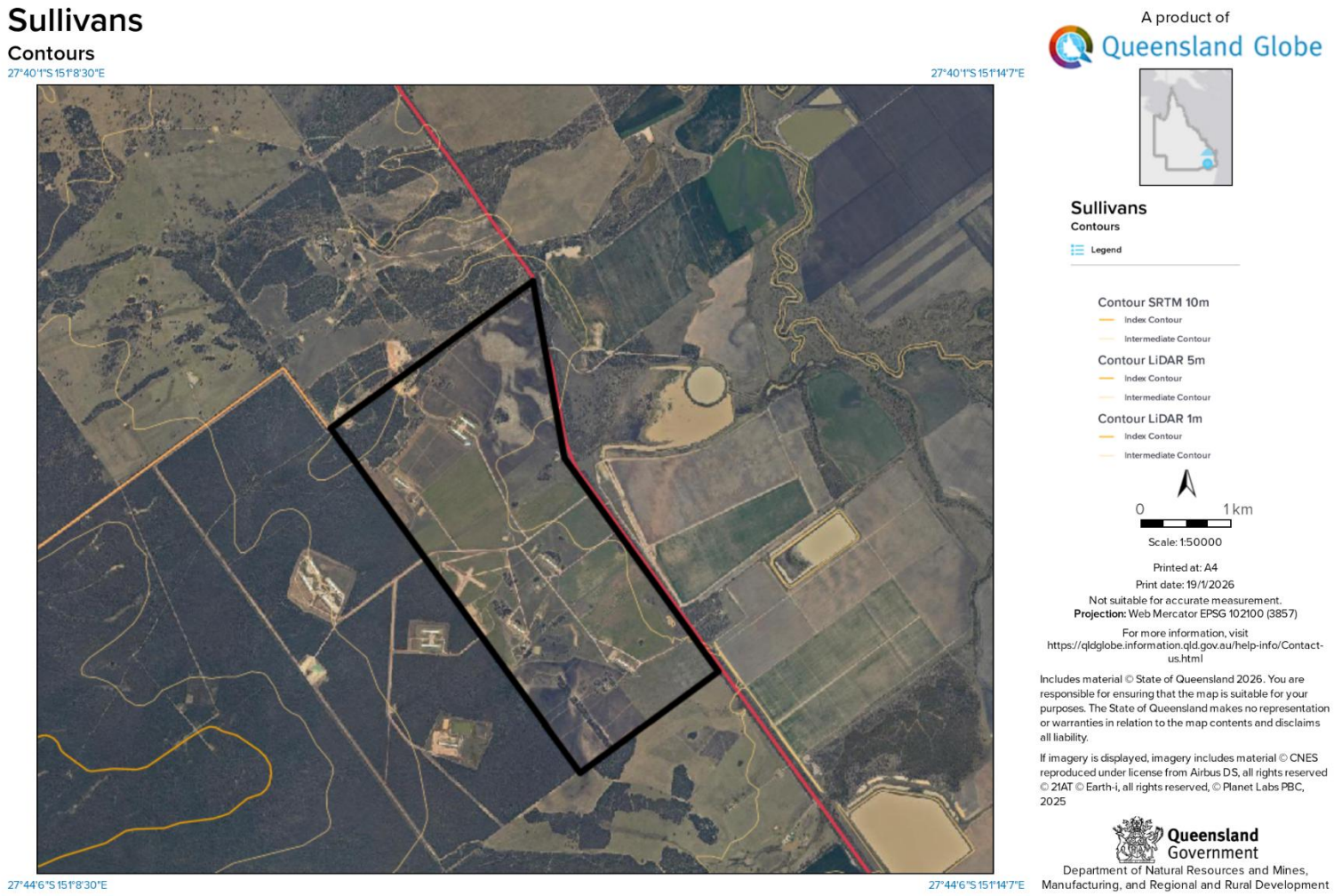

Figure 8. Topography

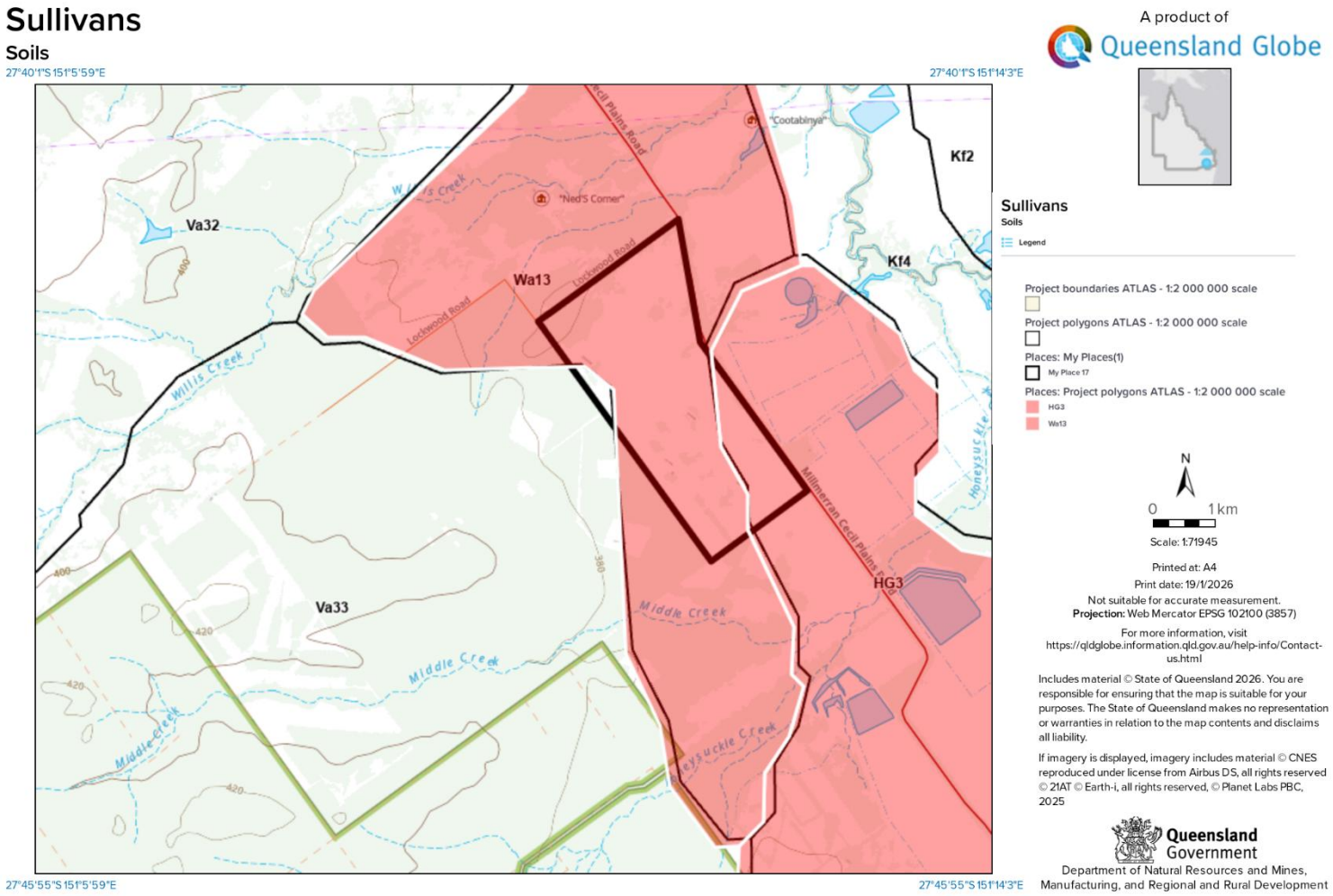

