

Your Reference:

Our Reference:

Contact:

CW: RR: 21-11 (FID87947, MCU012-20/21, 20302-00000-000, ID1638939)
enquiries@banana.qld.gov.au

28 April 2022

AJ's Country Meats Pty Ltd
C/- Precinct Urban Planning
PO Box 2251
NORTH IPSWICH QLD 4305

Dear Sir/Madam

Notice about request to change development approval
(Given under section 83 of the Planning Act 2016)

Application Number: MCU012-20/21
Description: Industry (Abattoir)
Level of Assessment: Impact Assessable
Site Address: 19 GARDINER STREET, TAROOM
Lot & Plan Details: Lot 1 on T5043, Lot 2 on T5043

Reference is made to your correspondence received by Council on 29 March 2022 requesting to change (permissible change) development approval MCU012-20/21, decided on 19 January 2022 and issued by Negotiated Decision Notice dated 20 January 2022.

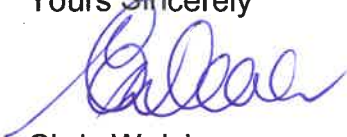
Your request has been assessed and **approved** on 27 April 2022 to the extent detailed below:

- Amend Conditions 1
- Amend Condition 29
- Amend Condition 31

Attached is a copy of the original decision notice showing the approved changes.

Should you require further assistance in relation to this matter, please do not hesitate to contact Council's Development Services section on (07) 4992 9500, quoting you application number of MCU012-20/21.

Yours Sincerely



Chris Welch
DIRECTOR COUNCIL SERVICES

Enc

Attachment 1 – Appeal Rights
Attachment 2 – Decision notice showing the changes

CC

All Referral Agencies (both advice and concurrence)

State Assessment and Referral Agency (SARA)
rockhamptonSARA@dilgp.qld.gov.au

Attachment 1

Planning Act 2016 Extract on Appeal Rights

Part 1 Appeal rights

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 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.

Attachment 2
Original Decision Notice showing changes

Your Reference:

Our Reference: CW: RR: 21-11 (FID87947, MCU012-20/21, 20302-00000-000, ID1638939)

Contact: enquiries@banana.qld.gov.au

20 January 2022

AJ's Country Meats Pty Ltd
C/- Precinct Urban Planning
Attn: James Williams
PO Box 2251
NORTH IPSWICH QLD 4305

Dear Sir/Madam

NEGOTIATED Decision Notice – Approval (AMENDED 27 April 2022)
(Given under section 63 of the Planning Act 2016)

Application Number: MCU012-20/21
Description: Industry (Abattoir)
Level of Assessment: Impact Assessable
Site Address: 19 GARDINER STREET, TAROOM
Lot & Plan Details: Lot 1 on T5043, Lot 2 on T5043

On 19 January 2022, under delegated authority, your request for a Negotiated Decision Notice, received by Council on 15 December 2021, was approved to the extent detailed in this Notice. This Negotiated Decision Notice replaces the Decision Notice previously issued and dated 25 November 2021.

1. Details of Approval

The following approval is given:

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Making a Material Change of Use assessable under the planning scheme	s20	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Approved Plans

The approved plans and/or documents for this development approval are listed in the following table:

Plan/Document number	Plan/Document name	Date
A.000 21-0309 Revision G	Proposed Site Plan	12/08/21

A.001 21-0309 Revision A	Enlarged Site Plan	12/08/21
A.100 21.0309 Revision E	Proposed Floor Plan – Stage 1	12/08/21
A.101 21-0309 Revision C	Proposed Floor Plan – Stage 2	12/08/21
A.140 21-0309 Revision B	Proposed Roof Plan	12/08/21
A.200 21-0309 Revision E	Proposed Elevation East and South elevation	12/08/21
A.201 21-0309 Revision E	Proposed Elevation West and North elevation	12/08/21
A.300 21-0309 Revision B	Typical Section Stage 1 and 2	12/08/21
A.900 21-0309 Revision B	Perspectives	12/08/21
Figure 9 PUP-002	Property Plan as prepared by AgDSA	16/08/2021
Rev A	ENVIRONMENTAL ASSESSMENT REPORT Small-Scale Meat Processing Facility AJ's Country Meats Pty Ltd prepared by Matt Norton	1 June 2021
	Appendix B - Effluent and Compost Summary prepared by AgDSA	21 February 2022

3. Further Development Permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- Operational Works
- Building Works
- Plumbing & Drainage

4. Conflict with relevant instrument and reasons for the decision despite the conflict.

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

5. Submissions

There were no properly made submissions about the application.

6. Referral Agencies

The referral agency for this application was:

Name of referral agency	Advice agency or concurrence agency	Referral Basis	Address
Chief Executive - Queensland Treasury - State Assessment Referral Agency (SARA)	Concurrence	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1	RockhamptonSAR A@dsmip.qld.gov.au Fitzroy & Central Region PO Box 113 ROCKHAMPTON QLD 4701

7. Currency Period for the Approval

This development approval will lapse at the end of the period set out in section 85 of the *Planning Act 2016*.

8. Statement of Reasons

Description of the development	Material Change of Use for an Industry for the purposes of a small scale abattoir.
Assessment Benchmarks	Rural Zone Code
Reasons for Decision	<p>The development complies or has been conditioned to comply with all applicable Acceptable Outcomes. Conditions have been imposed in relation to the following:</p> <p>PO1 in relation to Non-Rural activities, PO2 in relation to Non Rural activities - Scale, PO3 in relation to Non Rural activities - Operating Hours, PO4 in relation to Non Rural activities - Delivery of Goods PO6 in relation to Height, PO7 in relation to Setbacks and Boundary Clearances. PO9 in relation to Landscaping and External Activity Areas PO10 in relation to Lighting, PO13 in relation to Effluent Disposal, PO14 in relation to Stormwater, PO15 in relation to Electricity, PO16 in relation to Vehicle Access,</p>

	PO17 in relation to Vehicle Parking and Service Vehicle Provision, PO25 in relation to Air Emissions, PO26 in relation to Noise Emissions, PO27 in relation to Water Quality, PO29 in relation to Construction Activities, PO31 Agricultural Land Areas, PO32 in relation to Flooding.
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9. Appeal rights

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the Planning Act 2016. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the Planning Act 2016).

Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the Planning Act 2016.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the Planning Act 2016.

Attachment 2 is an extract from the Planning Act 2016 that sets down the applicant's appeal rights and the appeal rights of a submitter.

The Planning and Environment Court appeals database lists all the appeals lodged in the Planning and Environment Court since 15 March 2008, which the department has been notified of. It contains information about the appeal, including the appeal number, site address, local government area, and a copy of the appeal notice, including grounds for the appeal. The appeal database is an easy way for anyone to obtain information about an appeal or check if an appeal has been lodged for a specific development application or approval.

The appeal database is available at <https://planning.dsdmip.qld.gov.au/planning/our-planning-system/dispute-resolution>.

Should you require further assistance in relation to this matter, please do not hesitate to contact Council's Development Services section on (07) 4992 9500, quoting you application number of MCU012-20/21.

Yours Sincerely



Chris Welch

DIRECTOR COUNCIL SERVICES

- CC All Referral Agencies (both advice and concurrence)
State Assessment and Referral Agency (SARA)
rockhamptonSARA@dilgp.qld.gov.au
- Enc Attachment 1 – Part A Conditions imposed by the Assessment Manager
Attachment 1 – Part B Assessment Manager Notes
Attachment 1 – Part C Conditions imposed by SARA
Attachment 2 – Appeal Rights
Attachment 3 – Approved Drawings

MCU012-20/21 Attachment 1

Part A - Conditions imposed by the Assessment Manager

General

- 1 **(Amended 27 April 2022) (~~Amended 19 January 2022~~)** The proposed Material Change of Use is to be completed and carried out generally in accordance with the following approved plans and reports submitted with the Development Application, except where modified by the conditions of this Development Approval –

Plan/Document number	Plan/Document name	Date
A.000 21-0309 Revision G	Proposed Site Plan (as amended in red)	12/08/21
A.001 21-0309 Revision A	Enlarged Site Plan	12/08/21
A.100 21.0309 Revision E	Proposed Floor Plan – Stage 1	12/08/21
A.101 21-0309 Revision C	Proposed Floor Plan – Stage 2	12/08/21
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A.300 21-0309 Revision B	Typical Section Stage 1 and 2	12/08/21
A.900 21-0309 Revision B	Perspectives	12/08/21
Figure 9 PUP-002	Property Plan as prepared by AgDSA	16/08/2021
Rev A	ENVIRONMENTAL ASSESSMENT REPORT Small-Scale Meat Processing Facility AJ's Country Meats Pty Ltd prepared by Matt Norton	2 June 2021
	Appendix B - Effluent and Compost Summary prepared AgDSA	21 February 2022

- 2 Comply with all of the conditions of this Development Approval prior to the commencement of the use, unless otherwise stated within this Decision Notice, and maintain compliance for the duration of the approved use.

- 3 Exercise the approval and complete all associated works, including any relocation or installation of services, at no cost to Council.
- 4 Alterations to public utilities, mains and services made necessary in connection with any of the works arising from this approval including works to restore and reinstate all roads are to be completed at no cost to Council.

Approved Use

- 5 The approved use of the premises is for an Industry for the purposes of an abattoir.
- 6 The floor levels of the development are to be designed above expected flood levels over the site. The development will not result in an increase in water flow depth, duration or velocity and will not increase the potential flood damage on the site or on other properties.
- 7 **(Amended 25 November 2021)** The building is to be elevated at least **900m 900mm** above the ground level. The height of the building is not to exceed 8.5m.

Building Setbacks

- 8 Setbacks must be in accordance with the approved plan, Enlarged Site Plan – Drawing A.001 21-0309 Revision A, dated 21/08/21 as prepared by Aspect Architecture.

Hours of Operation

- 9 Operating hours: 6.00am to 6pm, one day per week.
- 10 Loading and unloading occurs within the site between the hours of:
a 6:00am to 6:00pm, one day per week.
b No loading and unloading occurs on Sundays and Public Holidays.

Building works

- 11 The applicant shall obtain a development permit for building work associated with the demolition/new work associated with the approval.
- 12 The applicant shall obtain a development permit for all plumbing and drainage work including the removal of redundant pipework.
- 13 Roof water from the building shall be conveyed to legal points of discharge and an additional contour bank for stormwater control.
- 14 Applicant is to provide suitable handwashing facilities for use at or near the

chemical toilet and is to discharge into the same wastewater collection chamber or is to be discharged to a suitable land application area after receiving primary treatment. Discharge to a land disposal area will require a plumbing and drainage approval.

Road work

- 15** Any damage to the existing road surface, services or furniture as a result of construction work is to be repaired to the pre-existing condition or better condition at no cost to Council.

Water and Sewerage Infrastructure

- 16** The developer will maintain a minimum 5,000L of water on-site available for fire fighting purposes with the ability for emergency access to emergency services.
- 17** The developer is to provide a 2,000L waste-water tank, which effluent from the toilet will be disposed to. This tank will be emptied on a regular basis as required.
- 18** Construction works in the vicinity of Councils water infrastructure must not adversely affect the integrity of that infrastructure. Any work associated with the repair, replacement or alteration to the infrastructure is to be completed at no cost to Council.

Property Access

- 19** The access to the property is to be constructed as per the requirements of the Capricorn Municipal Development Guideline (CMDG) Design Guideline D15 and Standard Drawing CMDG-R-040. Please note that the dimensions listed on the driveway standard drawings are considered the minimum required for compliance.

Stormwater Drainage

- 20** Stormwater from the proposed development shall be managed onsite such that it discharges to the existing stock dam where practical. All flows leaving site must not result in any nuisance to neighbouring property or road reserve.
- 21** The development must not create any new points of discharge to the road reserve.
- 22** The Stormwater drainage system serving the site shall not make material changes to the pre-development location, duration, frequency or concentration of overland stormwater flow at the point of discharge to all downstream properties including road reserves.

- 23 Stormwater formerly flowing onto the site must not be diverted onto other properties.
- 24 All stormwater runoff must be discharged so as not to cause any actionable nuisance to any upstream, downstream or adjacent property in accordance with the Queensland Urban Drainage Manual.

