

ATTACHMENT 2
Existing Approval

Our Reference: MCUI/2020/1100/A
& ERA/2020/1103/A
Contact Officer: Alice Pai
Contact: (07) 4699 6455
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Decision Notice
CHANGE TO A DEVELOPMENT APPROVAL
Planning Act 2016 Section 83

Ellerslie Free Range Farms Pty Ltd
C/- Property Projects Australia
PO Box 3686
TOOWOOMBA QLD 4350

Email: blake@propertyprojectsaustralia.com.au
alistair@propertyprojectsaustralia.com.au

29 April 2026

Dear Sir,

Development Approval: Material Change of Use – Impact – Intensive Animal Industry (Poultry); and Environmentally Relevant Activity – Poultry Farming (for more than 200,000 birds) (ERA 4 (2))
Location: 240 Turallin Road, TURALLIN QLD 4357
Property Description: Lot 2 RP79686
Relevant Planning Scheme: *Toowoomba Regional Planning Scheme 2012*

I refer to your application received on 15 September 2025 for a change to the development approval for Material Change of Use – Impact approved on 10 September 2020.

On the 27 April 2026, the change application was approved as per the attached Schedule. The changes are considered to be consistent with the relevant assessment benchmarks.

All deletions are identified by **bolded** strikethrough of text and all additions are identified by **bolded** text.

Rights of Appeal

Attached is an extract from the *Planning Act 2016* which details your appeal rights regarding this decision.

Yours faithfully



Emily Hinchliffe
Lead Senior Planner, Planning Branch

SCHEDULE 1

DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE - IMPACT

APPLICATION NUMBER:	MCUI/2020/1100/A
APPLICANT:	Ellerslie Free Range Farms Pty Ltd
LOCATION:	240 Turallin Road, TURALIN QLD 4357
PROPERTY DESCRIPTION:	Lot 2 RP79686
APPROVED USE:	Material Change of Use – Impact – Intensive Animal Industry (Poultry Farming)
ZONING / PRECINCT:	Rural Zone / 200ha minimum Precinct

A. ASSESSMENT MANAGER'S CONDITIONS:

PLANNING

APPROVED USE

1. This Development Approval is for a Material Change of Use for Intensive Animal Industry (Poultry Farm – maximum 840,000 birds) as follows:
 - 1.1 Stage 1 – **12 layer sheds, access roads, packhouse building, maintenance shed, machinery building, feed complex, manure pad and ponds area, and manager's residence; and ~~Egg grading floor and shed~~**
 - 1.2 Stage 2 – **Solar array, wastewater treatment plant, store building, and packhouse/warehouse. ~~Six (6) layer sheds housing 60,000 birds each (360,000 barn/cage free birds), manure pad, packhouse/amenities building, and storage shed; and~~**
 - 1.3 ~~Stage 3 – Four (4) layer sheds housing 60,000 birds each (240,000 barn/cage free birds), two (2) rearing sheds housing 120,000 pullets each (240,000 birds), amenities building, and storage shed.~~

CARRY OUT & MAINTAIN DEVELOPMENT

2. The development must comply with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they are not varied by this Development Approval.
3. Unless otherwise stated, all conditions must be complied with prior to the commencement of use and thereafter.

4. Complete all building work associated with this Development Approval, including work required by any of the conditions of this Development Approval prior to the commencement of use. Such building work is to be carried out generally in accordance with the Approved Plans and Documents and, where the building work is assessable development, in accordance with a current Building Works approval.
5. The development must be maintained generally in accordance with the Approved and Amended Plans and Documents subject to or modified by any conditions of this Development Approval.

APPROVED PLANS

6. The development must be carried out generally in accordance with the Approved Plans listed below, subject to the conditions of this Development Approval:

~~Plan No: DA03~~

~~Description: Pictorial Site Plan, dated 15 July 2020 and received by Council 15 July 2020~~

~~Amendments: Nil~~

Plan No: LBD 25-0302, Rev G

Description: Site Plan, prepared by Langton Building Designs, dated 3 November 2025

Amendments: Nil

~~Plan No: DA04~~

~~Description: Area A Grading Floor Site Plan, dated 20 March 2020 and received by Council 15 July 2020~~

~~Amendments: As notated in RED~~

Plan No: LBD 25 25-0302, Rev C

Description: Master Floor Plan – Wastewater Treatment Area, prepared by Langton Building Designs, dated 3 November 2025

Amendments: Nil

~~Plan No: DA05~~

~~Description: Area B Layer Shed Site Plan, dated 15 July 2020 and received by Council 15 July 2020~~

~~Amendments: As notated in RED~~

Plan No: LBD 25 25-0302, Rev H

Description: Master Floor Plan – Laying Sheds Area, prepared by Langton Building Designs, dated 3 November 2025

Amendments: Nil

Plan No: LBD 25 25-0302, Rev B

Description: Laying Shed Floor Plan, prepared by Langton Building Designs, dated 10 July 2025

Amendments: Nil

Plan No: LBD 25 25-0302, Rev B

Description: Laying Shed Elevation, prepared by Langton Building Designs, dated 10 July 2025

Amendments: Nil

~~Plan No: DA06~~

~~Description: Area D Rearing Shed Site Plan, dated 20 March 2020 and received by Council 15 July 2020~~

~~Amendments: As notated in RED~~

Plan No: DA07
Description: Pictorial Farm Entry, dated 20 March 2020 and received by Council 15 July 2020
Amendments: Nil

~~Plan No: DA09~~
~~Description: Construction Areas Superimposed on RVM Map, dated 20 March 2020 and received by Council 15 July 2020~~
~~Amendments: Nil~~

~~Plan No: DA11~~
~~Description: Area C Manure Pad Site Plan, dated 15 July 2020 and received by Council 15 July 2020~~
~~Amendments: Nil~~

Plan No: LBD 25 25-0302, Rev C
Description: Manure Pad & Ponding Plan, prepared by Langton Building Designs, dated 3 November 2025
Amendments: Nil

~~Plan No: DA12~~
~~Description: Pictorial Managed Plantation, dated 20 March 2020 and received by Council 15 July 2020~~
~~Amendments: Nil~~

~~Plan No: DA13~~
~~Description: Staging Plan – Gross Floor Areas, dated 3 July 2020 and received by Council 15 July 2020~~
~~Amendments: Nil~~

~~Plan No: 13549, S-A001.02, Revision G~~
~~Description: Level 1 Floor Plan (Packing and Grading Floor), dated 13 February 2020 and received by Council 15 July 2020~~
~~Amendments: Nil~~

~~Plan No: 13549, S-A001.03, Revision A~~
~~Description: Level 2 Floor Plan (Packing and Grading Floor), dated 13 February 2020 and received by Council 15 July 2020~~
~~Amendments: Nil~~

~~Plan No: 13549, S-A002.01, Revision B~~
~~Description: Elevations (Packing and Grading Floor), dated 13 February 2020 and received by Council 15 July 2020~~
~~Amendments: As notated in RED~~

Plan No: LBD 25 25-0302, Rev F
Description: Packhouse Floor Plan, prepared by Langton Building Designs, dated 3 November 2025
Amendments: Nil

Plan No: LBD 25 25-0302, Rev F
Description: Packhouse Elevations, prepared by Langton Building Designs, dated 3 November 2025
Amendments: Nil

~~Plan No: Unnumbered~~
~~Description: Typical Layer Packhouse and Amenities, dated June 2020 and received by Council 15 July 2020~~
~~Amendments: Nil~~

~~Plan No: Unnumbered~~

~~Description: Typical Layer Shed, dated June 2020 and received by Council 15 July 2020~~

~~Amendments: Nil~~

~~Plan No: Unnumbered~~

~~Description: Typical Rearing Shed Amenities, dated June 2020 and received by 15 July 2020~~

~~Amendments: Nil~~

~~Plan No: Unnumbered~~

~~Description: Typical Rearing Shed, dated June 2020 and received by Council 15 July 2020~~

~~Amendments: Nil~~

Plan No: LBD 25 25-0302, Rev A

Description: Machinery Shed – Floor Plan, prepared by Langton Building Designs, dated 9 April 2025

Amendments: Nil

Plan No: LBD 25 25-0302, Rev A

Description: Machinery Shed Elevations, prepared by Langton Building Designs, dated 9 April 2025

Amendments: Nil

Plan No: LBD 25 25-0302, Rev G

Description: Maintenance Shed Floor Plan & Elevations, prepared by Langton Building Designs, dated 3 November 2025

Amendments: Nil

Plan No: LBD 25 25-0302, Rev G

Description: Store Building – Floor Plan, prepared by Langton Building Designs, dated 3 November 2025

Amendments: Nil

Plan No: LBD 25 25-0302, Rev G

Description: Store Building Elevations, prepared by Langton Building Designs, dated 3 November 2025

Amendments: Nil

Plan No: LBD 25 25-0302, Rev A

Description: Feeding Complex – Floor Plan, prepared by Langton Building Designs, dated 9 April 2025

Amendments: Nil

Plan No: LBD 25 25-0302, Rev A

Description: Feeding Complex Elevations, prepared by Langton Building Designs, dated 9 April 2025

Amendments: Nil

APPROVED DOCUMENTS

7. The development must be carried out generally in accordance with the Approved Documents listed below, subject to the conditions of this Development Approval:

- Document:** ~~Unnumbered Revision 2~~
Description: Noise Impact Assessment, prepared by Matrix Acoustics, dated ~~11 June 2020~~ and received by Council ~~15 July 2020~~ 19 January 2026, received by Council 19 January 2026
Amendment: Nil
- Document:** ~~19-188, Version R1-5~~ Job: 24-175, Version R1-1
Description: Odour Impact Assessment, prepared by Astute Environmental Consulting Pty Ltd, dated ~~24 June 2020~~ and received by Council ~~15 July 2020~~ 2 September 2025, received by Council 15 September 2025
Amendment: Nil
- Document:** ~~Final 100720~~ Avondale Cage Free Layer Farm: Site Based Environmental Management Plan – Jan 2026
Description: Site Based Environmental Management Plan prepared by Integrity Ag & Environment, dated ~~10 July 2020~~ and received by Council ~~15 July 2020~~ January 2026, received by Council 27 January 2026
Amendment: Nil

COUNCIL APPROVAL OF PLANS, DOCUMENTS & WORKS (OPERATIONAL WORK)

8. Prepare and submit a Development Application for a Development Permit for Operational Work for the following:
 - 8.1 A Development Application for a Development Permit for Operational Work for Roadworks (Driveway Crossovers and External Roadworks); and
 - 8.2 Bulk Earthworks (where required).

COUNCIL APPROVAL OF PLANS, DOCUMENTS & WORKS (FOR ENDORSEMENT)

9. Prepare and submit the following documents in accordance with the conditions of this Development Approval and obtain Council's endorsement:
 - 9.1 Landscape Plan.

STAGED DEVELOPMENT

10. Staging of the development is to occur in accordance with the staging indicated on the Approved Plans subject to and modified by any conditions of this Development Approval.
11. Stages must be completed in sequential order (i.e. Stage 1 must be completed before Stage 2) as identified on the Approved Plans, or may be combined and constructed at one time, subject to all conditions applicable to the relevant stages being complied with.
12. All stages must be completed within the currency period of this Development Approval.

AVAILABILITY OF APPROVED DOCUMENTATION DURING WORKS

13. A legible copy of the Development Approval, including the Approved and Amended Plans and Documents bearing Council's approved stamp must be available on the subject land for inspection at all times during earthworks and construction.

WORKS

ENGINEER'S CERTIFICATION AND SUPERVISION OF WORKS

14. Plans and specifications for all works associated with vehicular access and car parking, roadworks, earthworks or any other works required on Council infrastructure, must be prepared and certified by a Registered Professional Engineer Queensland - Civil (RPEQ).
15. A RPEQ must submit to Council a copy of the:
 - 15.1 Design Certificate prior to commencement of the works; and
 - 15.2 Construction Supervision Certificate upon completion of the works certifying that works are in accordance with the approved plans and specifications.
16. Any works that have been certified by an RPEQ must be carried out under the supervision of an RPEQ with all executed works being detailed on a Construction Supervision Certificate.
17. Where any condition refers to, or requires, an Engineer to perform a task or function, the Engineer must hold professional indemnity insurance to the value of \$2,000,000. A Certificate of Currency must be submitted to Council with any Design Certificate or Construction Supervision Certificate.

STORMWATER DRAINAGE

18. All land adjoining the development must be protected from nuisance from stormwater resulting from the development for the life of the development.

STORMWATER DISCHARGE

19. The act of on-site stormwater discharge must not cause erosion and scouring and must utilise appropriate control devices at outlets to prevent such erosion and scouring.
20. Stormwater must be dispersed as sheet flow.
21. Design and construction of all internal stormwater drainage works must comply with each applicable section of *Australian and New Zealand Standard AS/NZS 3500 – Plumbing and Drainage Code* and the *Queensland Urban Drainage Manual*.

BULK EARTHWORKS

22. Where earthworks are not assessed as part of a Development Application for a Development Permit for Building Work, prior to the commencement of any earthworks on the subject land, a Development Application for a Development Permit for Operational Work must be submitted to and be approved by Council.

AIR QUALITY IMPACT MITIGATION

- 22A. **Odours or airborne contaminants which are noxious or offensive to public amenity or safety, likely to cause environmental harm or environmental nuisance or exceed the *Air Quality Objectives* listed in the *Environmental Protection (Air) Policy 2019* as measured at any sensitive place or commercial place must not be released to the atmosphere during building work and throughout the life of this development.**
- 22B. **All reasonable and feasible avoidance and mitigation measures are employed so that dust emissions generated during building works do not exceed the following levels when measured at any sensitive place or commercial place:**

22B.1 Dust deposition of 120 milligrams per square metre per day, averaged over 1 month, when monitored in accordance with the most recent version of *Australian Standard AS3580.10.1 Methods for sampling and analysis of ambient air - Determination of particulate matter - Deposited matter - Gravimetric method*.

CONSTRUCTION WASTE MANAGEMENT & STORAGE

23. Waste generated during demolition, excavation and construction must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.
24. The on-site storage and disposal of demolition, excavation and construction waste (including the storage and disposal of night soil) must comply with the *Environmental Protection Regulation 2019*.
25. Fires are not to be lit to dispose of demolition or construction waste.
26. No demolition, excavation or construction waste is to be used as fill or buried on-site (with the exception of cut material recycled from the subject land and used on the subject land), or be used as fill or buried elsewhere, unless otherwise permitted:
 - 26.1 Elsewhere within this Development Approval;
 - 26.2 In accordance with an associated Development Permit for Operational Work;
 - 26.3 In association with and in accordance with an Environmental Authority issued under the *Environmental Protection Act 1994*;
 - 26.4 In accordance with either a general or specific approval of a resource for beneficial use (otherwise known as a beneficial use approval) issued under the *Waste Reduction and Recycling Act 2011*; or
 - 26.5 In accordance with a written approval issued by Council under the *Environmental Protection Regulation 2019* relating to the depositing or disposal of general waste from a premises not serviced by Council.
27. Demolition, excavation and construction waste (including night soil) must not be placed or stored within the road reserve at any time.

CONSTRUCTION NOISE IMPACT MITIGATION

28. Building work (as per the definition of the Environmental Protection Act 1994) that creates audible noise must be confined to the hours of 6:30am and 6:30pm Monday to Saturday, and must not be carried out on Public Holidays, unless otherwise approved by Council in an endorsed Construction Environmental Management Plan.

EROSION & SEDIMENT CONTROL

29. Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by the action of wind or running water must be stored clear of drainage paths and not within the road reserve at any time.
30. Measures such as sediment fences, earth berms, temporary drainage, temporary sediment basins, dewatering or stormwater filtering devices to prevent eroded material, sediment or sediment laden water from being transported to adjoining properties, roads or stormwater drainage systems must be provided.

31. Where erosion and sediment control measures have been damaged, fail or are inadequate and erosion or the release of sediment or sediment laden stormwater has occurred from the subject land or associated works, any resultant property or environmental damage or interference caused must be repaired or cleaned up within 24 hours or upon the direction of Council, at no cost to the affected parties.
32. All disturbed areas must be mulched or turfed as soon as possible during construction.
- 32A. **Measures such as vehicle baths, wash-down and construction matting together with dust suppressants and wraps, exposed ground and stockpile sprinkling must be put in place to minimize site vehicles tracking sediment onto adjoining streets during the course of the construction period, and to prevent dust nuisance during construction and, where applicable the ensuing 'on-maintenance' period.**

SERVICES & UTILITIES

ON-SITE WASTEWATER TREATMENT & DISPOSAL

33. The development must be provided with an on-site waste water treatment and effluent disposal system having a capacity and land application area sufficient for the use.
34. The waste water treatment and effluent disposal system must comply with *Australian Standard AS3500.2 – National Plumbing and Drainage – Sanitary Plumbing and Drainage*; and *Australian Standard AS1547:2012 – On Site Domestic-Wastewater Management* where system size is not exceeded (ref. Part 1.2.1.2 of AS1547:2012).

WATER SUPPLY

35. The development must be provided with a potable water supply having a capacity sufficient for the use that complies with the *Australian Drinking Water Guidelines (NHMRC, 2011)*.

AMENITY & OPERATION OF USE

VISUAL AMENITY

36. All buildings, structures and fences as well as the subject land must be maintained in a clean and tidy manner at all times.

TRANSPORT, VEHICULAR ACCESS & PARKING

37. Existing roads must be widened adjacent to the site accesses to Turallin Road, as follows:

Street:	Turallin Road
Classification:	Collector Road
Construction Standard:	Basic Right Turn (BAR) type intersection treatment must be provided with a sealed shoulder opposite to both site accesses to Turallin Road in accordance with the requirements of Austroads Guide to Road Design Part 4A Unsignalised and Signalised Intersections.

Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016

38. The design and construction of the BAR intersection treatment works must be in accordance with *Planning Scheme Policy No. 2 – Engineering Standards – Roads and Drainage Infrastructure* (PSP No. 2).

39. Any pavement widening must join neatly to the existing pavement so that there are no specific irregularities in line or level resulting at or adjacent to the join for the length of the construction. Where necessary the existing pavement must be brought to a satisfactory standard in accordance with PSP No. 2 to allow for the above.
40. All street/road surfacing must be in accordance with the pavement construction standards in PSP No. 2.
41. Verge widths, street reserve widths, intersection treatment, provision of parking and speed control devices must comply with Council's requirements in PSP No. 2.
42. Prior to the commencement of any works on the subject land, a Development Application for a Development Permit for Operational Work must be submitted to and be approved by Council for the road works.

ROADWORKS SIGNAGE AND PEDESTRIAN SAFETY

43. All works carried out on or near roadways must be adequately signed in accordance with the *Manual for Uniform Traffic Control Devices – Part 3, Works on Roads*.

Note: Road or lane closures require approval from Council's Principal Engineer Road Operations, and all conditions of that approval complied with during construction of the works.

44. Safe pedestrian access along Council's footpaths must be maintained at all times.

Note: Should access to footpaths need to be restricted, a separate Temporary road or footpath closure must be obtained from Council's Principal Engineer Road Operations, prior to the commencement of the works.

PROVISION OF VEHICULAR ACCESS

45. The vehicle accesses from the subject land to Turallin Road must be sealed from the edge of the existing bitumen seal to the property boundary. The accesses must be designed by a Registered Professional Engineer Queensland (RPEQ) – Civil and must include the provision of adequate access width and flares to suit the proposed entry and exit manoeuvres. Such works must be constructed generally in accordance with any requirements as specifically required below:
 - 45.1 The vehicle accesses must be located as shown on the Approved Plans listed within this Development Approval, subject to a Development Application for a Development Permit for Operational Work for Driveway Crossovers;
 - 45.2 The vehicle accesses (crossing the verge) must be constructed generally in accordance Council's requirements and *Australian Standard AS 2890 – Parking Facilities (Part 1 and as relevant Part 2)*;
 - 45.3 The vehicle access (crossing of the verge) must align neatly on both sides with the verge with a maximum cross fall of 2.5%;
 - 45.4 Any necessary relocation of all existing services clear of the vehicle accesses (crossing of the verge) must be undertaken. All relevant service authorities must be contacted and their requirements complied with in relation to these works;
 - 45.5 The vehicle accesses must extend into the subject land generally in accordance with the Approved Plans listed within this Development Approval; and
 - 45.6 The vehicle access (crossing of the verge) must include suitable tapers and flares to accommodate the required turning paths of an Articulated Vehicle.

Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.

REMOVAL AND REINSTATEMENT OF EXISTING VEHICLE ACCESS TO FARMHOUSE

46. Remove and reinstate the existing vehicle accesses in Turallin Road adjacent to the subject land as shown on the Approved Plans. The works must include, but are not limited to the following:
- 46.1 Removal of the existing vehicle accesses; and
 - 46.2 Reinstatement of the road verge to the satisfaction of Council.

Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.

ON-SITE CAR PARKING, SERVICE BAYS & MANOEUVRING

47. The premises must be provided with a minimum total of 75 on-site car parking spaces (~~40~~ **35** (including ~~two (2)~~ **one (1)** spaces for persons with a disability) in Stage 1 of the development, ~~27~~ **40** (including ~~one (1)~~ **two (2)** space for persons with a disability) in Stage 2 of the development ~~and eight (8) (including one (1) space for persons with a disability) in Stage 3 of the development~~) together with standing and manoeuvring for an Articulated Vehicle. Car parking and manoeuvring areas must be:
- 47.1 As a minimum, provided with an all-weather gravel surface;
 - 47.2 Accessible and available to staff during approved hours of operation;
 - 47.3 Maintained as originally constructed and kept and used exclusively for vehicle parking and manoeuvring;
 - 47.4 Car parking areas must be delineated (pavement markers or similar) to the minimum dimensions detailed in the *Toowoomba Regional Planning Scheme and Australian Standard AS2890 – Parking Facilities*;
 - 47.5 Designed and constructed to meet the requirements of *Australian Standard AS2890 – Parking Facilities*;
 - 47.6 Designed to ensure any persons with a disability car parking spaces are located in close proximity to a primary building entrance and meet the requirements of *Australian Standards AS2890.1 Clause 2.4.5 (1.3m high bollards), AS1428.1 and AS2890.6:2009*;
 - 47.7 Provided with signage that indicates the location of parking areas and the proposed flow of traffic through the subject land; and
 - 47.8 Designed to enable all vehicles to enter and leave the subject land in a forward gear.

INTERNAL ROADS AND CARPARKING AREAS

48. Internal roads and car parking areas must be constructed to create a gravel hardstand being of a coarse gravel graded at between 16 – 32 millimetres in diameter; a medium gravel graded at between 8 – 16 millimetres in diameter; or a fine gravel graded at 4 – 8 millimetres in diameter. Where a medium or fine gravel is utilised the gravel must be treated with a dust suppressant product prior to the commencement of use and on an as needs basis thereafter.

ACCESS FOR PEOPLE WITH DISABILITIES

49. Access must be provided for people with disabilities in accordance with *Australian Standard AS1428.1: Design for Access and Mobility* by means of an unimpeded continuous path of travel from any disabled access car parking bay to all parts of the development that are normally open to the public.

ENVIRONMENT & WASTE

ACOUSTIC AMENITY – NOISE LIMITS

50. Noise from activity associated with the use of the subject land must not exceed the noise limits noted within the Approved Noise Impact Assessment or an Environmental Authority for the activity when measured at any sensitive receptors.
51. Where considered warranted by Council and when requested in writing to do so, a noise investigation must be undertaken to investigate a complaint of noise nuisance. In such instances, a suitably qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the Noise Emission Limits listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request. Measurement of noise emissions (adjusted for tonality and impulse) must be generally in accordance with the most recent version of *Australian Standard AS1055.1 Acoustics – Description and measurement of environmental noise – General procedures*.

AIR QUALITY & AMENITY - AIR RELEASE LIMITS

- 51A. Odours or airborne contaminants which are noxious or offensive to public amenity or safety, likely to cause environmental harm or environmental nuisance or exceed the Air Quality Objectives listed in the *Environmental Protection (Air) Policy 2019* as measured at any sensitive receptor place must not be released to the atmosphere.

AIR QUALITY & AMENITY – AIR RELEASE LIMITS (DUST AND PARTICULATE MATTER)

52. ~~Dust and Particulate Matter emitted from activity associated with the use of the subject land must not exceed the Air Quality Objectives listed in the *Environmental Protection (Air) Policy 2019* when measured at any sensitive receptor, unless otherwise specified in an Environmental Authority for the activity.~~

All reasonable and feasible avoidance and mitigation measures are employed so that dust and particulate matter emissions generated from activity associated with the use of the subject land do not exceed the following levels when measured at any sensitive place or commercial place:

- 52.1 Dust deposition of 133 milligrams per square metre per day averaged over 1 month, when monitored in accordance with the most recent version of *Australian Standard AS3580.10.1: Methods for sampling and analysis of ambient air - Determination of particulate matter - Deposited matter - Gravimetric method*.
- 52.2 A concentration of particulate matter with an aerodynamic diameter of less than 10 micrometres (PM₁₀) suspended in the atmosphere of 50 micrograms per cubic metre over a 24-hour averaging time, for no more than 5 exceedances recorded each year, when monitored in accordance with the most recent version of either:
- i) *Australian Standard AS3580.9.6: Methods for sampling and analysis of ambient air—Determination of suspended particulate matter - PM₁₀ high volume sampler with size-selective inlet – Gravimetric method; or*

ii) ***Australian Standard AS3580.9.9: Methods for sampling and analysis of ambient air - Determination of suspended particulate matter - PM₁₀ low volume sampler -Gravimetric method.***

53. Where considered warranted by Council and when requested in writing to do so, an air quality investigation must be undertaken to investigate a complaint of air pollution, odour or dust nuisance. In such circumstances, a qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the Air Release Limits listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request.

ODOUR

54. Odour from activity emitted from the activity associated with the use of the subject land must not exceed the Air Quality Objectives listed in the *Environment Protection (Air) Policy 2019* when measured at any sensitive receptor, unless otherwise specified in the Approved Odour Impact Assessment or an Environmental Authority for the activity.
55. Where considered warranted by Council and when requested in writing to do so, an odour investigation must be undertaken to investigate a complaint of odour nuisance. In such circumstances, a qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the odour listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request.

OUTDOOR LIGHTING IMPACT MITIGATION

56. Outdoor lighting associated with the use must be designed, sited, and installed to comply with the relevant parameters of *Australian Standard AS4282-1997 Control of the obtrusive effects of outdoor lighting*.
57. All flood lighting must be of a type that gives no upward component of light when mounted horizontally (i.e. a full cut off luminaire).
58. Where considered warranted by Council and when requested in writing to do so, a lighting impact investigation must be undertaken to investigate a complaint of light nuisance. In such circumstances, a suitably qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the lighting levels listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request.

WASTE MANAGEMENT (GENERAL)

59. All waste generated on the subject land must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

WASTE MANAGEMENT (BIN PROVISION & STORAGE)

60. Refuse storage facilities must be provided generally in accordance with the Approved Plans listed within this Development Approval and the following:
- 60.1 The size, mix and capacity of bins provided must be sufficient to accommodate the type and level of waste likely to be generated from the development having regard to the frequency of disposal or collection.