Figure 9. Soil types

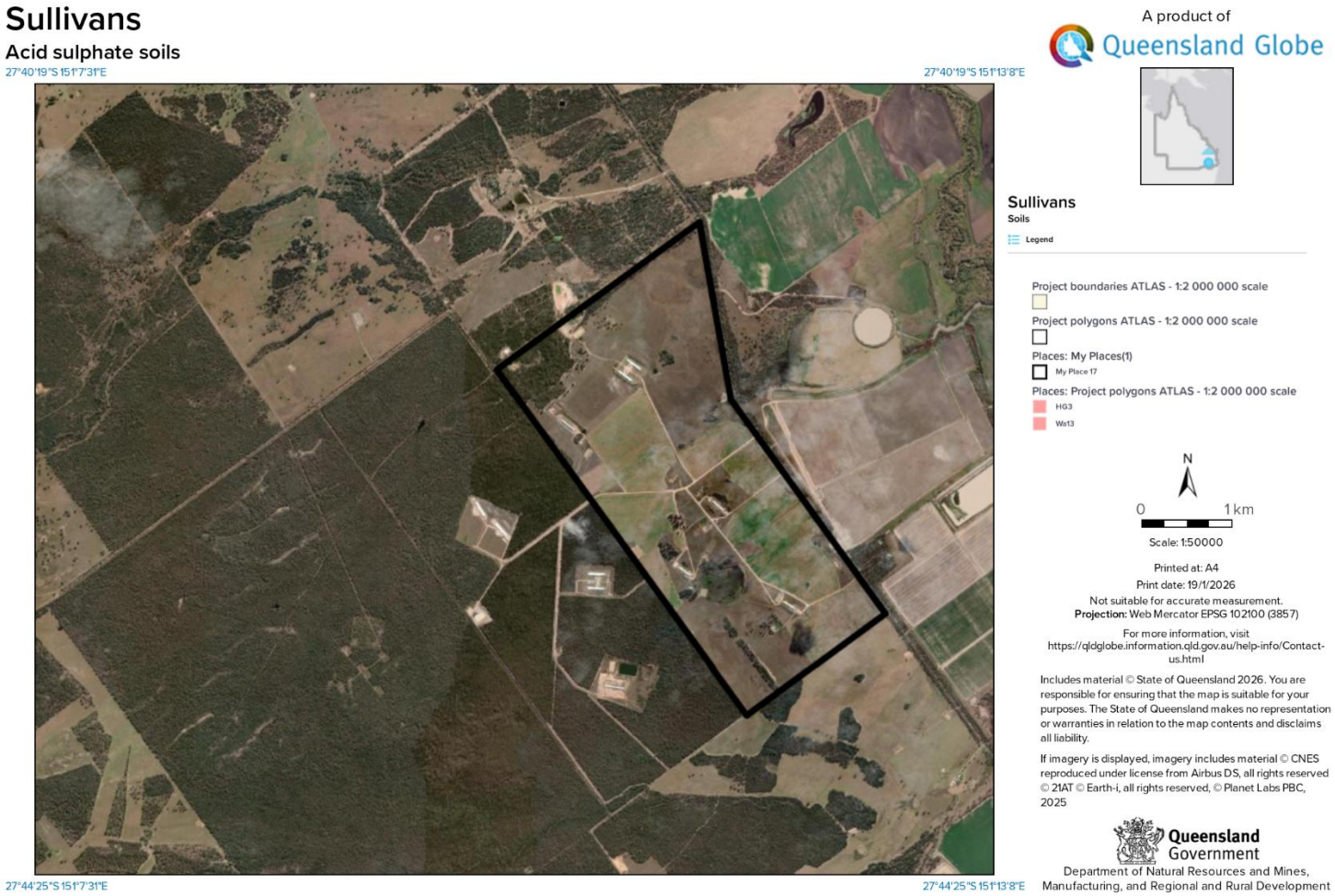

Figure 10. Acid sulphate soils