Vehicle/ Onsite Parking

- 25 A minimum of 2 (Stage 1) and 3 (Stage 2) car parking spaces must be provided and marked on the site. Car Parks are to be made available and accessible at all times while the use is open for business. The works must be undertaken and completed prior to the commencement of use and must include in particular:
- a Visitor/staff parking spaces, which are clearly marked and/or delineated, accessible at all times for use, located and fully contained within the title boundaries of the site;
 - b Crossfalls and gradients in accordance with Australian Standard AS2890: *Parking Facilities*
 - c Truck and car parking spaces, vehicle manoeuvring spaces need to be shown in the site plan separately
- 26 All car parking areas and access driveways must be maintained exclusively for vehicle parking and manoeuvring and kept in a tidy and safe condition at all times.
- 27 No vehicle storage or parking is permitted on the adjoining road reserve or the constructed road.
- 28 All vehicles are to enter and exit the site in forward gear.

Wastewater (cleaning water) treatment and disposal

- 29 **(Amended 27 April 2022)** Development to provide for the treatment and disposal of wastewater (cleaning water) to ensure the protection of public health and environmental values by;
- a ~~installation of a 5000 litre plastic tank to serve as the primary reservoir to capture wastewater (cleaning water)~~ **two (2) or more x4,500 litre evaporation pans, each with a minimum surface area of approximately 11m², to maximise evaporation of wastewater during normal operations and weather, and**
 - b ~~installation of 2000 litre evaporation pan(s) (secondary reservoir) to ensure~~ **5000 litre plastic tank to serve as a 'storage tank' for any remaining wastewater from the evaporation pans where weather conditions do not allow for the complete evaporation of wastewater, and**

- c where complete evaporation of wastewater is not being achieved, primary reservoir is to be pumped out by a regulated waste transporter and taken to a facility legally able to accept the waste, and
- d ~~both primary reservoir and secondary reservoir(s)~~ **Evaporation pans and storage tanks** are to be located outside the "Flood - 1% Annual Exceedance Probability (AEP) plus climate change - modelled event height" level.

- 30 An earthen bund (or similar) is to be constructed around the evaporation pan(s) (secondary reservoirs) to ensure;
- a liquid or solid wastes are not discharged directly to land or waters,
 - b divert stormwaters and overland flows around the area,
 - c contain liquid or solid wastes within the area in the event of leakage or overtopping.

- 31 **(Amended 27 April 2022) Following complete evaporation, Remaining solids organic material from the evaporation pan(s) must be removed and transported to the composting bays prior to the commencement of the next operational day. These solids must be immediately covered with a thick layer of dry co-composting material. Testing is to be undertaken on the initial batch of compost to verify that adding the organic material from the evaporation pans:**
- a **is not negatively impacting on the compost process; and**
 - b **does not result in the compost containing harmful or undesirable by-products or residues associated with the products used to clean the facility collected by a licensed contractor and taken to an approved waste disposal facility by an approved transporter. Remaining solids must not to be added/transferred to the compost bays as it will be unsuitable for composting.**

~~For further information refer to guidance document titled 'Environmentally relevant activity 53(a) Organic material processing by composting' - Appendix B - Feedstock unsuitable for composting.~~

Council will require analysis be undertaken on the testing results and a written statement prepared by a suitably qualified person be provided in support of a and b above. Where analysis determines that adding the 'remain solids; from the evaporation pans is 'negatively impacting on the composting process' or 'resulting in the compost containing harmful or undesirable by-products or residues', statement is to detail practical and reasonable management measures that will be implemented to resolve the matter. A copy of the written statement is to be provided to Council for record keeping.

- 32 Contaminated water must not be directly or indirectly released from the premises.

Management Practices

- 33 'Management Practices' identified in the *Environmental Assessment Report Small-Scale Meat Processing Facility AJ's Country Meats Pty Ltd (Rev A dated 02 June 2021)* are to be implemented and maintained for the ongoing operation of the use.

Sediment and Erosion Control

- 34 An Erosion and Sediment Control Plan (ESCP) prepared in accordance with the Capricorn Municipal Design Guidelines, must be implemented, monitored and maintained for the duration of the works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydromulched, concreted, landscaped). The plan must be prepared by a Registered Professional Engineer of Queensland and available on-site for inspection by Council Officers whilst all works are being carried out.

Amenity

- 35 The premises must be maintained in a safe and tidy manner at all times.
- 36 All mechanical plant and equipment fitted to service the approved use such as air-conditioning units, external freezers and air compressors are to be designed to incorporate acoustic attenuation or housed and screened to ensure prescribed noise levels are not exceeded, so that no harm or nuisance is caused to sensitive receptors.
- 37 Ensure that all reasonable and feasible avoidance and mitigation measures are employed so that noise, air, odour and light emissions generated by and associated with the approved use do not create a nuisance at any sensitive land use.
- 38 When requested by Council, air quality monitoring must be undertaken and recorded within three (3) months, to investigate any genuine complaint of nuisance caused by odour. The monitoring data, an analysis of the data and a report, including odour mitigation measures, must be provided Council within fourteen (14) days of the completion of the investigation. Council may require any odour mitigation measures identified in the assessment to be implemented within appropriate timeframes. Air quality measurements must be compared with the air quality objectives specified in the Environmental Protection (Air) Policy 2019.
- 39 Where a complaint has been received by the applicant about an environmental nuisance, the applicant must keep a record of the complaint, and make available for council inspection including details of any investigation, monitoring or action undertaken.

- 40 The applicant /developer is to ensure that there are no impacts on adjoining land resulting from dust emissions. Any genuine complaint of nuisance caused by dust will require the proposed parking and vehicle manoeuvring areas to be paved or sealed to Council's satisfaction for the prevention of dust generation.
- 41 Any lighting or illuminations including driveway lighting, down lighting from the premises are to be designed in accordance with Australian Standard: AS 4282 Control of the obtrusive effects of outdoor lighting, to ensure that no nuisance is caused to adjoining or adjacent premises and to road users.
- 42 Security and flood lighting is to be directed away from adjacent premises to avoid nuisance to occupants of nearby premises and any passing traffic and minimise the protrusion of light outside the site.

Landscaping

- 43 ~~(Deleted 19 January 2022) Landscaping to be planted on the eastern boundary, inside the site area of 11,200m² as indicated on the 'Enlarged Site Plan Drawing A.001 21-0309 Revision A, dated 21/08/21' as prepared by Aspect Architecture, between points A and B.~~
- ~~a Landscaping is to be, a minimum width of one (1,5)m composing of native species and shall comprise a mixture of trees and shrubs spaced at a minimum of 4 metres, with a minimum porosity of 50% and with a mature plant height of 4 – 5 metres providing an effective buffer and screening to adjoining dwelling.~~
 - ~~b incorporate species with long, thin and rough foliage from the base to the crown (form) and species that are fast growing, hardy and tolerant to the micro-climate conditions of the site.~~
- 44 ~~(Deleted 19 January 2022) Before commencement of the use, a detailed site landscaping plan prepared by a suitably qualified person is to be submitted for approval as per the requirements of the Capricorn Municipal Development Guidelines. This plan is to show the following:~~
- ~~a Landscape specification of sufficient detail so that landscape works can be carried out;~~
 - ~~b Details of vegetation retained and proposed to be removed;~~
 - ~~c The type and location of all proposed plant species, including the nominal height attained by these species in two years and at maturity; and the use of tree, shrubs and groundcover plantings~~
 - ~~d Details of any irrigation system proposed.~~
 - ~~e The plans are to be in accordance with the requirements of the Capricorn Municipal Development Guidelines and relevant~~

~~Australian Standards.~~

- 45 ~~(Deleted 19 January 2022) The landscaping is to be maintained by the developer (i.e. watering, fertilising, mulching, weeding, and the like) as per the landscaping plans approved by Council.~~
- 46 Any landscaping proposed to occur along a Road frontage, within 2m of the property boundary, is to be maintained or have a mature height no greater than 900mm or a clear trunk height of 1.5m.

Storage of Hazardous Chemical and Substances

- 47 The storage of hazardous chemicals and substances must be located in a secure place not affected by flood waters.

Waste

- 48 Waste must not be burnt or allowed to burn on the site.
- 49 Waste must be recycled where recycling services are feasibly available.
- 50 Waste must be collected by a licensed contractor and taken to an approved waste disposal facility by an approved transporter.
- 51 Regulated waste must be collected and transported by a licensed transporter and taken to an approved waste disposal facility.

Electricity

- 52 Prior to making a building works approval for the abattoir, the owner is to connect to a relevant service provider. Low voltage power supply is not available to Lots 1 and 2. The applicant is to be aware of costs involved in relation to connections.

Alternatively, details of a Stand Alone Power System (SAPS) fit for purpose, which will be required to be installed in accordance with AS/NZS4509 Standalone Power Systems is to be provided prior to the building application for the abattoir.

Rehabilitation

- 53 Upon cessation of the approved land use, site is to be rehabilitated to pre-development conditions.
- 54 Within six (6) months of the cessation of operating the activity, land that has been disturbed must be rehabilitated in a manner such that:
- a A suitable species of vegetation for a rural land use are established and sustained for earthen surfaces; and

- b The final landform is stable, potential erosion is minimised and protects public safety.

OPERATIONAL WORKS

Approved Plans

- 1 The proposed development must comply with,
 - a The approved plan(s), unless otherwise specified by any condition of this approval; and
 - b All relevant Council planning scheme policies, standard drawings, standard specifications and guidelines.
- 2 Any errors in the design are the responsibility of the Applicant, and any rectifications which may be required due to these errors are to be completed with no cost to Council.

Notice to Commence Works/Pre-start Meeting

- 3 A 'Notice of Intention to Commence Works' (included as part of this approval) is to be completed and submit to Council seven (7) days prior to the commencement of construction activities. Details of the organisation responsible for the construction works, and their direct contact details, are to be provided on this form.
- 4 A Pre-start Meeting must be convened on-site with a Council officer prior to commencing works. The pre-start meeting must review:
 - a Representatives, roles and contact details of the Developer, Engineering Consultant(s), Specialist Consultant(s), contractor and Council officer(s);
 - b Conditions of the Operational Works approval;
 - c Construction methodology and program (including inspection schedule);
 - d Site access;
 - e Identification of existing infrastructure;
 - f Site safety inductions and plans;
 - g Requirements of other authorities and legislation; and
- 5 Works must not commence until the requirements of a pre-start meeting have been satisfied.

Pre-start Requirements

- 6 Contact must be made with 'Dial Before You Dig' prior to the commencement of construction in order to determine the location of any underground service utilises in the construction area. Care must be taken to avoid damage to service utilities identified. Any damage to these services must be repaired at no cost to Council.

- 7 Any of Council's underground services located within the construction area are to be identified prior to excavation. An indicative location of these services can be obtained from Council.

Relocation of Utilities

- 8 Any relocation and/or alteration to public utility installation, that may be required as a result of any works carried out in connection with this development, is to be completed at no cost to Council.
- 9 All abandoned services are to be removed.

General

- 10 Any damage to Council Infrastructure which may occur during construction is to be repaired immediately and is to be completed at no cost to Council.
- 11 Should construction be abandoned before the full completion of the works, as per the approved plans, remediation of the site to its original or better condition is to be completed at no cost to Council.
- 12 Any works performed as part of the development not in accordance with these conditions or relative standards will, if required by Council, have to be relocated at no cost to Council, unless written approval for the non-standard works is given by Council or by the relative governing body.
- 13 Council reserves the right to request the removal of any infrastructure not contained within this application or through approved amendment. All remedial works are to be completed at no cost to Council.

END OF CONDITIONS

MCU012-20/21 Attachment 1

Part B – Assessment Manager Notes

- A The approval to which these conditions attach may also be subject to an *adopted infrastructure charges notice*. See s121 of the *Planning Act 2016*.
- B The approved development must also comply with Council's current Local Laws under the *Local Government Act 2009*.
- C Failure to ensure ongoing compliance with the conditions of this Development Approval including conditions relating to the ongoing use of the premise, and the design and layout of the development may constitute an offence under the *Planning Act 2016*.
- D The applicant is responsible for ensuring Queensland Fire Services requirements are met with respect to this development which may include but not be limited to the installation/upgrade of holding tanks or pumps as necessary to meet flow and pressure requirements.
- E Where further development is proposed it is the applicant's / developer's responsibility to ensure further approvals are sought as required by the Banana Planning Scheme.
- F In carrying out the activity or works associated with the development, all reasonable and practical measures are to be taken to minimise releases and the likelihood of releases of contaminants to the environment, except as otherwise provided by the conditions of this development approval.
- G The applicant and or owner/s of the land and the person/s responsible for the management of the premise is/are to ensure ongoing compliance with conditions of this Development Permit including Conditions relating to the ongoing use of the premise, and the design and layout of the development.
- H Pursuant to section 75 of the *Local Government Act 2009*, Council's written approval is required to carry out works on a road, or interfere with a road or its operation. This requirement applies to all Council-controlled roads within its local government area. The process for obtaining approval is set out in Council's *Local Law No. 1 (Administration) 2011*. Approval must be obtained prior to the commencement of the works.
- I Please note the conditions dated 25 August 2021 imposed by the State Assessment and Referral Agency (SARA) as a concurrence agency and attached to this Decision Notice.