WASTE MANAGEMENT (REMOVAL)

61. Unless otherwise endorsed by Council in a waste management plan, arrangements for waste removal are provided in accordance with the following requirements:
- 61.1 Disposal of waste generated must be undertaken in accordance with the *Environmental Protection Regulation 2019*.

SITE BASED ENVIRONMENTAL MANAGEMENT PLAN

62. The approved use must be carried out in accordance with the Approved Site Based Environmental Management Plan listed within this Development Approval.
63. The Approved Site Based Environmental Management Plan must be implemented, maintained and where necessary, modified with submission to Council for endorsement of proposed changes, to maintain compliance with the requirements of this Development Approval at all times.

STORAGE OF LIQUID CHEMICALS

64. All liquid chemicals (including flammable liquids, agricultural and veterinary chemicals, waste oil, acid and lube oil) must be stored within dedicated impervious secondary containment stores, structures or devices and in a manner that complies with *Australian Standards AS1940 – The storage and handling of flammable and combustible liquids* and *AS 2507 – The storage and Handling of Agricultural and Veterinary Chemicals*.

LANDSCAPE SCREENING

65. A ~~30~~-10m wide plantation screening buffer must be planted and established in those locations as shown on the Approved Plans and as required by each stage of the development as relevant.
66. Unless otherwise approved by Council, the plantation screening buffer must achieve a minimum height of five (5) metres within five (5) years of planting, and a minimum height of eight (8) metres within ten (10) years of planting.

Note: For clarity, for compliance with this condition to be achieved, 75% of the upper canopy layer species must achieve the minimum height of five (5) metres within five (5) years of planting when measured over representative 100m transects.

67. Prior to the commencement of any works on site or the issue of a Development Permit for Operational Work or Building Work (whichever occurs first), submit to Council for endorsement, a Landscape Plan prepared by a suitably qualified person detailing the landscaping/plantation areas shown on all Approved Plans that details in particular:
- 67.1 Landscaping as required by the conditions of this Development approval;
- 67.2 A Plant Plan and Schedule;
- 67.3 The typical planting detail including preparation, backfill, staking and mulching;
- 67.4 Landscaping associated with each stage where relevant; and
- 67.5 North point, scale and drawing number.
68. The Landscape Plan must receive endorsement by Council prior to commencement of any site works.

69. All landscape screening buffer works must be established by a suitably qualified person and maintained in accordance with the conditions of this Development Approval for the life of the development, and in a manner that ensures healthy, sustained and vigorous plant growth. All plant material must be allowed to grow to full form and be replaced when its life expectancy is reached.

B. ADVICES:

GENERAL ADVICES

SUBMISSION OF PLANS FOR ENDORSEMENT

- 1) The conditions of this Development Approval require submission of plans to Council for endorsement. Please address the plans for endorsement to Council's Development Services Branch with the Reference No. MCUI/2020/1100 and send to development@tr.qld.gov.au.

INFRASTRUCTURE CHARGES

- 2) Infrastructure charges are levied by way of an Infrastructure Charges Notice, issued pursuant to section 119 of the *Planning Act 2016*.

OTHER LAWS & REQUIREMENTS

- 3) This Development Approval relates to development requiring approval under the *Planning Act 2016* only. It is the approval holder's responsibility to obtain any other necessary approvals, licenses or permits required under State and Federal legislation or Council local law, prior to carrying out the development. Information with respect to other Council approvals, licenses or permits may be found on the Toowoomba Regional Council website. For information about State and Federal requirements please consult with these agencies directly.
- 4) Any works impacting outside the property boundary will require a permit under Subordinate Local Law 1.15 (Carrying Out Works on a Road or Interfering with a Road or its Operation) 2011. Please contact Council's Road Operations Branch through our Customer Service Centre on 131 872. The application can be found on Council's website at www.tr.qld.gov.au.
- 5) The development has only been assessed in accordance with the provisions of the *Toowoomba Regional Planning Scheme*. No assessment has been made in respect of the provisions of the *Building Code of Australia* and/or the *Queensland Development Code*.

WHEN APPROVAL STARTS TO HAVE EFFECT

- 6) This Development Approval starts to have effect in accordance with the provisions of Section 71 of the *Planning Act 2016*.

WHEN APPROVAL LAPSES

- 7) This Development Approval will lapse in accordance with the provisions contained in Sections 85 and 88 of the *Planning Act 2016*, unless otherwise stated elsewhere within this Development Approval.

EXCAVATION & FILLING

- 8) The *Toowoomba Regional Planning Scheme* (TRPS) declares excavation and filling activity involving less than 50m³ of material and excavation and filling activity to a depth or height lower than 1m to be accepted development. Any combination of excavation or filling where 50m³ or more of fill is deposited on, or 50m³ or more of excavated material is removed from the premises and excavation or filling is not associated with 'Building Work' as defined under the *Planning Act 2016*, must obtain an Operational Works approval from Council before commencing site works.

WASTE WATER TREATMENT & DISPOSAL SYSTEM

- 9) The establishment of a waste water treatment and disposal system for the subject land requires a Compliance Permit to be obtained from Council under the *Plumbing and Drainage Act 2002*. The system must be designed in accordance with the *Queensland Plumbing and Wastewater Code* (Department of State Development and Infrastructure & Planning, 2007) and the *Australian & New Zealand Standard AS/NZS1547 On-site domestic wastewater management*.

Please contact Council's Planning and Development Services Unit via the Customer Service Centre for further information in respect of a Compliance Permit. Where a development exceeds the accommodation or use of 21 or more equivalent persons an Environmental Authority from the Department of Environment and Science will also be required.

EQUITABLE ACCESS & FACILITIES

- 10) The plans for the proposed building work have NOT been assessed for compliance with the requirements of the *National Construction Code – Building Code of Australia (Volume 1)* as they relate to people with disabilities.

In addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:

- 10.1 The *Disability Discrimination Act 1992* (Cth);
- 10.2 The *Anti-Discrimination Act 1991* (Qld); and
- 10.3 The *Disability (Access to Premises - Buildings) Standards*.

ENVIRONMENTAL HARM

- 11) The *Environmental Protection Act 1994* (EP Act) states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm.

Environmental harm includes environmental nuisance. In this regard persons and entities involved in the civil, earthworks, construction and operational phases of this development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm. Environmental harm is defined by the EP Act as any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value, and includes environmental nuisance.

Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Administering Authority to cause undue disturbance or annoyance to persons or affect property not connected with the use.

- 12) This Development Approval does not infer or give approval to the owners or occupiers of the subject land to disturb or remove street trees. A separate Street Tree Disturbance or Removal Approval is required where a street tree is expected to be disturbed or removed. Please contact Council's Parks and Recreation Branch via Council's Customer Service Centre for further information in respect of street trees.

WATER POLLUTION

- 13) In accordance with the *Environmental Protection Act 1994*, all sand, silt, mud, paint, cement, concrete, construction material and demolition material, and other such waste material must not be deposited or placed where it could reasonably be expected to travel into a roadside gutter, stormwater drain or watercourse. On the spot fines apply for such offences.

FIRE ANTS

- 14) The State of Queensland has been declared a quarantine area for the Red Imported Fire Ant. Should this approval involve the movement of restricted items from areas of known infestation the provisions of the *Plant Protection Act 1989* apply, compliance with statutory provisions must be achieved.

ADVERTISING SIGNS

- 15) Placing an advertising device on premises is accepted development where complying with the assessment benchmarks that form the requirements for accepted development in the Advertising Devices Code in the *Toowoomba Regional Planning Scheme*. A separate Operational Works approval will be required for any Advertising Devices not complying with the assessment benchmarks that form the requirements for accepted development in the Advertising Devices Code.

C. ATTACHMENTS:

- Concurrence Agency Response Schedule 2
- Approved Development Plans
- Approved Documents
- Appeal provisions pursuant to the *Planning Act 2016*.

SCHEDULE 2

CONCURRENCE AGENCY RESPONSE



Queensland Treasury

SARA reference: 2004-16303 SRA
 Council reference: MCUI/2020/1100 & ERA/2020/1103

10 August 2020

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



Dear Sir/Madam

SARA response—240 Turallin Road, Turallin

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency on 9 April 2020.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , the department advises it has no requirements relating to the application.
Date of response:	10 August 2020
Reasons:	The reasons for the referral agency response are in Attachment 1 .

Development details

Description:	Development permit	Material Change of Use – Intensive Animal Industry (Poultry); and Environmentally Relevant Activity – Poultry Farming (for more than 200,000 birds) (ERA 4 (2))
SARA role:	Referral Agency	
SARA trigger:	Schedule 10, part 5, division 4, table 2, item 1 (Planning Regulation 2017) – Material change of use for non-devolved environmentally relevant activity	
	Schedule 10, part 9, division 4, subdivision 1, table 1, item 1 (Planning Regulation 2017) – Development impacting on State transport	

infrastructure

SARA reference: 2004-16303 SRA

Assessment Manager: Toowoomba Regional Council

Street address: 240 Turallin Road, Turallin

Real property description: 2RP79686

Applicant name: DHP Consolidated Pty Ltd

Applicant contact details: C/- Precinct Urban Planning
PO Box 3038
Toowoomba QLD 4350
paul@precinctplan.com.au

Environmental Authority: This referral included an application for an environmental authority under section 115 of the *Environmental Protection Act 1994*. Below are the details of the decision:

- Approved
- Reference: 2020-12
- Effective date: Environmental authority takes effect when your related development application is approved
- Prescribed environmentally relevant activity (ERA): ERA 4(2) Poultry Farming (more than 200,000 birds)

If you are seeking further details about the environmental authority, please contact the Department of Agricultural and Fisheries (DAF) at: livestockregulator@daf.qld.gov.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules)

Copies of the relevant provisions are in **Attachment 2**.

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

For further information please contact Tim O'Leary, Manager, on 34527683 or via email DAAT@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Steve Conner
Executive Director

cc DHP Consolidated Pty Ltd, C/- Precinct Urban Planning, paul@precinctplan.com.au

enc Attachment 1 - Reasons for referral agency response
Attachment 2 - Representations provisions

Attachment 1—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the department's decision are:

- The proposal will protect and maintain the operational performance of the state transport network
- The proposal is located and designed to avoid and mitigate environmental harm and will not result in adverse impacts to sensitive uses.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version [2.6]), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system

Attachment 2—Change representation provisions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the appellant); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The appeal period is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for an appeal relating to the Plumbing and Drainage Act 2018—
 - (i) for an appeal against an enforcement notice given because of a belief mentioned in the Plumbing and Drainage Act 2018, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
 - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the Plumbing and Drainage Act 2018—5 business days after the notice is given; or
 - (iii) otherwise—20 business days after the day the notice is given; or
 - (g) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note— See the P&E Court Act for the court's power to extend the appeal period.
- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and

- (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
 - (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The service period is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
 - (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
 - (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
 - (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
 - (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2) schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—

decision includes—

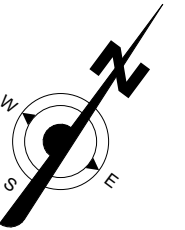
 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

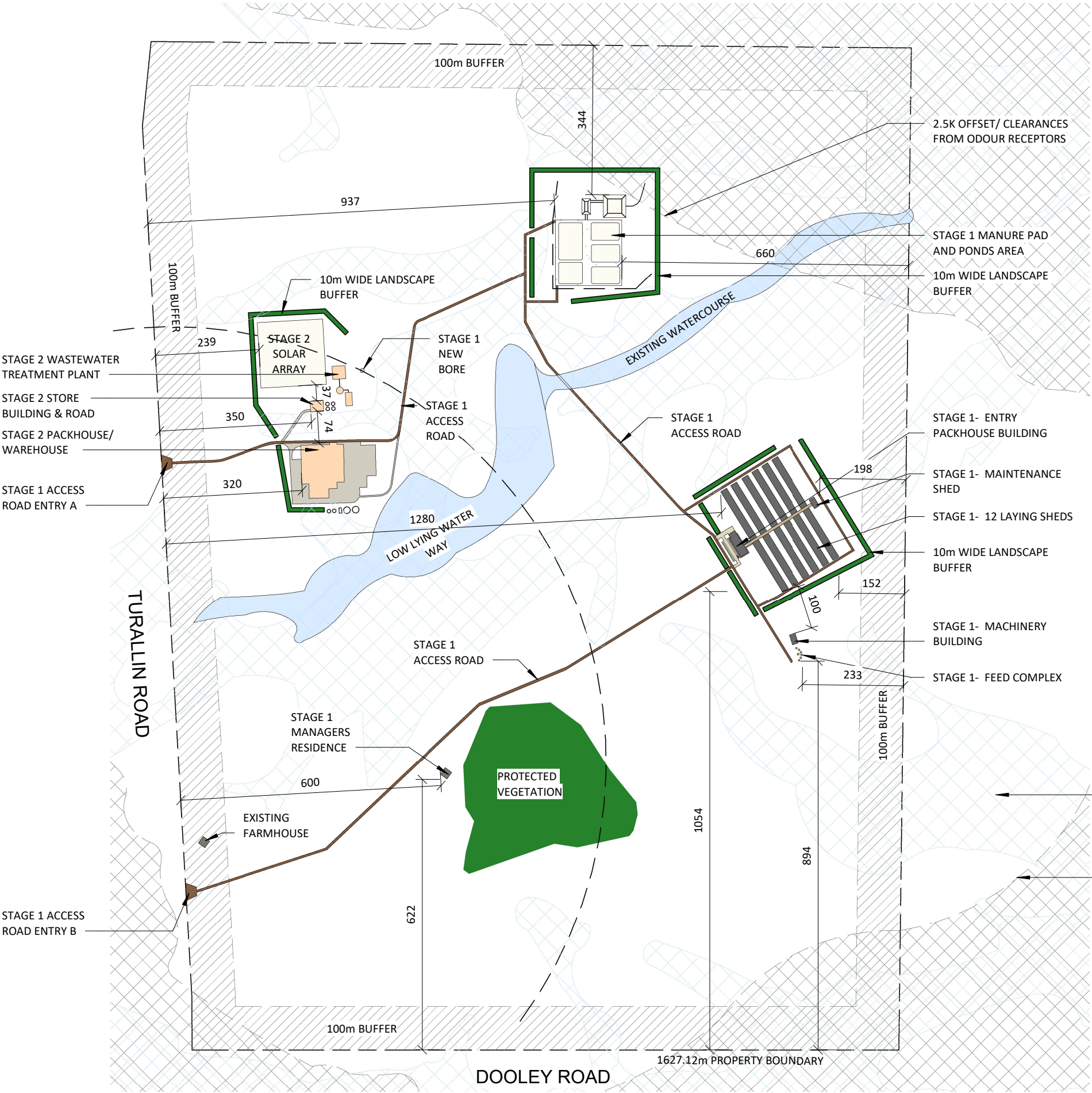
- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.



PROPERTY DESCRIPTION

Lot 2
R.P. 79686
LOCALITY of TUMMAVILLE
SUBURB of TURALLIN

Area - 392.93 HA



STAGE 1 CONSTRUCTION	
	ACCESS ROAD
	NEW BUILDINGS
-12 LAYING SHEDS -MAINTENANCE SHED -MANURE PAD AND PONDS -ACCESS ROADS -ENTRY PACKHOUSE BUILDING AND CARPARKS -NEW BORE -MANAGERS RESIDENCE -MACHINERY BUILDING -FEED COMPLEX	
STAGE 2 CONSTRUCTION	
	ACCESS ROAD
	NEW BUILDINGS
-SOLAR ARRAY -ACCESS ROADS -PACKHOUSE/WAREHOUSE BUILDING AND-CARPARKS -WASTEWATER TREATMENT PLANT -STORE BUILDING	

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

29 April 2026

This plan is subject to conditions of Approval Number

MCUI/2020/1100/A

Assessment Manager



LANGTON BUILDING DESIGNS
KATIE LANGTON
0401 073 937

ELLERSLIE FARMS

240 TURALLIN ROAD, TURALLIN 4357

LBD 25-0302

AVONDALE CAGE FREE FARM

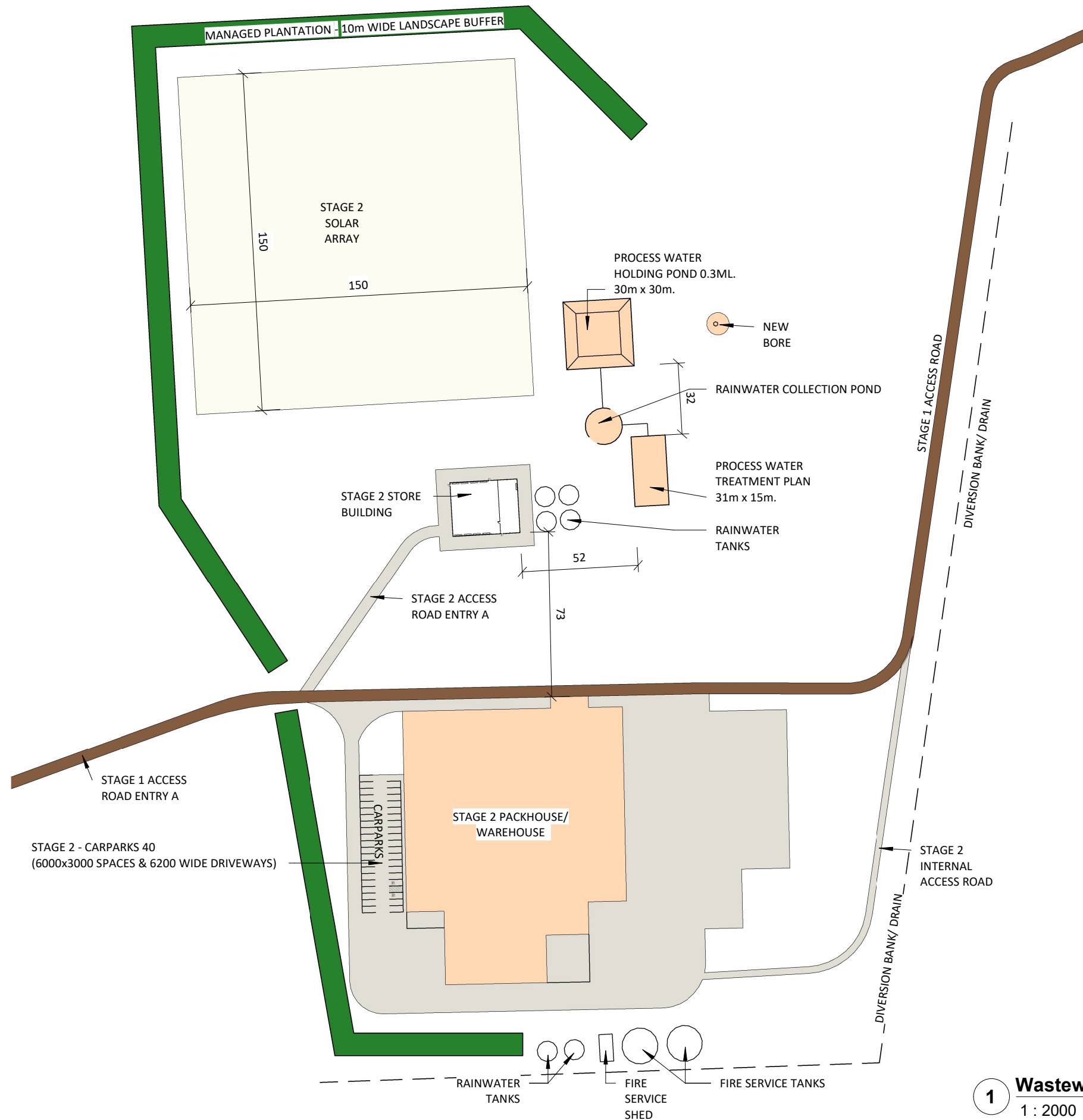
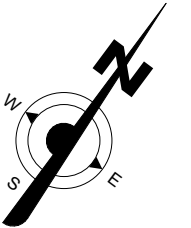
05 SITE PLAN

03/11/25 DA APPROVAL -RFI'S

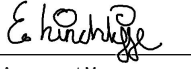
G

1 Site Plan
1 : 10000

Wind Rating N3 Scale As indicated A3
Scale Bar 1:100
0 2 4m

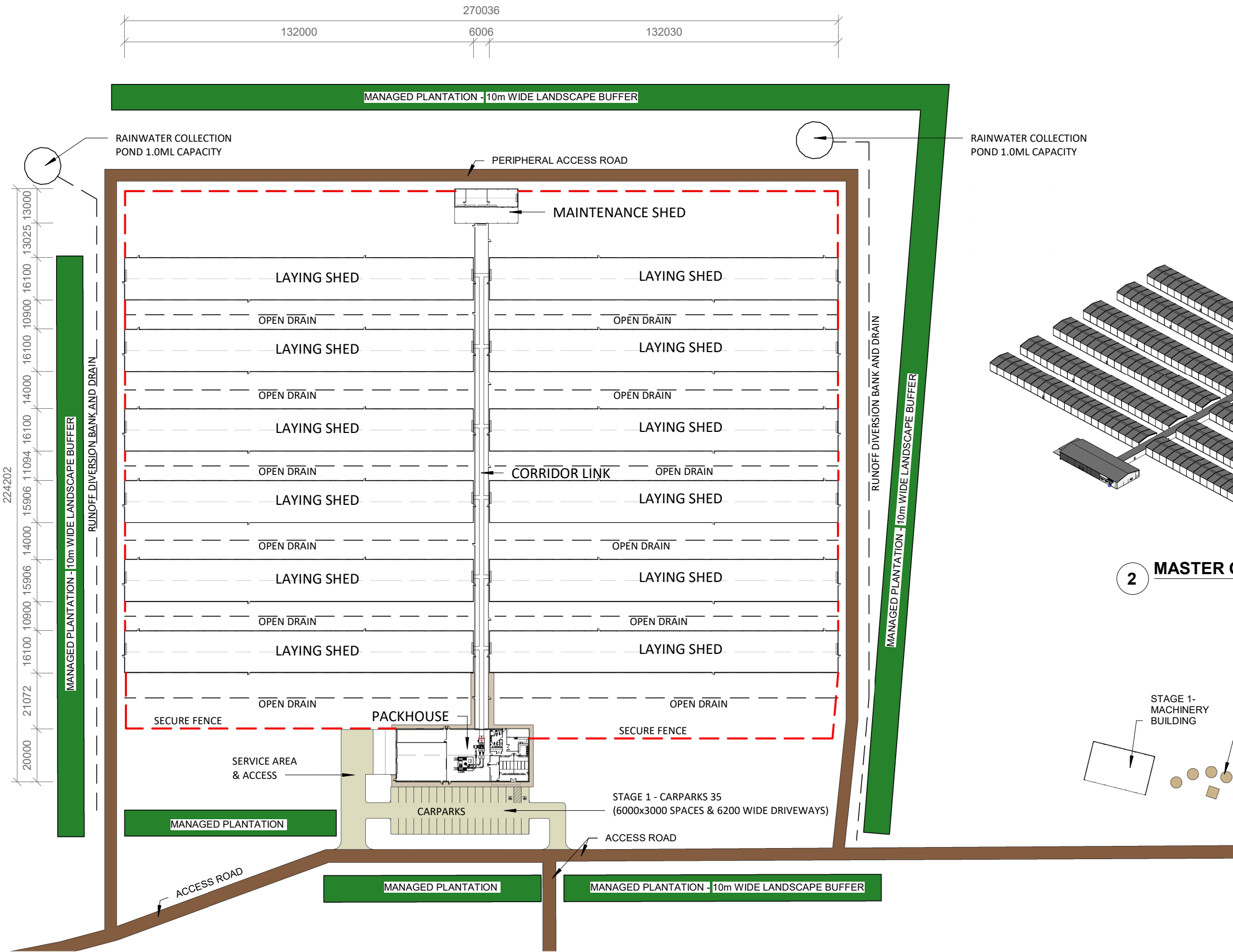


1 Wastewater Treatment Plant
1 : 2000

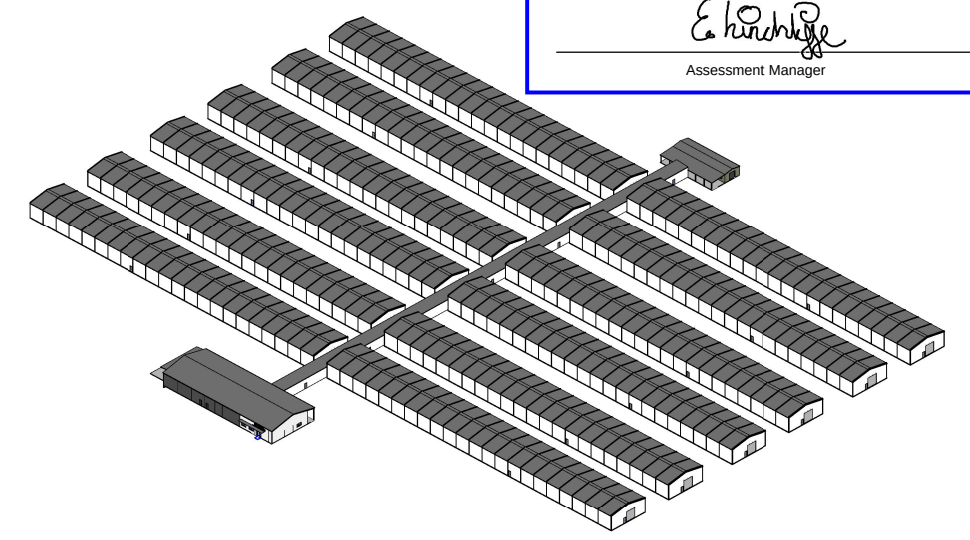
TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
referred to in Council's Decision Notice dated
29 April 2026
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Assessment Manager



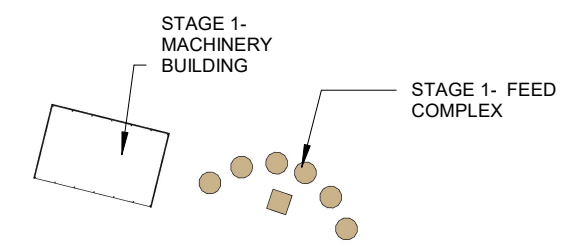
LANGTON BUILDING DESIGNS
KATIE LANGTON
0401 073 937