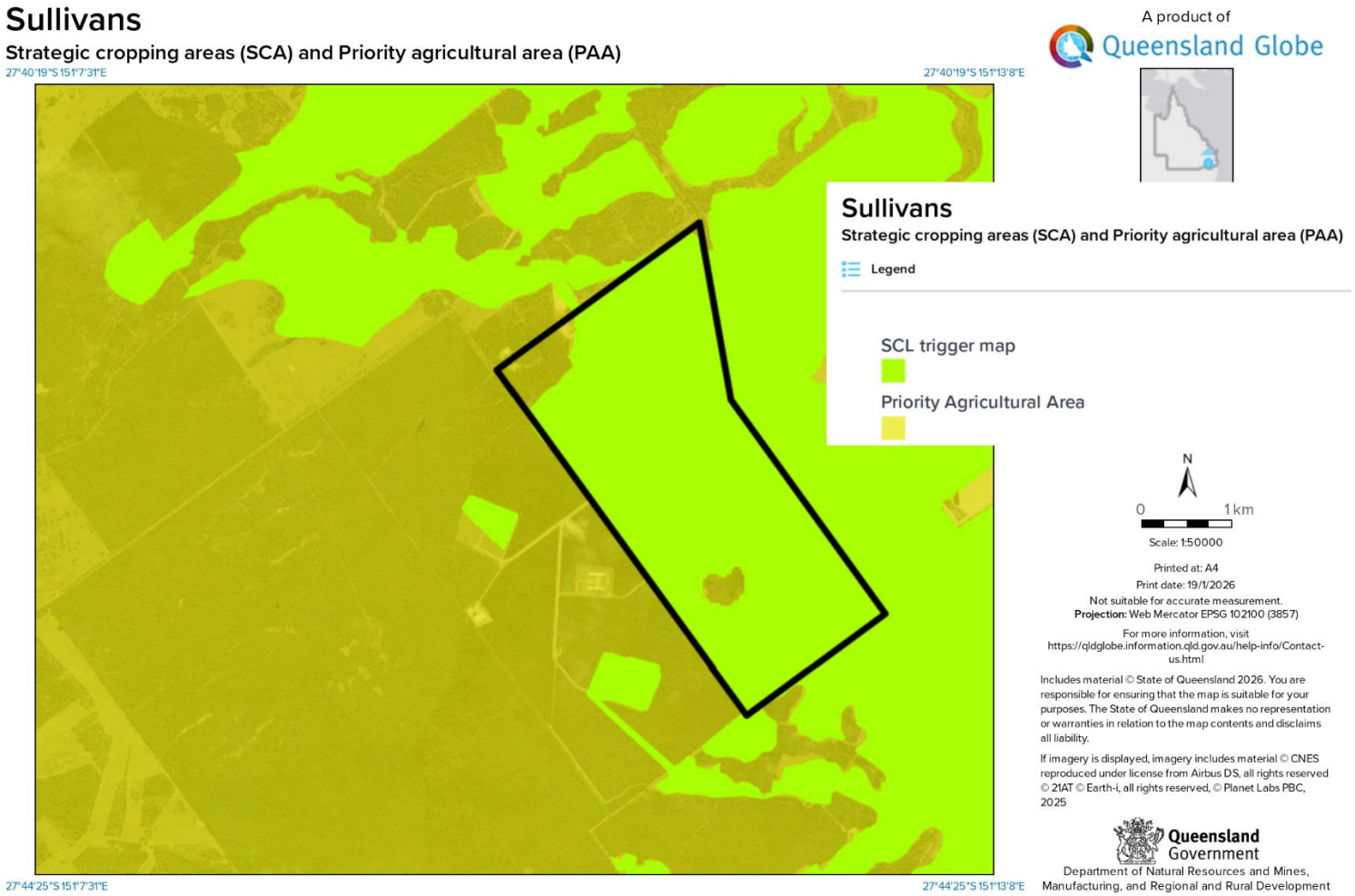

Figure 11. Strategic cropping areas (SCA) and Priority agricultural area (PAA)