Engineering

- A** All damage incurred to existing roads, footpaths or services as a result of the proposed development shall be repaired within a reasonable period at the developer's expense.
- B** All works required pursuant to these conditions shall be undertaken and completed in accordance with Council's Standards - Capricorn Municipal Development Guidelines (www.cmdg.com.au) at the Applicant's expense.
- C** Any upgrades/amendments to the existing service connections that may be necessitated by this development shall be undertaken at the applicant's expense. Only one (1) water meter/connection and one sewer connection point is permitted per allotment.
- D** All redundant services are to be removed by the applicant and inspected by Council's plumbing inspector or nominated representative prior to backfilling. A minimum of 2m clearance is maintained from the Council sewer line within this site.
- E** Contact is to be made with "Dial Before You Dig" before construction of any of the work commences in order to determine the location of any underground services adjoining the premises. Any damage to any services are to be repaired at no cost to Council.

Inspections

- A** A minimum forty-eight (48) hours advance notification is to be given to Council for all compliance inspections, there will be no exceptions. Inspections are to be requested by submission of the appropriate Council form (copies of these forms are included with this decision notice).
- B** A reinspection fee, as per Council's fees and charges, will be applicable where an additional inspection is required due to works being incomplete or unsatisfactory at the initial inspection. The reinspection fee must be paid prior to the additional inspection being conducted.
- C** Inspections can be coordinated through Council's Infrastructure Services Department. Council can be contacted on (07) 49 929 500 or by email at enquiries@banana.qld.gov.au.

Satisfaction of Approval Conditions

- A** Unless explicitly stated elsewhere in this permit, all requirements of the conditions of this approval must be satisfied prior to Council accepting the works Finally Complete. Council may, at its absolute discretion, agree to accept other forms of security to guarantee compliance with conditions yet enable early acceptance of the works Finally Complete.

Limitation of Approval

- A Council and its officers make no representations and provide no warranties as to the accuracy of the information contained in the application (including its supporting material provided to Council as part of the application and assessment process). Council and its officers rely upon the certification by a Registered Professional Engineer Queensland concerning the accuracy and completeness of the application and its supporting material and accept the application and supporting material as constituting a representation by the Applicant as to its accuracy and completeness. Council must be indemnified against any claim from a third party arising from inaccuracy or incompleteness of the Application or its supporting material.

Specifications and Drawings

- A Council's specifications and standard drawings are available at www.cmdg.com.au.

Electricity

- A Low voltage power supply may not be available to Lots 1 and 2, the developer is to make their own enquiry to Ergon in relation to this.

Cultural Heritage

- A This development approval does not authorise any activity that may harm Aboriginal cultural heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that, "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage".

Council does not warrant that the approved development avoids affecting Aboriginal cultural heritage. It may therefore be prudent for you to carry out searches, consultation, or a cultural heritage assessment to ascertain the presence or otherwise of Aboriginal cultural heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding.

General Environmental Duty

- A The *Environmental Protection Act 1994* lists obligations and duties to prevent environmental harm, nuisances and contamination. The two primary duties that apply to everyone in Queensland are:

general environmental duty – which means a person must not carry out any activity that causes or is likely to cause environmental harm, unless

measures to prevent or minimise the harm have been taken; and

duty to notify of environmental harm – to inform the administering authority and landowner or occupier when an incident has occurred that may have caused or threatens serious or material environmental harm.

Noise

- A** Activities must be managed such that noise emissions from the premises do not cause harm or nuisance to adjoining residents and comply with the requirements of the *Environmental Protection Act 1994* and Environmental Protection (Noise) Policy 2019.

1 Noise must not be emitted outside the hours specified below-

Noise Source	Allowable Hours
Building work (Builders and owner-builders, including excavation. For home renovations or other uses refer to regulated devices)	6:30am and 6:30pm Monday to Saturday, excluding public holidays.
Regulated devices (eg mowers, power tools, compressors, leaf blowers, nail guns etc)	7:00am to 7:00pm Monday to Saturday 8:00am to 7:00pm Sundays and public holidays
Amplifier devices (other than indoor venues and open air events)	7am to 10pm Business days 8am to 6pm Other days

2 All noise producing machinery and equipment (including air conditioners, compressors and cooling systems) are to be fitted with noise attenuation features so that noise at a sensitive receptor does not exceed the levels indicated in Schedule 1 of the Environmental Protection (Noise) Policy 2019 as follows -

Schedule 1 Acoustic quality objectives

Column 1	Column 2	Column 3		
Sensitive receptor	Time of Day	Acoustic quality objectives (measured at the receptor dB(A))		
		$L_{eq,adj,1hr}$	$L_{10,adj,1hr}$	$L_{1,adj,1hr}$
residence (for outdoors)	daytime and evening	50	55	65
residence (for indoors)	daytime and evening	35	40	45
	night-time	30	35	40
commercial and retail activity (for indoors)	when the activity is open for business	45		

park or garden that is open to the public (whether or not on payment of an amount) for use other than for sport or organised entertainment	anytime	the level of noise that preserves the amenity of the existing park or garden
--	---------	--

Environmental Nuisance

- A** It is an offence under section 440 of the *Environmental Protection Act 1994* to cause environmental nuisance. Environmental nuisance includes unreasonable interference caused by noise, dust, fumes, odour, smoke, aerosols, particles or light.
- B** Development shall comply with the applicable requirements of the Environmental Protection (Air) Policy 2019.
- C** Suitable dust suppression must be used where required during excavation and filling works, to reduce the emission of dust or other such emissions from the site.
- D** Air and light emissions must be appropriately managed to prevent environmental nuisance beyond the boundaries of the property during all stages of the development including earthworks and construction.
- E** All lighting devices associated with the development, such as sensory lighting, must be positioned on the development site and shielded so as not to cause glare or other nuisance to nearby residents and motorists. Night lighting must be designed, constructed and operated in accordance with Australian Standard *AS4282 "Control of the obtrusive effects of outdoor lighting"*.
- F** Operations on the site must have no significant impact on the amenity of adjoining premises or the surrounding area due to the emission of light, noise, dust or odour.

Air and Light

- A** Air and light emissions must be appropriately managed to prevent environmental nuisance beyond the boundaries of the property during all stages of the development including earthworks and construction.

Nature Conservation (Animals)

- A** It is an offence under section 335 of the Nature Conservation (Animals) Regulation 2020 to remove, or tamper with, an animal breeding place that is being used by a protected animal to incubate or rear the animal's offspring.

Water

- A** Development shall comply with the applicable requirements of the Environmental Protection (Water and Wetland Biodiversity) Policy 2019.
- B** It is an offence under the *Environmental Protection Act 1994* to discharge or permit a prescribed water contaminant to enter a stormwater drain, roadside gutter or a watercourse. Prescribed contaminants include a wide variety of contaminants listed in Schedule 9 of the *Environmental Protection Act 1994*.

Wastewater treatment and disposal

- A** Council would encourage the applicant to engage a suitably qualified wastewater professional to provide further advice around the proposed treatment and disposal of the various wastewater streams generated by the activities e.g. effluent, cleaning water and leachate (from compost). A wastewater treatment and disposal system designed in accordance with relevant Australian Standards (including AS1547) and codes, may be more practical, cost effective and scalable and ensure the development complies with public health and environmental obligations.

Composting

- A** A guidance document titled '*Environmentally relevant activity 53(a) Organic material processing by composting*' has been prepared by the Department of Environment and Science. The Guideline will assist operators in designing and operating composting facilities to better manage the risk of environmental harm and to achieve environmental outcomes in accordance with the *Environmental Protection Act 1994*. While composting activities conducted under the threshold for ERA 53(a) do not require an EA, operators undertaking composting below the activity threshold should seek to undertake best practice environmental management as outlined in this Guideline.

Waste

- A** It is an offence under the *Waste Reduction and Recycling Act 2011* to leave litter behind or allow litter to blow from site. All waste must be appropriately contained on site prior to removal.

Biosecurity

- A** Section 23 of the *Biosecurity Act 2014* outlines the General Biosecurity Obligation. All landowners have a General Biosecurity Obligation (GBO) for managing biosecurity risks that are under their control and that they know about or should reasonably be expected to know about. All individuals and organisations whose activities pose or is likely to pose a biosecurity risk

must:

- i take all reasonable and practical measures to prevent or minimise the biosecurity risk
- ii minimise the likelihood of causing a biosecurity event and limit the consequences if such an event occurs
- iii prevent or minimise the harmful effects a biosecurity risk could have
- iv not do anything that might make any harmful effects of a biosecurity risk worse

B A biosecurity risk exists when you deal with any pest, disease, weed or contaminant. This includes moving an animal, plant, turf, soil, machinery and/or equipment that could carry a pest, disease, weed or contaminant.

Local Laws – overgrown allotment and/or accumulated objects

A It is an offence under Local Law No.3 (Community and Environmental Management) 2011, to allow an allotment to become overgrown with vegetation and/or accumulate objects to an extent that seriously effects visual amenity and/or is likely to harbor or attract reptiles.

Declared Pests/Plants

A A landowner has an obligation to take reasonable steps to keep their land free of invasive plants and animals in accordance with the *Biosecurity Act 2014*. Consideration should be given to appropriate treating of invasive plants, where necessary, in the construction and operational phases of the proposed development to meet the obligations under this Act.

Vermin harbourage

A Waste products, including effluent and the composting area, must be managed so as not to become a breeding ground or source of food for designated pests such as rats and mice, as required by the *Public Health Act 2005*.

Mosquito breeding

A The site is required to be appropriately drained, and equipment appropriately maintained so that water is not allowed to accumulate or pond in a manner that may allow mosquito breeding, as required under the *Public Health Regulation 2018*.

END OF NOTES

MCU012-20/21 Attachment 1
Part C - Conditions imposed by SARA



SARA reference: 2107-23613 SRA
Council reference: MCU012-20/21
Applicant reference: 2020-419

25 August 2021

Chief Executive Officer
Banana Shire Council
PO Box 412
Biloela QLD 4715
enquiries@banana.qld.gov.au

Attention: James Williams

Dear Sir/Madam

SARA response—19 Gardiner Street, Taroom;

(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 (SARA) on 15 July 2021.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	25 August 2021
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2 .
Reasons:	The reasons for the referral agency response are in Attachment 3 .

Development details

Description:	Development permit	Material Change of Use for an Industry use, being an abattoir.
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) (Planning Regulation 2017)	
	Development application for a material change of use within 25m of a	

state-controlled road.
SARA reference: 2107-23613 SRA
Assessment Manager: Banana Shire Council
Street address: 19 Gardiner Street, Taroom
Real property description: 1T5043; 2T5043
Applicant name: AJ's Country Meats Pty Ltd
Applicant contact details: PO Box 3038
Toowoomba QLD 4350
james@precinctplan.com.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 4**.

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

For further information please contact Jacklyn Neyenhuis, Planning Officer, on 4924 2918 or via email RockhamptonSARA@dsgilp.qld.gov.au who will be pleased to assist.

Yours sincerely



Anthony Walsh
Manager Planning

cc AJ's Country Meats Pty Ltd, james@precinctplan.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application)

No.	Conditions	Condition timing
Material change of use for an Industry use (being an abattoir)		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017) —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road. (b) Any works on the land must not: <ol style="list-style-type: none"> i. Create any new discharge points for stormwater runoff onto the state-controlled road; ii. Interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; iii. Surcharge any existing culvert or drain on the state-controlled road; iv. Reduce the quality of stormwater discharge onto the state-controlled road. 	(a) At all times. (b) At all times.
2.	Direct access is not permitted between the Roma – Taroom Road and the subject site.	At all times.