1 Master Floor Plan
1 : 1500



2 MASTER OVERVIEW



TOOWOOMBA REGIONAL COUNCIL

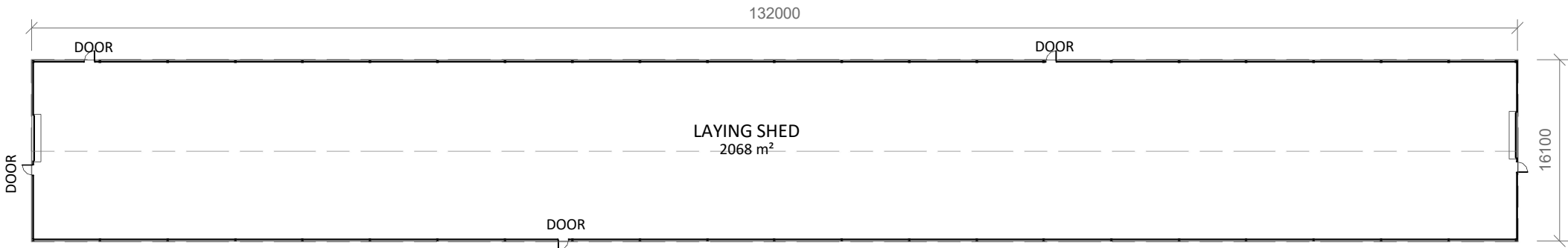
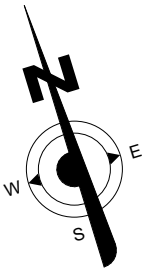
APPROVED PLAN

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E. Kitching
Assessment Manager





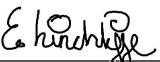
1 **Proposed Floor Plan**
1 : 500

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

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29 April 2026

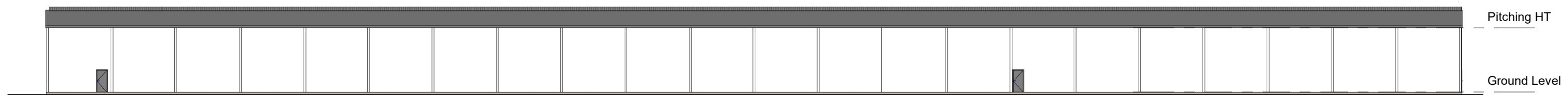
This plan is subject to conditions of Approval Number
MCUI/2020/1100/A


Assessment Manager

GFA AREA TABLE

BUILDING GFA	2125 m ²
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TOOWOOMBA REGIONAL COUNCIL

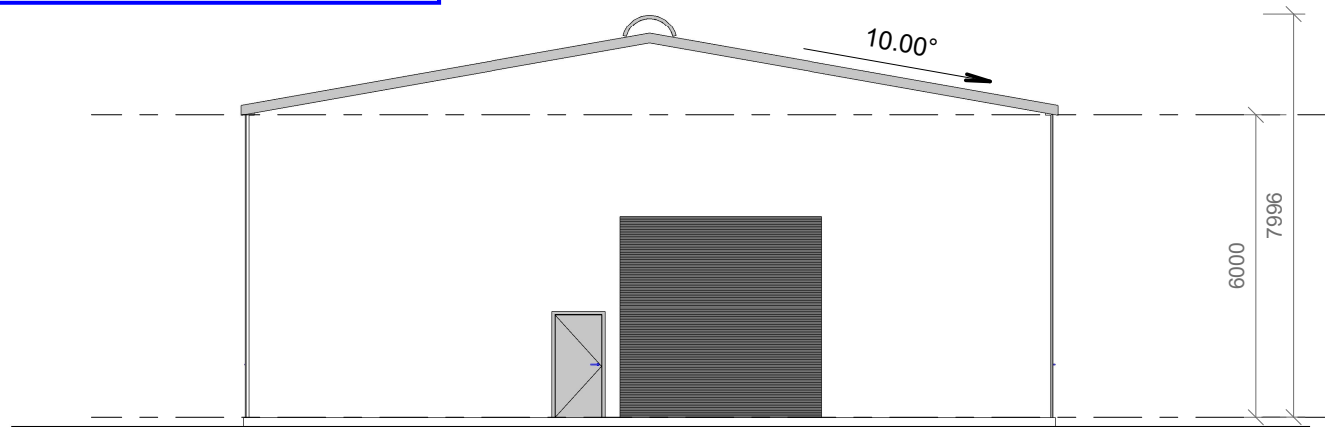
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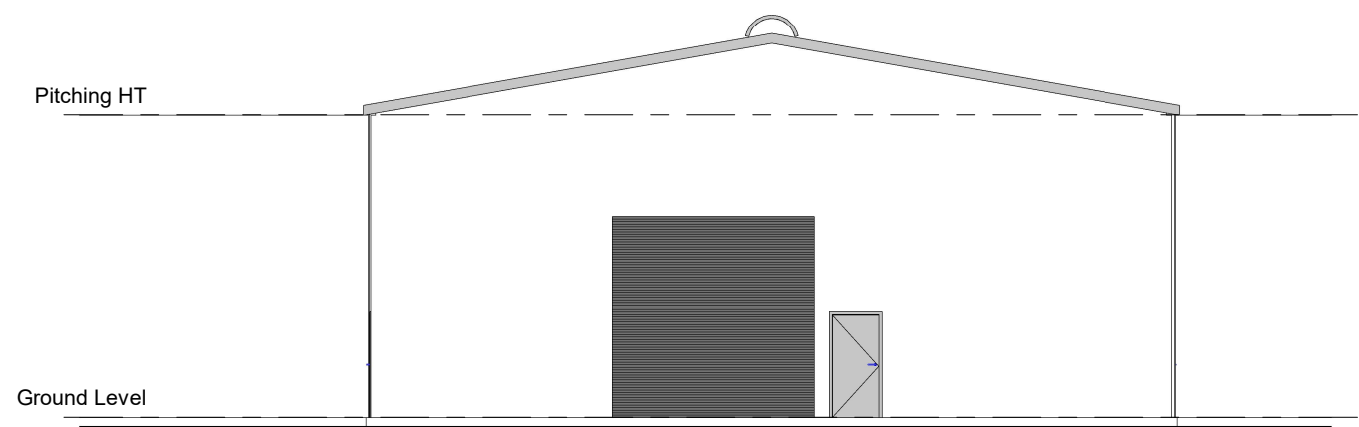
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MCUI/2020/1100/A

E. Kuschke
Assessment Manager

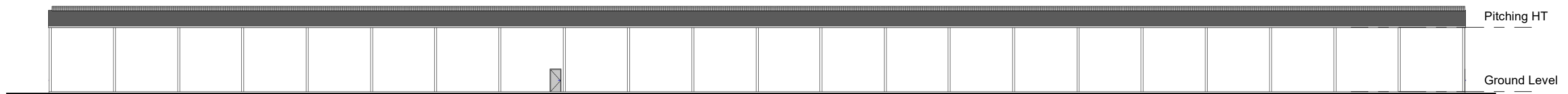
1 NORTH ELEVATION
1 : 400



3 EAST ELEVATION.
1 : 150



2 WEST ELEVATION.
1 : 150



4 SOUTH ELEVATION
1 : 400



AVONDALE CAGE FREE FARM
840,000 BIRD DA APPLICATION
DA07 - PICTORIAL FARM ENTRY
SUBMISSION ISSUE 20-03-20

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

14 September 2020

This plan is subject to conditions of Approval Number

MCUI/2020/1100

[Signature]
Assessment Manager

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

29 April 2026

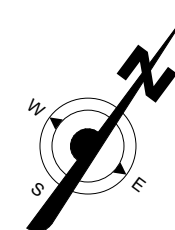
This plan is subject to conditions of Approval Number

MCUI/2020/1100/A

INDICATIVE SCALE - metres

[Signature]
Assessment Manager





NOTES - STRUCTURE DETAILS

SEDIMENTATION TANK
INTERNAL TOP OF BANK 35.6m x 19.6m.
FREEBOARD 0.9m, LIQUID 2.0m DEEP.

HOLDING POND
INTERNAL TOP BANK 51.7m x 51.7m.
FREEBOARD 0.9m, LIQUID 2.0m DEEP.

MANURE PAD
85m x 55m
0.9m ABOVE NS.
1.0% GRADE TO DRAIN TO
SEDIMENTATION POND WEIR.

BURIAL PITS
3 x 65m x 40m & 1 x 50m x 55m
0.9m ABOVE NS.
1.0% GRADE TO DRAIN TO
SEDIMENTATION POND WEIR.

SEDIMENTATION TANK
INTERNAL TOP OF BANK 35.6m x 19.6m.
FREEBOARD 0.9m, LIQUID 2.0m DEEP

HOLDING POND
INTERNAL TOP BANK 51.7m x 51.7m.
FREEBOARD 0.9m, LIQUID 2.0m DEEP.

EMERGENCY BURIAL PIT
65m x 40m

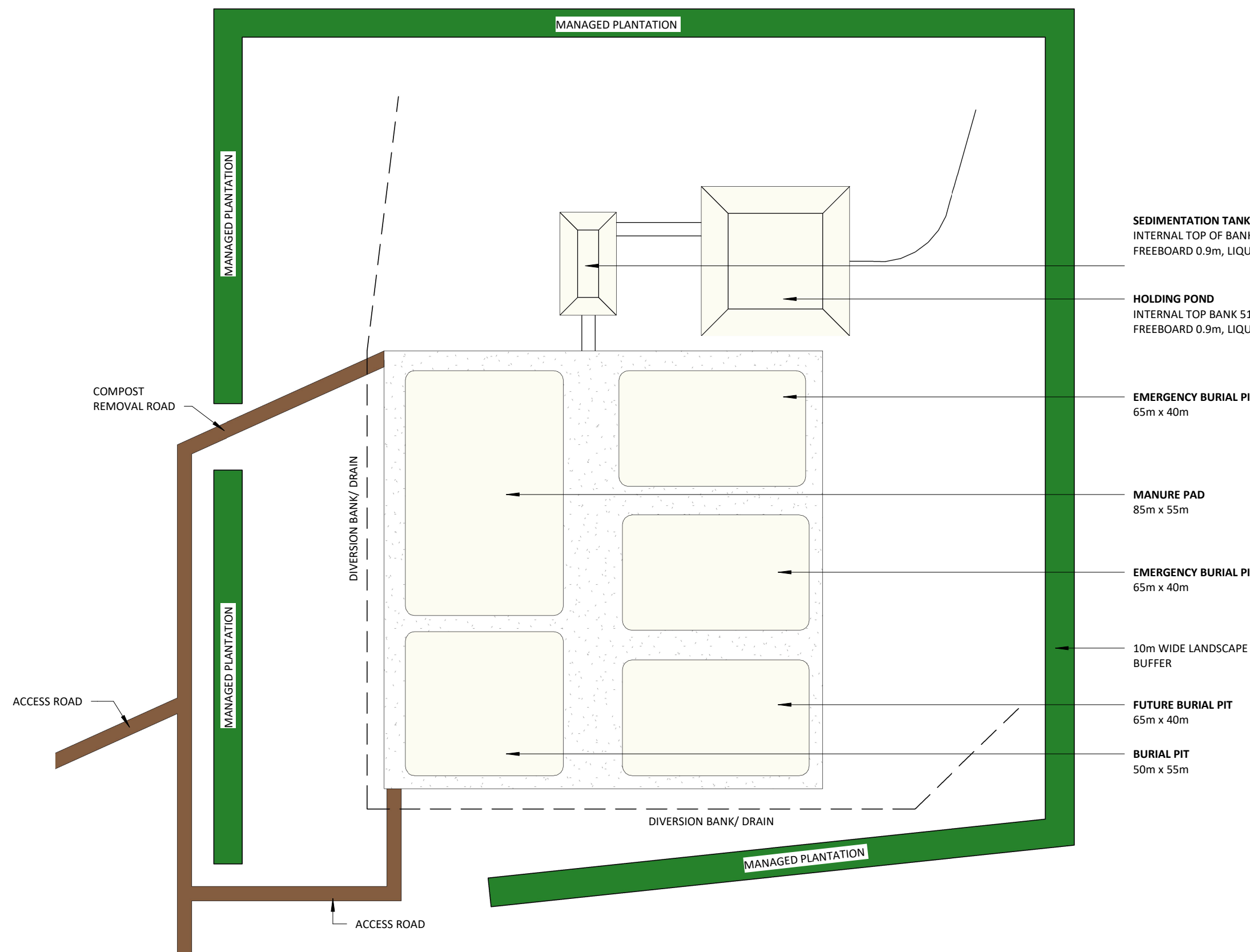
MANURE PAD
85m x 55m

EMERGENCY BURIAL PIT
65m x 40m

10m WIDE LANDSCAPE
BUFFER

FUTURE BURIAL PIT
65m x 40m

BURIAL PIT
50m x 55m



1 **Manure Pad & Ponding**
1 : 1500

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

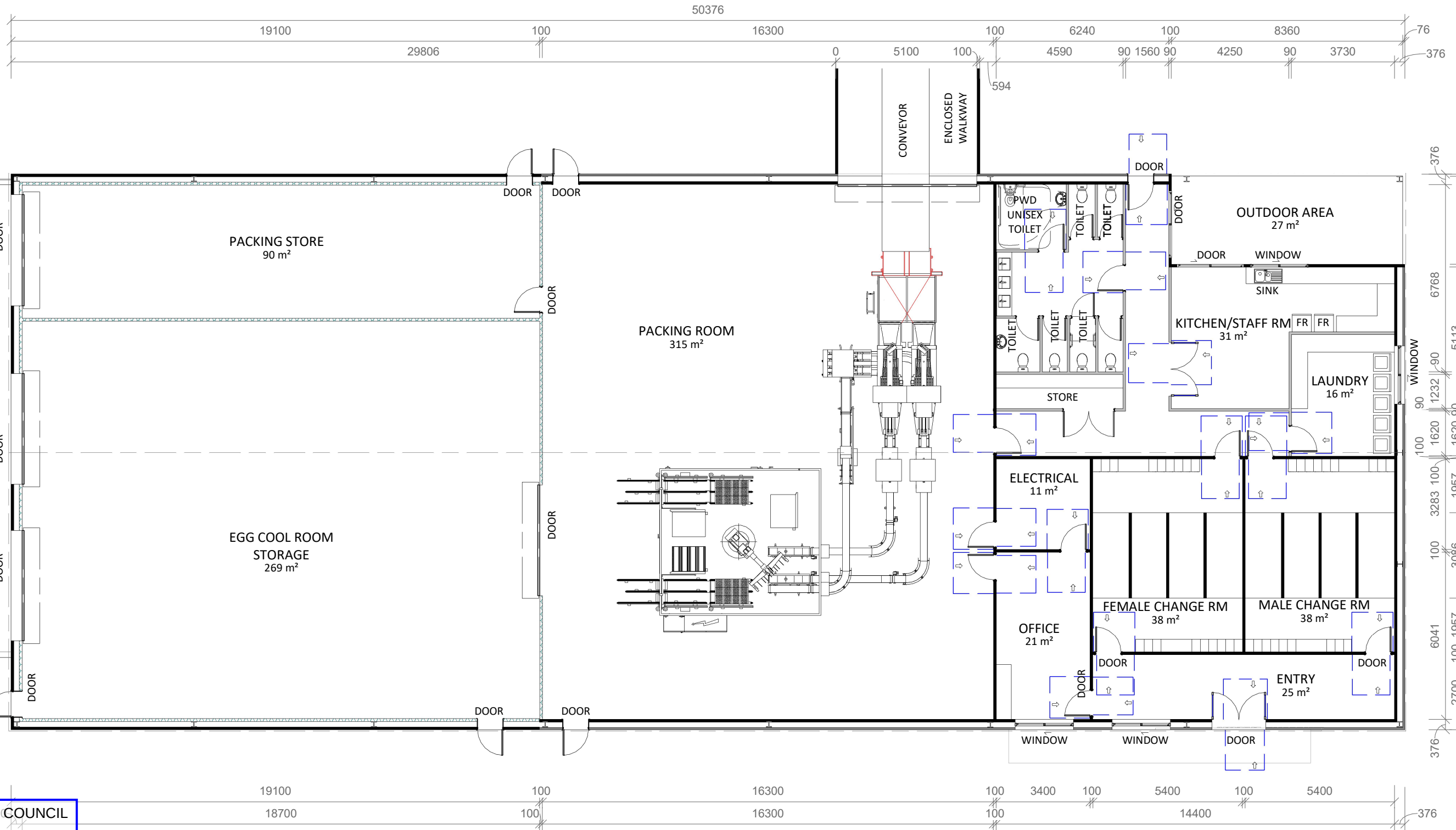
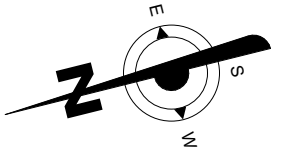
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E. Kitching
Assessment Manager



LANGTON BUILDING DESIGNS
KATIE LANGTON
0401 073 937



TOOWOOMBA REGIONAL COUNCIL

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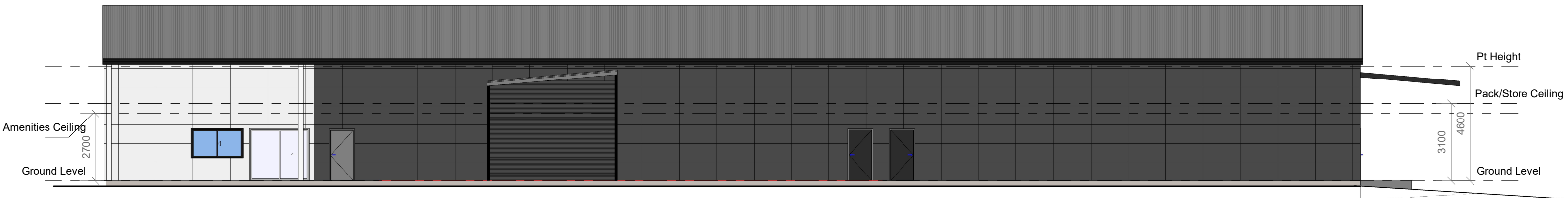
MCUI/2020/1100/A

Assessment Manager

1 Proposed Floor Plan
1 : 150

GFA AREA TABLE	
EXTERNAL DOCKING AREA	148 m ²
EXTERNAL OUTDOOR AREA	27 m ²
INTERNAL AMENITIES AREAS GFA	271 m ²
INTERNAL PACKING AREA GFA	329 m ²
INTERNAL STORAGE AREA GFA	383 m ²
Grand total	1158 m ²





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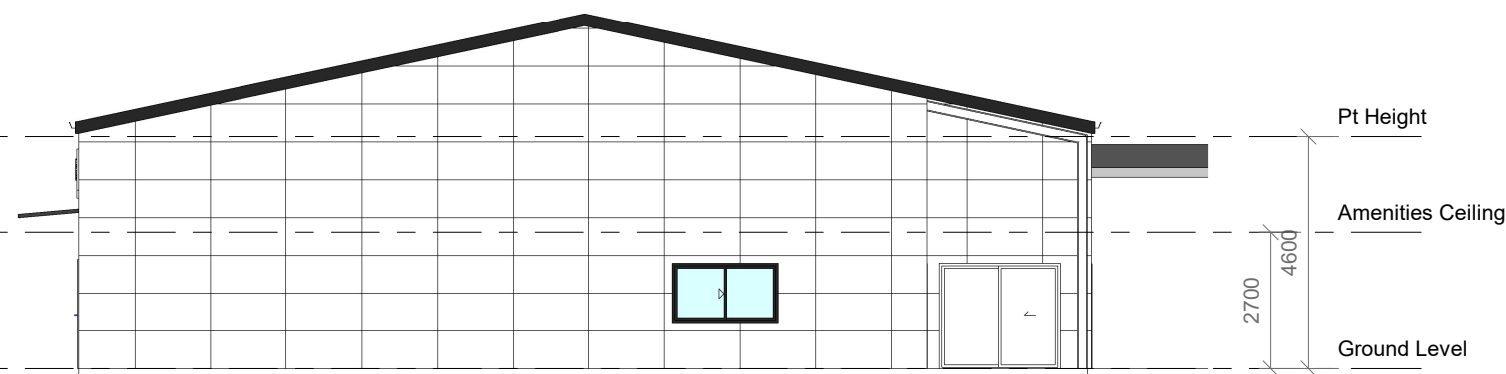
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E. Kitching
Assessment Manager

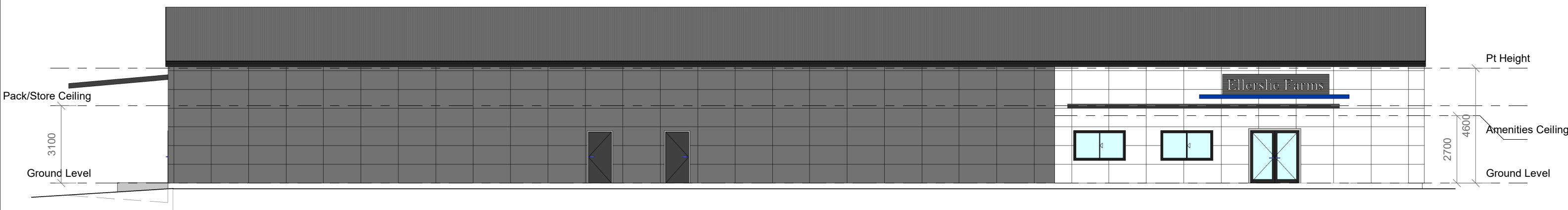
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2 WEST ELEVATION
1 : 150

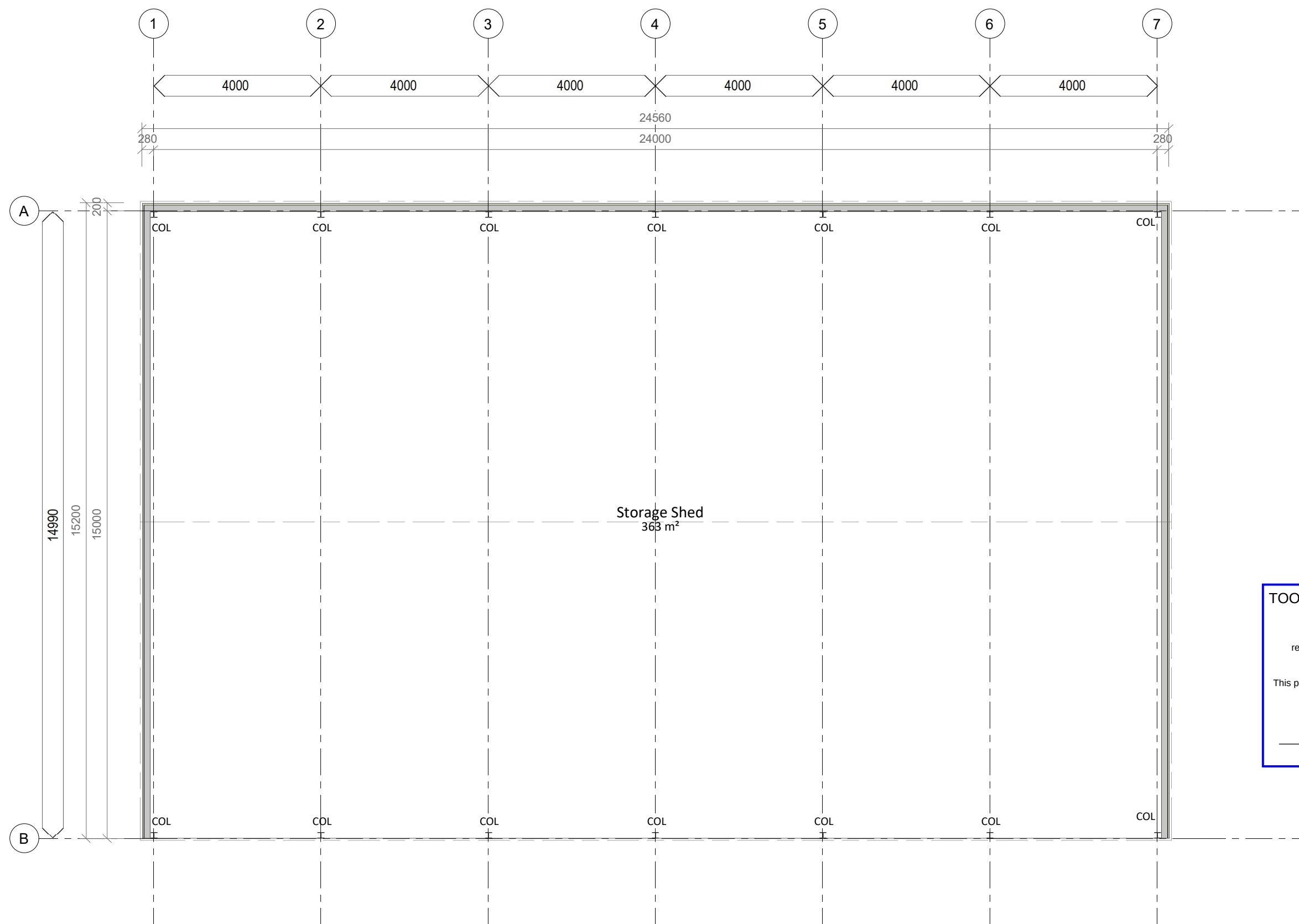


3 EAST ELEVATION
1 : 150



4 SOUTH ELEVATION
1 : 150





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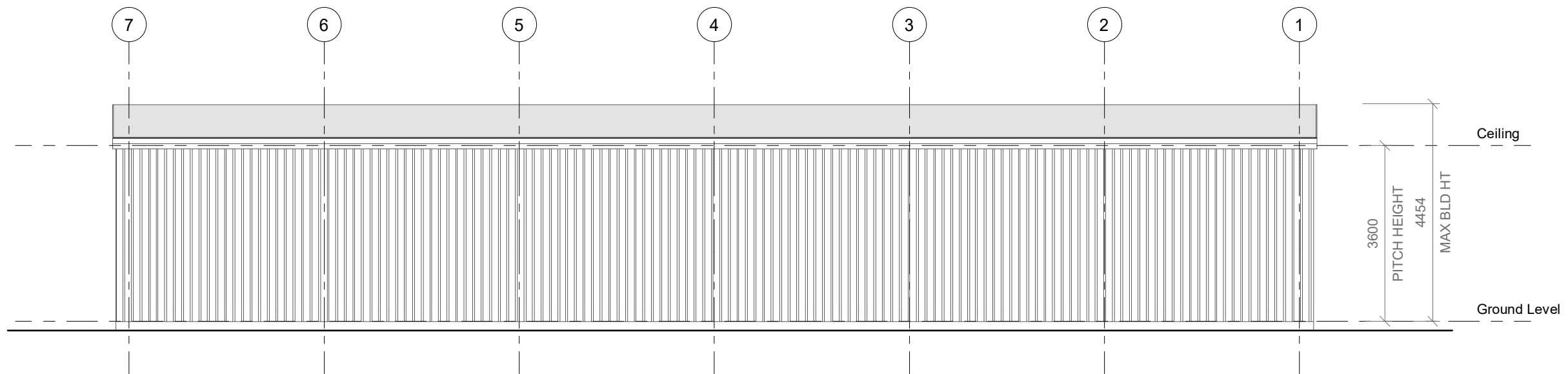
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E. Kuschke
Assessment Manager

