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SITE-BASED MANAGEMENT PLAN

'Silverbrook' Feedlot

Edwards Livestock Pastoral Pty Ltd

Date: 23 June 2025



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TOOWOOMBA REGIONAL COUNCIL

APPROVED DOCUMENT

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Assessment Manager

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Document Control						
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1 INTRODUCTION

Edwards Livestock Company Pty Ltd (Edwards Livestock) is a second generation family run business passed down from Bill and Sue Edwards to their son Matt and his wife Alice. The 'Silverbrook' property has operated for eight years as a live export depot and a central hub for weaning cattle and conducting animal husbandry across Edwards Livestock's broader grazing and breeding operations. It also serves as the head office for the business. The property, which includes several land parcels, is accessed via Shulls Road, Devon Park, approximately 6 km north-north-west of Oakey.

The existing footprint of the live export facility will be reconfigured into a 3,500 standard cattle unit (SCU) feedlot. The existing breeding and grazing operations, which already occur on the property, will continue to operate once the feedlot is constructed. The proposed development will not be formally staged and rows may be constructed in phases or simultaneously, depending on operational needs. The existing handling facility and pens, south of the proposed feedlot, are currently utilised for animal husbandry associated with the on-site and off-site grazing operations.

This Site-Based Management Plan (SBMP) has been prepared to support a development application for the feedlot expansion and to guide future management. Where relevant, parts of it have been written as though the feedlot has obtained a development permit and an Environmental Authority (EA). However, an update is likely to be required following the necessary approvals being obtained. Subsequent amendments to this SBMP may be required to ensure ongoing compliance with conditions of the development permit or EA.

This document is to be read in conjunction with the information provided in the Development Assessment Report submitted with the development application. If there is a contradiction between this SBMP and the conditions of the Toowoomba Regional Council (TRC) development permit or the EA, the SBMP should be updated to reflect the conditions. If required, a change application or amendment may need to be submitted to TRC and/or the Department of Primary Industries (DPI) to ensure consistency.

A copy (electronic or paper) of this SBMP should be retained at the site office where it is readily accessible to all staff.

Refer to Appendix A for the EA.

2 SITE AND LOCALITY

2.1 SUBJECT SITE

The subject site, 'Silverbrook', is located approximately 6 km north-north-west of Oakey and is accessed via Shulls Road which is a local road. The property includes five land parcels with a combined area of approximately 360 ha (Table 1). The property is in the Toowoomba Regional Council (TRC) area and is zoned as Rural (100 ha precinct). The property is currently utilised for cropping, grazing (and ancillary animal husbandry), with pen and drainage infrastructure retained from the previous live export operations.

Table 1 – Property Description

Land Parcel (Lot/Plan)	Area (ha)
1/RP55546	94.6
2/RP55546	94.6
24/RP36473	84.6
24/RP36474	28.3
23/RP36474	56.3
Total	358.4

2.2 CLIMATE

The climate of the region is sub-tropical characterised by summer-dominant rainfall (Figure 1). Long-term rainfall statistics show a mean annual rainfall of 618 mm with a January average maximum temperature of 31.1 °C and a July average minimum temperature of 3.0 °C. Climate data is presented for Oakey Aerodrome, sourced from the Bureau of Meteorology (BOM).