Attachment 2—Advice to the applicant

General advice	
-----------------------	--

- | | |
|----|---|
| 1. | Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) [v2.6]. If a word remains undefined it has its ordinary meaning. |
|----|---|

Attachment 3—Reasons for referral agency response

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

The reasons for SARA's decision are:

- The proposed development is for a material change of use for industry use being an abattoir.
- The existing informal Gardiner Street intersection will not be in use for access for the purposes of the proposed development.
- The proposed development will have no direct access to the state-controlled road (Roma – Taroom Road) as access is via a local road (Ridley Street).
- The proposed development is considered to be generally in accordance with the requirements of the State Development Assessment Provisions of State code 1.

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])
- The Development Assessment Rules
- SARA DA Mapping system

Attachment 4—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.

Attachment 2

Planning Act 2016 Extract on Appeal Rights

Part 1 Appeal rights

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 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.

Attachment 3
Approved Drawings



ENVIRONMENTAL ASSESSMENT REPORT

Small-Scale Meat Processing Facility

AJ's Country Meats Pty Ltd

Date: 2 June 2021

Banana Shire Council
PLANNING APPROVAL

12 NOV 2021

Michelle-20/21

Prepared by:

Matt Norton (B. App. Sc.)

Director

Agricultural Development Services Australia Pty Ltd (AgDSA)

PO Box 292

Toowoomba QLD 4350

Document Control						
Revision	Description	Date Issued	Prepared by	Signed	Reviewed by	Signed
Rev 0	Draft	02/06/2021	MRN	<i>M North</i>	PJW	<i>[Signature]</i>
Rev A	Final		MRN			

ENVIRONMENTAL ASSESSMENT REPORT

Small-Scale Meat Processing Facility

AJ's Country Meats Pty Ltd



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Appendix C – Bore Reports
Appendix D – Vegetation Management Report
Appendix E – WildNet Database Species List
Appendix F – Protected Matters Search Tool (MNES)
Appendix G – Wetlands Map
Appendix H – State Planning Policy Mapping

1 INTRODUCTION

AJ's Country Meats Pty Ltd, (the applicant), is proposing to construct a small-scale meat processing facility on a portion of Lots 1 and 2 T5043. The proposed facility will provide small-scale vertical integration for the Taroom butchery operated by the applicant. The modular facility will process approximately two head, one day a week, with an annual throughput of approximately 35 tonnes. The site is located on Gardiner Street, on the outskirts of Taroom, adjacent to the Taroom saleyards. The portion of the land will be leased from the property owner who owns the subject lots plus additional surrounding land.

The proposed development is a material change of use and requires a development permit from the Banana Shire Council (BSC) including referral to the State Assessment and Referral Agency (SARA). Due to the low throughput, the proposed development will not require an Environmental Authority (EA) from the Department of Environment and Science (DES) for environmental relevant activity (ERA) 25 – meat processing. Based on the proposed throughput of the facility, and expected yields, the total organic waste produce and composted at the site has been estimated at 25 tonnes. This will not trigger the need for an EA for ERA 53 – Organic material processing. Liquid waste, generated from the cleaning of the facility will be screened, contained, and irrigated to surrounding land. As such, this will not trigger ERA 63 – sewage treatment. Additionally, the volume of effluent generated by the activity would not trigger the 21 equivalent person threshold should it be treated prior to irrigation.

This Environmental Assessment Report (EAR) has been prepared to address environmental considerations under the *Taroom Planning Scheme 2005* and relevant sections of the *Environmental Protection Act 1992* and subordinate legislation.

Refer to Appendix A for a copy of the design plans, prepared by Aspect Architects.

2 SITE AND LOCALITY

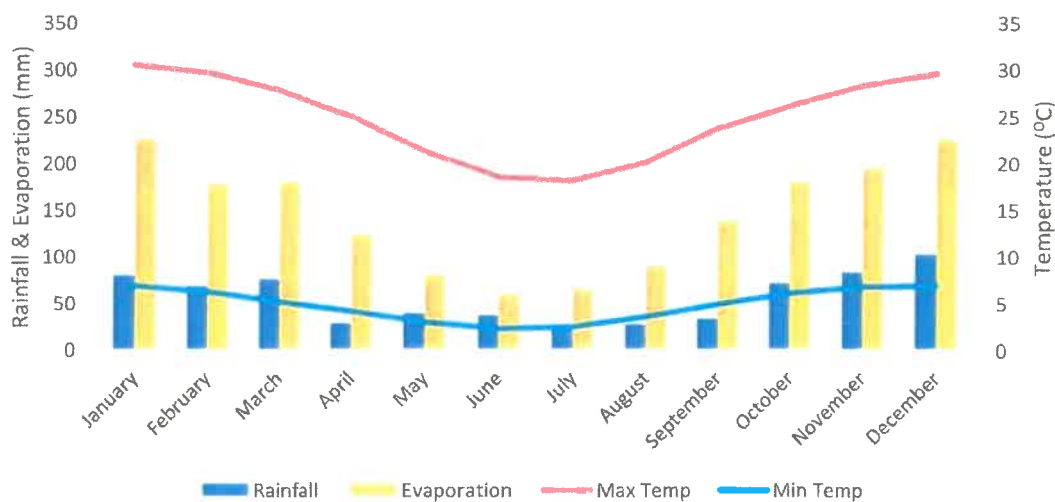
2.1 SUBJECT SITE

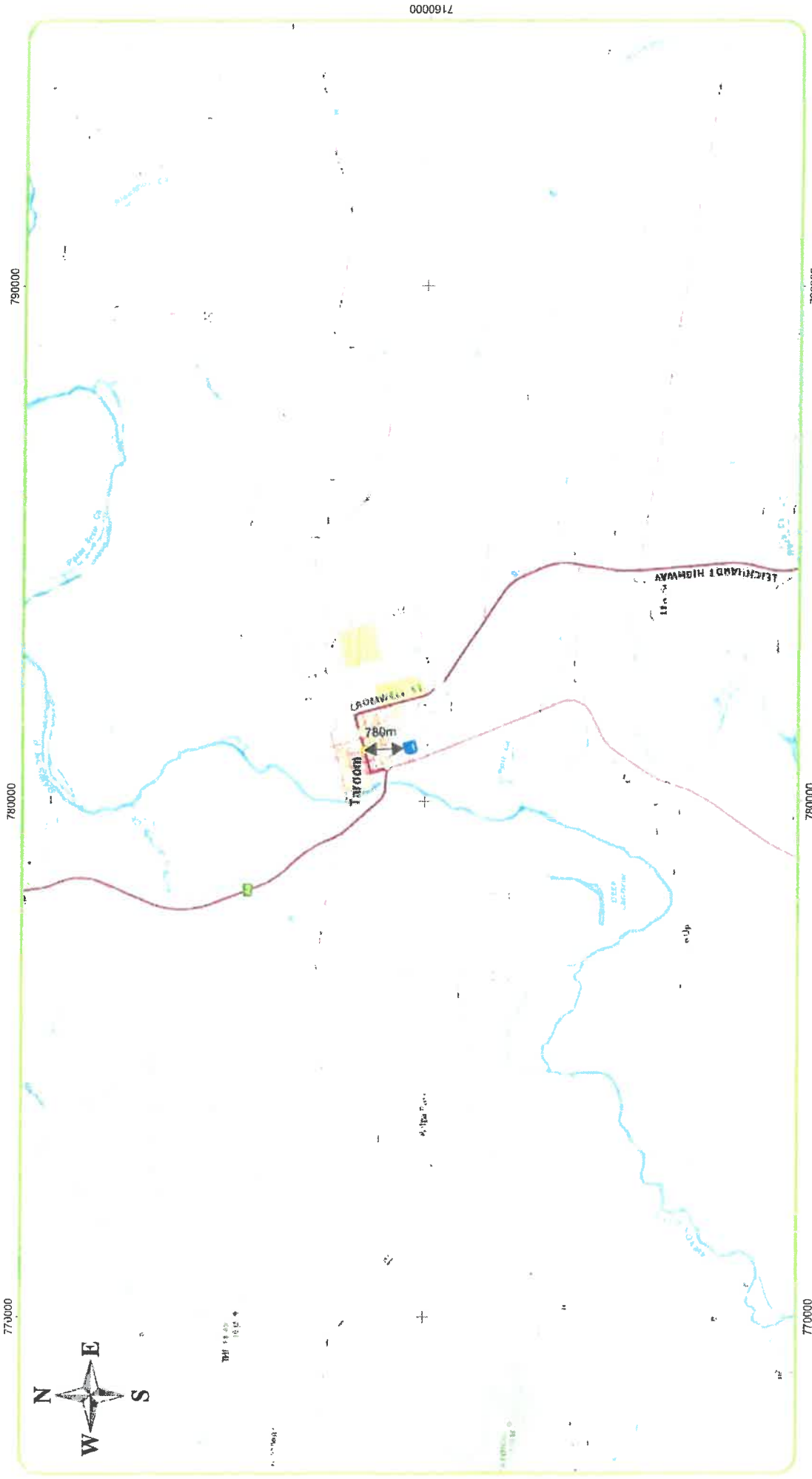
The subject site is located approximately 780 m south of the centre of Taroom, which has been identified as the intersection of Yaldwyn and Miller Streets (Figure 2). A new access will be developed for the property via Gardiner Street. The property includes Lots 1 and 2 T5043 which have a total area of approximately 2.7 ha. However, a 1.1 ha portion of this property will be leased and utilised for the facility. The property is in the BSC local government area and is zoned as Rural. It is currently utilised for grazing and is associated with the dwelling on Lot 4 T5043.

2.2 CLIMATE

The climate of the region is sub-tropical characterised by summer-dominant rainfall (Figure 1). Long term rainfall statistics show a mean annual rainfall of 667.1 mm with a January average maximum temperature of 33.9 °C and a July average minimum temperature of 5.3 °C. Rainfall and temperature data is presented for Taroom Post Office with evaporation presented for Miles Post Office, sourced from the Bureau of Meteorology (BOM).

Figure 1 –Climate Data





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 Agricultural Development Services
 Australia Pty Ltd (AgDSA)
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 E: matt.norfon@agdsa.com.au

LEGEND

- Property boundary
- Local government areas

0 1 2 4
 Kilometers
 1:100,000

TITLE
LOCALITY

Figure 2

PROJECT PUP-002 - AJ's Country Meats Small-scale Abattoir

Coordinate System: GDA 1994 MGA Zone 55

Date: 21/05/2021

Data Source: QLD topographic WMS, © State of Queensland (Department of Natural Resources, Mines and Energy) 2020.

2.3 RECEPTORS AND SURROUNDING LAND USE

The nearest sensitive receptors surrounding the property have been identified (Table 1, Figure 3). The nearest sensitive receptor (R1, Lot 12 T5018) is approximately 260 m north of the proposed facility. The owner of R4 is the owner of the subject site and has a contractual agreement with the applicant to allow the facility to be developed on the site as well as providing owner's consent. As such they are not considered to be sensitive to the proposed development. R1 is the nearest dwelling not linked to the activity.