GFA Area		
	Area	373 m ²
Grand total		373 m ²

1 **MACHINERY SHED FLOOR PLAN**
1 : 100

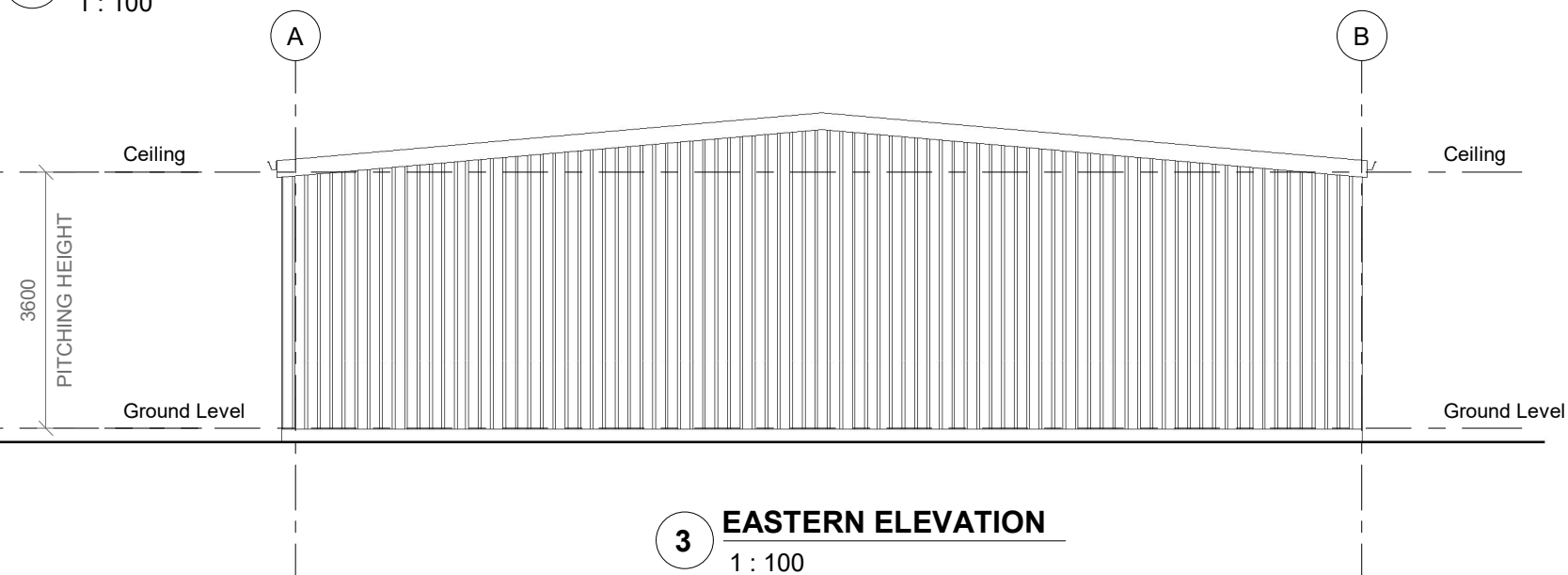




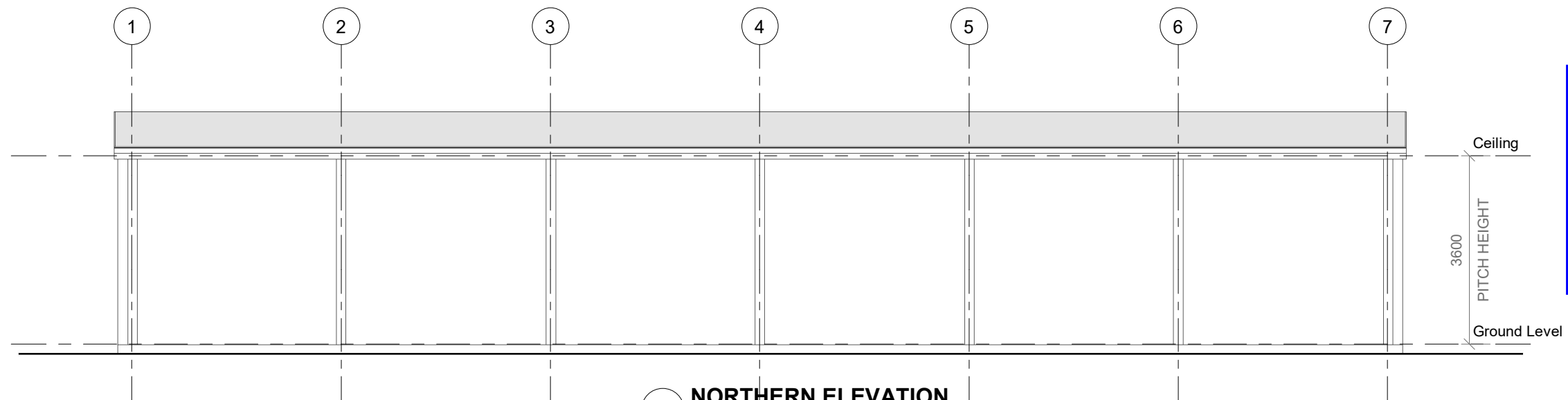
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1 : 100



2 WESTERN ELEVATION
1 : 100



3 EASTERN ELEVATION
1 : 100

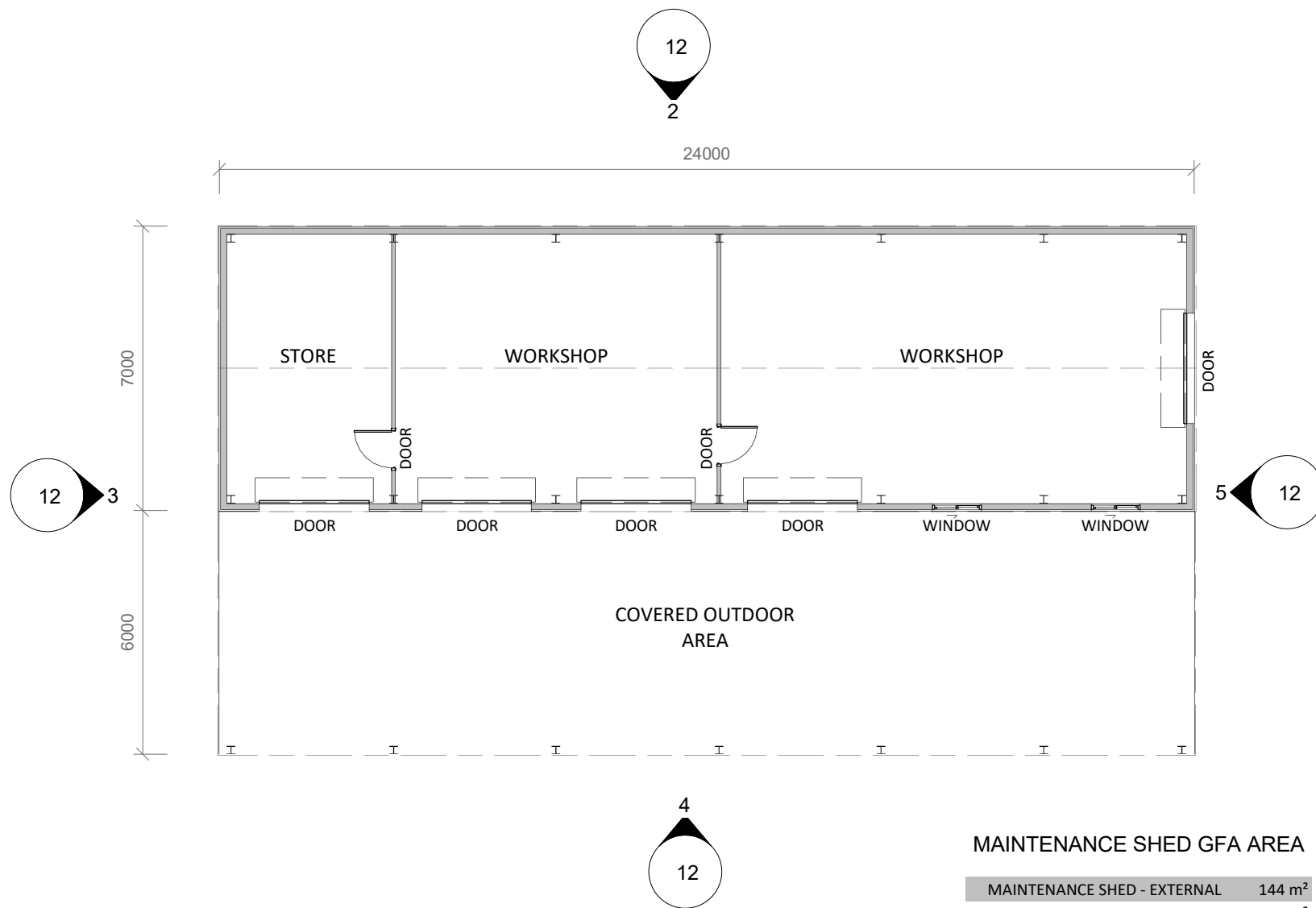
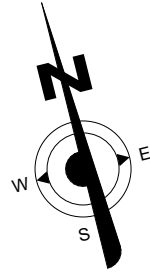


4 NORTHERN ELEVATION
1 : 100

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LANGTON BUILDING DESIGNS
KATIE LANGTON
0401 073 937



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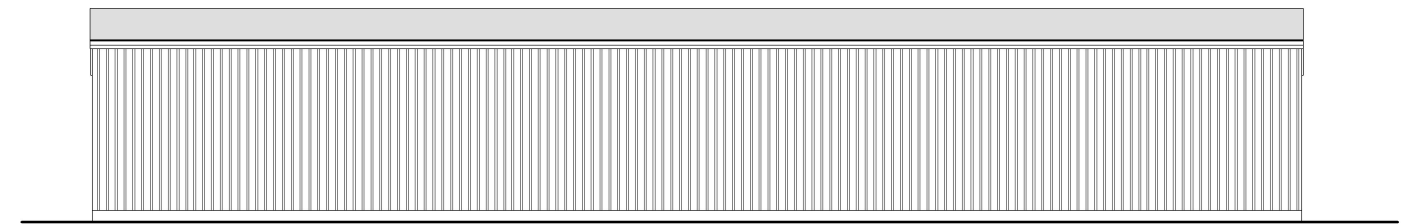
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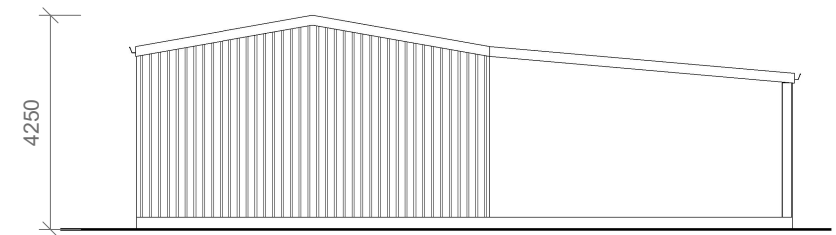
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MAINTENANCE SHED GFA AREA	
MAINTENANCE SHED - EXTERNAL	144 m ²
MAINTENANCE SHED - INTERNAL	168 m ²
Grand total	312 m ²

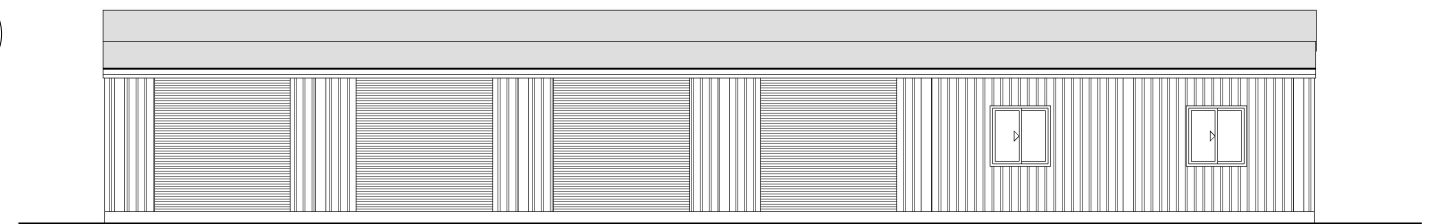
1 **Maintenance Shed**
1 : 150



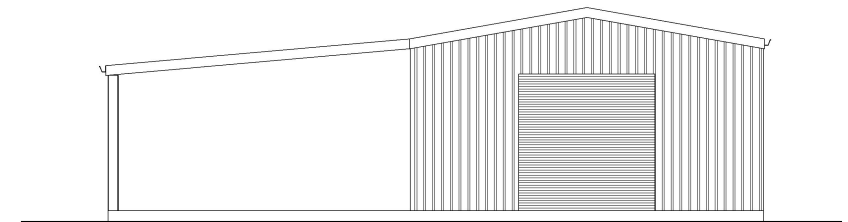
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3 **MAINTENANCE SHED ELEVATION 2**
1 : 150

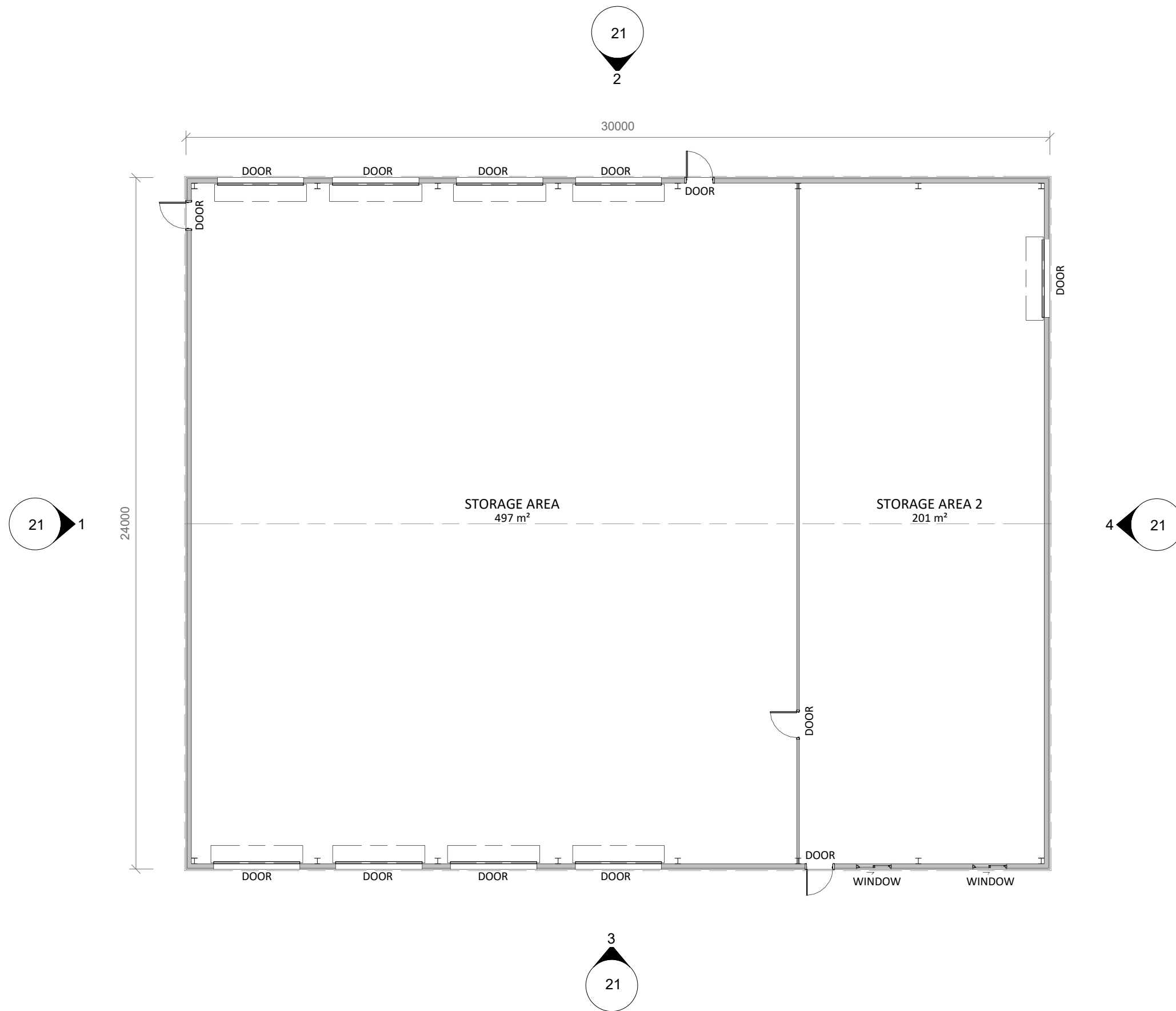
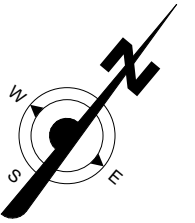


4 **MAINTENANCE SHED ELEVATION 3**
1 : 150



5 **MAINTENANCE SHED ELEVATIONS 4**
1 : 150





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STORE BUILDING GFA AREA

	STORE BUILDING	720 m ²
Grand total		720 m ²



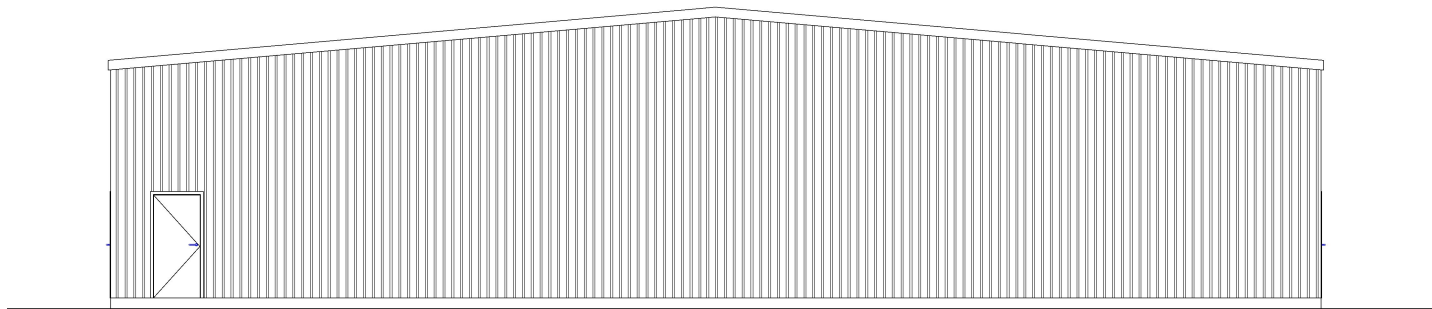
LANGTON BUILDING DESIGNS
KATIE LANGTON
0401 073 937

ELLERSLIE FARMS
240 TURALLIN ROAD, TURALLIN 4357

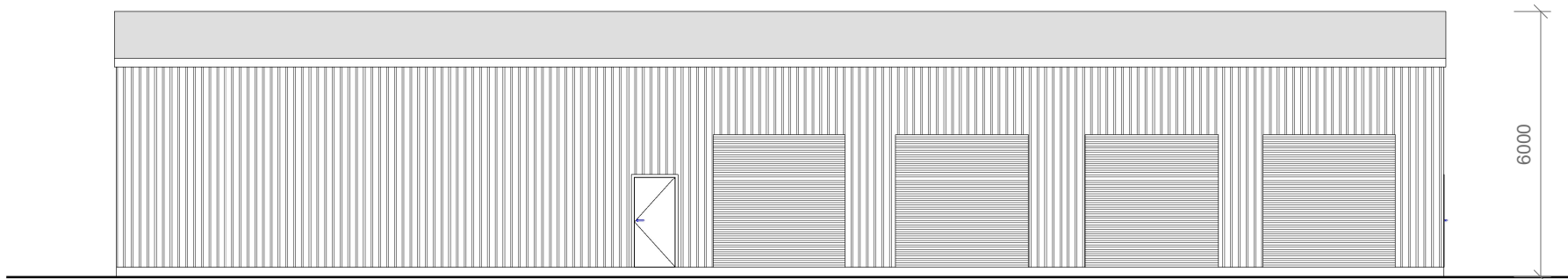
LBD 25-0302
AVONDALE CAGE FREE FARM

13 STORE BUILDING - FLOOR PLAN
03/11/25 | DA APPROVAL - RFI'S | G

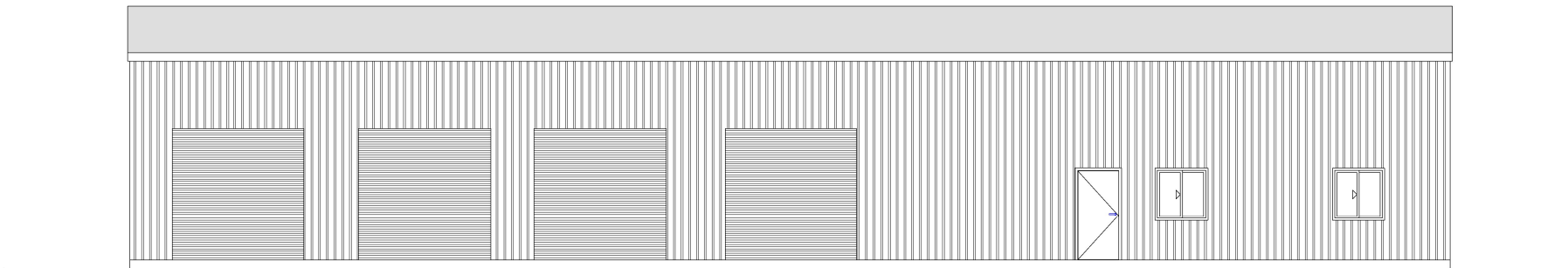
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Scale Bar 1:100
0 2 4m



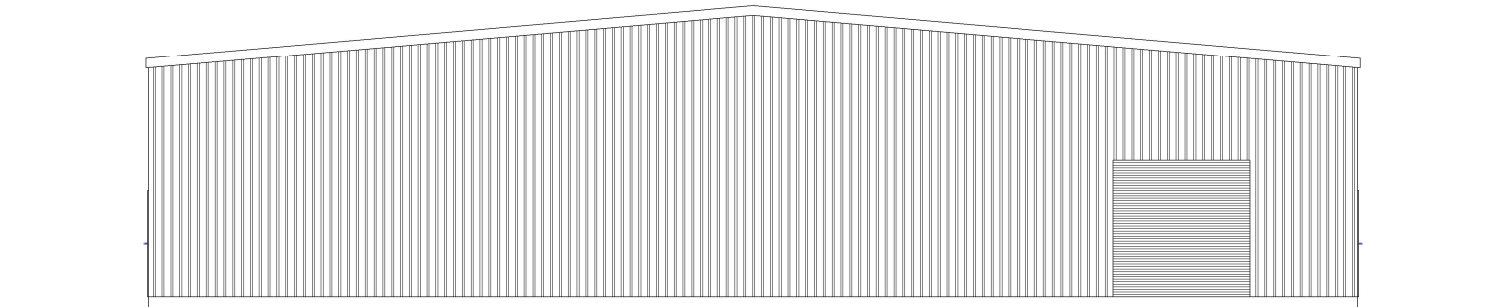
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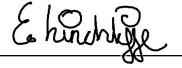
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3 STORE BUILDING -ELEVATION 3
1 : 150

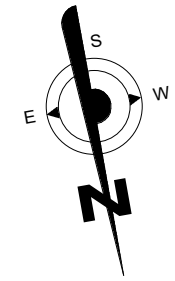
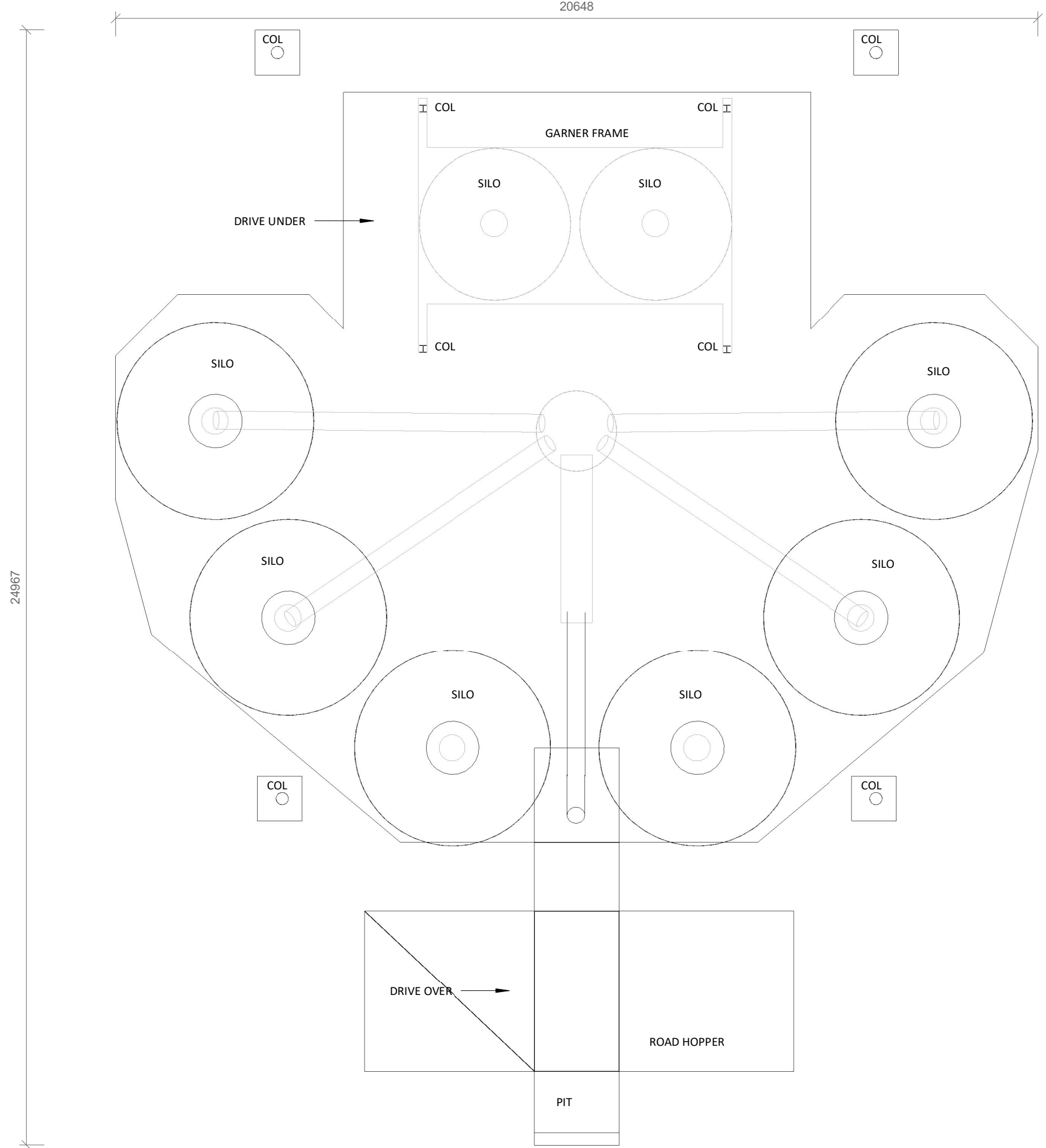