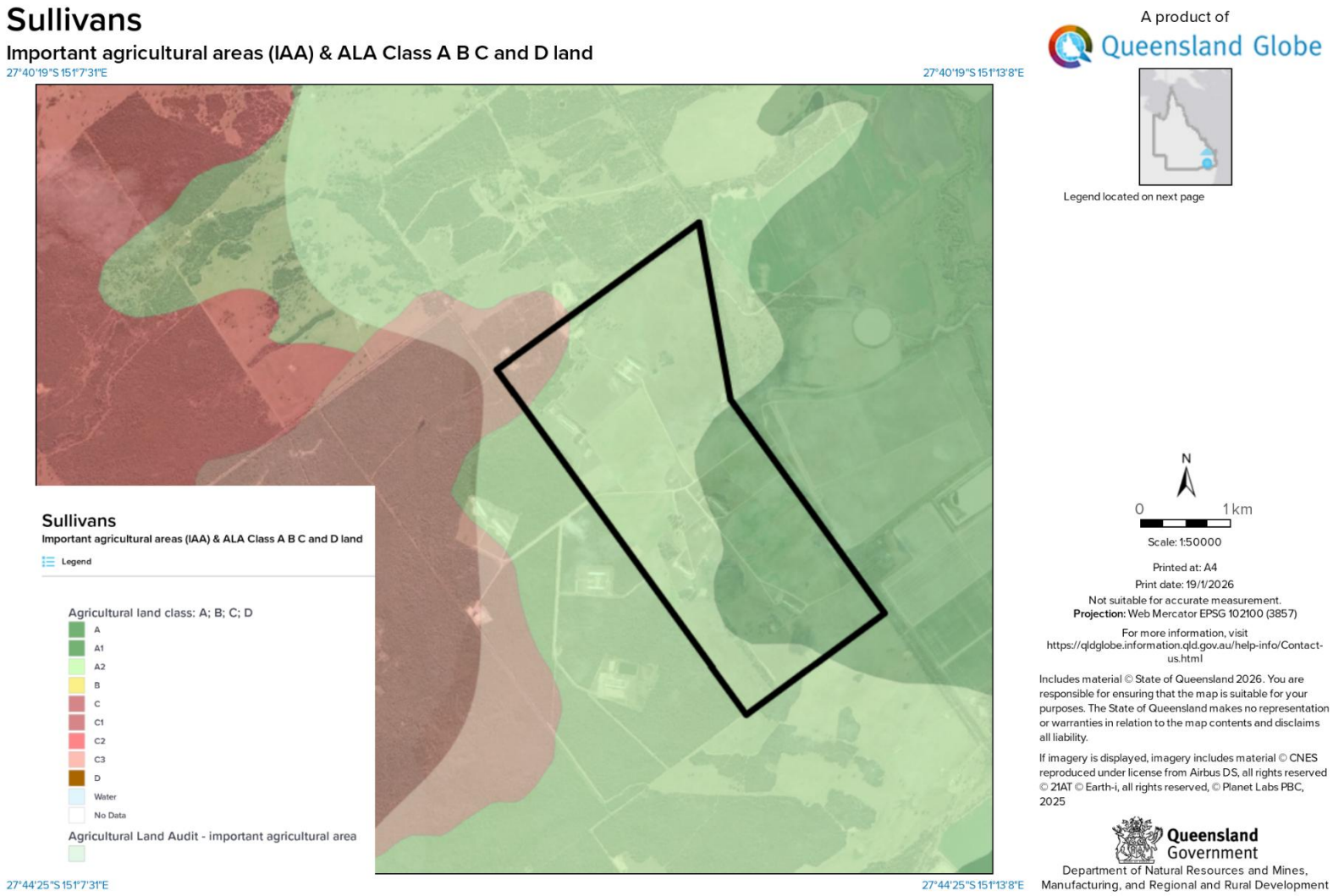

Figure 12. Important agricultural areas (IAA) & ALA Class A, B, C and Land

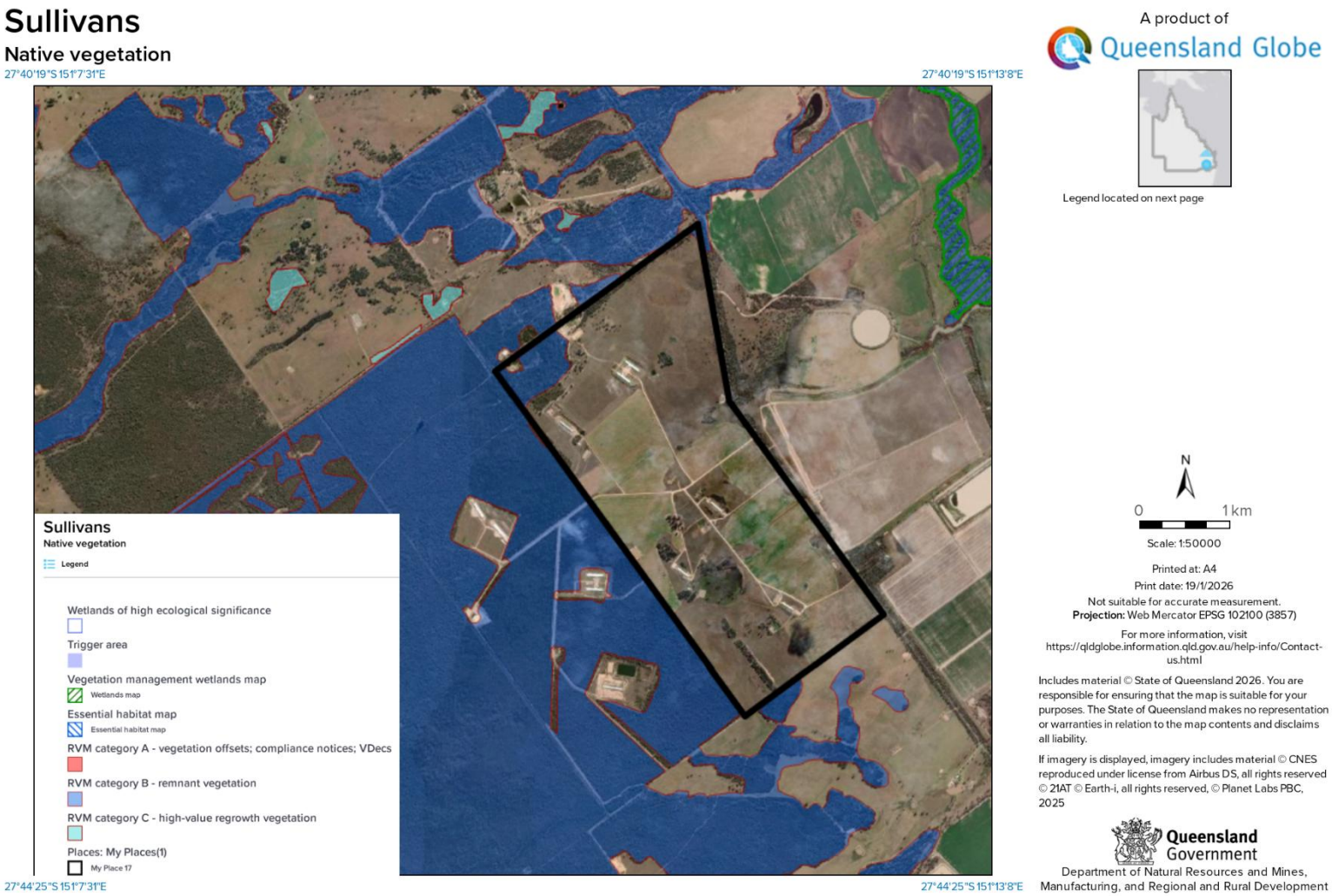

Figure 13. Native vegetation

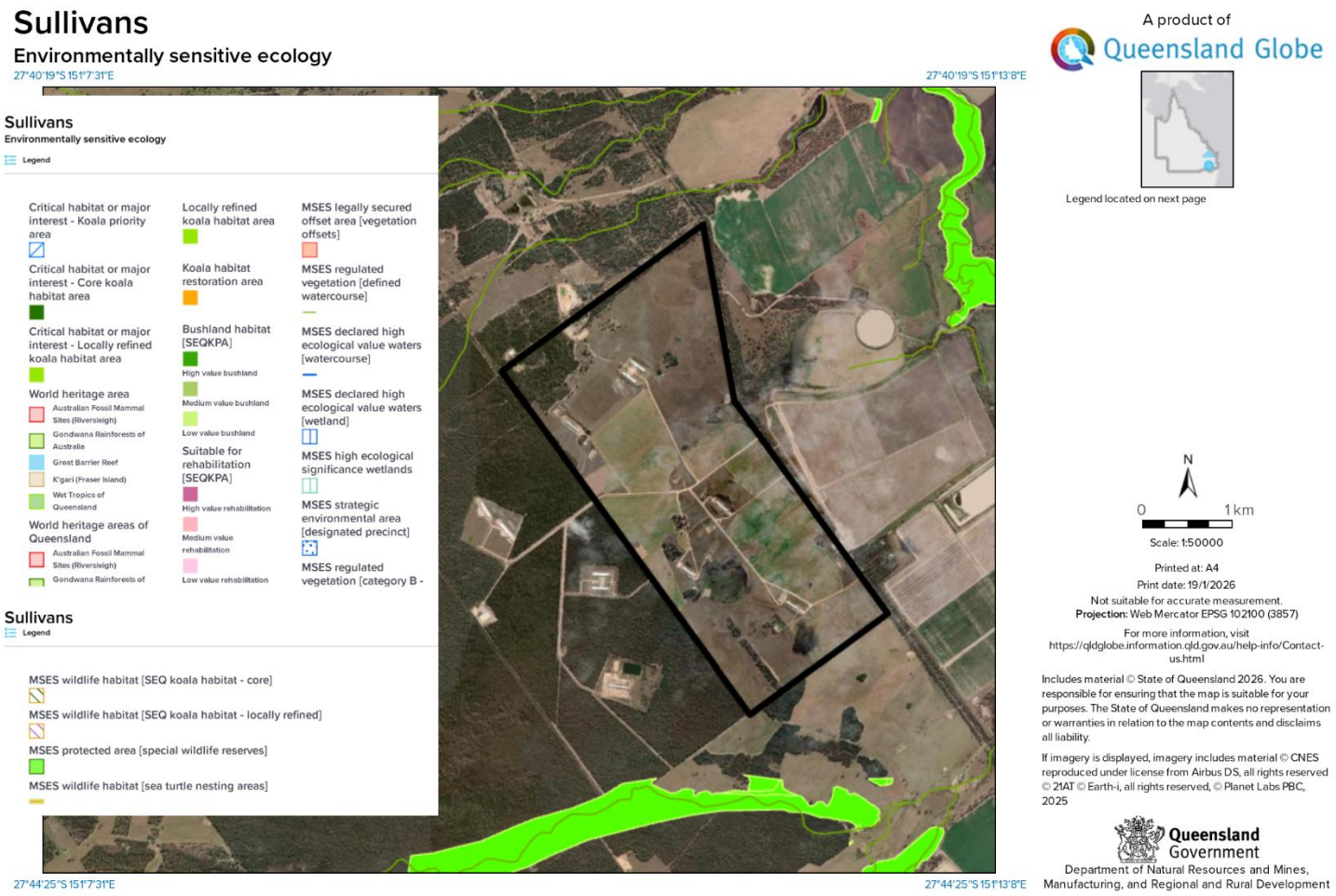