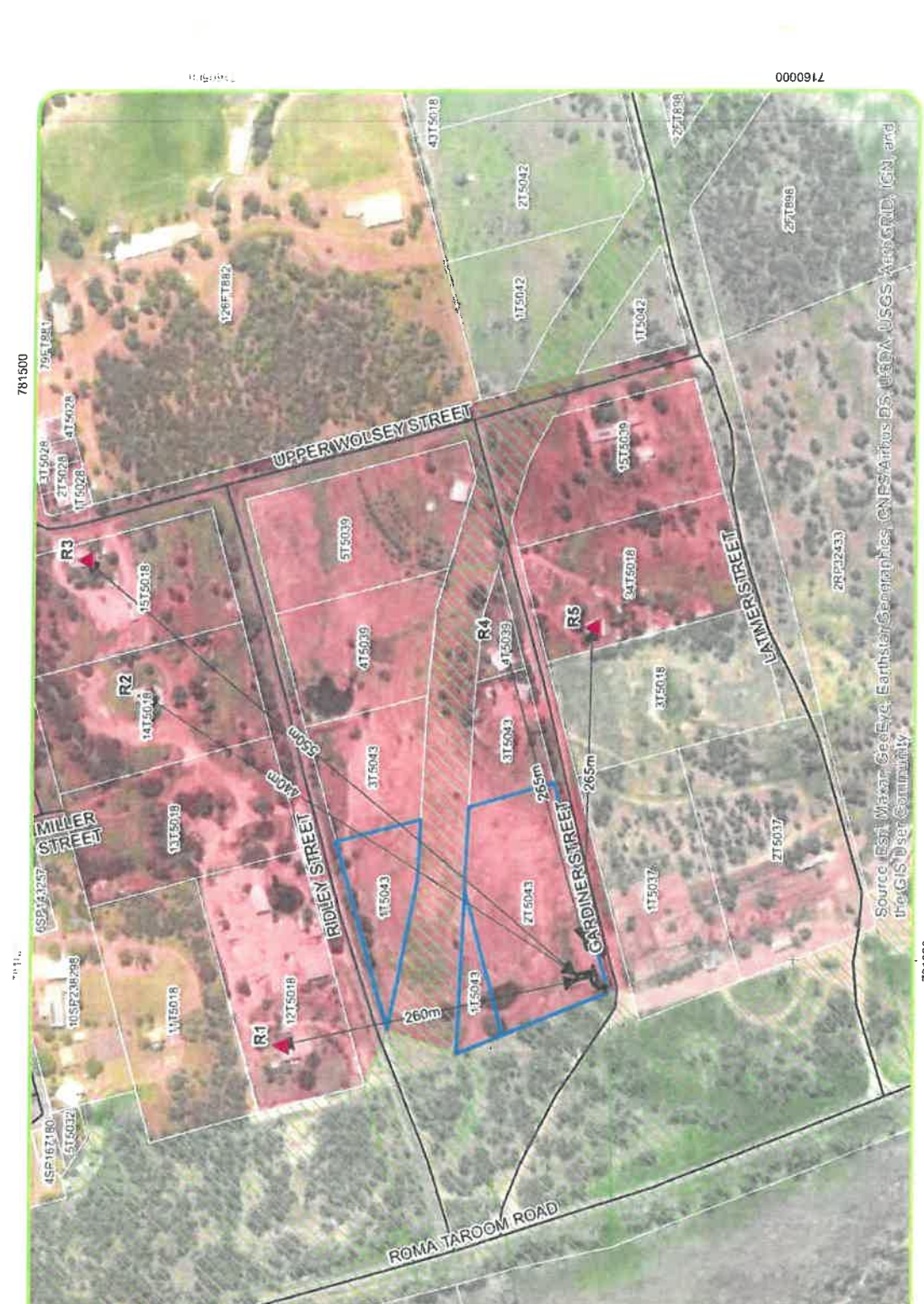
As the area is on the outskirts of the town of Taroom, it is surrounded by a mixture of uses. The properties to the north consist of rural residential land which appear to include small grazing and/or light industrial uses. The Taroom showgrounds are located to the east of the site and the Taroom saleyards are located immediately south of the site. The saleyards include a truck wash facility. The floodplain land to the west consists of broadacre grazing and cropping uses. The Taroom landfill is located to the south-east of the property. These uses align with the rural/industrial nature of the proposed development.

Table 1 – Sensitive Receptors

Receptor	Lot/Plan	Direction	Distance (m)
R1	12/T5018	North	260
R2	14/T5018	North-East	440
R3	15T5018	North-East	550
R4*	4/T5039	East, North-East	265
R5	34/T5018	East	265

2.4 TOPOGRAPHY

The site is gently to moderately sloping with the highest point of the property, on the eastern boundary, having an elevation of 210 m and the lowest point of the property, on the western boundary, having an elevation of 190 m. The gradient of the site is approximately 2-3 % sloping from east to west.



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LEGEND

- Proposed abattoir
- Sensitive receptors
- Distance
- Roads
- Property boundary
- Land parcels
- Stock routes

0 50 100 200
Meters

1:5,000

Coordinate System: GDA 1994 MGA Zone 55

TITLE
SENSITIVE RECEPTORS AND LAND USE

MAP NO Figure 3

PROJECT PUP-002 - AJ's Country Meats Small-scale Abattoir

Date: 21/05/2021

Data Source: DCDB September 2020, © State of Queensland (Department of Natural Resources, Mines and Energy) 2020
 Land use September 2020, © State of Queensland (Department of Environment and Science) 2020.

Figure 3: Receptors and land use map

7160000

700500

780500

701500

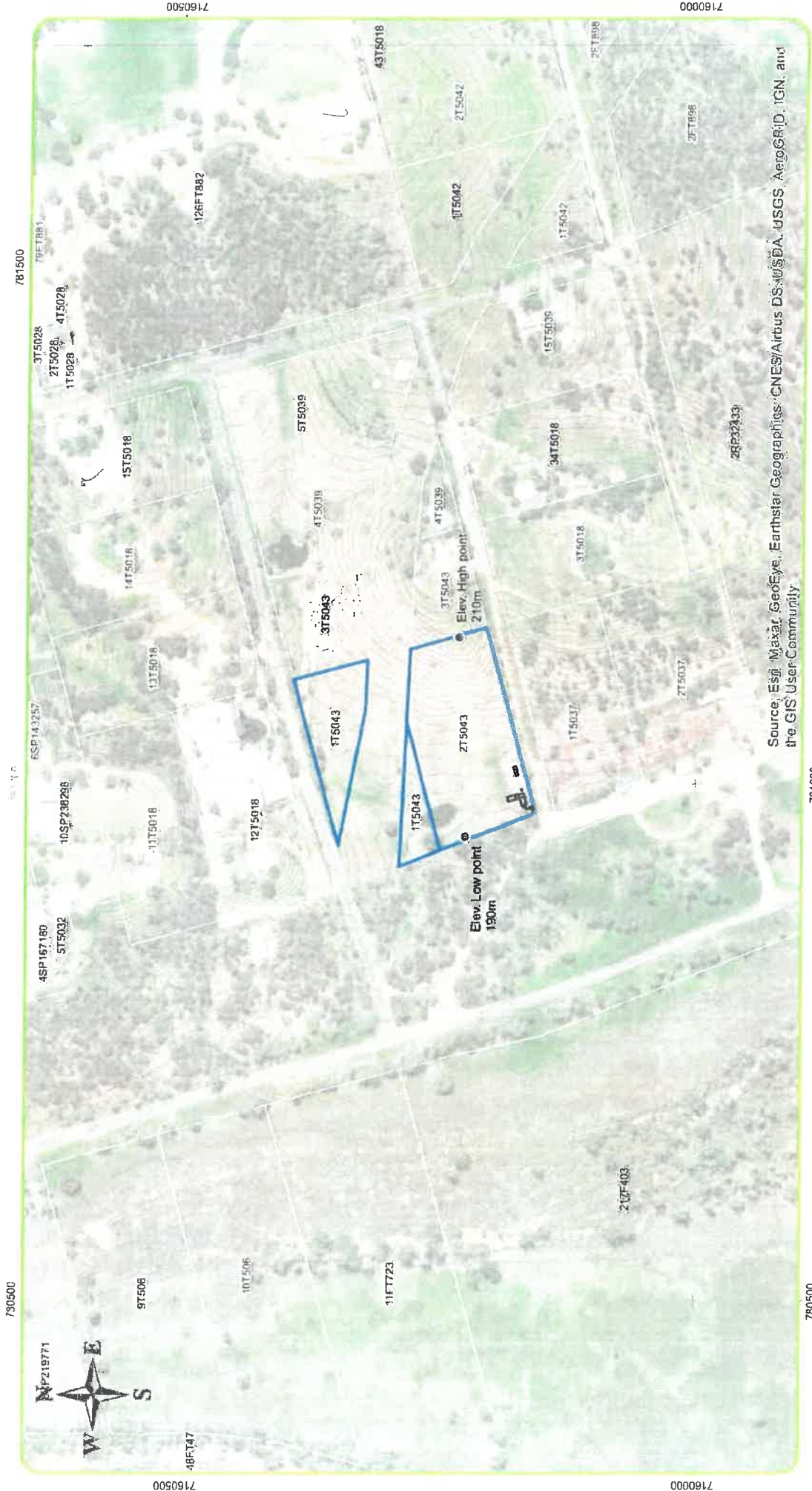
781000

701500

781500

7160000

700500



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

TOPOGRAPHY

- LEGEND**
- Proposed abattoir
 - Contours 1m
 - Property boundary
 - Land parcels



1:5,000

MAP NO Figure 4

PROJECT PUP-002 - AU's Country Meats Small-scale Abattoir

Coordinate System: GDA 1994 MGA Zone 55

Date: 21/05/2021

Data Source: DCDB September 2020, © State of Queensland (Department of Natural Resources, Mines and Energy) 2020
Lidar data, downloaded September 2020, <https://elevation.nrsd.org.au/>



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ENVIRONMENTAL ASSESSMENT REPORT

Small-Scale Meat Processing Facility

AJ's Country Meats Pty Ltd



2.5 LAND AND SOIL

2.5.1 LAND RESOURCE AREAS

The property is mapped as part of the Wandoan Land Management Field Manual (Gray and Macnish, 1985). Most the property is mapped as the Brigalow Uplands Land Resource Area (LRA) with a small section identified as the Coolibah Alluvia LRA (Figure 5, Table 2). Local flood mapping appears to be based on the Coolibah Alluvia LRA. A nearby soil mapping site (WAN7) available via Queensland Globe indicates the site contains heavy, self-mulching, cracking clays to a depth of 1.5 m.

Table 2 – Land Resources Area

Map code	Land Resource Area	Landform	Major Soils
8	Brigalow Uplands	Undulating plains with broad ridges and low hills, on sandstones and shales.	Grey and brown non-cracking and gilgaied cracking clays; shallow sandy and loamy soils on ridge and some texture contrast soils.
1	Coolibah Alluvia	Broad, low sloping floodplains in valley floors. Predominantly mixed alluvia with some sands.	Predominantly deep, cracking grey clays.

2.5.2 ACID SULFATE SOILS

Acid sulfate soils (ASS) contain high levels of iron sulfide minerals, generally in anaerobic conditions. ASS are typically found in low lying coastal areas and, if disturbed, they can cause damage to both the built and natural environment. The site is not mapped as being likely to contain ASS.

2.5.3 CONTAMINATED LAND

Contaminated land is regulated under the *Environmental Protection Act 1994*. Contaminated land sites are listed on the Environmental Management Register (EMR) and/or the Contaminated Land Register (CLR). The site is not listed on the EMR or CLR (Appendix B).



SOILS

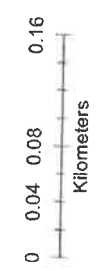
MAP NO: Figure 5
 PROJECT: PUP-002 - AJ's Country Meats Small-scale Abattoir

Date: 21/05/2021

Coordinate System: GDA 1994 MGA Zone 55

LEGEND

- Proposed abattoir
- Property boundary
- Land parcels
- Acid sulphate soils
- Land resource areas 1
- Land resource areas 8



1:5,000



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Source: Esri, Maxar, GeoEye, Earthstar, GeoGraphics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

2.6 SURFACE WATER

2.6.1 ENVIRONMENTAL PROTECTION ACT 1994

Surface water values are protected under the *Environmental Protection (Water and Wetland Biodiversity) Policy 2019* (Water and Wetland Policy) and apply to water which is not considered to be groundwater contained within an aquifer. Environmental impacts to surface water must be prevented or minimised.

2.6.2 VEGETATION MANAGEMENT ACT 1999

Under the *Vegetation Management Act 1999* (VMA), certain surface water features are identified as watercourses or drainage features. The stream order (SO) for these surface water features is identified on the map. Although identified as a surface water feature, the mapped watercourses and drainage lines are identified for the purposes of determining the associated clearing requirements. Regulated vegetation along these surface water features is considered a Matter of State Environmental Significance (Section 2.9).

There are no ordered surface water features on the property (Figure 6).

2.6.3 WATER ACT 2000

The watercourse identification map is used to delineate drainage features and watercourse mapped under the *Water Act 2000*. Water within drainage features (red) is defined as overland flow and water within watercourses (blue) is defined as surface water. Surface water features that are yet to be defined are described as unmapped (grey).

There are no on-site drainage features mapped on the watercourse identification map (Figure 6). The property is in the Fitzroy River catchment and is subject to the *Water Plan (Fitzroy Basin) 2011*. The Dawson River, the nearest surface water feature, is approximately 600 m west of the property.

The proposed development will not change existing take of overland flow water. The existing stock dam and contours will not be altered.

2.6.4 FISHERIES ACT 1994

Under the Fisheries Act 1994, permanent and ephemeral waterways, including drainage features, are subject to additional requirements where waterway barrier works are proposed. Structures such as dams and culverts are considered waterway barrier works.