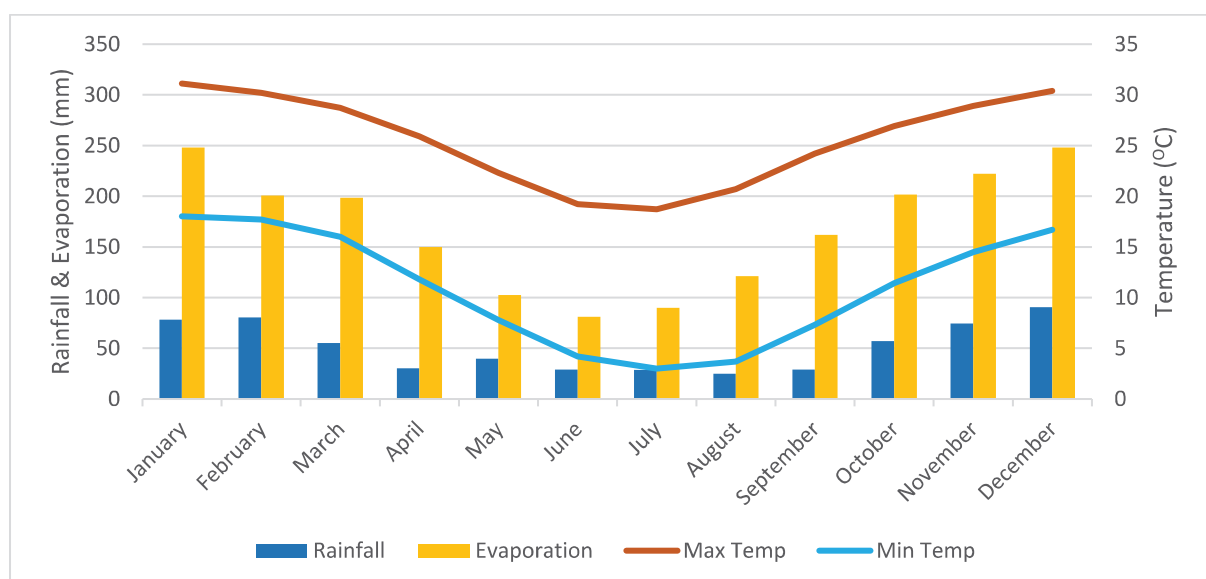


Figure 1 –Climate Data

2.3 RECEPTORS AND SURROUNDING LAND USE

The nearest sensitive receptors surrounding the property have been identified (Table 2, Figure 2). The nearest sensitive receptor (R1, Lot 7 RP36452) is approximately 1,020 m north-west of the existing feedmill infrastructure. This property is owned by the New Hope Group (Acland Coal Mine) and is leased to Edwards Livestock.

Generally, the region is dominated by cropping and grazing uses with the Lake Lillerie feedlot located approximately 2.1 km south-east of the proposed feedlot.

Table 2 – Sensitive Receptors

Receptor	Lot/Plan	Direction	Distance (m)
R1*	7/RP36452	NW	1,020
R2	105/A342484	W	1,905
R3	26/RP36437	W	1,880
R4	11/SP180635	S	2,145
R5	13/RP36473	SE	2,555
R6	2/RP100521	ESE	2,595
Oakey	1/RP83577**	SE	5,520

*This dwelling is currently leased by Edwards Livestock staff

**This dwelling is the nearest residentially zoned land parcel in Oakey

2.4 TOPOGRAPHY

The site topography varies from flat alluvial landscapes to the south and a steep ridge in the north-east corner of the property. The highest part of the property, along the ridge, has an elevation of 473 m (Australian Height Datum (AHD)) and the lowest point of the property, along Doctor Creek at the western boundary, has an elevation of 395 m. The gradient of the feedlot site is approximately 6-7 % sloping from north-east to south-west. The average gradient of the cropping land varies from 3 % to flat.