4 STORE BUILDING -ELEVATIONS 4
1 : 150

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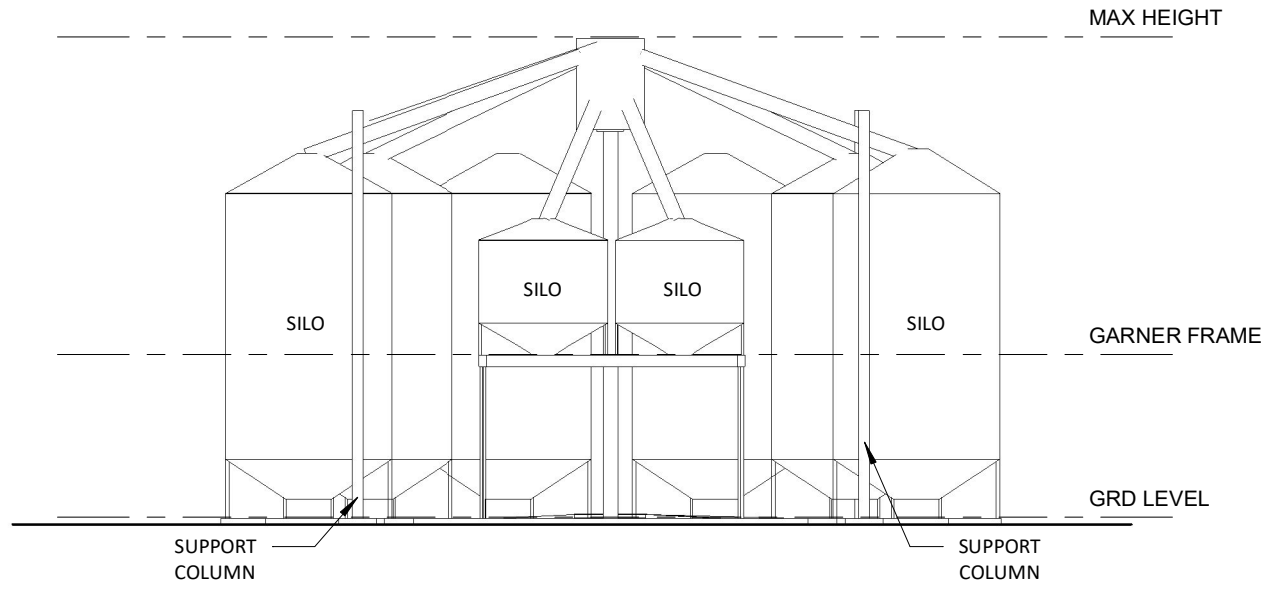


1 FEED COMPLEX FLOOR PLAN
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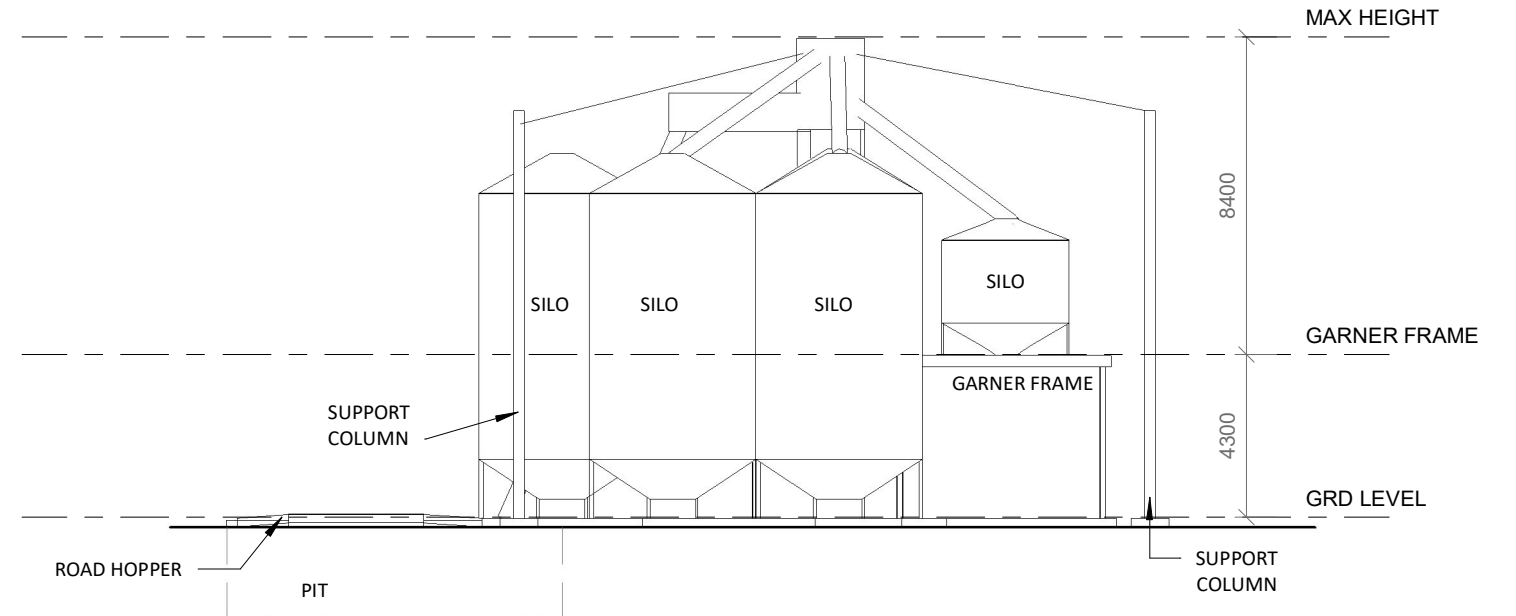
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E. Langton
Assessment Manager



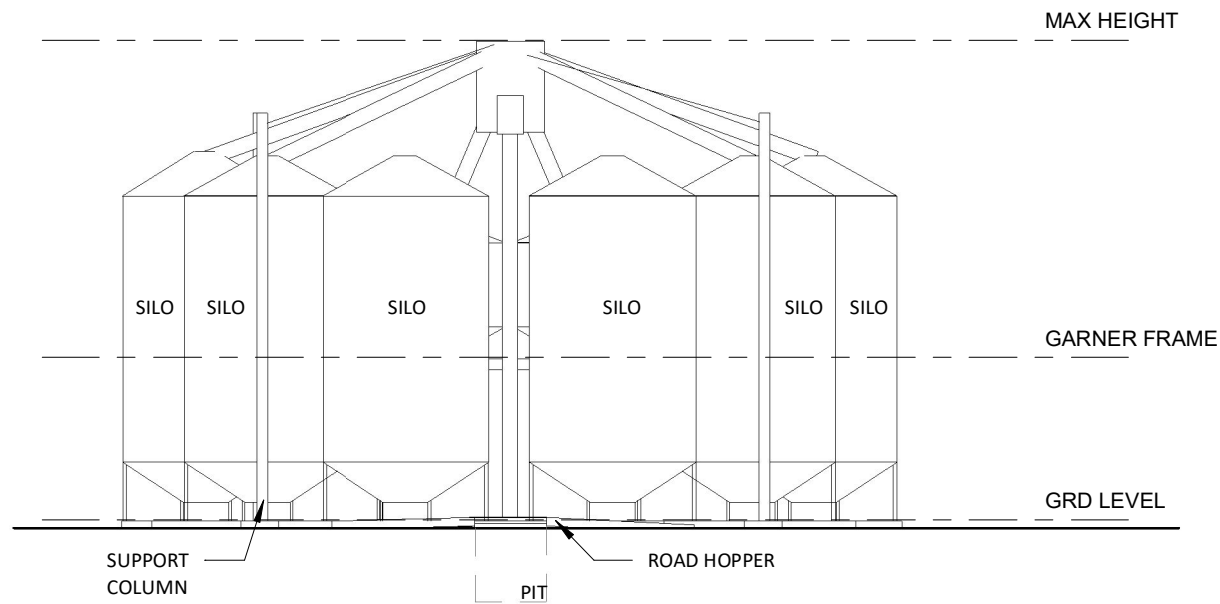
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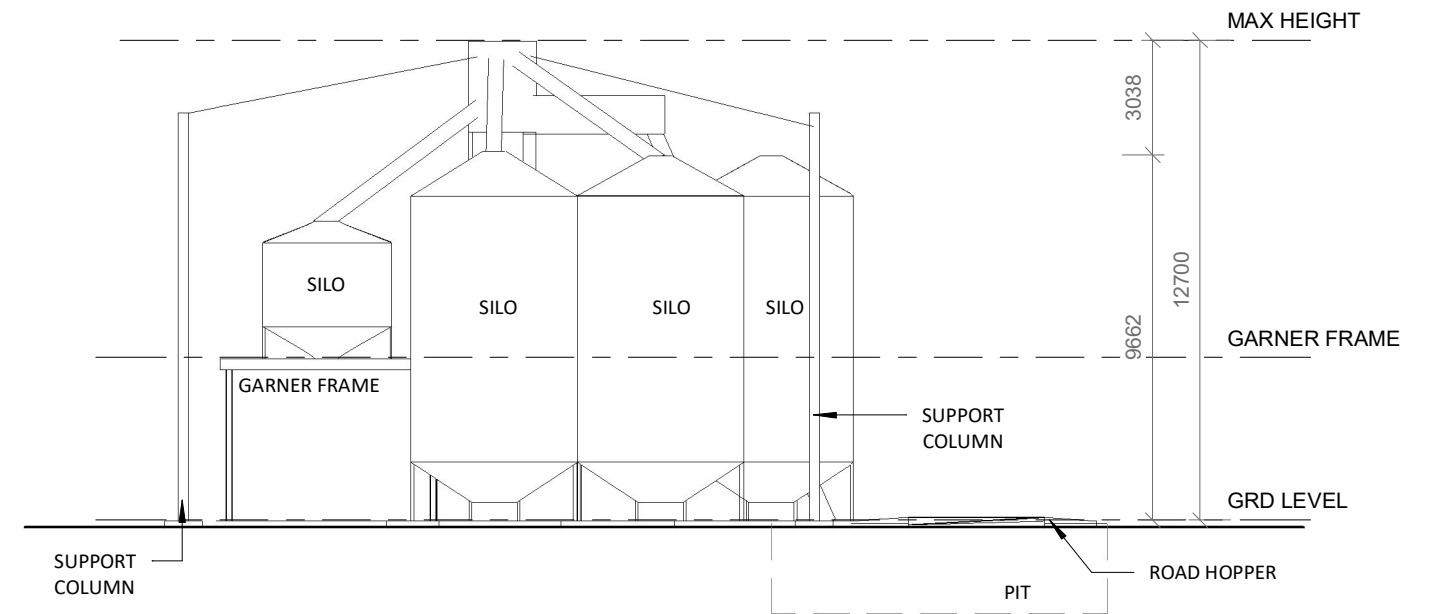
1 SOUTHERN ELEVATION
1 : 200



2 WESTERN ELEVATION
1 : 200



4 NORTHERN ELEVATION
1 : 200



3 EASTERN ELEVATION
1 : 200

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E. Hinchey

Assessment Manager

ELLERSLIE FARMS

240 TURALLIN ROAD, TURALLIN 4357

LBD 25-0302

AVONDALE CAGE FREE FARM

20 FEEDING COMPLEX ELEVATIONS

09/04/25 | DA APPROVAL

A

Wind Rating N3 Scale 1 : 200 A3
Scale Bar 1:100
0 2 4m



LANGTON BUILDING DESIGNS

KATIE LANGTON

0401 073 937



Commercial in Confidence



Avondale Cage Free Layer Farm: Site Based
Environmental Management Plan – Jan 2026
Ellerslie Free Range Farms Pty Ltd

TOOWOOMBA REGIONAL COUNCIL

APPROVED DOCUMENT

referred to in Council's Decision Notice dated

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Assessment Manager



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1. Introduction

This Site Based Environmental Management Plan (SBEMP) has been prepared by Integrity Ag on behalf of Ellerslie Free Range Farms. for the development of an 840,000 bird cage-free/barn layer farm, and packing / grading facilities, developed over two stages. The proposed development will be situated on the 'Avondale' property at 240 Turallin Road, Turallin QLD 4357. The layer farm operation will help the Queensland egg industry to meet an identified shortfall in market capacity for cage free/barn eggs. This SBEMP relates to the potential impacts of the poultry laying sheds, egg wash/grading facilities and associated infrastructure, manure and mortality management, waste utilisation areas and management practices. It is intended to support the application for a development approval and environmental authority 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: Avondale Farm

Postal Address: PO Box 49, Millmerran QLD 4357

Mobile Number: +61 7 4695 5777

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





1.3 Relevant ERAs

The proposed use involves the housing of birds for egg production, and grading / packaging of eggs.

The relevant ERA for these activities is ERA 4 – Threshold 2 – farming more than 200,000 birds.

Composting of dead birds (or burial) and egg waste 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 and Section 3.4 provides more details.

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 4 (Appendix A) shows location of the proposed layer farm, surrounding infrastructure (roads and rail), and the township of Millmerran. The Avondale site is located approximately 2.9km NW of Millmerran, approximately 4.5km via road. The surrounding locality is rural in nature, with primarily agricultural land use (see Figure 7). The site plan shown in Figure 5 outlines the proposed location of the key infrastructure to be developed on the property.

Site Details	
Street address:	240 Turallin Road, Turallin QLD 4357
Real property description:	L2RP79686
Local government area:	Toowoomba Regional Council
Existing use:	Vacant land.
Land Use Mapping:	Land use mapping shown in Figure 7 shows that part of the site is currently mapped for grazing of native vegetation.
Land Area (Ha):	393.9 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

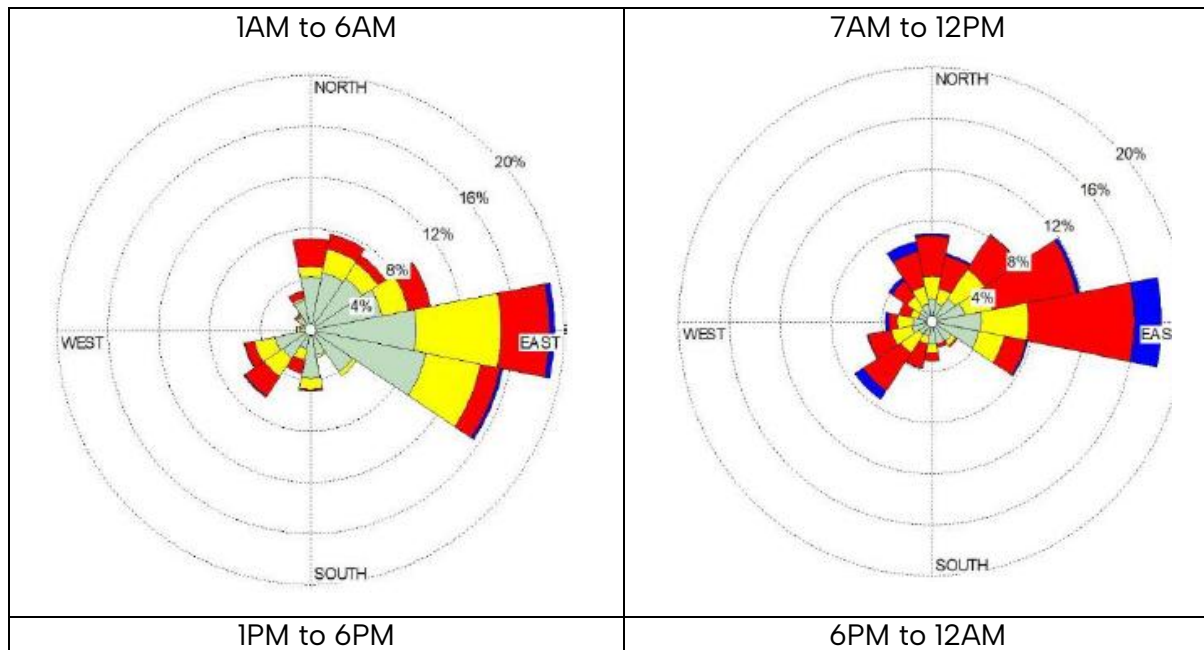
Table 2 shows climate data for the nearby (Pittsworth) Bureau of Meteorology weather station. It provides details of average/monthly rainfall, temperature (max and min), and solar radiation. The site has a dominant summer rainfall, with cold winter minimums and warm summer maximums.

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 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



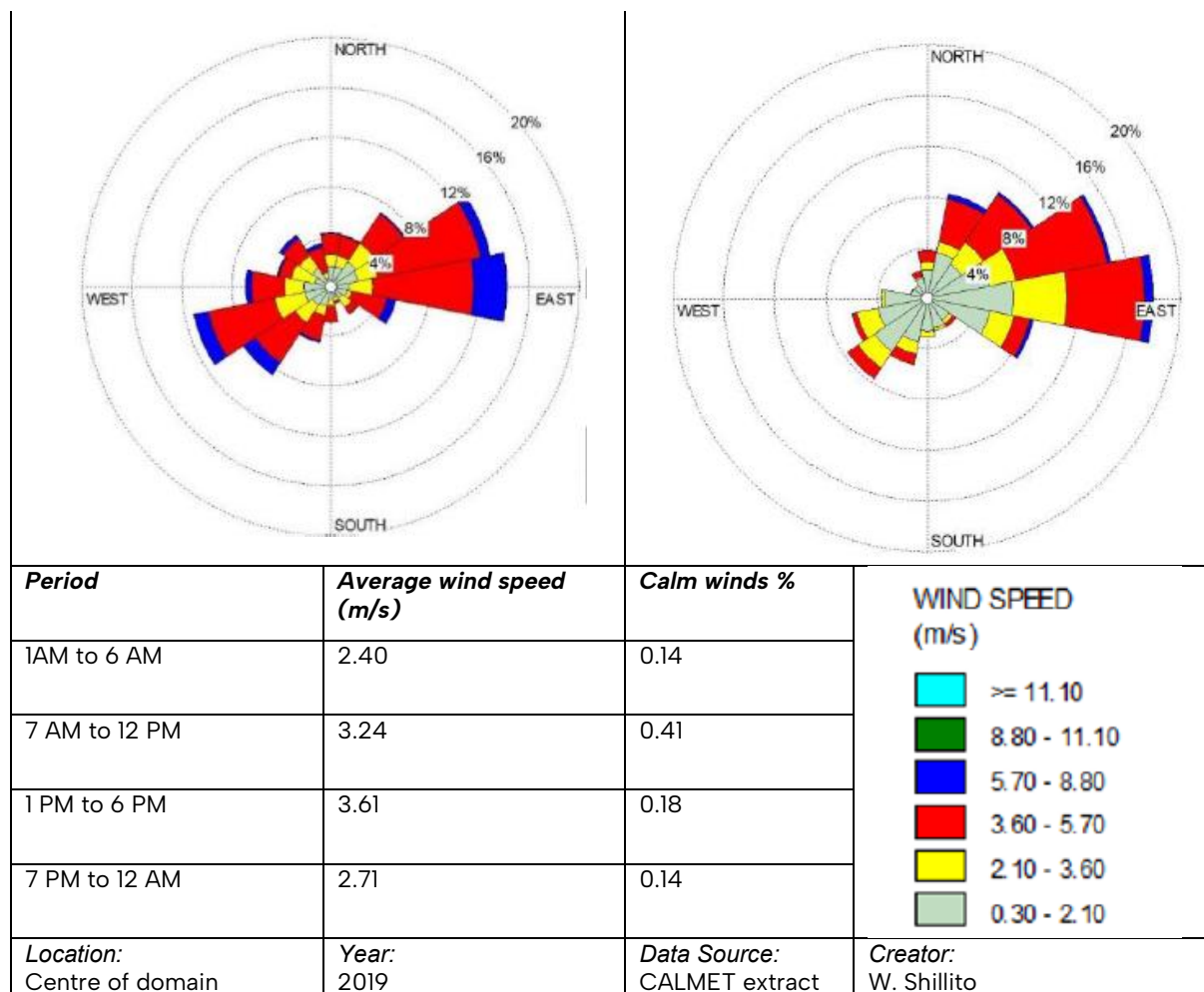


Figure 1. Wind roses prepared by Astute Environmental Consulting (figure reproduced)

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 7. The site itself is mapped as grazing native vegetation.

2.3.3 Community Amenity

Figure 6 shows the location of nearby sensitive receptors from the site. An assessment of potential community amenity impacts is undertaken in Section 4.1, including details of odour, noise, and dust impact assessments undertaken by expert consultants, showing low risk of impacts from the proposed development.



2.3.4 Cultural Heritage

QLD Globe mapping indicates that the site is **not affected** by QLD heritage mapping as shown in Figure 8. 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 9). The tribunal number related to the Future Act notice is QS2012/0032. The tribunal number for the ILUA is QI2012/116 (Arrow Energy Western Downs Unclaimed Area ILUA). The ILUA relates to the use of the area for resource activities by Arrow Energy.

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 10) shows that the site slopes down from south to north, with the greatest elevation and slope in the southern corner of the property, and a decline in both elevation and slope towards the north of the property.

2.3.6 Soils

State mapping based on the Australian Soils Atlas (see Figure 11) 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 Va32 mapping units are considered Sodosols. Some features of this soils type are given in Table 3.

Table 3. Soil Profile Descriptions

Code	Wa13	Va32
Landform Description	Flat to gently sloping plains with occasional sandy ridges	Low concave-convex hills with some mesas of laterized rock
Dominant soil type	Dy5.41	Dy3.43
Soil Description	duplex yellow-grey, non hard setting A horizon, A2 horizon conspic bleached, acid mottled B horizon Sandy pedal mottled-yellow duplex soils	duplex yellow-grey, hard setting A horizon, A2 horizon conspic bleached, alk pedal mottled B horizon Hard pedal mottled-yellow duplex soils
Co-dominant soils	Dy5.81/5.42	–

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 Va32 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 2d Older alluvial plains	Broad level plains of mixed basaltic and sandstone alluvium. Grey cracking clays
Type 9a Poplar Box Sodosols	Gently undulating plains on Sandstone. Bleached sands and loams over brown and grey 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 *combidiban* 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 an existing clay based earthen dam 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 13). This site has been identified as containing important agricultural area (IAA) for purposes of the State Planning Policy as shown in Figure 14. 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

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 15).

With respect to mapping for matters of state environmental significance (Figure 16), 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 15 and MSES regulated vegetation which corresponds to the minor waterway which runs through the property. The site also contains a small, fragmented area mapped as MSES wildlife habitat (threatened and special least concern animal) for Echidna. The small size of this area and its fragmentation from nearby areas mapped as Echidna habitat means that it is unlikely to support significant echidna population. Despite this, planned site roads shown in Figure 5 have been moved to the west of the vegetated area to avoid the mapped echidna habitat.

Biodiversity mapping (Figure 17) shows a small area of the property is considered to be an area of local biodiversity significance, correlating to the mapped category B vegetation area.

2.3.10 Surface Water

A minor waterway runs in a northly direction through the property (see Figure 18). 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 3.8, 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.





2.3.12 Flooding

TRC flood risk mapping (Figure 19) shows that some areas of the site are mapped as “Balance – Mixed Flood Risk”. Basin level flood mapping is shown in Figure 20. Site layout has been designed to ensure site operations are not to be conducted in areas within the TRC mapped flood risk area or basin level flood mapped areas as shown on the site plan in Figure 5. A Conceptual Stormwater Management Plan (RMA 2020a) was undertaken and showed that impacts to natural surface flows and flooding under the post-development scenario are expected to be minimal.

2.3.13 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 3.8, 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 21. 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	SWL
RN137280	12/02/2007	57.0
RN26517	Not provided	Not provided
RN107627	27/11/1999	61.0
RN94366	23/06/1997	40.0
RN17405	Not provided	Not provided
RN147886	02/12/2014	24.0



3. Farm Layout, Design and Operation

The 393.9 hectare Avondale property is located northwest of Millmerran, between Millmerran and Turallin. Ellerslie Free Range Farms are planning to develop a barn/ cage free poultry farm, which will include 840,000 layer hens. The farm will also include a packhouse and grading facilities which will process eggs from other nearby poultry farms (Ellerslie and Glenferrie) in addition to those produced at this operation.

3.1 Production Cycle

The layer farm will consist of 840,000 barn/ cage free birds which will be housed in 12 layer sheds.

The layer hens will arrive on site at 16 weeks of age and will remain on site until approximately 84 weeks of age (these birds will be supplied from existing rearing facilities within the group). 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 layer sheds, with the development occurring over two stages. The areas that these developments will take place are indicated on the site map (Figure 5). Bird numbers and locations for each stage are:

- Stage 1:
 - 12 x bird layer sheds located on eastern side of the property, with shed at least 150 m from the eastern boundary
 - Egg packhouse adjacent to and south of the shed biosecure area
 - Manure and mortality processing area on the northern side of the property,
 - New groundwater bore
- Stage 2 facilities on the northeast side of the property, including:
 - Egg packing and grading facility,
 - Wastewater treatment plant
 - Building store,
 - Solar array (150m x 150m)



The layer sheds will be constructed with an external cladding of cold room panel walls , with cavity insulation, and internal cladding, and a Colorbond® steel roof. Eight layer sheds will have dimensions of 132m x 16.1m and four sheds will have dimensions of 132m x 15.9m. Layer sheds 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 layer complex will include an ancillary building housing staff amenities and 2 x robotic egg handling systems. Eggs will be transported from the layer shed to the handling systems via mechanical conveyance. These handling systems will stack the eggs.

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 layer sheds are barns with no external windows. Lighting will occur from 3.30am but will not be visible from outside the barn. Staff will arrive from 6.00am. Security lighting will be on the amenities buildings but will be shielded.

The packhouse will only operate from 6.00am to 6.00pm. All internal lights will not be visible from outside the building. Office and processing staff will arrive at 6.00 – 6.30am. 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 Septic and Grey Water Systems

Septic systems will be used to handle blackwater generated from the amenities at the packing / grading facilities, and layer farm staff amenities. According to modified calculations to account for the new farm layout, the output of these systems would be less than that required to trigger assessment for ERA 63, as shown in Table 6. These updated calculations were based on the original RMA Engineering report (RMA 2020c) based on AS1547:2012, with an additional layer shed and no rearing sheds.



Table 6. Anticipated Wastewater Flows Generated (adapted from RMA, 2020c)

Area	Maximum No. of staff onsite	Number of additional visitors	Total people onsite	Adopted wastewater design flow (L/person/day)	Total design flows	Total EP (based on 200 = EP)
Grading floor staff	25	15	40	50	2,000	10
Layer sheds	15	0	15	50	750	3.75
Existing farmhouse	–	–	–	–	250	1.25
Total	39	15	54	–	3,000	15

Greywater from the packing / grading facilities will be treated in a greywater treatment and disposal system designed by RMA Engineers. The expected throughput of this system is expected to be approximately 150kL/d. Treated water from greywater systems will be used for irrigating the vegetation plantings on the site.

3.5 Manure, Dead Bird and Egg Waste Management areas

The majority of the manure produced in the layer sheds (approx. 75%) will be removed twice weekly via manure belts. 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 by conveyor and at end of batch. Runoff from the shed area is captured in an impervious retention basin, for evaporation and re-use on the site.

The manure remaining in layer sheds (floor manure, approx. 25%) will be removed at the end of each production cycle. All floor based manure will be transported to the manure pad for windrowing. A maximum of 800t of floor based manure will be stored on the manure pad at any one time. Estimates on manure production rates are provided in Appendix B.