There are no on-site waterways for fish barrier works (Figure 6).

2.6.5 FLOODING

The western edge of the property is mapped as being subject to inundation during a 1 % Annual Exceedance Probability (AEP) flood event (Figure 6). However, the resolution of this mapping is extremely coarse. There is a slight increase in elevation where the facility is proposed that, based on anecdotal evidence, is the extent of the floodplain. The proposed

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cattle yards, which are smaller than most rural cattle yards, are located in the floodplain. All proposed buildings or waste storage areas are located outside of the floodplain.

2.7 GROUNDWATER

A search of the Department of Regional Development, Manufacturing and Water (DRDMW) groundwater database was undertaken for all registered water bores surrounding the subject property (Figure 7). Refer to (Appendix C) for the bore report relevant to the below bore.

RN89895 is mapped as being located on Lot 12 T5018 and is the closest bore to the subject site. The bore report for this bore identifies that it was drilled to a depth of 164 m and intersected the Birkhead Formation in coal and shale at depths of 66 m and 141 m respectively. Water supply is obtained from the Eurombah Formation at a depth of 164 m. The shallowest aquifer is overlain by layers of sandstone, shale, and coal. However, the site is likely to also contain a 1.5 m deep layer of heavy clay soils (Section 2.5.1).

2.7.1 ENVIRONMENTAL PROTECTION ACT 1994

Environmental values (ecological, use and cultural) of groundwater are protected under the Water and Wetland Policy. The level of protection is determined by the level of ecological (high or disturbed) value, the intended use of the groundwater (human consumption, stock, industrial uses) and any cultural or spiritual value placed on the water. Environmental impacts to groundwater must be prevented or minimised.

2.7.2 WATER ACT 2000

The use of groundwater is regulated under the *Water Act 2000* and a licence is required to use water for any purposes other than stock and domestic. Groundwater is not currently utilised on the site.



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LEGEND

- Watercourse identification map
- Flood level modelling 1% AEP
- Waterways for waterway barrier works
- Proposed abattoir
- Property boundary
- Land parcels
- Vegetation management - Stream order

0 0.04 0.08 0.16
 Kilometers
 1:5,000

TITLE
SURFACE WATER FEATURES

Figure 6

PROJECT PUP-002 - AJ's Country Meats Small-scale Abattoir

Coordinate System: GDA 1994 MGA Zone 55

Date: 21/05/2021

Data Sources: Waterway barrier works, September 2020. © State of Queensland (Department of Agriculture and Fisheries) 2020
 DCDB, September 2020. © State of Queensland (Department of Natural Resources, Mines and Energy) 2020
 Vegetation management watercourse, September 2020. © State of Queensland (Department of Natural Resources, Mines and Energy) 2020
 Watercourse identification map, © State of Queensland (Department of Natural Resources, Mines and Energy) 2020
 Queensland flood mapping program flood investigation Condaminha Rotoraine Basin 2015. © State of Queensland (Department of Natural Resources, Mines and Energy) 2020

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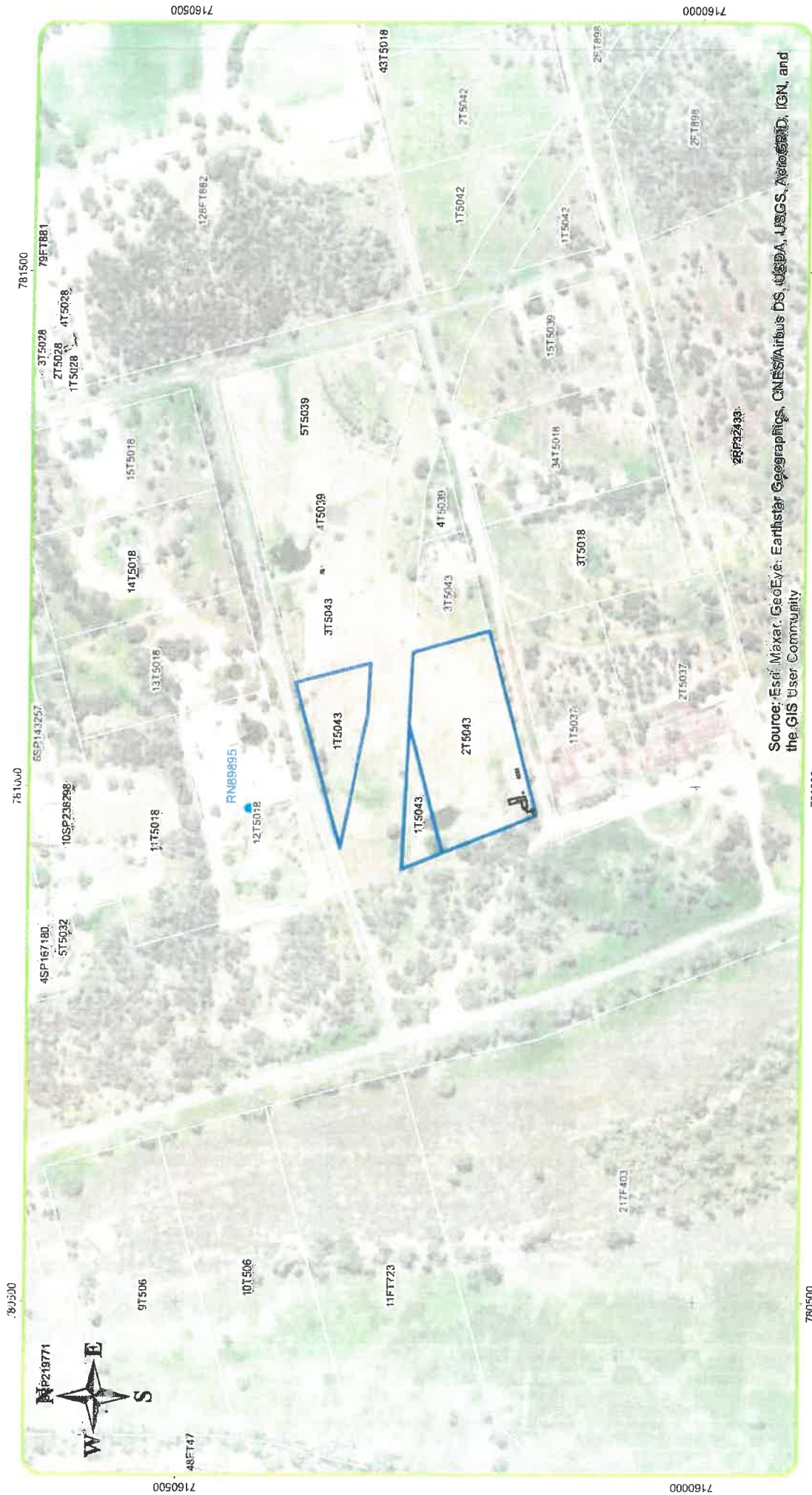
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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

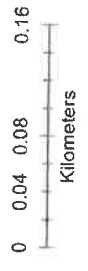
GROUNDWATER BORES

MAP NO: Figure 7
 PROJECT: PUP-002 - AJ's Country Meats Small-scale Abattoir

Date: 21/05/2021

LEGEND

- Sub-arterian Facility (Existing)
- Proposed abattoir
- Property boundary
- Land parcels



1:5,000

Coordinate System: GDA 1994 MGA Zone 55

Data Source: DCDB, September 2020, © State of Queensland (Department of Natural Resources, Mines and Energy) 2020
 Groundwater bores, September 2020, © Copyright Commonwealth of Australia 2020, Bureau of Meteorology



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2.8 FLORA AND FAUNA

2.8.1 VEGETATION MANAGEMENT ACT 1999

The purpose of the VMA is to regulate the clearing of vegetation, and to conserve and protect the ecological and biodiversity values of land. Regulated vegetation is mapped under the following categories:

- Category A – Vegetation offsets and compliance notices
- Category B – Remnant vegetation
- Category C – High-value regrowth
- Category R – Reef-regrowth watercourse vegetation
- Category X – Exempt

Category A, B, C, and R vegetation is identified as containing of least concern, of concern or endangered regional ecosystems. Additionally, this vegetation may contain essential habitat for protected fauna. The clearing of this vegetation is subject to approval. Category R vegetation, Category B and C regulation containing of concern or endangered regional ecosystems and essential habitat are considered Matters of State Environmental Significance (MSES). Impacts to MSES may be subject to considerations under the *Environmental Offsets Act 2014*. Refer to Appendix D for a copy of the vegetation management report for the land parcel containing the development site.

The property is entirely mapped as Category X vegetation (Figure 8). Vegetation adjacent to the western boundary of the property is mapped as Category B vegetation containing of concern regional ecosystems. No clearing of native trees is proposed and there will be no impact on the adjacent regulated vegetation.

2.8.2 NATURE CONSERVATION ACT 1992

Certain endangered, vulnerable or near threatened plants and animals are protected under the *Nature Conservation Act 1992* (NC Act). The WildNet database provides important wildlife information subject to requirements under the NC Act. A search of the WildNet database was undertaken for an area within a 5 km radius of the development site (Appendix E). The search identified 397 species as having been recorded in the search area. Of the six Endangered, Vulnerable or Near Threatened (EVNT) species listed, two species were sighted near the property.

A Koala (*Phascolarctos cinereus*) was sighted near the property in 1987. However, a specific location of this sighting was not provided with the record. A *Cadellia pentastylis* (Ooline), a medium to large tree, was identified near the Taroom sports oval in 1999. As there is no clearing proposed, and the development is self-contained, there is no risk of impacts to EVNT species in the area.

The protected plants flora survey trigger map, contained within the vegetation property report (Appendix D) identifies areas which are likely to contain protected plants listed under the NC Act. If clearing in these areas is proposed, a protected plants survey must be undertaken. The property is not mapped as containing protected plants flora survey trigger areas. However,

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adjacent, off-site vegetation is. This is likely due to the abovementioned protected plant sighting.

2.8.3 ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

The Protected Matters Search Tool (PMST) was used to identify any Matters of National Environmental Significance (MNES) within 5 km of the proposed site (Appendix F). MNES are protected under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). The search identified four threatened ecological communities, 23 threatened species and 10 migratory species. As there is no regulated vegetation on the property, and the clearing of native trees is not proposed, a referral under the EPBC Act is not triggered.