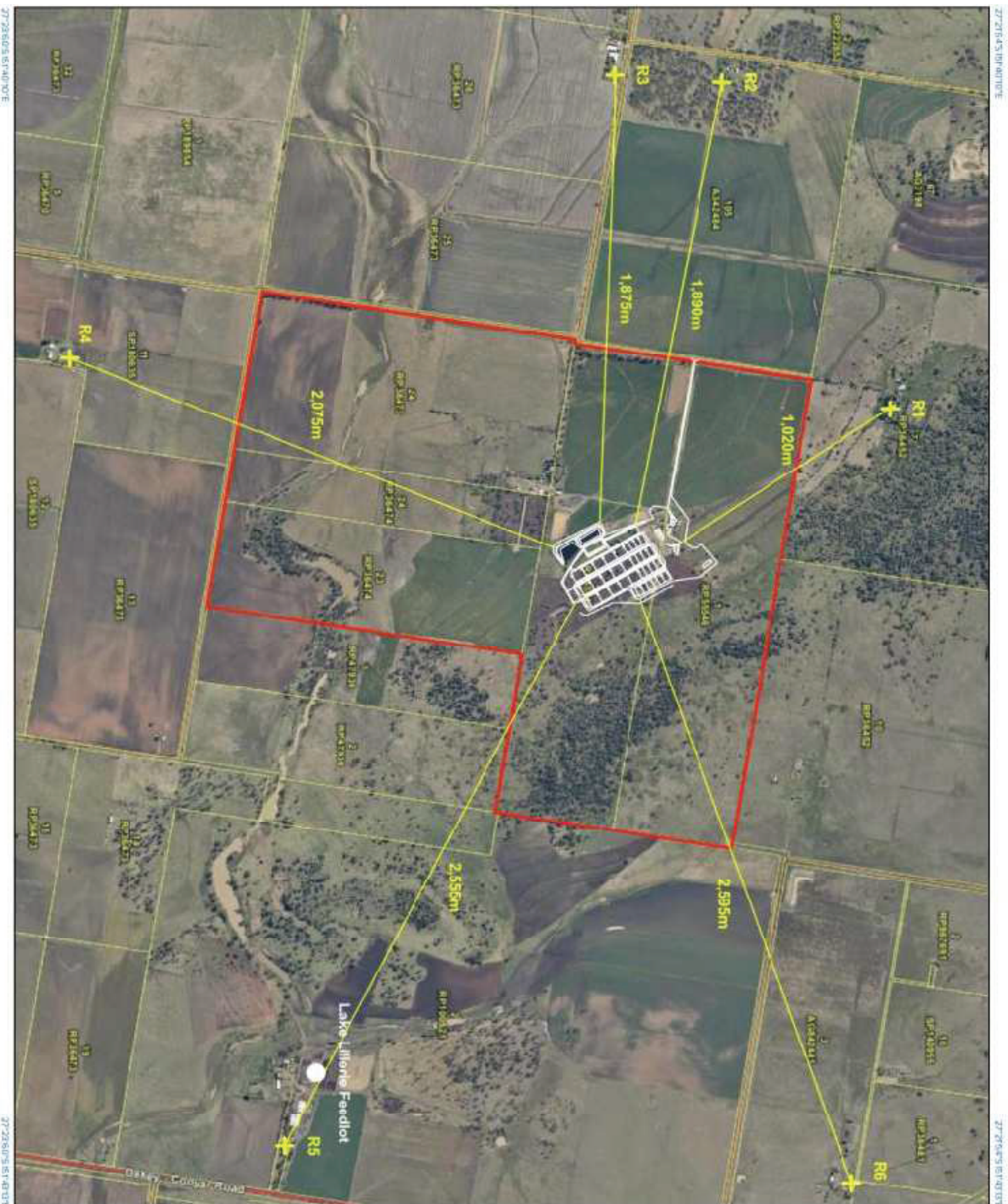


Figure 2 – Sensitive Receptors and Land Use

3 FEEDLOT OPERATIONS

3.1 OVERVIEW

The feedlot will be constructed to a maximum capacity of 3,500 standard cattle units (SCU) with an average stocking density of 12.7 m²/SCU. The existing handling facility and pens, south of the proposed feedlot, are currently utilised for animal husbandry associated with the on-site and off-site grazing and breeding operations. The remainder of the property will continue to be utilised for cropping and grazing.

The feedlot will be constructed in a controlled drainage area (CDA) which will ensure all clean, upslope water is diverted around the feedlot and all contaminated runoff from the feedlot controlled and contained in a sedimentation basin and effluent holding ponds.

Generally, the feedlot has been designed and will be constructed in accordance with the *National Guidelines for Beef Cattle Feedlots in Australia* (National Guidelines) and the *National Beef Cattle Feedlot Environmental Code of Practice* (Code of Practice).

The feedlot has been designed and will be managed for long-term sustainability and has an indefinite lifetime. Should the feedlot be decommissioned, infrastructure not required for the ongoing operation of the property will be removed and all effluent and manure applied to paddocks. The sedimentation and effluent holding ponds will be filled in and the site returned to pasture.

Due to welfare requirements, staff and general operations can be required 24 hours a day, seven days a week. However, where possible, operations, work and heavy vehicle movements are restricted to daylight hours between 6 am and 6 pm. Occasionally, heavy vehicle movements may be required outside of these hours.

3.2 WASTE MANAGEMENT

3.2.1 EFFLUENT IRRIGATION

As per the National Guidelines and industry best practice, water contained in the effluent holding pond is then either reused for dust suppression on internal roadways or sustainably irrigated to surrounding agricultural land. The design of the CDA has minimised effluent creation by minimising the catchment area as much as reasonably possible.

The application of effluent to agricultural land is the most suitable option for release as sewerage infrastructure is not available at the site. A total of 37 ha of effluent utilisation area (EUA) has been identified with additional farmland available should it be required into the future (Property Plan, Appendix B). At least one of the two EUAs must be available for effluent irrigation at all times, except for short breaks due to activities such as planting, establishment, and harvesting.

The volume of effluent irrigated on-site will be recorded either using a flow meter or calculated based on average irrigation rate and hours of irrigation. Irrigation will utilise a travelling irrigator that allows for various parts of the property to be irrigated without making a

substantial investment in irrigation infrastructure. The irrigator will be rotated at least every three days with the GPS point recorded when the irrigator is moved. Alternatively, a GPS tracker will be permanently installed on the irrigator.

Crop rotations within the EUA will be corn silage during summer and a winter cereal crop. This aligns with existing operations and is a standard system for feedlot effluent management. Selected crops may vary and could include a summer-dominant perennial pasture (e.g. Rhodes grass) undersown with a winter cereal or forage crop (e.g. barley or oats). Grazing may occur opportunistically but will not be relied upon for nutrient removal.

