

## **SCHEDULE 2**

### **Statement of Reasons**

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Section 63(4) and (5) of the *Planning Act 2016*

SITE DETAILS	
Site Address	48 Schulls Road, DEVON PARK QLD 4401
Real Property Description	Lot 1 RP55546, Lot 24 RP36473, Lot 23 RP36474, Lot 24 RP36474, Lot 2 RP55546
Site Area	358.353 ha.
Owner	Matthew William John Edwards and Alice Madge Edwards

PROPOSED DEVELOPMENT	
Name of Applicant	Edwards Livestock Pastoral Pty Ltd
Type of Application	Material Change of Use
Proposed Development	Intensive Animal Industry
Level of Assessment	Impact
Service Vehicle Provision	Articulated Vehicle
Submissions Received	Objection: One (1)
	Support: Nil
Decision	Approval
Decision Date	28 April 2026

ASSESSMENT MATTERS					
Assessment benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> <li>• Schedules 9 and 10 of the <i>Planning Regulation 2017</i> (as relevant);</li> <li>• <i>State Planning Policy July 2017</i> (as relevant);</li> <li>• Darling Downs Regional Plan (as relevant);</li> <li>• The Local Government Infrastructure Plan; and</li> <li>• <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28): <ul style="list-style-type: none"> <li>○ Strategic Framework</li> <li>○ Rural Zone Code</li> <li>○ Airport Environs Overlay Code</li> <li>○ Environmental Significance Overlay Code</li> <li>○ Bushfire Hazard Overlay Code</li> <li>○ Agricultural Land Overlay Code</li> <li>○ Flood Hazard Overlay Code</li> <li>○ Rural Uses Code</li> <li>○ Environmental Standards Code</li> <li>○ Integrated Water Cycle Management Code</li> <li>○ Transport, Access and Parking Code</li> <li>○ Works and Services Code</li> </ul> </li> </ul>				
Matters raised in submissions	<table border="1"> <thead> <tr> <th>Issue</th> <th>How matter was dealt with</th> </tr> </thead> <tbody> <tr> <td>Odour emissions and scale of proposed feedlot.</td> <td> <p>The submitter has raised concerns regarding the amount of odour produced by the proposed feedlot due to its proximity to their property, and the number of cows proposed on the site. The submitter has also raised concerns regarding the odour emissions produced by the effluent dispersion systems proposed as part of the development.</p> <p>As part of the assessment of the proposed development, a complex assessment of the odour expected to be generated by the proposal has been undertaken. The applicant has submitted a Site Based Management Report, which has been included as an</p> </td> </tr> </tbody> </table>	Issue	How matter was dealt with	Odour emissions and scale of proposed feedlot.	<p>The submitter has raised concerns regarding the amount of odour produced by the proposed feedlot due to its proximity to their property, and the number of cows proposed on the site. The submitter has also raised concerns regarding the odour emissions produced by the effluent dispersion systems proposed as part of the development.</p> <p>As part of the assessment of the proposed development, a complex assessment of the odour expected to be generated by the proposal has been undertaken. The applicant has submitted a Site Based Management Report, which has been included as an</p>
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		approved document, and requires odour produced by the site operations to be managed to not cause nuisance to adjoining sensitive receptors. Council's Environmental Officers were satisfied based on the information provided by the applicant that odour is able to be appropriately managed. In addition to requiring the development to be undertaken in accordance with the requirements of the submitted Site Based Management Plan, conditions of approval have been imposed which require further testing and checking of odour levels produced by the development should there be any issues or complaints received from nearby sensitive receptors post approval.
<b>Reasons for decision</b>	The development was assessed against all of the assessment benchmarks listed above and complies, or can be conditioned to comply, with all of these without exception.	

For further details on the assessment of this development application, please see the Delegated Report available for public viewing on the Toowoomba Regional Council Planning and Development Online website at: <https://developmenti.tr.qld.gov.au/>. When accessing Council's website please use the following Application Number: MCUI/2025/4656.