2.9 WETLANDS

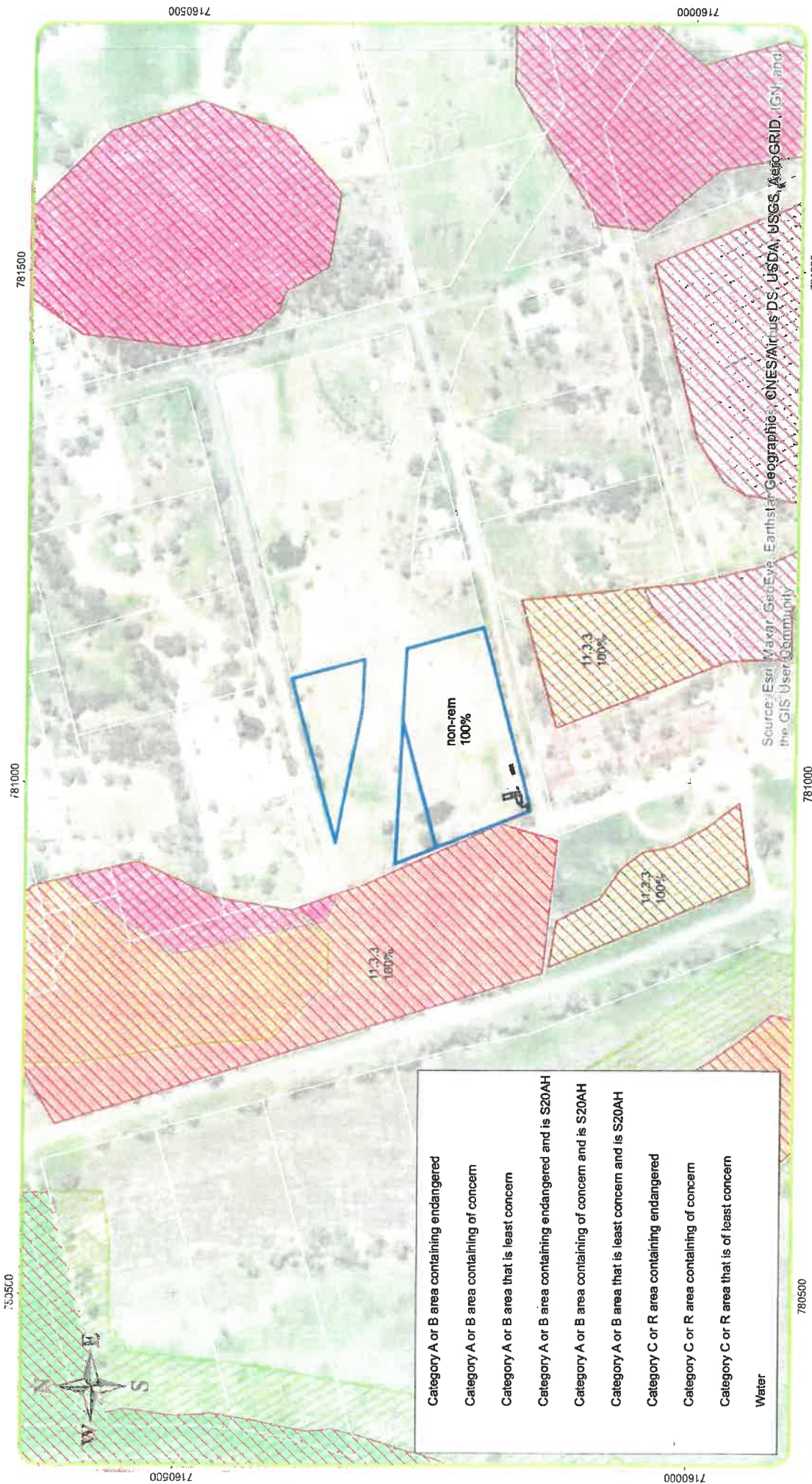
2.9.1 ENVIRONMENTAL PROTECTION ACT 1994

Wetlands regulated under the Water and Wetland Policy include Great Barrier Reef Wetland Protection Areas (wetland protection areas) and wetlands of general or high ecological significance (GES or HES). Wetland protection areas and HES wetlands are subject to additional requirements. Environmental impacts to wetlands must be prevented or minimised.

The Environmental Protection Regulation wetland map (Appendix G) for the site indicated that the nearby Dawson River is a GES wetland.

2.9.2 ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

Wetlands of international importance, listed under the Ramsar Convention, are a matter of National Environmental Significance (MNES) under the EPBC Act. There are no Ramsar wetlands listed as being relevant to the subject site (Appendix F).



Category A or B area containing endangered
 Category A or B area containing of concern
 Category A or B area that is least concern
 Category A or B area containing endangered and is S20AH
 Category A or B area containing of concern and is S20AH
 Category A or B area that is least concern and is S20AH
 Category C or R area containing endangered
 Category C or R area containing of concern
 Category C or R area that is of least concern
 Water

REGULATED VEGETATION

Figure 8

PUP-002 – AJ's Country Meats Small-scale Abattoir

0 0.04 0.08 0.16
 Kilometers

1:5,000

Coordinate System: GDA 1994 MGA Zone 55

LEGEND

- Proposed abattoir
- Property boundary
- Land parcels
- MSES essential habitat
- Flora survey trigger

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Date: 21/05/2021

Data Source: DCDB, September 2020 @ State of Queensland (Department of Natural Resources, Mines and Energy) 2020
 Vegetation management WMS, © State of Queensland (Department of Natural Resources, Mines and Energy) 2020

2.10 STATE PLANNING POLICY – STATE INTERESTS

The State Planning Policy (SPP) outlines the guiding principles and state interests that underpin the delivery of local and regional plans, and development that will advance the social, economic, and environmental needs of Queensland. The SPP identifies five State interests in land use planning and development with state interests relevant to the property identified in the SPP mapping (Appendix H). The SPP overlays applicable to the site are discussed below.

2.10.1 ECONOMIC GROWTH

2.10.1.1 Agriculture

The SPP states that "Agricultural Land Classification (ALC) Class A and Class B land is protected for sustainable agricultural use". The entire site is mapped as containing Class A or B agricultural land. However, due to the location of the facility on the outskirts of the town, the property has limited agricultural land use beyond light grazing. Additionally, the proposed facility has clear links to local agricultural production.

The Roma Taroom Road corridor is part of the stock route network. Additionally, the stock route splits Lot 1 T5043, north of the site of the proposed facility. The site is currently fenced, and these fences will continue to be maintained by the property owner. The proposed facility access will include a gate or stock grid to prevent access by cattle using the stock route.

2.10.2 ENVIRONMENT AND HERITAGE

There are no environment and heritage state interests on the property. The adjacent off-site regulated vegetation is identified as MSES (Section 2.6.2).

2.10.3 SAFETY AND RESILIENCE TO HAZARDS

2.10.3.1 Natural Hazards (Bushfire)

Adjacent off-site vegetation is identified as a bushfire prone area with a medium potential bushfire intensity. The buffer for this area extends into the property but does not include the site of the proposed facility.

2.10.3.2 Natural Hazards (Flood)

As discussed in Section 2.6.5, the western edge of the property is mapped as part of the Dawson River floodplain. The facility and associated composting area will both be located outside of this area.

2.10.4 INFRASTRUCTURE

2.10.4.1 State-Controlled Road

Roma Taroom Road is a state-controlled road (SCR). Due to the small-scale nature of the facility, there will be negligible changes in stormwater velocity entering the corridor. Additionally, earthworks are not proposed. Runoff from around the composting area will be directed into the existing stock dam.

3 PROPOSED DEVELOPMENT

3.1 OVERVIEW

The proposed meat processing facility will be utilised to process one or two animals each week. It will only be operational one day per week with cattle being received and processed in a single day. Based on a weekly throughput of two head, a conservative average liveweight of 600 kg and a conservative yield of 60 %, the facility would have a meat product throughput of approximately 35 tonnes per year.

The proposed facility will be constructed in two stages. Stage 1 is a self-contained facility from cattle entry to processing and cold storage of meat products. Stage 2 provides additional cold storage and space for further slicing and value-added products (e.g. sausages and mince).

Cattle will be unloaded into the cattle yards and walked into the modular facility where they enter the knock box. Cattle are stunned unconscious and then winched and hung on a rail where they are then bled. Blood, non-saleable offal, paunch (stomach contents) and hides from this area will be captured in a drain or tubs and directed towards an external door where they can be removed to the composting bays. Maximising blood capture will minimise the strength of the effluent generated from cleaning of the facility. Hides may be opportunistically sent off-site for further treatment (e.g. salting), processing and sale. However, given the low numbers, this is unlikely.

Carcases then move along the chain where they are further broken down with meat products weighed, boned, and sliced. Meat products are then temporarily held in cold storage prior to transport to the associated butchery in town. Whole carcasses or sides may be stored on rails within the cold room. All offcuts not suitable for value-adding will be transported to the composting area.

Operating hours will vary significantly but will generally be 6 am to 6 pm, one day a week.

Refer to Appendix A for a copy of the design plans.

3.2 CLEANING AND EFFLUENT MANAGEMENT

The facility will be cleaned following the completion of each operational day. This will include a dry sweep of the floors and processing tables to remove off-cuts and other solids. The facility will then be hosed and disinfected. All cleaning water will be captured by drains and directed to an external tank and/or sump via a coarse screen.

As the facility is only operated once a week, evaporation will be the main method of effluent disposal. Due to the local climate, this is likely to adequately reduce effluent quantity to prevent the need for irrigation. Prior to commencing the next operational day, the sump/tank will be cleaned out with solids taken to the composting bay.

Where evaporation is not adequate to minimise effluent volumes, effluent will be irrigated onto the adjacent paddocks via a travelling irrigator. Irrigation of raw effluent is common in smaller meat processing facilities. The travelling irrigator will be rotated each irrigation event to ensure nutrient is distributed evenly across the available effluent utilisation area (EUA)

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(Figure 9). Due to the small size and infrequent operation of the proposed facility, it is not possible to accurately estimate and model effluent irrigation. With soil monitoring and available land, the proposed on-site utilisation of effluent will be managed sustainably.

Due to separation distances, there is a negligible risk to the public and neighbouring properties from the irrigation of raw effluent. There will be no public access to the site and signs placed on each boundary fence identifying the irrigation of effluent.

3.3 COMPOSTING

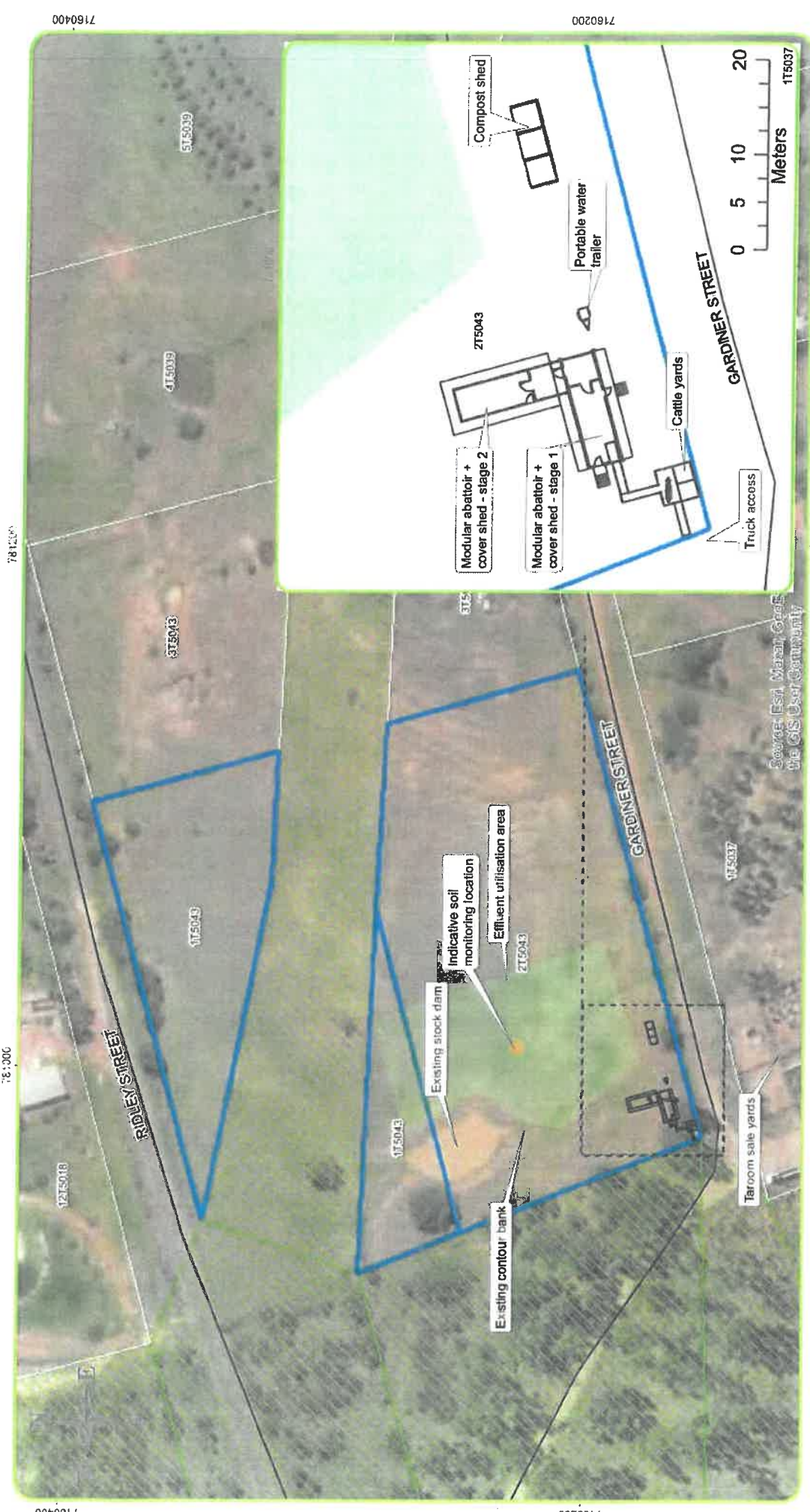
The separation and removal of solid organic materials from the facility and effluent stream will be maximised to remove as much nutrient as possible from the waste streams. This solid organic material will be dry composted in a series of covered bays adjacent to the facility. The composting bays will be constructed with a concrete floor and precast concrete or Besser block (or similar) sides. Three bays will be constructed to allow for the flexible management of composting.