Dead birds and egg waste will be moved to a dedicated area at the manure pad for burial. Dead birds will be disposed of via burial in designated burial pits located on the manure storage pad. The burial pits are expected to take approximately 20yrs to fill, and the location of future burial pits has been provided on the pad to account for a greater than 20yr planning horizon. There will also be emergency burial pits, as required by DPI Qld. The location of primary and back-up pits 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. The size of the required burial pits is calculated in Appendix B.

The manure pad and ponds will be constructed as a controlled drainage area, with an impermeable base of compacted clay in accordance with DPI Qld Guidance. Stormwater



will be diverted around the controlled drainage area using diversion banks, and runoff from compost and manure storage areas (Manure Pad) will be treated in a sedimentation basin to reduce suspended solids and captured in a retention basin attached to the pad.

The pad and ponds have been sized in accordance with the calculations outlined in in Appendix B, and the dimensions shown on the relevant site plan.

3.6 Carbon Offset Plantings

Suitable tree species will be planted on additional land on the property to provide extra carbon offsets for the operations. These trees will also provide an added buffer between the operations and its neighbours in accordance with SPP AO4.1 – regarding provision of supplementary planting to ensure vegetated buffers are established and maintained between the poultry farm and sensitive land uses. Suitable bushfire management plans will also be implemented, with trees selected having a low fire risk. The species selected close to the sheds will be those that are less likely to attract wild birds (see Bielefeld et al., 2015 for details).

3.7 Power

It is intended that renewable energy will provide some of the power for the site. Each site will have its own solar / battery / diesel back up technologies, which will allow the sheds to be not reliant on the power network. Supplementary ground mounted solar will be provided for the packing / grading facilities as shown on the relevant plans. Newly designed positive pressure layer sheds will lower electricity usage by 40% over traditional sheds. Installation of the latest heat recovery HVAC systems at the packing / grading facilities will help to minimise LPG gas utilisation on the site.

3.8 Water

Water supply for the site will be sourced via a new bore to be established in proximity to the egg packing / grading facilities while maintaining all required setback and separation distances to irrigation areas, infrastructure and other site constraints.

Application has been made for a 170ML allocation for this supply. 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. It will also be used as wash water in the egg grading facility. The packing / grading facilities is expected to use 55ML/yr. The water use for bird drinking is predicted to be approximately 43.8ML/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 has been rated low in accordance with the expert report completed by Astute Environmental Consulting (Astute Environmental, 2025). The modelling presented by Astute Environmental has been performed in line with relevant requirements including those detailed in DESI (2024). The modelling shows that the operation of Avondale as assessed is unlikely to lead to offsite impacts. This modelling included emissions from the manure stockpile, for which specialist odour sampling was undertaken by The Odour Unit in order to determine appropriate odour emission rates for use in the modelling.

Figure 2 shows predicted odour contours (2.5 OU, 99.5th percentile, 1 hour) in relation to nearby receptors, for the Avondale farm in isolation as well as for cumulative impacts from other poultry farms. In accordance with DESI guidance, odour from different types of sources was not conserved to be purely additive. A qualitative assessment of the cumulative impacts from different types of odour was undertaken and was not considered to increase the risk of odour impacts.

4.1.2 Dust

The risk of dust impacts at sensitive receptors has been rated low in accordance with the expert report completed by Astute Environmental Consulting (Astute Environmental, 2020). The modelling presented in this report has been performed in line with relevant requirements including those detailed in Application requirements for activities with impacts to air (Ver 4.02 2019) (DES, 2018).

Shed emission were based on published layer industry data and road emissions were based on standard industry methods. The results (including background concentrations) show compliance with the relevant criteria at all receptors for all species modelled. Therefore, the risk of dust impacts from the site is low. Figure 3 shows predicted levels of total suspended particles in relation to nearby sensitive receptors. For more detail and modelling results refer to Astute Environmental (2020).

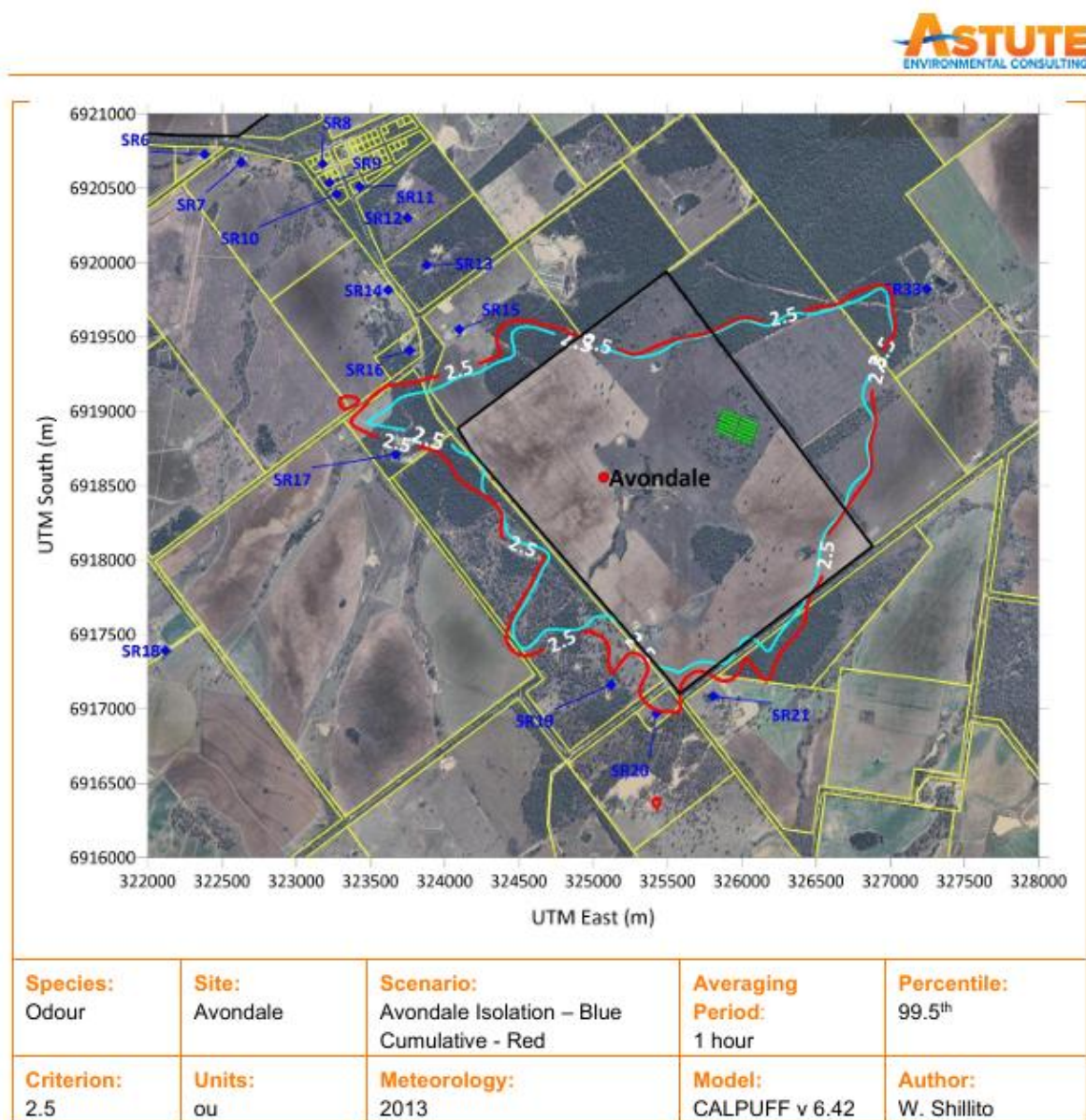


Figure 2. Predicted Concentrations – Comparison Isolation and Cumulative (Astute Environmental, 2020a)

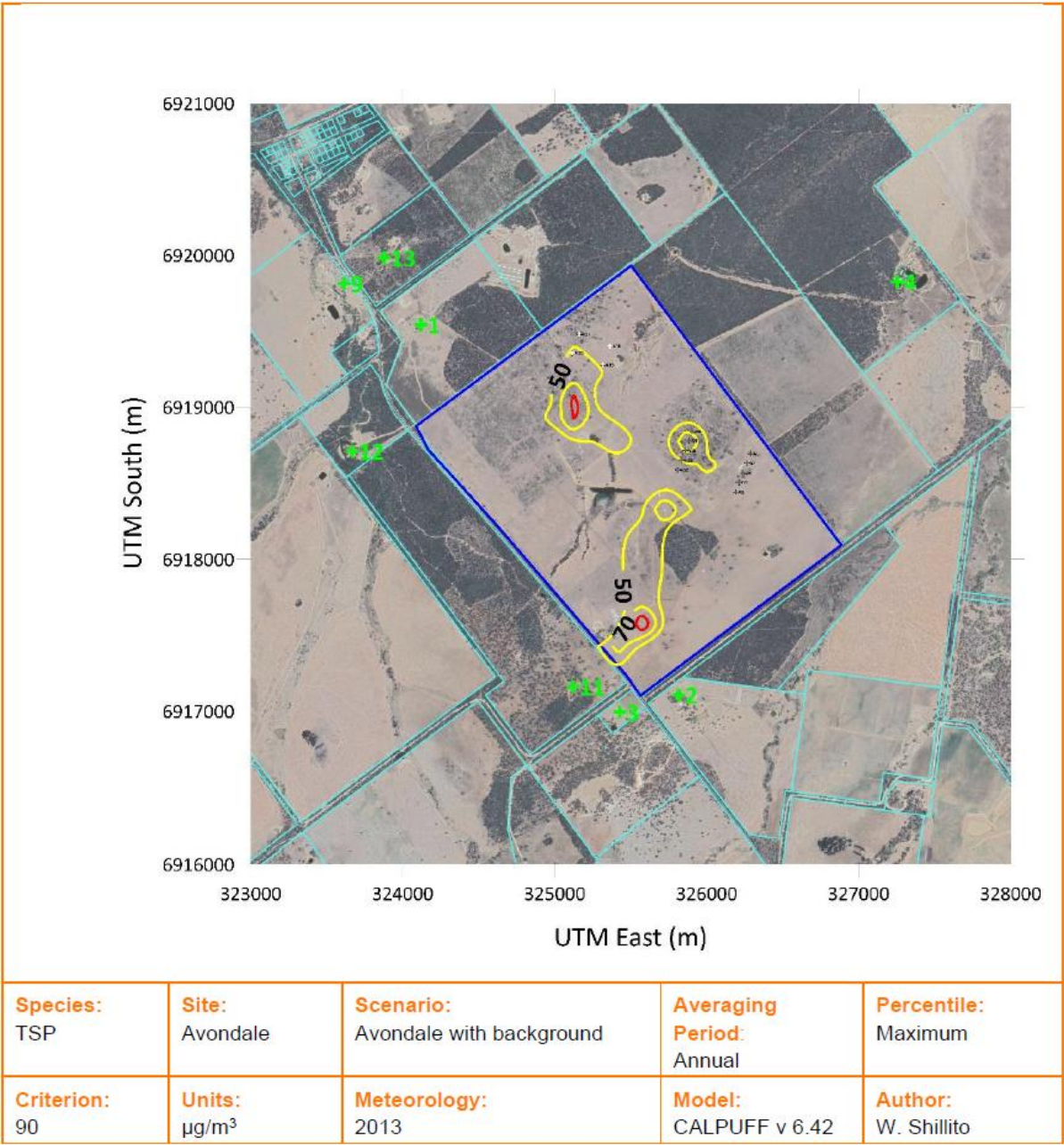


Figure 3. Total suspended particles -annual cumulative (Astute Environmental, 2020b)

4.1.3 Noise

A noise impact assessment addressing the noise emissions from the proposed Avondale site has been undertaken by Matrix Acoustics (Matrix Acoustics, 2020). Background noise monitoring observed the existing acoustical environment prior to project commencement and was used to determine project criteria in accordance with the Toowoomba Regional Council *Environmental Standards Code*. A noise model was developed based on measured noise emissions from the existing proponent’s site east of Millmerran and other source data. The results of the noise model and assessment indicates that the project is likely to be in compliance with all project criteria for both day and night-time periods, including



the shoulder period in the morning where the site commences work prior to the 'day' period commencing. It was recommended that the noise levels shown in Table 7 be set as project compliance criteria.

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 L _A _{Max}

It was also recommended that complaints monitoring be included in the SBEMP. See Section 6 for details of complaints handling and monitoring procedures.

The risk rating for potential noise impacts is 'low', as there are not anticipated to be any noise impacts from layer farm operation. This is in part due to the existing measures integrated into the design of the site (see below), large separation distances between potential sources of noise and sensitive receptors.

The main sources of noise on-site are expected to be point sources associated with farm infrastructure such as layer sheds, and the packing / grading facilities. The packing / grading facility has been designed to maximise use of the north side of the building for goods docks, placing the largest distance between potential sources and receptors of noise. Furthermore, noise generated on the northern side of the building is likely to be partially screened by the building. The use of Vegetated Environmental Buffers on the site will potentially help to reduce noise, dust and odour emissions from the site in accordance with SPP AO4.1 – regarding provision of supplementary planting to ensure vegetated buffers are established and maintained between the poultry farm and sensitive land uses. Significant buffer areas will be planted around all major site infrastructure as shown on Figure 5. The traffic management measures outlined in Section 5.7 are expected to minimise potential impacts.

The traffic management plan for the site requires traffic movements for the sheds, as well as the packing / grading facility are in the forward direction only, 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 layer farm is outlined in the report prepared by RMA engineering (RMA 2020b). The vertically integrated nature of the company means that it is possible to restrict traffic movements to the hours between 6pm and 6am (the night period) unless required for bird welfare.

The predicted traffic movements associated with farm operations are shown in Table 8, while traffic associated with staff movements are shown in Table 9. 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. Traffic movements from farm operations (adapted from RMA, 2020b)

Location	Trip type	Vehicle type	Origin / Destination	Timing	Estimated annual traffic generation (no. vehicle movements)
Avondale (Subject Site)	Hens in	19m Semi (AV)	Victoria	6am–6pm	8 loads x 2 = 16 vehicle movements
	Hens out	19m Semi (AV)	Toowoomba (east) / various locations (southwest)	6am–6pm	64 loads x 2 = 128 vehicle movements
	Feed delivery	19m Semi (AV)	Yandilla	6am–3pm	1,177 loads x 2 = 2,354 vehicle movements
	Unprocessed Eggs	19m Semi (AV)	On site only	6am–4pm (weekdays only)	0.00
	Processed eggs	19m Semi (AV))	Various locations (70% east, 30% west at Gore Highway).	6am–4pm (weekdays only)	2,154 loads x 2 = 4,308 vehicle movements
	Manure	Trailer and dog	Various locations (80% east, 20% west at Gore Highway)	10am–4pm	504 loads x 2 = 1,008 vehicle movements

Table 9. Traffic movements from staff (RMA, 2020b)

Staff	No. of staff	No. vehicles per day	No. vehicle movements (i.e. in / out)	Estimated daily traffic generation (no. vehicle movements)
Staff	41	20	2	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 13). 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 14. 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 layer sheds, packing / grading facility and manure pad 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 15), which also contains areas mapped as Echidna habitat. This area however will not be disturbed as part of this proposal. Other site mapping indicates no other areas of protected species, wetlands or essential habitat.

The site is not mapped as requiring referral for waterway barrier works. This is likely because the local site stream shown on Figure 18 terminates shortly after leaving the site and does not connect to downstream riverine systems.



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 the manure pad, layer shed pads, and the packing / grading facility pad, as well as the treated water application areas in the revegetation plantation areas (see Appendix A). Runoff from shed pads is expected to present a low risk due to the lower nutrient levels compared to manure pad runoff, and runoff mitigation measures (see Section 5.3) used to meet TRC stormwater requirements. Runoff from manure pads is managed in accordance with DPI Qld requirements (see Section 5.3). The Conceptual Stormwater Management Plan (CSMP) prepared by RMA Consulting (RMA 2020a), showed the flow paths and quantities of stormwater generated under the 1% AEP design storm.

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	A minor waterway runs in a northerly direction through the property. Based on the site plan shown in Figure 5, the manure pad, layer shed pads, are located >200m from the nearest waterway in the direction of flow. The packing / grading facility pad and pullet shed pads are located at a distance of 100–200m from the waterway, however the significant mitigation measures in place justify selection of a lower risk score for this factor.
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 <i>combibidan</i> 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 <i>combibidan</i> 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.



Parameter	Rating	Rationale
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 ranges from 0.8% to 1.25%.
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				RISK FOR FACTOR
		LOW	MODERATE	HIGH	VERY HIGH	
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				RISK FOR FACTOR
		LOW	MODERATE	HIGH	VERY HIGH	
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)





4.6 Flooding

Risk of Impacts from Flooding: Low

As described in Section 2.3.11 small and sometimes isolated areas of the farm are potentially affected by minor flooding and are mapped under TRC flood risk mapping. Layer sheds, and manure pads 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. The Conceptual Stormwater Management Plan (RMA 2020a) showed that impacts to natural surface flows and flooding under the post-development scenario are expected to be minimal.



5. Management Plans

The following management plans have been developed to mitigate potential environmental risks from the layer 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

The manure pad (including areas used for dead bird management) and associated infrastructure will be constructed in accordance with Section 3.5.

Approximately 75% of the manure from the layer sheds will be removed via manure belts during the production cycle. This will be loaded directly into trucks via the manure belts for transport off site. No manure from the manure belts will be stockpiled outside of sheds prior to collection.

The manure belts will be operated in each shed twice per week.

Any spilt manure will be swept/collected and re-loaded into manure transport trucks.

At the end of the production cycle manure remaining in the layer sheds (floor manure, approx. 25% of total layer manure) will be collected via loader/skid-steer and loaded into tipper trucks for transport to the manure pad.

Any spilt manure will be swept/collected and re-loaded into manure transport trucks.

All floor manure collected at the end of the layer and pullet production cycles will be windrowed on the manure pad. This manure will be aged in the windrows, before being removed for off-site use on annual cropping operations or applied on site to native pastures or revegetation plantings.

Windrows will be limited to 1.5m in height and 4m in width with side slopes of 1:1 as indicated in Appendix B. This appendix also includes details of estimated manure production rates.

The manure pad will be managed to ensure there is no more than 800 t of manure on the pad at any one time before being transported off-site or utilised on-farm.



Dead Bird Management

Manure Pads (including areas used for dead bird management, ponds, burial pits) and associated infrastructure will be constructed in accordance with Section 3.5.

Daily mortalities will be collected and buried on the manure pad, as discussed in Section 3.5. Spent hens will be sold and removed from the site, however, additional burial area has been allocated on the manure pad in the event that spent hens cannot be sold off farm.

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.

- Packaging waste and plastic from the packing grading facility operations will be recycled as on existing sites run by the client.
- Organic waste such as landscaping trimmings will be added to mortalities composting as carbon bulking material.
- Other organic wastes such as staff food scraps or spilt animal feed could be composted.

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 layer farm, and packing / grading facility. 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

- Manure pad (including areas used for dead bird management) and associated infrastructure will be constructed and maintained in accordance with Section 3.5.
- Ensure feeding equipment is in good working order with daily inspections.
- Clean up any spilt feed daily.
- Replace or repair faulty/broken augers.
- Ensure manure belts are operated twice weekly to avoid manure build-up in sheds, with manure loaded directly into covered manure trucks for transport off-site.
- At the end of the production cycle, remove all floor manure and transport to the on-site manure pad for windrowing.
- Ensure carcasses removed from sheds daily and transported directly to the manure pad for burial.
- Dead birds and egg waste will be disposed of via burial in designated burial pits located on the manure storage pad.
- 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 is 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 Adminstrating 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 low. The Conceptual Stormwater Management Plan (RMA 2020a) showed that impacts to natural surface flows and flooding under the post-development scenario are expected to be minimal. Runoff from the manure pad will be captured due to the potential for nutrient runoff, and runoff from shed pads will be captured as it may contain spilt feed, spilt manure, and deposition from shed ventilation. 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

Layer sheds, packing / grading facilities and manure pad are not built in areas subject to the 1% AEP flood event.

Stormwater Management Measures

Manure pad (including areas used for dead bird management) and associated infrastructure will be constructed in accordance with Section 3.5.

Runoff from the shed pads and manure management areas (Manure pad) will be captured in retention basins.

- A sedimentation system and retention basin to treat and capture runoff from the manure pad area has been designed in accordance with the Feedlot Guidelines as recommended by DPI Qld.
- A retention pond to capture runoff from around sheds has been sized to capture 20mm of runoff from impervious areas, in order to meet the requirements of the TRC planning scheme.

Refer to Appendix B for more detail on design calculations for these environmental control measures.

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, ponds/basins, bunding and other stormwater management measures will be inspected monthly for signs of erosion or deterioration, and maintained where necessary.

The sedimentation pond will be maintained to ensure sediment deposition does not limit the active capacity of the pond. This is to be undertaken when the pond is dry following rainfall events, where the active capacity of the pond is <90% of the design capacity.



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 layer 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 layer 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.

Stormwater retention ponds designed for the operational phase will also act as sediment ponds for pad areas during the construction phase.

Use sediment fences or vegetated areas downslope of construction areas to reduce sediment runoff.

A rumble pad is to be located near layer farm as this location will minimise off-site noise impacts.

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 layer 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 layer farm infrastructure or assets and as such, these rehabilitation measures are dependent upon the subsequent use of the land.

Rehabilitation Measures

The layer 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 two entries into the farm. All vehicle movements are to use one of these entries to access the farm.
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 layer 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 disposed of in accordance with the composting practices outlined in [Optimising waste and by-product utilisation and conversion to value streams guidance manual](#) (Copley et al., 2025).

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.

- Bait 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 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
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	F	Whether it has vibration components
6	Very annoying		
7	Extremely annoying		

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

[illegible]



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

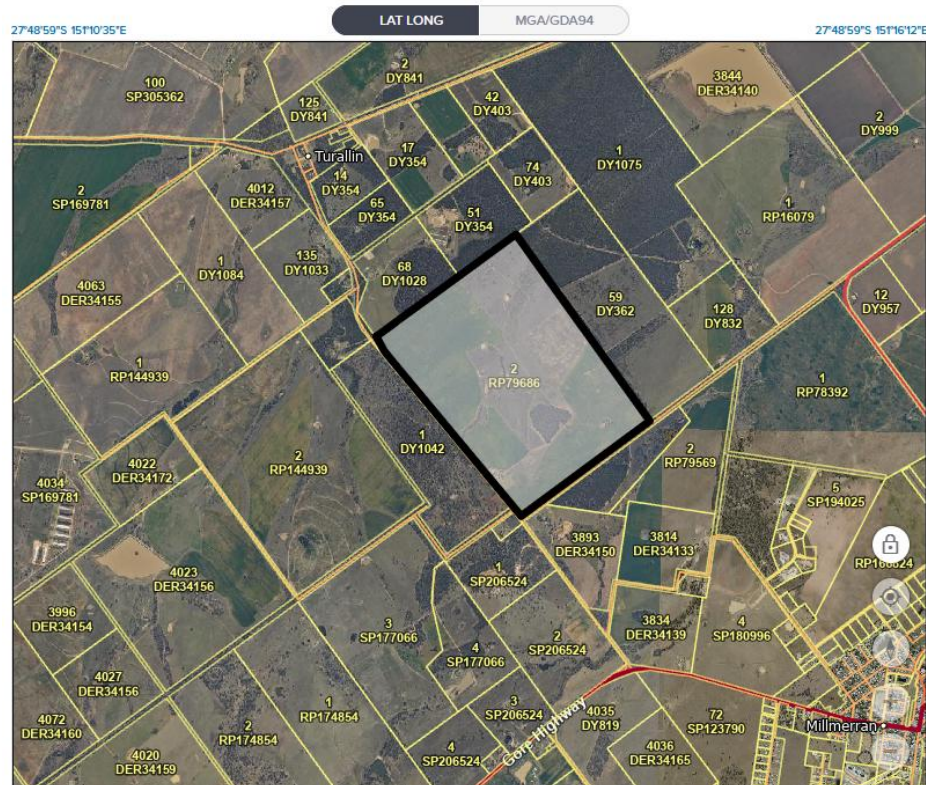
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Appendix A. Environmental Values Mapping

Avondale

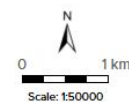
Locality



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 Queensland Globe



Legend located on next page



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Figure 4. Locality Plan



Figure 5. Site Plan (supplied)

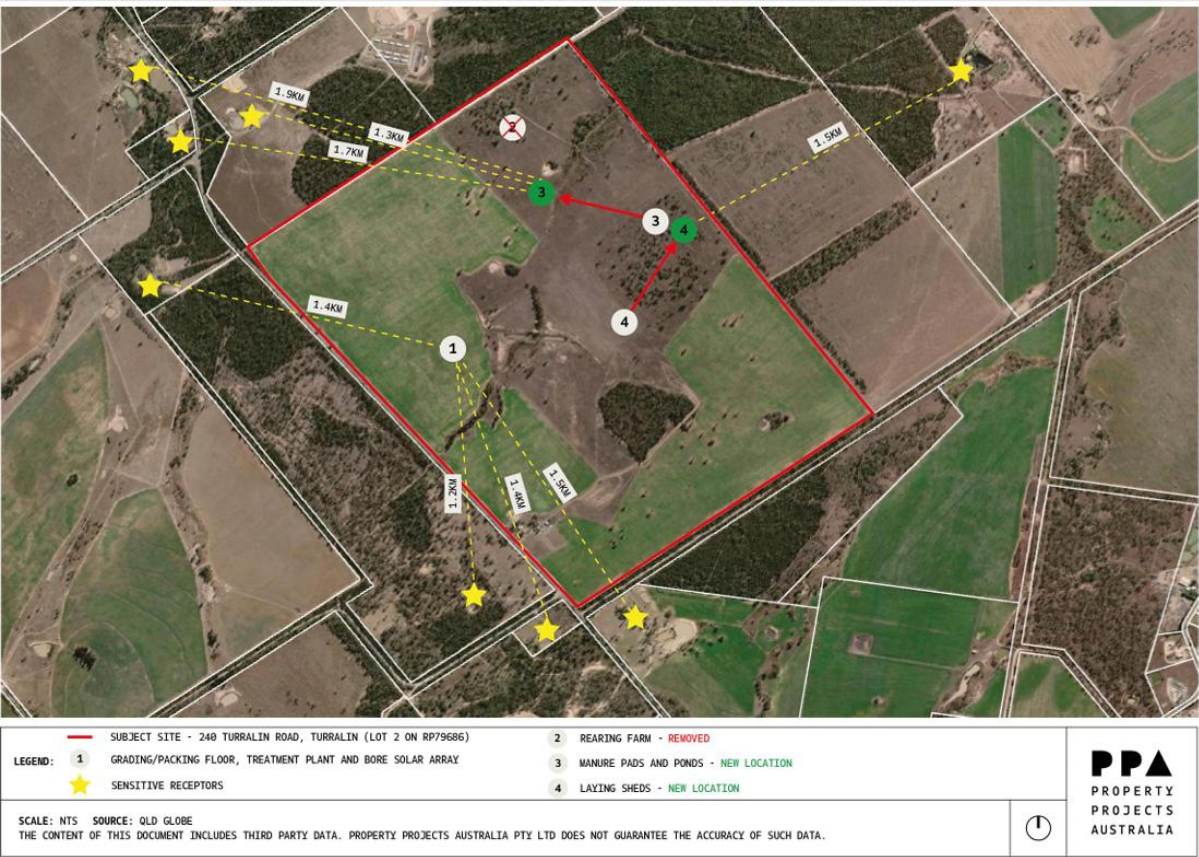


Figure 6. Nearby receptors (reproduced from Property Projects Australia)