Figure 14. Environmentally sensitive ecology

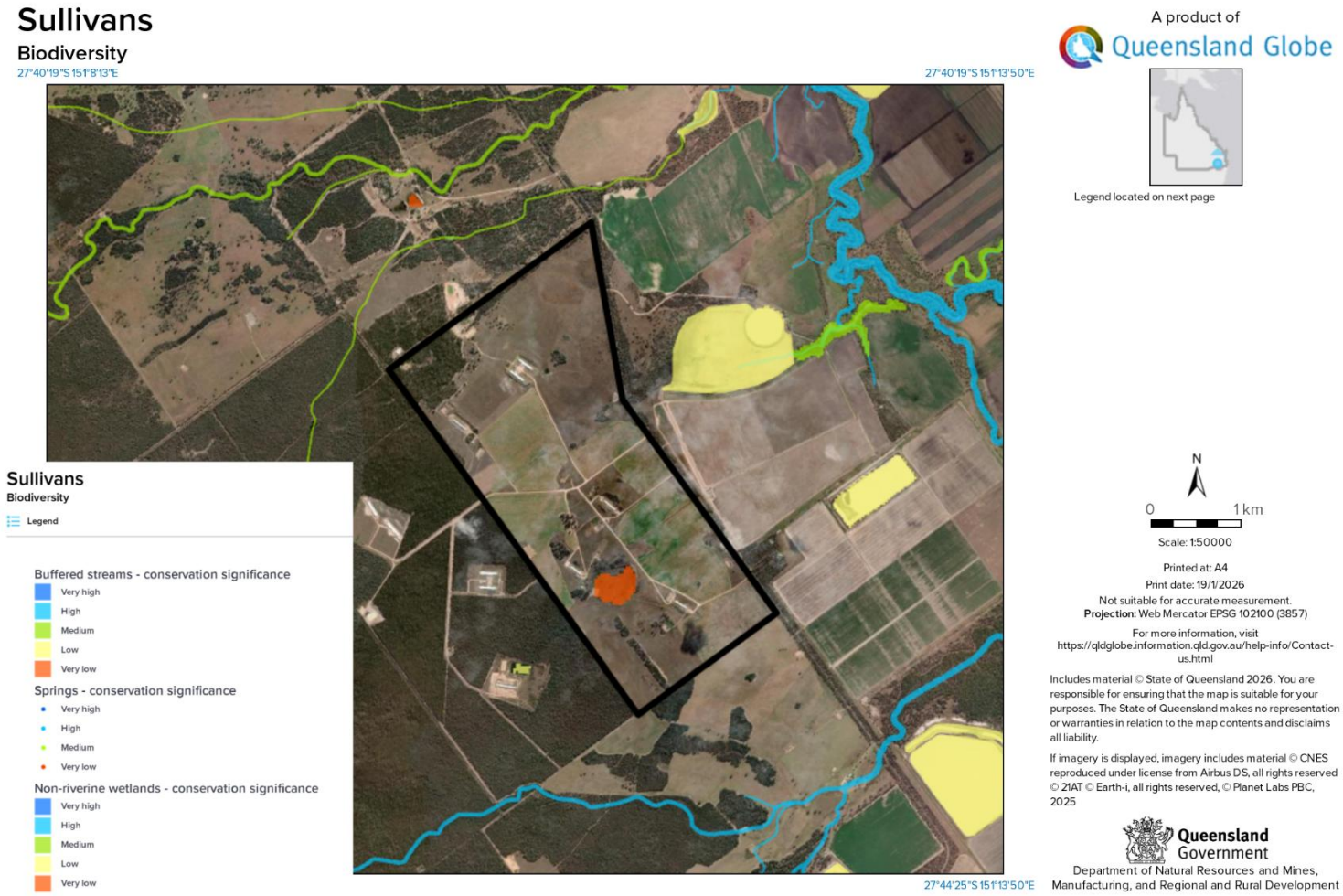

Figure 15. Biodiversity

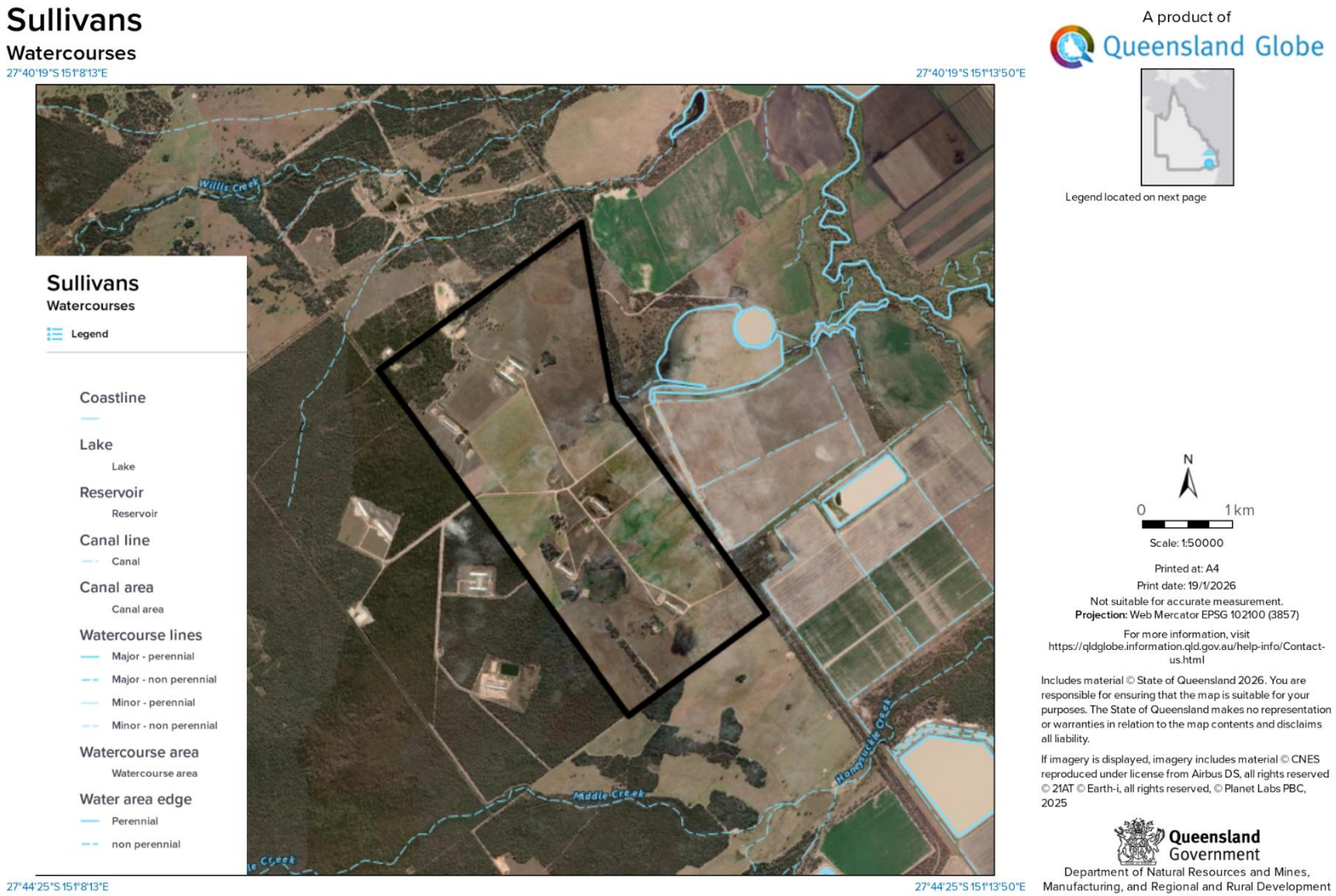

Figure 16. Watercourses

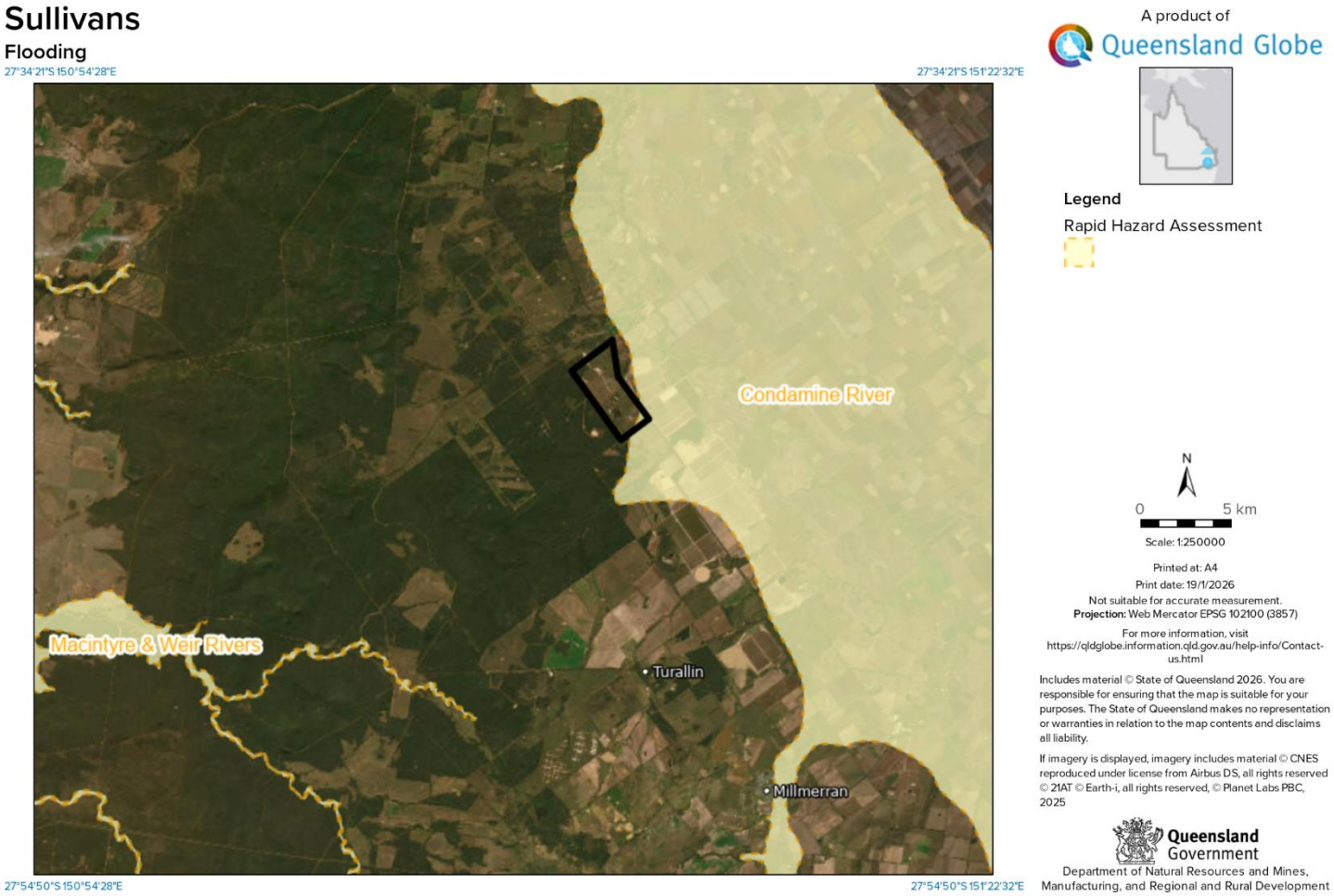