There is a mapped drainage line adjacent to EUA 1. However, this land is contoured and farmed, which is common in lower-order drainage lines across farming land. A buffer of 20 m will be maintained between the EUA and the likely flow path (Figure 3). However, this path will continue to be farmed.



Figure 3 – Typical buffer between EUA and drainage path

3.2.2 MANURE MANAGEMENT

A new manure handling pad will be constructed adjacent to the sedimentation basin. Manure will be removed from pens at least every 13 weeks and transported directly to the manure pad. Manure will be temporarily stockpiled on the manure pad and will also be used for the composting of mortalities.

It is anticipated that some of the manure will be utilised on-site. However, the spreading of manure will only occur on the established cultivation, which may be for improved pastures or cropping. Low-lying grazing land alongside Doctors Creek will not be subject to manure applications. Application rates will be determined based on soil sampling and agronomic advice. Manure will also be transported off-site to other properties owned by Edwards Livestock.

As a guide, standard application rates are 10 t/ha every three years.

3.2.3 MORTALITY MANAGEMENT

The manure pad will also be used for the composting of mortalities from the feedlot. New mortalities will be placed in singles or pairs and covered with at least 600 mm of manure. Individual piles will be aligned in windrows with adequate space between windrows to allow for turning. Carcasses will be placed, covered, and left for approximately six months to allow for the initial breakdown of soft tissue. The piles will then be mixed and aerated using a front-end loader (or similar) for further composting. Larger bones may remain after composting, and these will be removed and placed with the next carcass for further composting. Except for a mass death event, mortalities will not be buried.

Should a mass death event occur, a burial pit will be excavated adjacent to the feedlot. The pit will be excavated to a minimum depth that ensures at least 1 m of soil coverage can be placed above the carcasses. The base of the pit will be rolled and compacted to minimise permeability.

Should the in-situ material have inadequate clay to form an impermeable layer, an alternate location will be selected, or clay material imported to form a clay liner. The selection of an alternate site may be undertaken following consultation with TRC and/or DPI. However, the process of preparation and burial will remain the same.

Any location should be free from inundation during a flood event and ensure that the shallowest depth to groundwater exceeds 2 m below the base of the pit. This needs to consider seasonal changes in groundwater conditions and any potential water bearing layers (e.g. alluvial gravel). The excavation of a burial site must include excavation of a test pit to a depth of 2 m below the base of the burial pit.

3.2.4 GENERAL WASTE

An enclosed general waste bin will be placed near the workshop and existing dwelling (site office) with general rubbish from around the property disposed of into this bin. The bin will be collected or taken to a waste transfer facility as it is filled. Due to the distance to neighbours and public places, a minimum frequency of rubbish removal is not necessary. General waste will not be buried.

3.3 BIRD MANAGEMENT

As the property is within the 8 km wildlife buffer to the Oakey Army Aviation Centre, additional focus on the management of waste and feed storage is required. However, given the existing live export operations, the proposed feedlot is unlikely to substantially increase the number of birds that are attracted to the property. The following occurs in normal feedlot operations or will be implemented to assist in managing birds at the feedlot:

- Grain is stored in sealed silos and silage is storage in covered bays or windrows (standard practice);
- Any substantial feed spillage around silos, silage pits or feed bunks will be cleaned weekly;
- Feed bunks will be cleaned daily with old or spoilt feed removed from the bunk and placed into the pen area, with it being removed during the next pen cleaning;
- Carcasses will be entirely covered with manure (standard practice) and checked weekly if birds or animals have uncovered any un-composted material;
- Bait stations for rodents, which may attract predator birds, will be implemented around the feed storage area (standard practice); and
- Bird deterrents will be implemented around the feed storage area and/or effluent holding ponds if an issue with bird attraction is identified.

4 ENVIRONMENTAL MANAGEMENT

The environmental design and management of the feedlot aims to ensure compliance with the requirements of the development permit, EA, and environmental standards of the National Feedlot Accreditation Scheme (NFAS). The Directors of Edwards Livestock are responsible for the ongoing operations of the feedlot, with the day-to-day management delegated to a Feedlot Manager.

4.1 DATA COLLECTION AND MONITORING

Identified management actions will be recorded as they are completed. An electronic database, or spreadsheet, will be utilised to record each date on which the action is completed, and any corrective action required. Regular training and internal communication will ensure all employees, new and existing, are aware of their environmental obligations.

As per standard agricultural practice, agronomic advice will be sourced annually or prior to each season to inform the subsequent season. Due to the small scale of the development, detailed environmental monitoring is not proposed and is not expected to be included in the EA conditions. However, if requested, additional sampling will be undertaken and laboratory analyses will be completed at a NATA accredited laboratory.

