

RECEIVED
20/6/2018
TOOWOOMBA
REGIONAL COUNCIL



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our reference: 1805-5391 SRA
Your reference: MCUI/2004/3562/A

20 June 2018

The Chief Executive Officer
Toowoomba Regional Council
PO Box 3021
TOOWOOMBA Qld 4350
Via email: development@tr.qld.gov.au

Attention: Peter Swan

Dear Peter

Referral agency response—with conditions

(Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning (the department) on 23 May 2018.

Applicant details

Applicant name:	Broad Water Downs Pty Ltd
Applicant contact details:	PO Box 8127 Toowoomba QLD 4350 rod.davis@staffadam.com.au

Location details

Street address:	2072 Millmerran Leyburn Road, Tummaville QLD 4357
Real property description:	Lot 312 & 356 on ML1095
Local government area:	Toowoomba Regional Council

Application details

Development permit	Material change of use for a request a change approval – material change of use intensive animal industry (cattle feedlot). Proposed change to approved layout and location of controlled drainage area and associated infrastructure including outdoor production pens, drainage system, sedimentation basin and holding pond. Proposed new infrastructure including cattle handling facility, weighbridge and internal roads. No changes to approved number of standard cattle units.
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Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.5.4.2.1 Environmentally relevant activities (ERA) (only if ERA has not been devolved to a local government)
- 10.9.4.1.1.1 Infrastructure - state transport infrastructure
- 10.9.4.2.4.1 State transport corridors and future State transport corridors

Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material change of use				
DEVELOPMENT COMPLEX CONTROLLED DRAINAGE AREA PLAN	Stafford Adamson	12 June 2018,	G7-116-150-04,	C
DEVELOPMENT COMPLEX STORMWATER DRAINAGE PLAN	Stafford Adamson	12 June 2018	G7-116-150-B1	C

A copy of this response has been sent to the applicant for their information.

For further information please contact Maria Johnson, Senior Planning Officer, on 46167307 or via email ToowoombaSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Andrew Foley
Manager

cc Broad Water Downs Pty Ltd, rod.davis@staffadam.com.au

enc Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Approved plans and specifications

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use		
10.5.4.2.1—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Agriculture and Fisheries to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition:		
1.	<p>The development must be carried out generally in accordance with the following plans:</p> <ul style="list-style-type: none"> • DEVELOPMENT COMPLEX CONTROLLED DRAINAGE AREA PLAN, prepared by Stafford Adamson, 12 June 2018, Drawing Number: G7-116-150-04, Revision C. • DEVELOPMENT COMPLEX STORMWATER DRAINAGE PLAN, prepared by Stafford Adamson, 12 June 2018, Drawing Number: G7-116-150-B1, Revision C. 	At all times.

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision is:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.

Department of State Development, Manufacturing, Infrastructure and Planning

Statement of reasons for application 1805-5391 SRA

(Given under section 56 of the *Planning Act 2016*)

Departmental role: Referral agency

Applicant details

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Toowoomba QLD 4350
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Assessment matters

Aspect of development requiring code assessment	Applicable codes
1. Material change of use	State Development Assessment Provisions (SDAP) – state code 1 & 22.

Reasons for the department's decision is to ensure:

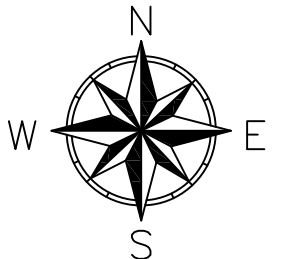
- The development is carried out generally in accordance with the plans of development submitted with the application.

Decision:

- Proposed material change of use is for change of approval for intensive animal industry (cattle feedlot).
- Decision issued 20 June 2018.

Relevant Material:

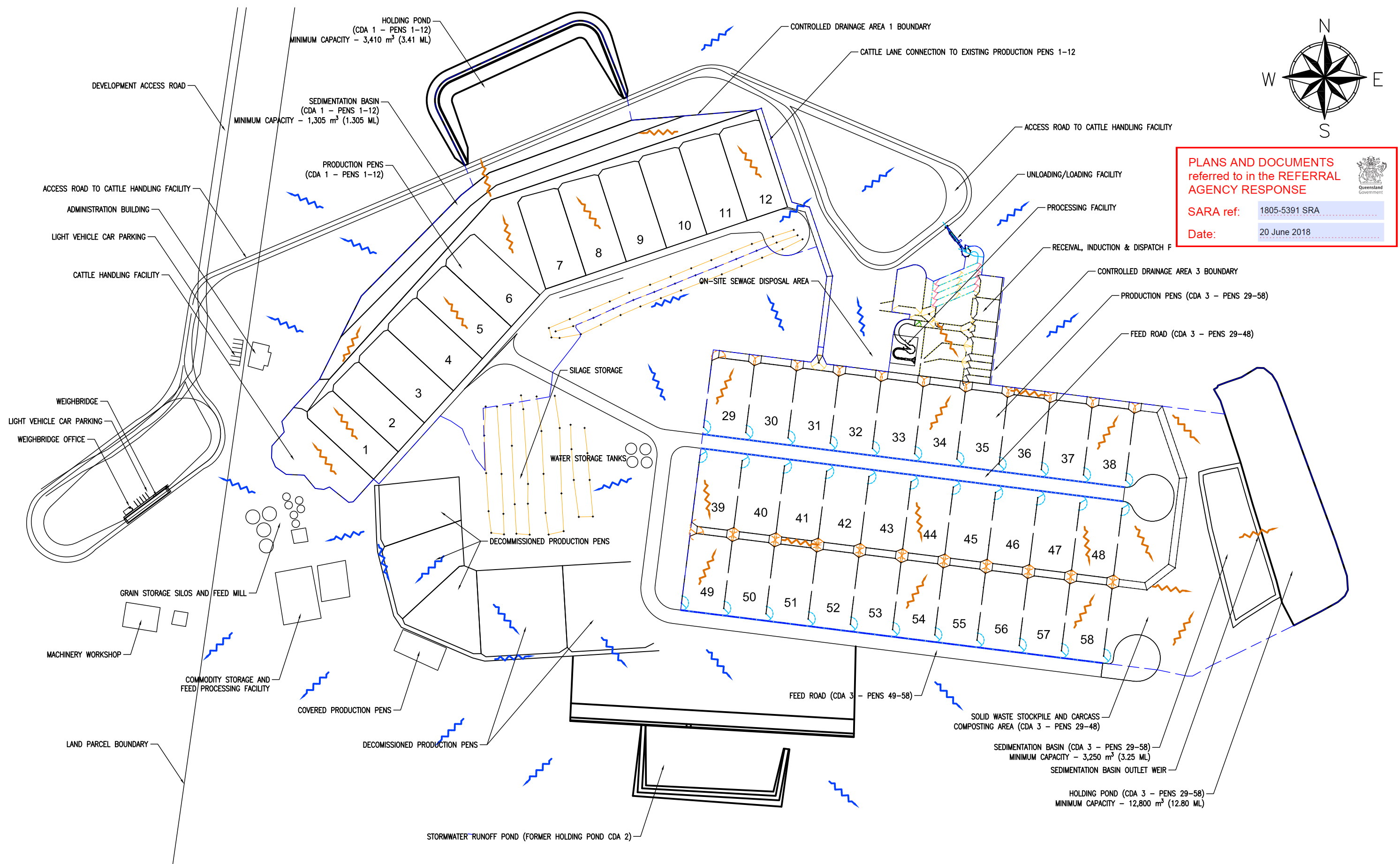
- Development application.
- SDAP published by Department of State Development, Manufacturing, Infrastructure and Planning.
- Technical agency response.
- Planning Regulation 2017.
- Development Assessment Rules 2017.
- *Planning Act 2016*.



PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 1805-5391 SRA

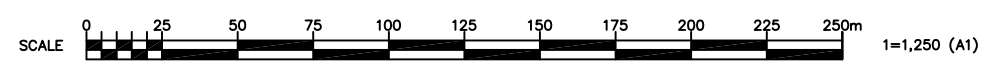
Date: 20 June 2018



LEGEND

Blue wavy line: 'CLEAN' STORMWATER FLOW DIRECTION

Orange wavy line: 'DIRTY' STORMWATER FLOW DIRECTION



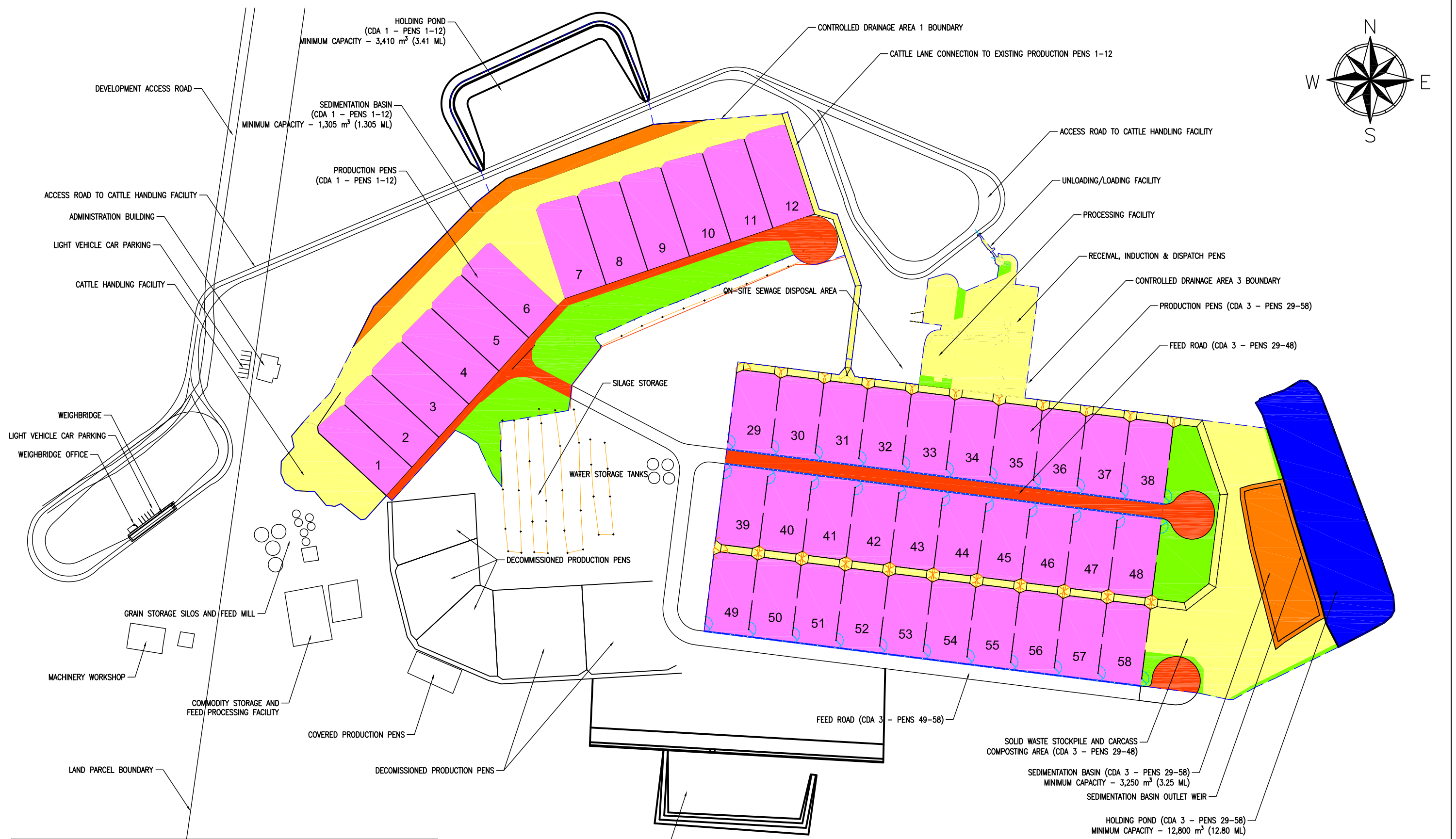
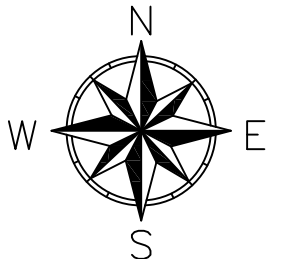
RJD	12/6/18	VOLUME OF SEDIMENTATION BASIN/HOLDING POND ADDED	C
RJD	27/4/18	FOR SUBMISSION WITH APPLICATION TO TRC	B
RJD	12/3/18	ISSUE TO CLIENT	A
APPD.	DATE	DETAILS	ISS.
	12/06/18	APPROVED: RJD	
	DRAWN: RJD	CHECKED: RJD	
	SCALES: 1:1,250 (A1) 1:2,500 (A3)		

STAFFORD ADAMSON
PROJECT MANAGERS & CONSULTING ENGINEERS

PO BOX 7120
TOOWOOMBA SOUTH QLD 4350

Phone: (07) 4639 6600
Email: staffadam@staffadam.com.au

PROJECT: MACQUARIE DOWNS FEEDLOT CSWMP	
TITLE: DEVELOPMENT COMPLEX STORMWATER DRAINAGE PLAN	
DRAWING No. G7-116-150-B1	REVISION C



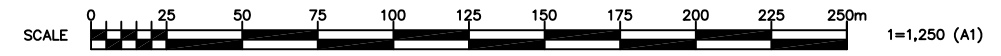
CATCHMENT AREAS		
IDENTIFIER	CATCHMENT	DESCRIPTION
	PEN	PRODUCTION PENS/HOSPITAL PENS/HOLDING PENS
	HARD	ROADS
	HARD	CATTLE LANES/CATCH DRAIN/CATTLE HANDLING FACILITIES/SOLID WASTE STOCKPILE AND CARCASS COMPOSTING AREA
	HARD	SEDIMENTATION BASIN
	SOFT	GRASSED AREAS
	POND	HOLDING POND

STORMWATER RUNOFF POND (FORMER HOLDING POND CDA 2)

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1805-5391 SRA

Date: 20 June 2018



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RJD	27/4/18	FOR SUBMISSION WITH APPLICATION TO TRC	B
RJD	12/3/18	ISSUE TO CLIENT	A
APPD.	DATE	DETAILS	ISS.
	DATE:	27/04/18	APPROVED: RJD
	DRAWN: RJD	CHECKED: RJD	
SCALES:		1:1,250 (A1) 1:2,500 (A3)	

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DRAWING No. G7-116-150-04	REVISION C