Figure 17. Modelled flood levels (Rapid hazard assessment)

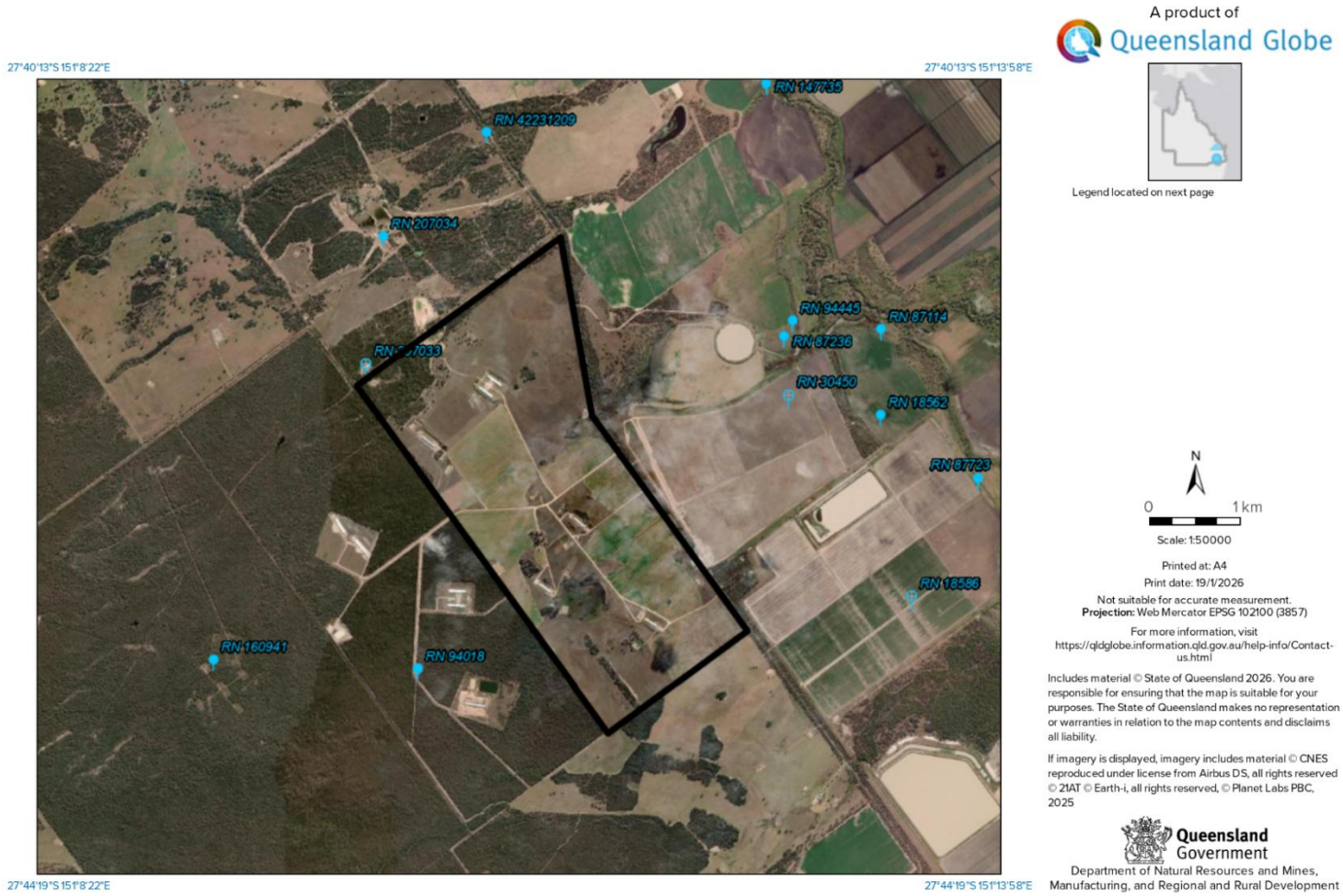

Figure 18. Registered groundwater bore locations

Document Information

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Abbreviation	Ellerslie Free Range Farms
Project Title	Sullivans SBEMP
Project Code	2045

Version	Date	Author	Checked
1	05/04/2003	FSA Consulting	FSA Consulting
2	27/01/2026	Eugene McGahan	Eugene McGahan
3	19/02/2026	Eugene McGahan	Eugene McGahan

Version notes

Version 1: IEMS for farm and other farms and feed mill. Prepared for original approval.
Version 2: Draft SBEMP for client review and clarification.
Version 3: Final SBEMP.

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