Data on the following will need to be collected and recorded:

- Climate data (automated weather station);
- Cattle entering and exiting the feedlot and average monthly head on feed;
- Daily mortalities and mass mortality events;
- Vehicle movements outside of normal operating hours (6 am – 6 pm);
- Pen cleaning events (recorded per pen);
- Manure exported from the property (trucks);
- Effluent irrigation volumes – adequate recording to estimate average application rates;
- Effluent pond volume observations following heavy rainfall;
- Effluent spill events including surface water monitoring;
- Sediment basin and effluent pond cleaning;
- Agronomic soil monitoring (EUA);
- Complaints received; and
- Maintenance inspections (embankments, drains, roads, pens, ponds, etc.) and corrective actions.

4.2 ENVIRONMENTAL RISK ASSESSMENT

An environmental risk assessment allows for the risks presented by the feedlot to be identified and minimised as much as reasonably possible. Environmental risk is determined by the potential consequences of the activity and the likelihood of those consequences occurring (Table 3). Appropriate management strategies can then be identified based on the risk (Table 4).

For the purposes of this environmental risk assessment, consequence is described as:

- Negligible – environmental harm/nuisance is not detectable;
- Minor – environmental harm/nuisance is detected but is short term or easily remedied;
- Moderate – environmental harm/nuisance is ongoing and difficult to remedy but unlikely to result in prosecution;
- Significant – environmental harm/nuisance is long-term and difficult to remedy; or
- Severe – environmental harm is permanent, irreversible, and likely to result in prosecution.

Likelihood is described as:

- Rare – practically impossible;
- Unlikely – could occur in some circumstances, but not likely to occur;
- Possible – could occur, or 'I've heard of it happening';
- Likely – known to occur, or 'it has happened'; or
- Almost certain – common or repeating occurrence.

Table 3 – Environmental Risk Assessment Matrix

Likelihood	Consequence				
	Negligible	Minor	Moderate	Major	Severe
Almost Certain	Medium (15)	Med-High (19)	Med-High (22)	High (24)	High (25)
Likely	Low Med (10)	Medium (14)	Med-High (18)	Med-High (21)	High (23)
Possible	Low Med (6)	Low Med (9)	Medium (13)	Med-High (17)	Med-High (20)
Unlikely	Low (3)	Low Med (5)	Low Med (8)	Medium (12)	Med-High (16)
Rare	Low (1)	Low (2)	Low Med (4)	Low Med (7)	Medium (11)

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Table 4 – Environmental and Land Use Conflict Risk Assessment

Environmental Value		Initial Risk	Justification	Residual Risk	Justification
Surface Water		Low-Med (5) Consequences are minor and unlikely.	The on-site surface water features include minor drainage lines and Doctors Creek. All surface water features are substantially separated from the feedlot.	Low-Med (2) Consequences are minor and rare.	Refer to Section 4.3.
Groundwater		Low (3) Consequences are negligible and unlikely.	Groundwater depth in this landscape is likely to exceed 40 m below ground level with clay layers underlying the feedlot.	Low (1) Consequences are negligible and rare.	Refer to Section 4.4.
Land (Soil and Vegetation)		Medium (14) Consequences are minor and likely.	The feedlot is located on the existing site of the live export facility with a few scattered trees in the development footprint. There is no vegetation in or near the EUA. Following the initial clearing, there is a very low risk of impacts to vegetation. Effluent contains concentrated nutrients and salts which may accumulate in soils. Existing farm land consists of high quality agricultural land.	Medium (14)* Consequences are minor and likely.	Refer to Section 4.5.
Community Amenity	Air	Medium (14) Consequences are minor and likely.	The region has a low population density. The feedlot is separated from receptors but the landscape is open and flat. There is no record of nuisance from the previous live export operations, which indicates that the potential for greater impacts from the feedlot on the acoustic and visual characteristics of the area is low.	Low-Med (5) Consequences are minor and unlikely	Refer to Section 4.6.
	Acoustic	Low-Med (5) Consequences are minor and unlikely.		Low (1) Consequences are negligible and rare.	
	Visual	Low (1) Consequences are negligible and rare.		Low (1) Consequences are negligible and rare.	

*Excluding the clearing of vegetation, the ongoing operation of the feedlot is low risk (3)

4.3 SURFACE WATER

4.3.1 DESCRIPTION OF ENVIRONMENTAL VALUE

Environmental values for surface waters include ecological, agricultural use, domestic use, recreational, and cultural heritage values. It is expected that water from Nicol Creek and downstream watercourses is used by other properties for stock and domestic purposes. There are two minor drainage lines on the property which converge into Doctors Creek.