Avondale

Land use

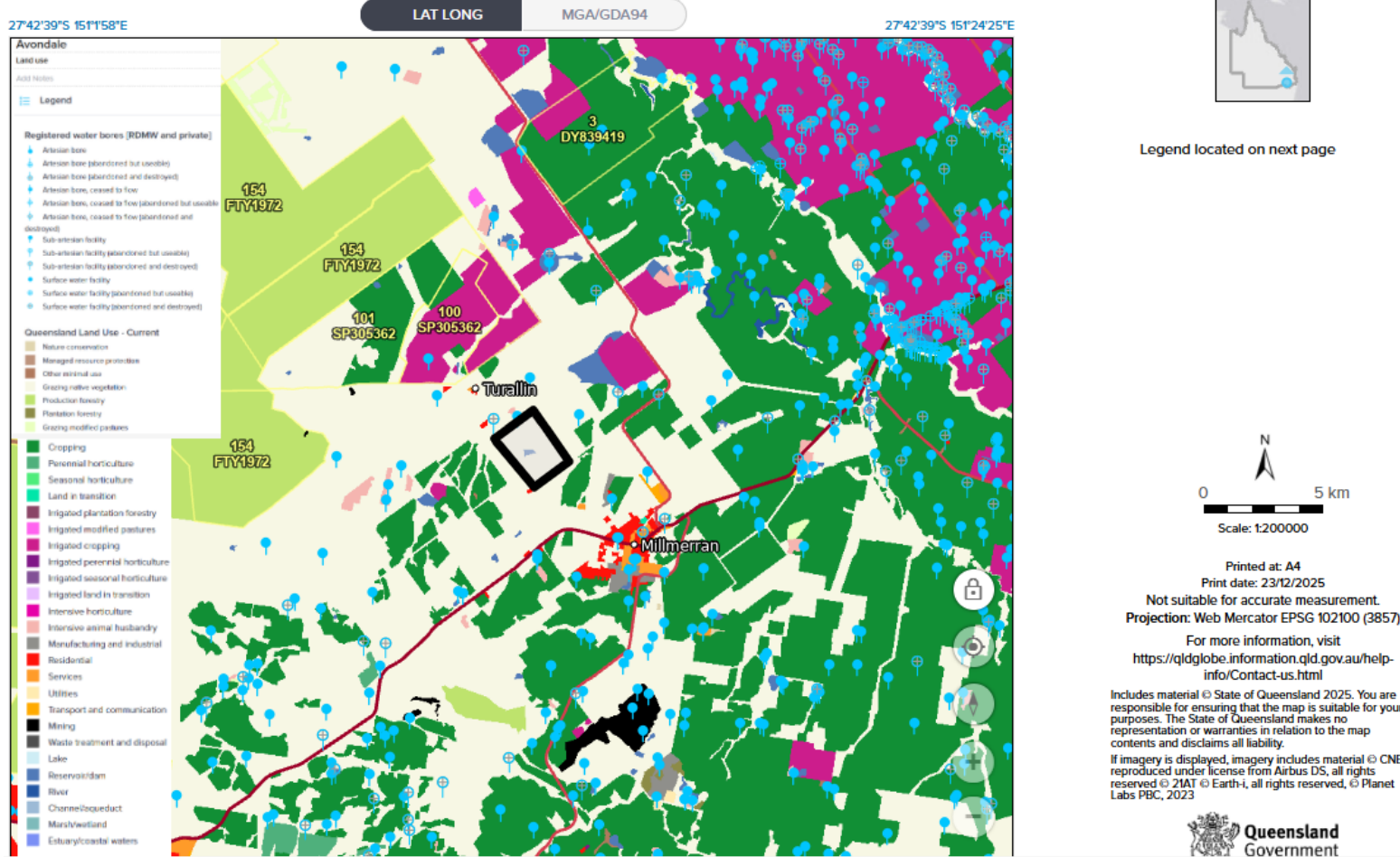
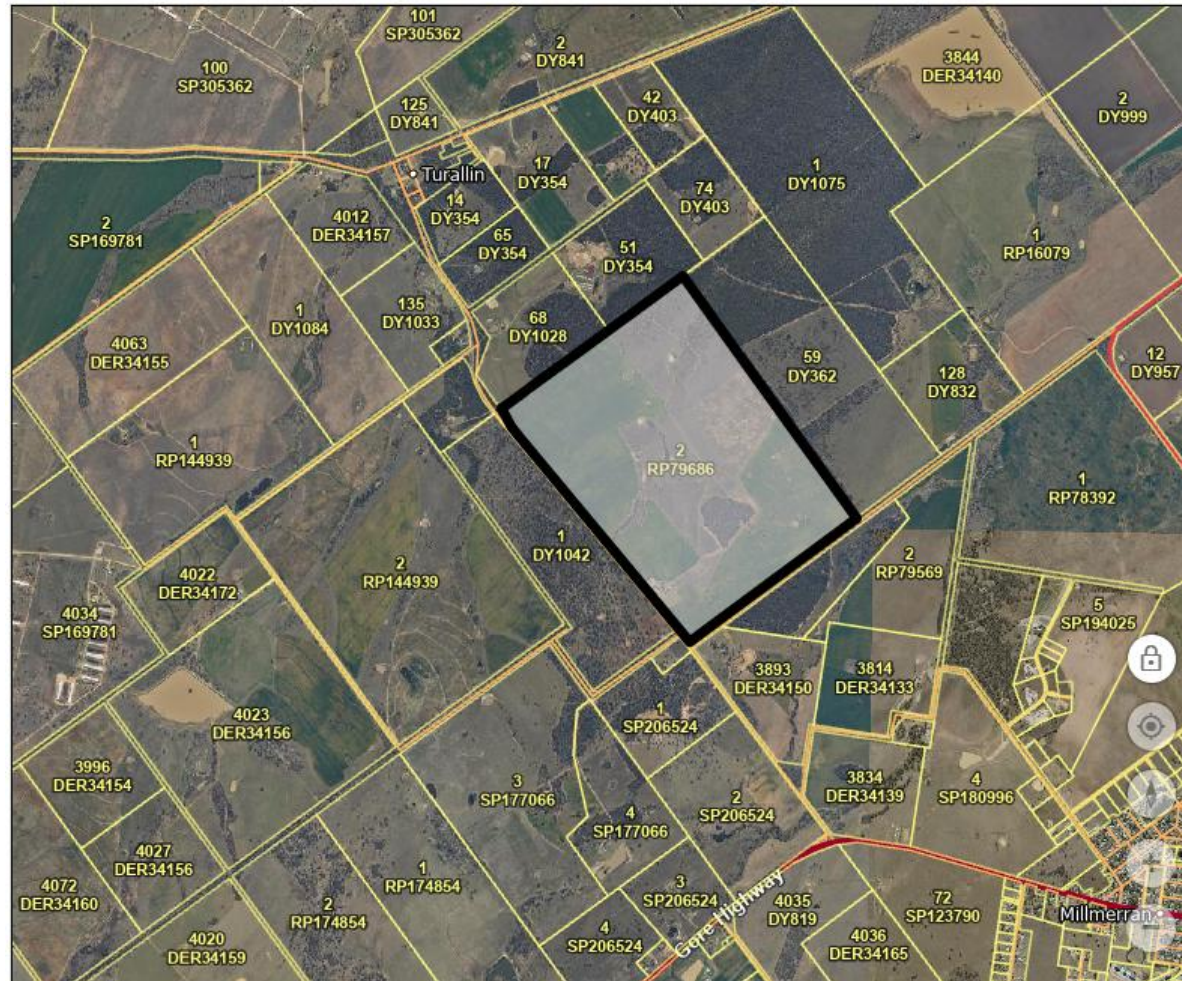


Figure 7. Land use

27°48'54"S 151°10'30"E

MGA/GDA94

27°48'54"S 151°16'7"E



Queensland Globe



Acid Peptides



Queensland
Government

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Avondale

Land use agreements

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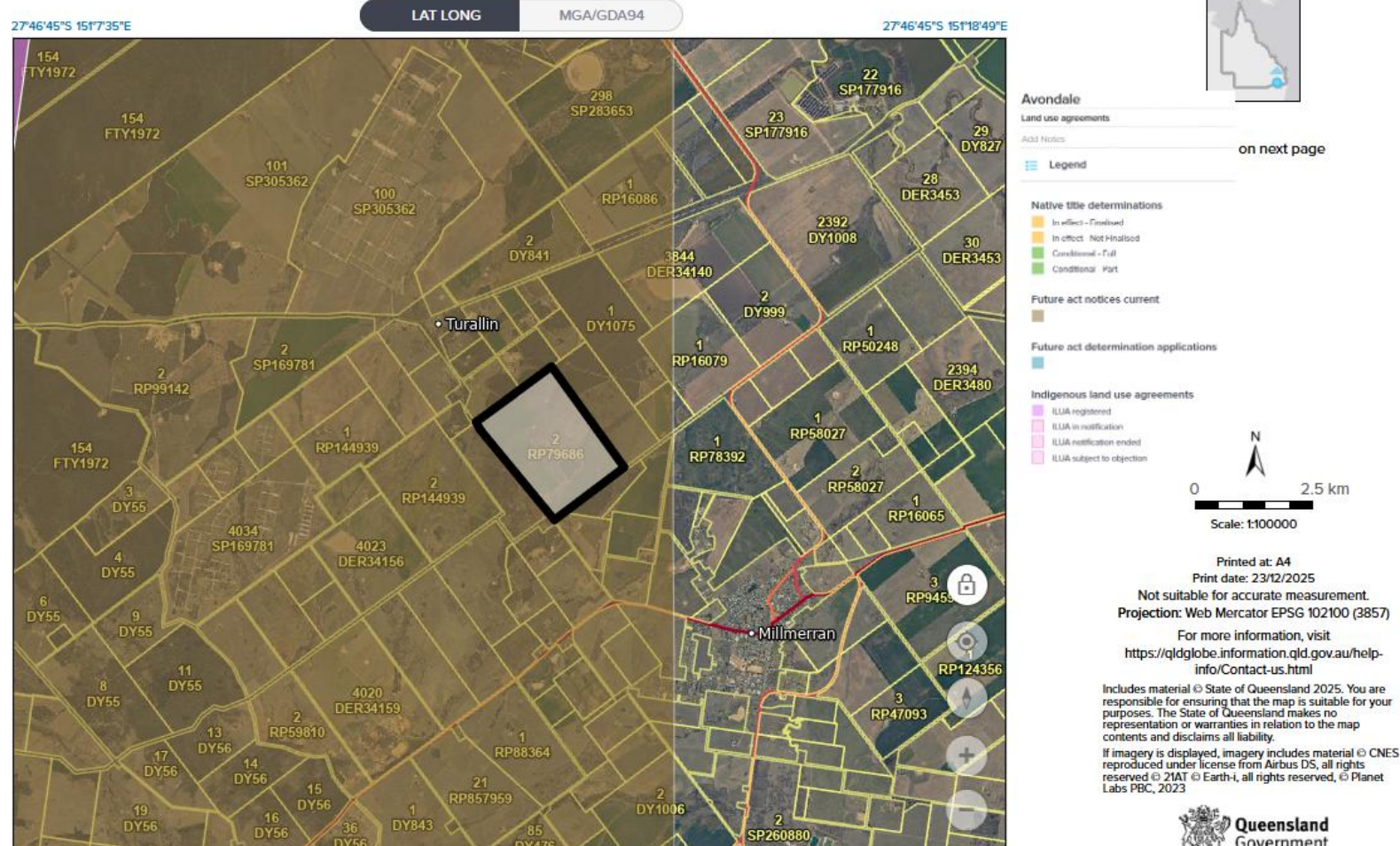
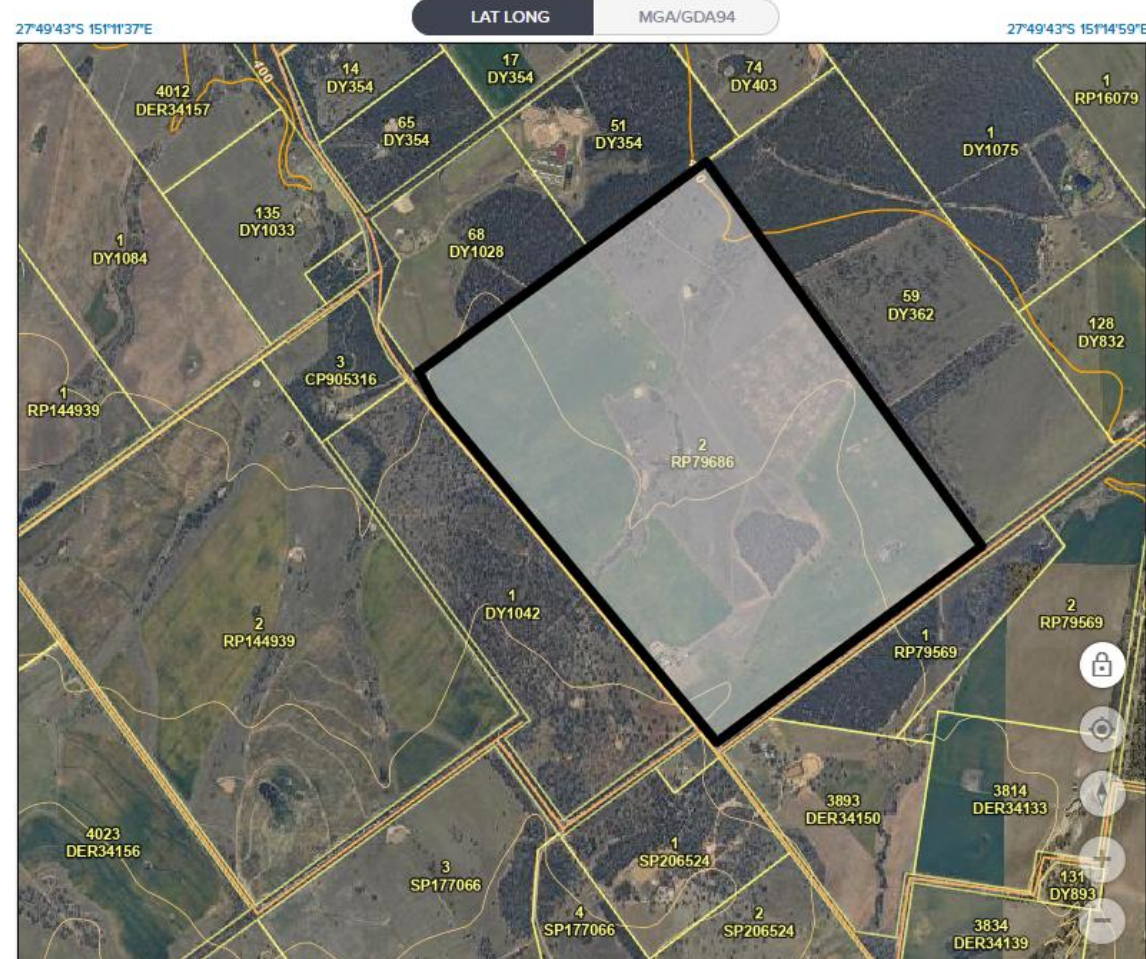


Figure 9. Land use agreements



Avondale

Contour map



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Avondale

Contour map

Add Notes

Legend

Contour SRTM 10m

- Index Contour
- Intermediate Contour

Contour LiDAR 5m

- Index Contour
- Intermediate Contour

Contour LiDAR 1m

- Index Contour
- Intermediate Contour

Land parcel

- Parcel

0 500 metres

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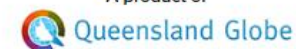
Figure 10. Topography



Avondale

Soils - 1:2,000,000

A product of



Avondale

Soils - 1:2,000,000

Add Notes

Legend

Project boundaries ATLAS - 1:2 000 000 scale



Project polygons ATLAS - 1:2 000 000 scale



Land parcel

Parcel



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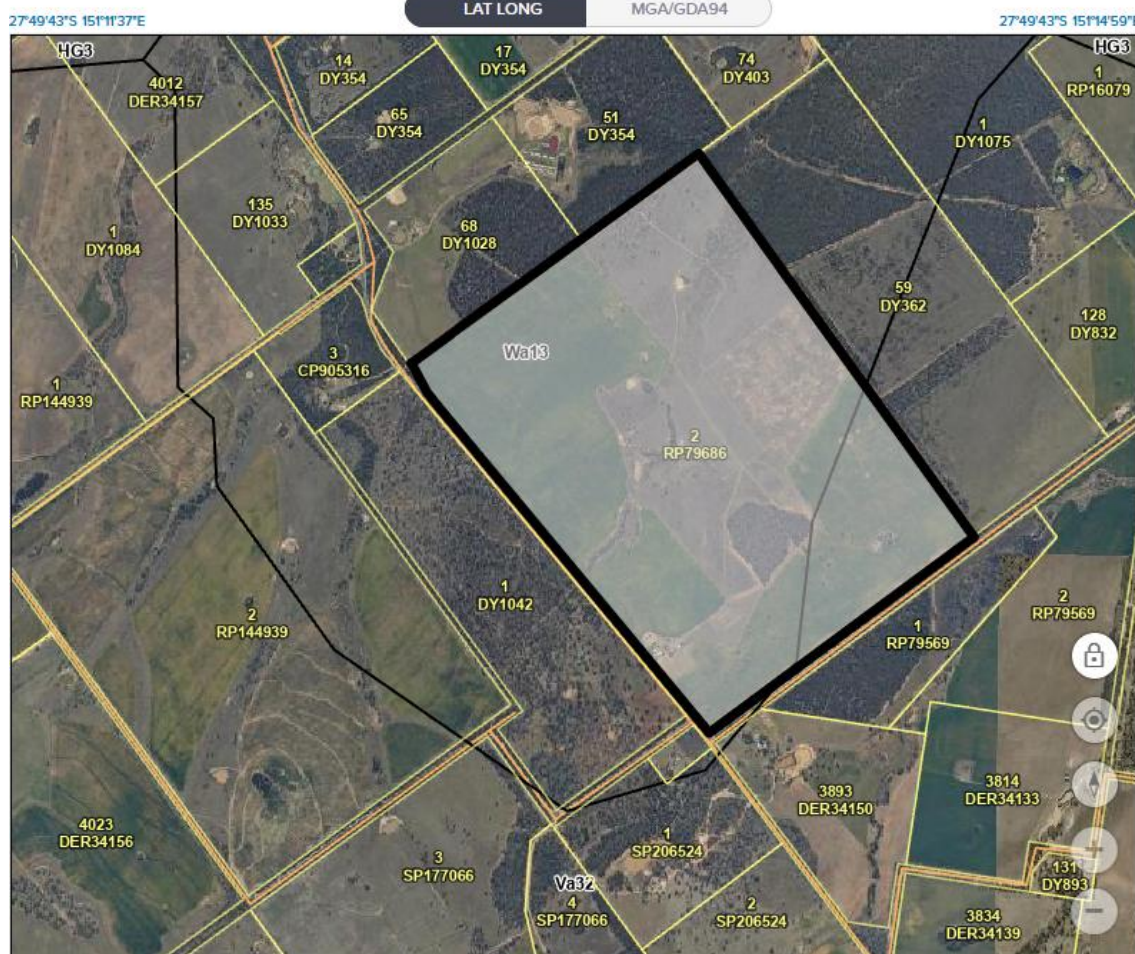
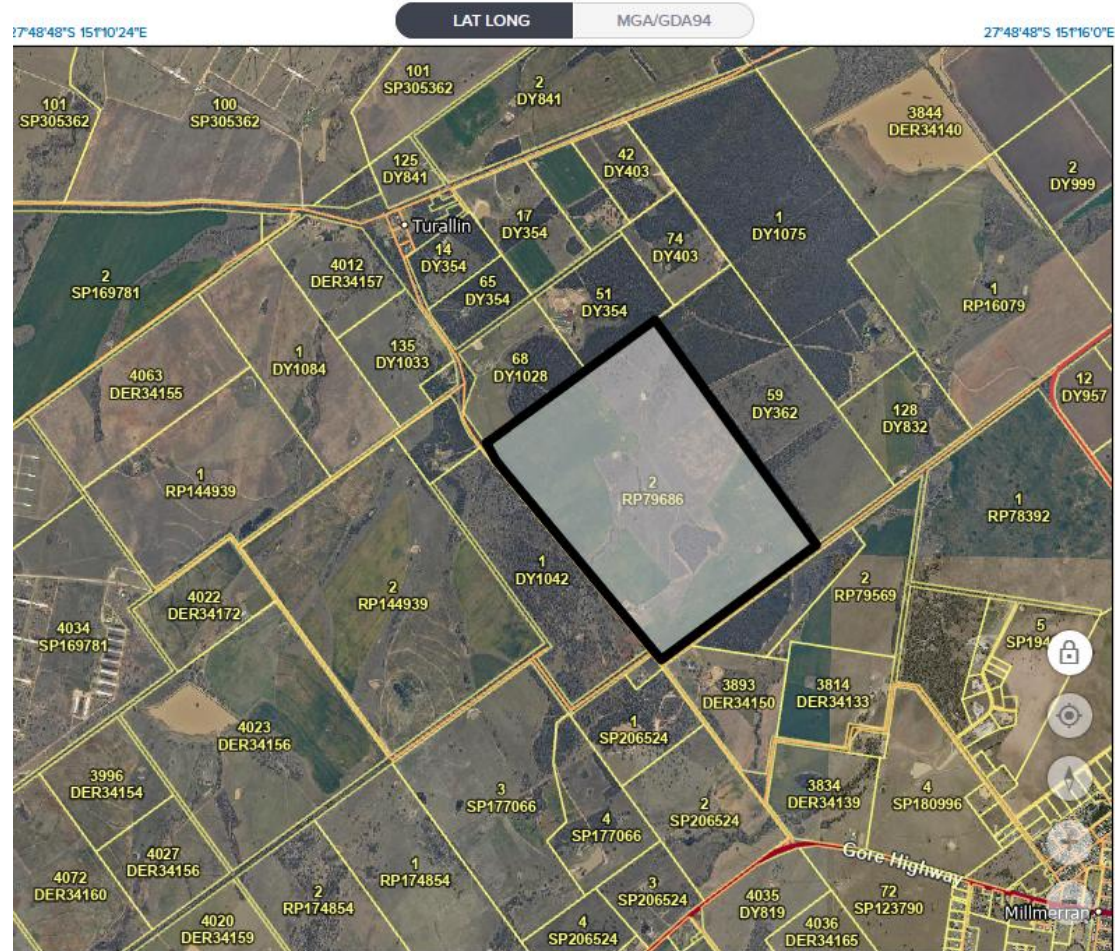


Figure 11. Soil types



Avondale

Acid sulphate soils



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Avondale

Acid sulphate soils

Add Notes

Legend

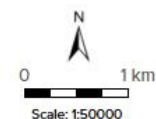
Project boundary acid sulfate soils - National scale



Project polygons acid sulfate soils - National scale

- High probability of occurrence (>70%)
- Low probability of occurrence (6-70%)
- Extremely low probability of occurrence (1-5%)

Land parcel



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Queensland
Government

Figure 12. Acid sulphate soils



Avondale

Strategic Cropping Area (SCA) and Priority Agricultural Areas (PAA)

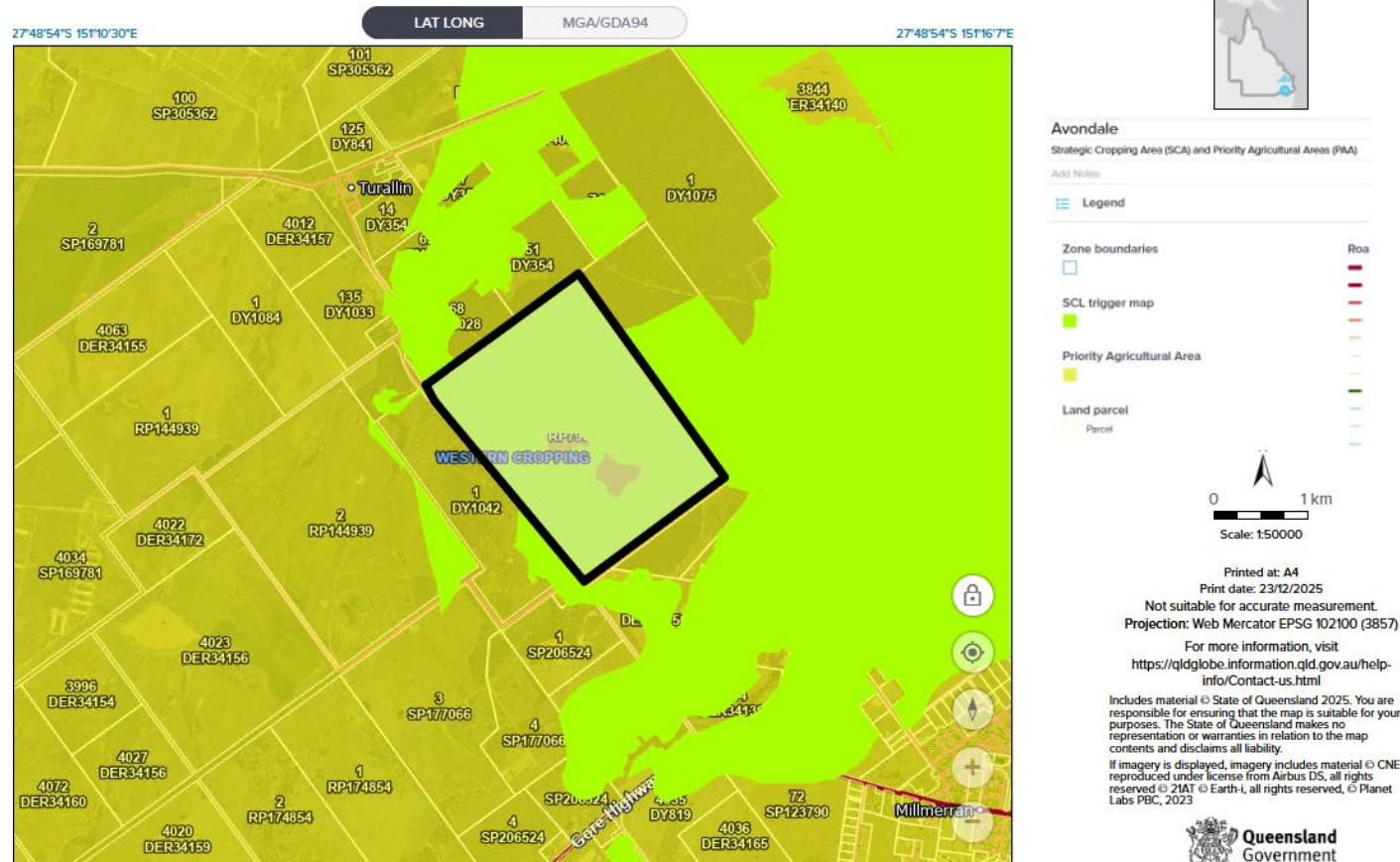


Figure 13. Strategic cropping areas (SCA) and Priority agricultural area (PAA)