4.3.2 OBJECTIVES

The feedlot aims to achieve the following surface water objectives:

- Compliance with conditions of the EA;
- Compliance with conditions of the development permit;
- Prevention of unreasonable impacts to surface water quality;
- Prevention of impacts to the bed and banks of watercourses; and
- Prevention of increases in surface water velocity.

4.3.3 POTENTIAL IMPACTS

The feedlot has the potential to cause the following impacts to surface waters:

- Increased contaminants resulting in algal blooms or damage to aquatic biodiversity and a restriction of the use of surface water for stock; and
- Increased sediment loads because of erosion.

4.3.4 DESIGN CONSIDERATIONS

The following design considerations have been implemented to minimise the potential impact to surface waters:

- The feedlot complex will be within a CDA, which has been designed in accordance with the National Guidelines using the DPI Feedlot Assessment Spreadsheet;
- The feedlot site and waste utilisation areas have been selected to maintain buffers to surface water features;
- Contours are established on sloping farm land within the EUA and broader property; and
- The paddocks on the northern side of Doctors Creek are used for the grazing of perennial pastures.

4.3.5 MANAGEMENT PRACTICES

Table 5 describes management strategies and actions to prevent or minimise the impact of the feedlot on nearby surface water features. Specific actions and the timing of these actions have also been identified.

Table 5 – Surface Water Management Practices

Management	Actions	Timing
Effluent holding pond	Check effluent holding pond levels.	Following a major rainfall event (> 10 mm).
	Irrigate effluent from the effluent holding pond.	As soon as possible after major rainfall.
	Check sediment levels and record observed estimation.	When effluent holding ponds are dry prior to summer.
	Remove sediment from the effluent holding pond.	When sediment accumulation reduces capacity by 20 %.
CDA maintenance.	Check drains, diversion bunds and effluent holding pond and sedimentation basin walls.	Following a major rainfall event (>20 mm) or monthly during extended dry periods.
	Repair any damage to the CDA.	As required and when possible following cleaning of the sedimentation basin and effluent holding pond/s.
Irrigation	Ensure soil moisture levels are appropriate to allow infiltration of effluent to prevent runoff. Appropriate levels determined by expert opinion. Suitable application rate determined by soil moisture.	Check levels prior to irrigation.
	Rotate irrigator frequently to ensure surface runoff does not occur and effluent infiltrates into the soil.	At least weekly but more frequently if soil moisture prevents infiltration.
	Record the general area where irrigation has occurred.	Weekly.
	Inspect irrigation equipment.	Prior to commencement of irrigation.
	Briefly observe irrigators during operation.	Daily when effluent is being irrigated.
	Maintain and replace irrigation equipment.	As required.
	Maintain 20 m buffers to all on-site drainage lines and creeks.	During irrigation.
Spill event	Construct temporary bunds or sediment fences downslope of the spill location to prevent or minimise effluent entering the nearby watercourse.	Prior to or immediately following anticipated spill event.
	Repair any damage to contour banks.	Following a spill event.
	Notify DPI of a spill event.	During or immediately following spill event.

4.3.6 MONITORING

Sampling and analysis of surface water will occur if a spill event occurs. Surface water monitoring includes an upstream and downstream point on the adjacent watercourse. Sampling is dependent on staff safety during flood events. Sampling and analysis will be as per DPI direction when the spill is notified.

4.4 GROUNDWATER

4.4.1 DESCRIPTION OF ENVIRONMENTAL VALUE

Environmental values for groundwater include ecological, agricultural use, domestic use, recreational, and cultural heritage values. Due to the undulating landscape, depth to groundwater varies across the property. Groundwater depth on alluvial landscapes will vary seasonally based on the flow conditions of the adjacent watercourse. Groundwater depth outside alluvial landscapes is at least 40 m below ground level.

4.4.2 OBJECTIVES

The feedlot aims to achieve the following groundwater objectives:

- Compliance with conditions of the EA;
- Compliance with conditions of development permit;
- Prevention of unreasonable impacts to groundwater quality.

4.4.3 POTENTIAL IMPACTS

The feedlot has the potential to cause the following impacts to groundwater:

- Increase in groundwater contaminants impacting on groundwater biodiversity or water supply to adjacent properties.

4.4.4 DESIGN CONSIDERATIONS

The following design considerations have been implemented to minimise the potential impact to groundwater:

- The CDAs have been or will be constructed with suitable materials and compaction to ensure a maximum permeability of 1×10^{-9} m/s (0.1 mm/day);
- There is adequate on-site land available for effluent utilisation and adequate land available (on-site and off-site) for manure spreading to prevent the accumulation of nutrient in sub-soils and potential leaching into groundwater.

4.4.5 MANAGEMENT PRACTICES

Table 6 describes management strategies and actions to prevent or minimise the impact of the feedlot on underlying groundwater aquifers. Specific actions and the timing of, and person responsible, for these actions have also been identified.

Table 6 – Groundwater Management Practices

Management	Actions	Timing
CDA surface maintenance	Check drains, diversion bunds and the base of the effluent holding pond/s and sedimentation basin.	Following a major rainfall event (>20 mm) or monthly during extended dry periods.
	Repair any damage to the CDA.	As required and when possible following cleaning of the sedimentation basin and effluent holding pond.
Effluent and manure	Ensure effluent and manure is evenly distributed across available land.	Prior to and during application
	Ensure application rates are determined following agronomic advice to adequately remove nutrients with the crop.	Prior to application
	Ensure the long-term stockpiling of manure only occurs on the manure pad or hardstand areas within the feedlot CDA.	At all times.
	Spread manure direct from the manure pad to minimise the need for stockpiling adjacent to paddocks.	Where possible.
	Remove any excess manure stored adjacent to paddocks following application and transport to manure pad.	Following the completion of manure applications.
	Record details of irrigation and manure utilisation events (e.g. date, area, application rate, etc).	Following effluent and manure application.

4.4.6 MONITORING

Due to the depth to groundwater, monitoring is not proposed. If requested by DPI, sampling of the existing bore/s can be undertaken.

4.5 LAND

4.5.1 DESCRIPTION OF ENVIRONMENTAL VALUE

The environmental values for soils and biodiversity have been combined into land management. On-site and nearby environmental values of land include the ongoing use of the land for agricultural purposes, remnant native vegetation and associated ecosystems, as well as any fauna that may be present within the landscape. A Property Map of Assessable Vegetation (PMAV) has been approved resulting in the adjustment of the Category B vegetation area mapped adjacent to the feedlot. Development has been mostly restricted to the existing live export footprint. Most of these trees are already within the footprint of the live export facility. Scattered native vegetation remains across the property.

4.5.2 OBJECTIVES

The feedlot aims to achieve the following land objectives:

- Compliance with conditions of the EA;
- Compliance with conditions of the development permit;
- Minimisation of the impact of development on the ongoing use of agricultural land;
- Minimisation of the clearing of or impact to remnant native vegetation; and
- Prevention of unreasonable impacts to the physical and chemical structure of soils.

4.5.3 POTENTIAL IMPACTS

The feedlot has the potential to cause the following impacts to land:

- Fragmentation of agricultural land through development;
- Loss of biodiversity associated with native vegetation;
- Excessive soil nutrient levels; and
- Erosion of topsoil due to the breakdown of soil structure.

4.5.4 DESIGN CONSIDERATIONS

The following design considerations have been implemented to minimise the potential impact to land:

- The feedlot is mostly within the existing footprint of the live export facility, minimising impacts to productive land;
- There is adequate agricultural land available for effluent irrigation;
- The feedlot is not located on steep (> 10 % slope) land;
- The feedlot has been located to minimise the impact on native vegetation;
- Contours have been established on sloping farmland which will part of the EUA, minimising the potential for erosion; and
- Adjacent areas disturbed during construction, including the outer banks of the effluent holding pond, will be revegetated with grass.

4.5.5 MANAGEMENT PRACTICES

Table 7 describes management strategies and actions to prevent or minimise the impact of the feedlot on the land including soil and native vegetation. Specific actions and the timing of these actions have also been identified.

Table 7 – Land Management Practices

Management	Actions	Timing
Soil surface	Check exposed soil within or adjacent to the CDA for erosion following rainfall events.	Following a major rainfall event (>20 mm) or monthly during extended dry periods.
	Re-seed and facilitate the re-growth of grass in areas of exposed soil (e.g. following construction).	Following construction or periodically as required.
Effluent and manure	Ensure effluent and manure is distributed evenly across available land.	During application.
	Ensure application rates and areas are determined following agronomic advice to ensure nutrients are removed with the harvested crops.	Prior to application.
	Ensure the long-term stockpiling of manure only occurs on hardstand areas within a CDA.	At all times.
	Spread manure direct from the manure pad to minimise the need for stockpiling adjacent to paddocks.	Where possible.
	Record details of irrigation and manure utilisation events (e.g. date, area, application rate, etc).	Following effluent and manure application.
	Increase or relocate effluent irrigation areas should long-term soil nutrient trends suggest current area is not sustainable.	As required.
	Implement agronomic advice in the next season.	Following expert review of monitoring data.
	Maintain a 20 m buffer around individual or groups of native trees.	When irrigating effluent or spreading manure.
Biodiversity	Inspect adjacent native vegetation for damage which may have resulted from the feedlot or farming activities (e.g. spray drift). Investigate any potential impacts.	Annually.
	Control weeds, pests, and feral animals on the property.	At all times.
Construction	Inspect areas downslope of construction areas. Remove sediment and repair as required.	Following a major rainfall event (>20 mm).
	Replace topsoil on outer batters of the effluent ponds and reseed with grass.	Following completion of construction.
Rehabilitation	Remove infrastructure no longer required for the ongoing use of the land and remove clay liners and hardstand areas (deep ripping or root penetration). Sustainably dispose of effluent and manure on-site or off-site. Fill in the effluent system, level surface, and return the land to pasture or another suitable non-polluting use.	Following cessation of the activity.