Avondale

Important agricultural areas (IAA) & ALA class A and B land

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Avondale

Important agricultural areas (IAA) & ALA class A and B land

Add Notes

Legend

Agricultural Land Audit - important agricultural area



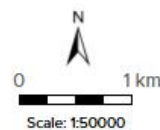
Agricultural Land Audit - land class A and B



Land parcel



Parcel



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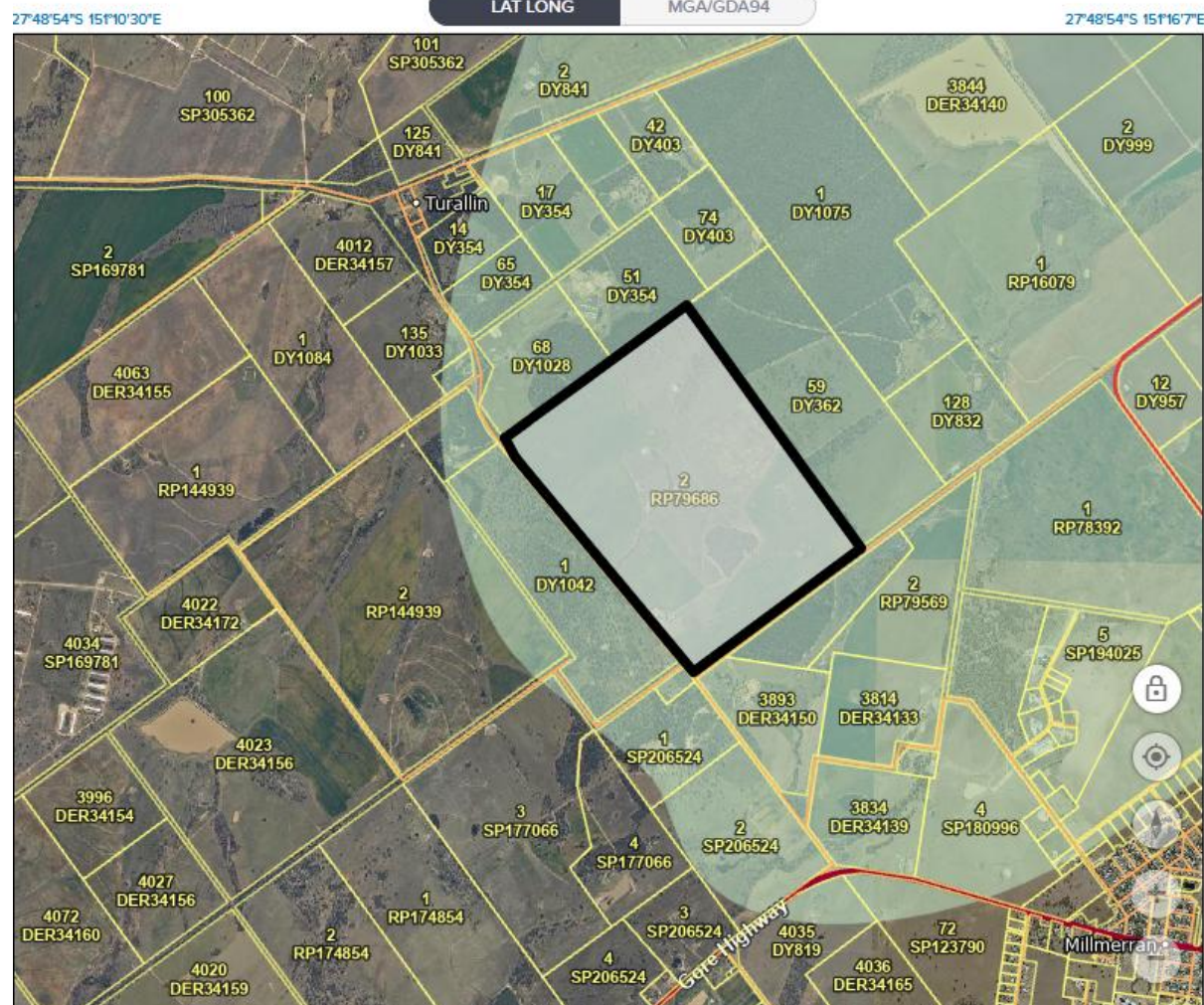


Figure 14. Important agricultural areas (IAA) & ALA Class A and B land



Avondale

Native vegetation

A product of
 **Queensland Globe**



Figure 15. Native vegetation

A product of
 Queensland Globe





Avondale

Biodiversity

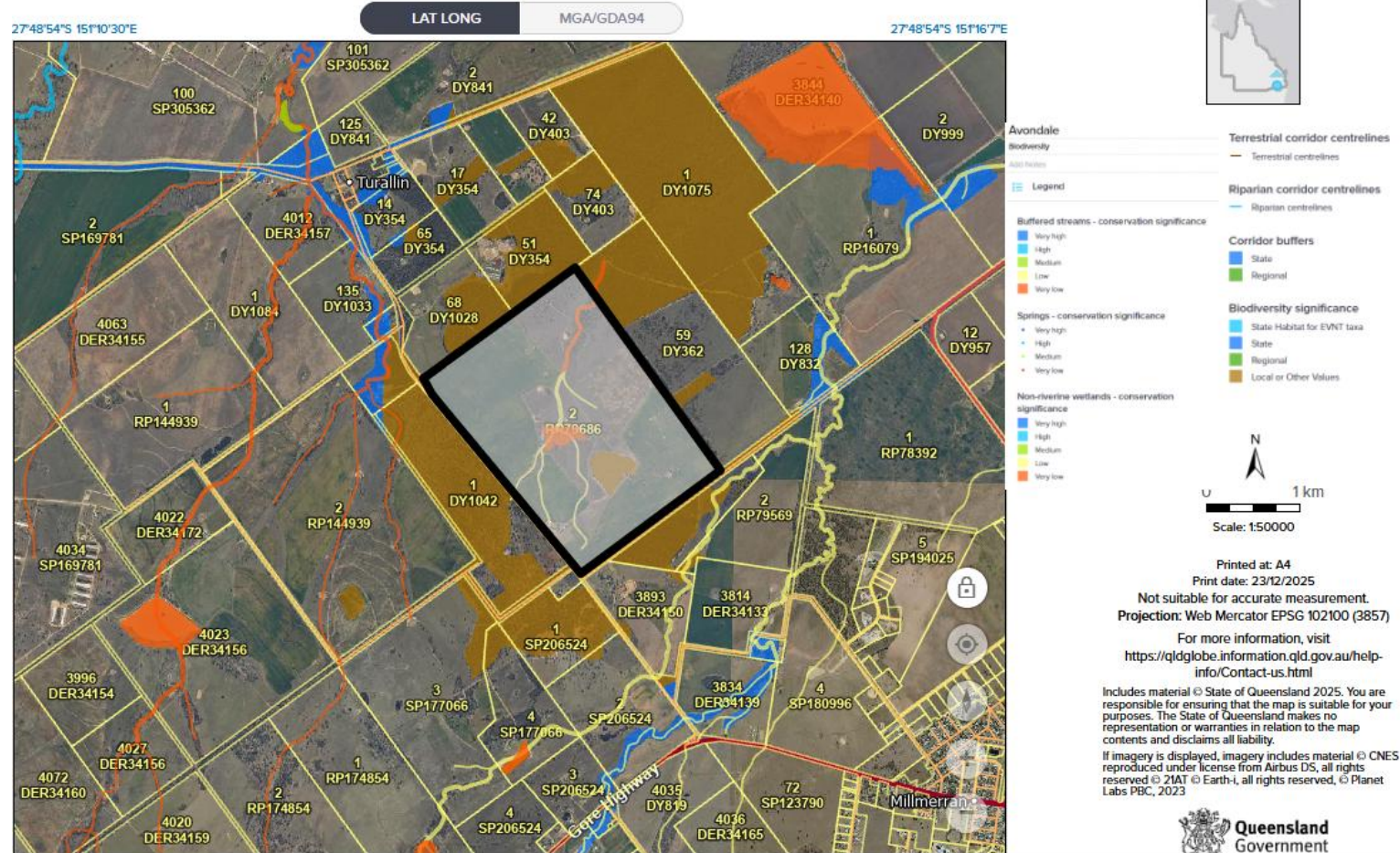


Figure 17. Biodiversity



Avondale

Watercourses

A product of
 **Queensland Globe**

27°49'48"S 151°11'43"E

LAT LONG

MGA/GDA94

27°49'48"S 151°15'5"E



Avondale

Watercourses

Add fields

Legend

Coastline

Lake

Lake

Reservoir

Reservoir

Canal line

Canal

Canal area

Canal area

Watercourse lines

Major - perennial

Major - non-perennial

Minor - perennial

Minor - non-perennial

Watercourse area

Watercourse area

Printed at: A4

Print date: 23/12/2025

Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

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 **Queensland Government**

Figure 18. Watercourses

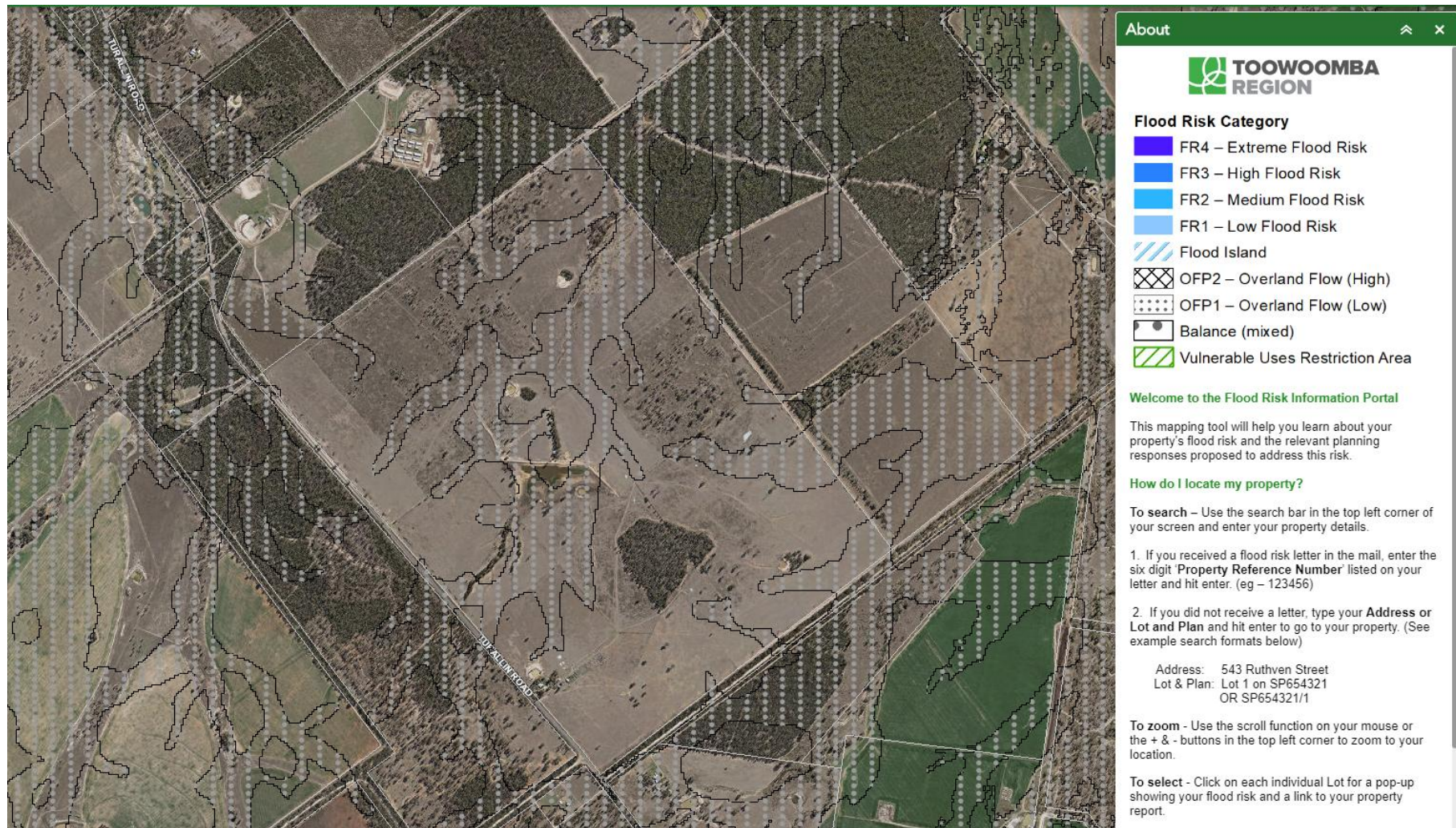


Figure 19. TRC Flood risk mapping



Avondale

Flooding

27°46'46"S 151°8'25"E

LAT LONG

MGA/GDA94

27°46'46"S 151°9'39"E



A product of
Queensland Globe



Avondale

Flooding

Add Notes

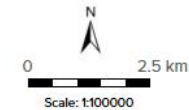
Legend

Rapid Hazard Assessment



Land parcel

Parcel



Printed at: A4

Print date: 23/12/2025

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

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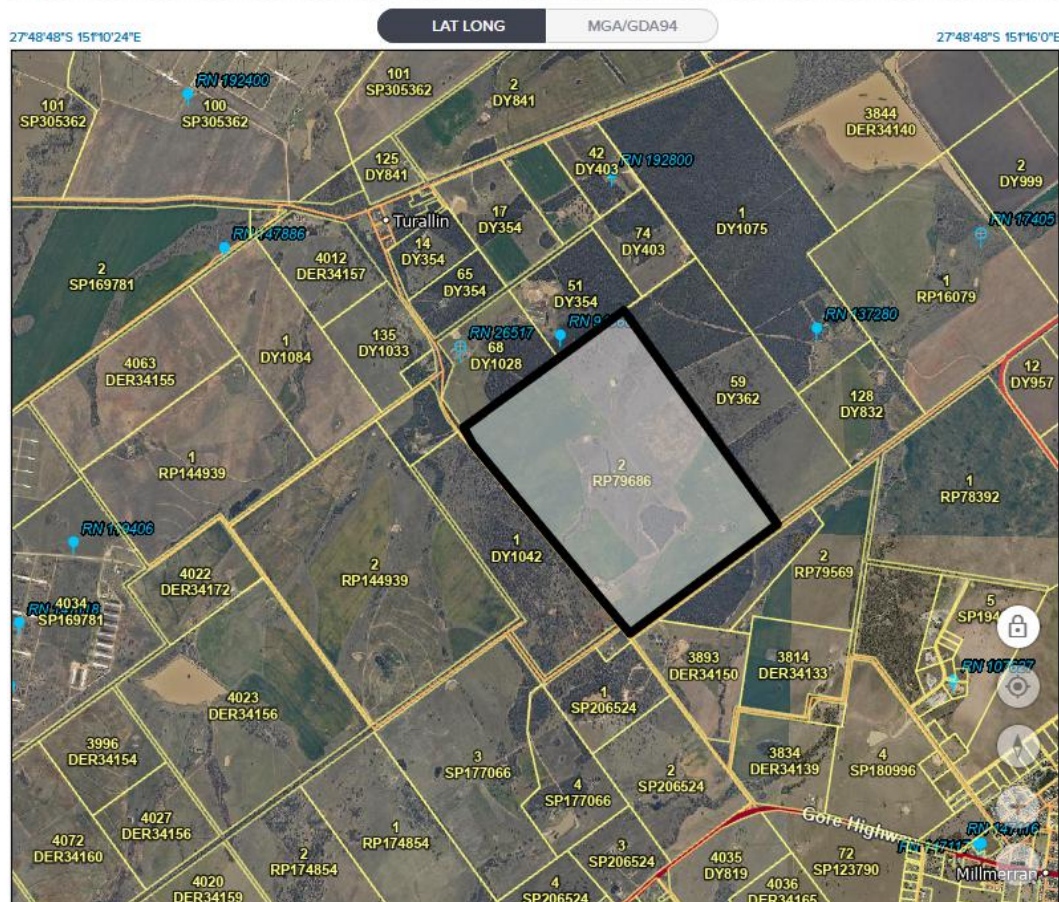


Figure 20. Modelled flood levels (Rapid hazard assessment)



Avondale

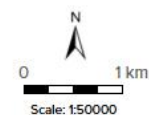
Registered bores



A product of
Queensland Globe



Legend located on next page



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Print date: 23/12/2025
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Figure 21. Registered groundwater bore locations



Appendix B. Pad and Pond Calculations

Shed Pads and Runoff

The size of the controlled drainage area around the shed pad, including layer sheds, and the packing facility are calculated below, using representative runoff coefficients in accordance with runoff calculation guidance.

Layer Farm complex	Number	Unit
Length	310	m
B	285	m
Area	60,480	m ²
Sheds	12.0	#
L	132	m
B	16.1	m
Shed area	25,502	m ²
Pad shoulders	10	m
Additional Pad area	40,344	m ²
Runoff Coefficient – Sheds	1.0	C10
Runoff Coefficient – Pads / Carparks	0.8	C10
Runoff Coefficient – Natural areas	0.4	C10
Average C	0.8	C10
Runoff Capture	20.0	mm
Retention Dam	1.3	ML

Layer Farm complex	Number	Unit
L	250	m
B	150	m
Area	37,500	m ²
Sheds	1.0	#
L	100	m
B	100	m
Shed area	10,000	m ²
Pad shoulders	20.0	m
Additional Pad area	9,600	m ²
Runoff Coefficient – Sheds	1.0	C10
Runoff Coefficient – Pads / Carparks	0.8	C10
Runoff Coefficient – Natural areas	0.4	C10
Runoff Capture	20.0	mm
Shed runoff (to tanks)	0.2	ML
Average C (excl. sheds)	0.5	C10
Retention Dam	0.3	ML



Manure Pad Design

The manure pad and component areas have been sized in accordance with the calculations detailed on the following pages, based on production data from existing sites and the stated assumptions.

The general design consists of:

- The 150x145m (**2.18ha**) compacted pad for conducting manure and dead bird management.
- A 5m buffer and transport road runs the full perimeter of the pad.
- The 85x55m manure storage area, designed for windrowed manure in accordance with the calculations outlined below.
- Two 65x40m Emergency animal disease disposal (burial) areas.
- A 50x55m primary burial area for disposal of mortalities throughout the production cycle.
- A 65x40m future burial area once the primary burial area reaches capacity (approx. 20y at current production).
- Separation of 10m between each EAD area and future burial area, separation of 15m between EAD areas and manure storage area.

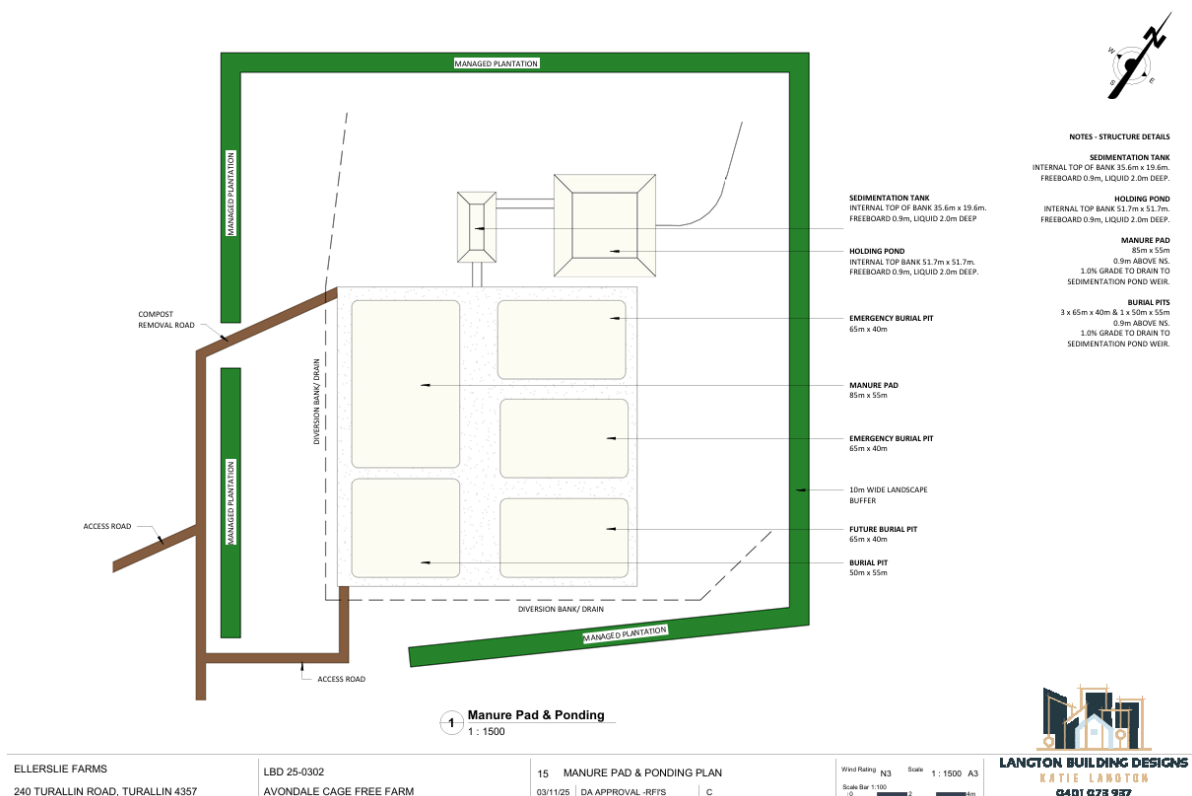


Figure 22. Manure pad indicative design (subject to change)



Manure Production (dry matter)			
Parameter	Value	Units	Refs / Assumptions
Layer hen manure	10.6	t DM/1000 birds / yr	From National Egg Guidelines
Layer hen number	840,000	bird places	
Total Layer manure	8,940	t DM/yr	
Layer manure – to belts (offsite removal)	6,678	t DM/yr	75% to manure belts
Layer manure – to pad (temporary storage)	2,226	t DM/yr	25% to floor section of sheds
Total manure to pad	2,226	t DM/yr	
Total manure DM (removed every 12wks)	514	t DM /12wks	
Moisture content floor manure	28.9	%	Jenkins 2015 (as reported in Egg Guidelines)
Manure weight (inc. moisture)	662	t manure /12wks	
Bulk Density	550	kg/m ³ @ 25% MC	WA COP 2004– Moisture similar to spent litter, assume same bulk density.
Volume manure produced	1,204	m ³ manure /12wks	

Pad Sizing		
Windrow dimensions		
Height	1.0	m
Base	3.4	m
Length	85.0	m
CSA	2.4	m ²
Number of Windrows (@1376m ³ /12wks)	6.0	#
Space between rows	5.0	m
Length of manure area (incl handling)	55	m
Width of manure area	85	m



EAD Burial Pit		
Layer hen number	840,000	#
Volume of dead layer	0.005	m ³
Pit Volume (REQ)	3,780	m ³
Pit Volume (CALC)	3,839	m ³
Length @ GL	65	
Width @ GL	40	m ³
Side Batters	2	:1 x:y
Depth	1.7	m
Bottom length	58.2	m
Bottom width	33.2	m

Primary Burial Pit		
Layer hen number	840,000	#
Volume of dead layer	0.005	m ³
Mortality /yr (max)	5%	
Design life	20	yrs
Pit Volume (REQ)	3,780	m ³
Pit Volume (CALC)	3,884	m ³
Length @ GL	50	
Width @ GL	55	m ³
Side Batters	2	:1 x:y
Depth	1.6	m
Bottom length	43.6	m
Bottom width	48.6	m



Manure Pad Ponds

The manure pad ponds are designed with a sedimentation basin and holding pond in accordance with the Feedlot Guidelines, in order to meet DPI Qld requirements.

CATCHMENT AREAS AND SLOPE		
Hard catchment area	2.18	ha
Soft catchment area	0.00	ha
Sedimentation system area	0.08	ha
Holding pond area	0.27	ha
Pad down-slope	1.0%	
Pad cross-slope	1.0%	
Catch drain slope	1.0%	



SEDIMENTATION SYSTEM		
Sedimentation system type	Basin	
Length to width ratio (L/W)	2.0	
Scaling factor ($\square$)	2.5	
Design flow velocity (v)	0.005	m/s
Overland flow length	209	m
Overland flow time	15.59	minutes
Drain length	0	m
Drain flow time	0.00	minutes
Time of concentration (tc)	15.59	minutes
Tabulated rainfall intensity (Qld localities) for 5% Annual Exceedance Probability (AEP)	134.8	mm/hr
Peak inflow rate (Qp) for 5% AEP design storm	0.7	m ³ /s
Required sedimentation system volume (V)	675	m ³
Proposed sedimentation system volume	675	m ³
Minimum surface area	0.07	ha
Tabulated rainfall intensity (Qld localities) for 2% Annual Exceedance Probability (AEP)	160.8	mm/hr
Peak inflow rate (Qp) for 2% AEP design storm	0.8	m ³ /s
Suggested minimum control weir width (based on 0.6 m deep by-wash flow)	1.0	m



RUNOFF HOLDING POND		
Pen pond volume co-efficient (C_p)	1.481	ML/ha
Pen area (A_p)	0.00	ha
Hard catchment pond volume co-efficient (C_h)	1.541	ML/ha
Hard catchment area (A_h)	2.52	ha
Soft catchment pond volume co-efficient (C_s)	0.754	ML/ha
Soft catchment area (A_s)	0.00	ha
Effluent holding pond storage capacity (V)	3.89	ML
Proposed effluent holding pond storage capacity (V)	3.90	ML
Depth – base to by-wash level, (D)	2.00	m
Batter – lengthwise, Zl (1 vertical : z horizontal)	2.00	
Batter – breadthwise, Zb (1 vertical : z horizontal)	2.00	
Freeboard – by-wash to crest, (F)	0.90	m
Length – at embankment crest, (L_c)	51.70	m
Breadth – at embankment crest, (B_c)	51.70	m
Length – At by-wash level, (L_{fsl})	48.10	m
Breadth – at by-wash level, (B_{fsl})	48.10	m
Length – at base, (L_b)	40.10	m
Breadth – at base, (B_b)	40.10	m
Length : Breadth Ratio	1.00	
Surface Area at Embankment Crest	0.267	ha
Peak outflow rate (Q_p) for 2% AEP design storm	0.90	
Suggested minimum by-wash inlet width (based on 0.5 m deep by-wash flow)	0.85	



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Version notes

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Version 2: Updated draft SBEMP for client with changed design.

Version 3: Updated SBEMP with changed design.



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