4.5.6 MONITORING

The sustainability of effluent irrigation is highly dependent on the even distribution of effluent through regular rotation. As such, rotation frequency and location of effluent applications should be accurately recorded. Standard agronomic sampling and analyses will be completed annually in according with standard farming practices. Laboratory results must be reviewed by a suitably qualified person (agronomist or soil/environmental scientist). This review must include a long-term trend analysis for the effluent irrigation areas. Laboratory data must be

retained for five years with summary of results retained, where possible, indefinitely (e.g. spreadsheet or database).

4.6 COMMUNITY AMENITY

4.6.1 DESCRIPTION OF ENVIRONMENTAL VALUE

Amenity is the ability for people to enjoy their lifestyle, free from unreasonable impacts from odour, dust, and noise and with limited impacts on the surrounding visual landscape. It is understood that odour, dust, noise, or visual amenity complaints have not been received in relation to the live export operations.

4.6.2 OBJECTIVES

The feedlot aims to achieve the following community amenity objectives:

- Compliance with conditions of the EA;
- Compliance with conditions of development permit;
- Prevention of unreasonable odour, dust, and noise impacts on nearby sensitive receptors; and
- Prevention of unreasonable impacts to the visual landscape of the locality.

4.6.3 POTENTIAL IMPACTS

The feedlot has the potential to cause the following impacts to community amenity:

- Environmental nuisance as a result of odour, dust and noise emissions including impacts on sleep;
- Adverse health impacts (e.g. asthma) from unreasonable dust emissions;
- Interruption of the rural landscape; and
- Increase weeds and pests in the area and on adjacent properties.

4.6.4 DESIGN CONSIDERATIONS

The following design considerations have been implemented to minimise the potential impact on community amenity:

- In accordance with the National Guidelines, the proposed feedlot complies with the required separation distances for all nearby receptors;
- The proposed feedlot is located mostly within the existing footprint of the live export facility, which has a similar visual appearance;
- Areas requiring cleaning (e.g. pens and drains) have been designed with consideration of machinery access; and
- Pen surfaces and drains are free-draining.

4.6.5 MANAGEMENT PRACTICES

Table 8 describes management strategies and actions to prevent or minimise the impact of the feedlot on community amenity. Specific actions and the timing of these actions have also been identified.

Table 8 – Community Amenity Management Practices

Management	Actions	Timing
Odour	Pen and under-fence cleaning of stocked pens.	At least every 13 weeks.
	Repair potholes and wet patches on pen surface.	As soon as possible following identification and within a month.
	Maintain a gravel stockpile on-site to facilitate pen surface repair.	At all times.
	Remove sediment accumulated in sedimentation basin.	When sediment accumulation has exceeded approximately 20 % of capacity.
Dust	Repair internal road surfaces (e.g. potholes and loose surface material) to minimise excessive dust.	As soon as possible following identification and within a month.
	Maintain a gravel stockpile on-site to facilitate road surface repair.	At all times.
Noise	Noisy activities such as feeding and heavy vehicle movements should generally occur between 6 am and 6 pm.	At all times.
	The only operations that occur 24 hours a day are those required for animal welfare reasons (e.g. emergency maintenance).	At all times.
	On-site vehicle speed limits of 40 km/hour will be enforced.	At all times.
	Ongoing training and communication to ensure speed limits are observed.	Upon staff induction and annually.
Complaints	Set up and maintain a complaints register.	At all times.
	Undertake a brief review of weather conditions and operations following a complaint. Include potential causes and any necessary corrective actions. Provide feedback to the complainant.	Within a week of a complaint being received.
	Provide a summary of complaints to DPI.	As required.

4.6.6 MONITORING

Monitoring for odour, dust, and noise will be completed if requested by TRC or DPI, or temporarily following receipt of a complaint.