A 300 mm layer of high carbon co-composting material (e.g. sawdust, hay, etc) will be placed on the concrete floor prior to organic waste from the facility being placed. This layer will absorb moisture from the organic waste and prevent liquid from leaving the composting bays. Following the completion of processing and cleaning operations, a further 300 mm of co-composting material will be placed on top of the organic waste. This layer will assist in drying and minimise odour emissions from the composting process. Bays will be filled in this manner and then left for up to three months to allow for the primary phase of composting to be completed. This will result in the breakdown of bulkier wastes (e.g. offal and hides) into smaller particles.

Three bays have been identified to allow for mixing and handling of compost. Following the initial primary phase, material from one bay may be transferred and mixed into a second bay. Essentially, the three bays allow for one to be in use, one to be in the initial breakdown phase and a third for secondary composting and/or storage of co-composting material. Based on the volume of organic material being produced, the composting bays are likely to be oversized. However, their size allows for ready access by a front-end or skid-steer loader for material handling. If animal access to the composting bays is occurring, animal-proof gates can be placed on the front of each bay.

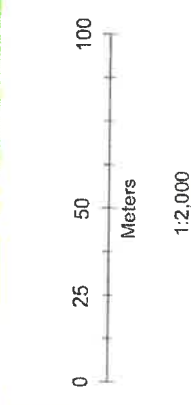
Composted material, now considered a valuable soil conditioner, will then be applied to the property or adjacent land owned by the owner of the subject site. Although the final compost will be relatively inert and low risk, the transport of this waste will not occur on public roads. This negates the need for a regulated waste transporter.

Due to the low throughput, mortalities in the yards prior to entering the facility will be very rare. Should an animal be deemed unsuitable for processing, they will be euthanised and composted in a similar manner. Rumens will be pierced prior to covering of the animal to prevent gas build up and aid in composting. Alternatively, due to the infrequency of this occurring, these animals may be buried on-site. However, this is not expected to be part of routine operations.



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- Indicative soil monitoring location
- Proposed abattoir
- Roads
- Property boundary
- Land parcels
- Stock routes
- Effluent utilisation area



PROPERTY PLAN

Figure 9

PUP-002 - AJ's Country Meats Small-scale Abattoir

Coordinate System: GDA 1994 MGA Zone 55

Data Source: DCOB September 2020, © State of Queensland (Department of Natural Resources, Mines and Energy) 2020
 Land use September 2020, © State of Queensland (Department of Environment and Science) 2020.

Date: 21/05/2021

7160400

7160200

AJ's Country Meats Small-scale Abattoir PUP 002

1:2000

781200

781000

781200

781000

Source: Est. Murray Geof. the GIS User Community

3.4 SITE SUITABILITY

3.4.1 SOILS AND GEOLOGY

Soil mapping indicates that topsoils mostly consist of deep heavy clays (Section 2.5.1) historically used for grazing and identified as Class A or B agricultural soils. As such, they are likely to be suitable for the sustainable application of effluent and compost. These soils are likely to have a low permeability and are likely to be able to safely store high levels of Phosphorous without leaching.

3.4.2 COMMUNITY AMENITY

Although the facility is located within 300 m of several dwellings, there are only two odour emission sources; the effluent sump/tank and the composting bays. Generally, large scale abattoirs with significant odour emissions have high volumes of water and a large effluent pond system. Additionally, most incorporate rendering of organic material. As none of those systems are proposed for this facility, odour emissions from the proposed facility cannot be related to larger abattoirs. The effluent tank/sump will be irrigated or evaporated to empty and cleaned out weekly. Solid organic material will be covered with 300 mm of sawdust (or similar) to minimise odour emissions from the composting operations.

Minimal dust will be produced from the site and would be equivalent or less than the current rural operations of the property. The dust produced by the adjacent saleyards and unsealed roads would be significantly greater than the proposed facility.

Operating hours, combined with separation from dwellings will be adequate to prevent impacts from noise and/or light.

3.4.3 SURFACE WATER

There are no surface water features on the property and the Dawson River is substantially separated from the property. The existing stock dam will provide stormwater detention from the site and capture any runoff from around the composting facility.

The site of the facility and composting area is not subject to inundation during a 1 % AEP flood event.

3.4.4 GROUNDWATER

Section 2.7 identifies that groundwater is approximately 66 m deep with the shallowest water bearing zones not having suitable yields for water supply. The soils are likely to be deep heavy clays which generally have low permeability and are suitable for sustainable effluent and compost applications. The facility consists of a sealed building with drains capturing any effluent and composting will occur on a concrete floor.

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3.4.5 ACCESS

The cattle yards will be located close to the property boundary which will minimise the length of internal roads and associated dust and noise emissions. The access is via a section of Gardiner Street which is located within the SCR corridor. This section of road is regularly used by road trains accessing the saleyards.

3.4.6 FLORA AND FAUNA

There is no regulated vegetation on the property and clearing of Category X native trees is not required. Due to the nature of the activity, there is adequate separation to the adjacent off-site Category B vegetation to prevent impacts.

3.5 REHABILITATION

Due to the small-scale nature of the facility, and minimal earthworks, rehabilitation will not be required. Upon cessation of the activity, building no longer required for ongoing activities on the property will be demolished and removed. Any remaining effluent will be evaporated and compost applied to the surrounding land. The site will then be returned to pasture.

4 ENVIRONMENTAL MANAGEMENT PLAN

The environmental design and management of the activity aims to ensure compliance with the conditions of the development permit (DP). The activity must also comply with their General Environmental Duty (GED) under the EP Act.

4.1 ENVIRONMENTAL RISK ASSESSMENT

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

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

- Negligible – environmental harm/nuisance is not detectable;
- Minor – environmental harm/nuisance is detected but is short term or easily remedied;
- Moderate – environmental harm/nuisance is ongoing and difficult to remedy;
- Significant – environmental harm/nuisance is long-term and extremely difficult to remedy; or
- Severe – environmental harm (not nuisance) is permanent and extremely difficult to remedy.

Likelihood is described as:

- Very unlikely – the consequence could occur in very specific and rare circumstances;
- Unlikely – the consequence could occur although it is not commonplace or expected;
- Possible – the consequence may occur but is not expected to be a regular occurrence;
- Likely – the consequence will probably occur and may occur on a regular basis; or
- Very Likely – the consequence is expected to regularly occur.

Table 3 – Environmental Risk Assessment Matrix

Likelihood	Consequence				
	Negligible	Minor	Moderate	Significant	Severe
Very Likely	Low Med	Medium	Med-High	High	High
Likely	Low	Low Med	Medium	Med-High	High
Possible	Low	Low Med	Medium	Med-High	Med-High
Unlikely	Low	Low Med	Low Med	Medium	Med-High
Very Unlikely	Low	Low	Low Med	Medium	Medium

ENVIRONMENTAL ASSESSMENT REPORT

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Table 4 – Environmental Risk Assessment

Environmental Value	Initial Risk	Justification	Residual Risk	Justification
Surface Water	Low-Medium Consequences are minor and possible.	There are no on-site surface water features. A small portion of the property, likely to include the cattle yards is mapped as being subject to inundation during a 1 % AEP flood event.	Low Consequences are negligible and very unlikely.	Refer to Section 4.2.
Groundwater	Low Consequences are negligible and unlikely.	The shallowest aquifer is 66 m deep overlain by a thick clay topsoil and layers of coal, shale and sandstone.	Low Consequences are negligible and unlikely.	Refer to Section 4.3.
Land (Soil and Vegetation)	Low-Medium Consequences are minor and possible.	Clearing is not required for the proposed development. The uncontrolled application of effluent and compost to soil may result in elevated soil nutrient levels. There will be minimal disturbance to the existing on-site agricultural production.	Low-Medium Consequences are minor and unlikely.	Refer to Section 4.4.
Community Amenity	Air	The property is on the edge of town and has several nearby rural residential dwellings. Odour may be produced from effluent and compost management.	Low Consequences are negligible and possible.	Refer to Section 4.5.
	Acoustic	The small-scale nature of the activity and separation minimises noise impacts.	Low Consequences are negligible and very unlikely.	
	Visual	The proposed facility will have a minimal impact on the rural landscape and existing vegetation will minimise visibility from Roma Taroom Road.	Low Consequences are negligible and very unlikely.	

4.2 SURFACE WATER

4.2.1 DESCRIPTION OF ENVIRONMENTAL VALUE

Section 6 and 7 of the Water and Wetlands Policy identifies the environmental values for surface waters and wetlands. There are no on-site surface water features, and the Dawson River is over 600 m from the property. Refer to Section 2.6 for more detail. The Dawson River is considered to be undisturbed waters with minimal impacts to the biological integrity of this aquatic ecosystem. Surface water may be utilised by downstream properties for stock and domestic water supply and provides habitat for aquatic biodiversity.

4.2.2 OBJECTIVES

The activity aims to achieve the following surface water objectives:

- Compliance with objectives set out in the Water and Wetlands Policy;
- Compliance with conditions of the DP;
- Prevention of unreasonable impacts to surface water quality;
- Prevention of impacts to the bed and banks of watercourses; and
- Prevention of increases in surface water velocity.

4.2.3 POTENTIAL IMPACTS

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

- Increased contaminants resulting in algal blooms or damage to aquatic biodiversity; and
- Increased sediment loads because of soil erosion.

4.2.4 DESIGN CONSIDERATIONS

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

- The processing of cattle will occur within a raised and sealed building;
- Composting will occur within an open sided shed;
- The facility and the composting shed have been located on a site which is not subject to inundation during a 1 % AEP flood event; and
- The composting shed and effluent irrigation area will be located to ensure any runoff is directed into the existing stock dam before it leaves the property.

4.2.5 MANAGEMENT PRACTICES

Table 5 describes management strategies and actions to prevent or minimise the impact of the activity on adjacent surface water features. Specific actions and the timing of, and person responsible, for these actions have also been identified.

ENVIRONMENTAL ASSESSMENT REPORT

Small-Scale Meat Processing Facility

AJ's Country Meats Pty Ltd



Table 5 – Surface Water Management Practices

Management	Actions	Timing
Processing Building	Check the base and area surrounding the building for leaks or damage.	Twice a year
	Ensure building is cleaned with effluent drained into the tank/sump and solid organic material transferred to the composting shed	At the completion of each processing day.
	Ensure all cleaning chemicals are stored within the sealed building to prevent spills.	At all times.
	Remove any accumulated manure in the cattle yards.	Monthly
Effluent	Ensure effluent is evaporated or irrigated at sustainable rates.	Prior to the commencement of subsequent operational days (weekly).
	Check irrigation area for surface pooling during irrigation. Increase the frequency of irrigation rotation as required.	During each irrigation event (weekly).
	Move the irrigator to a new location within the EUA and record the details of this location.	Following the complete irrigation of effluent (weekly) or more frequently if required.
	Cease irrigation prior to or immediately following heavy rainfall events.	As required.
	Place a tarpaulin over the effluent tank.	When heavy rainfall is expected (>20 mm).
	Check the area surrounding the effluent tank for unexpected green grass growth or moisture. Inspect integrity of tank if growth or moisture is observed.	Weekly during cleaning.
	Compost	Ensure the concrete floor is raised above the natural surface to prevent the ingress of water.
Ensure compost spread on soil is incorporated.		As soon as possible following spreading and prior to rainfall.
Clean up compost or organic waste spills.		Immediately.
Inspect the integrity of the concrete floor and base of walls.		Following removal of mature compost.
Ensure mature compost is not stockpiled outside the compost shed.		At all times.
Should fresh co-composting material (e.g. sawdust) need to be stockpiled outside the compost area, ensure it is covered with a tarpaulin.		If required.
Sediment and Erosion	Check, maintain and reform contour banks to ensure stormwater is appropriately controlled.	Following heavy rainfall events.
	Areas disturbed by construction will be revegetated.	Following the completion of construction.
	Check roof gutter discharge points to identify any erosion resulting from changed stormwater velocity. Amend discharge control as required.	Following heavy rainfall events.

4.2.6 MONITORING

Due to the low residual risk to surface water, ongoing surface water monitoring is not proposed.

4.3 GROUNDWATER

4.3.1 DESCRIPTION OF ENVIRONMENTAL VALUE

Section 6 of the Water and Wetlands Policy identifies the environmental values for groundwater. Groundwater is contained within various aquifers from a depth of 66 m but adequate water supply was only obtained at 164 m. The shallowest groundwater aquifers in the region are considered to be undisturbed waters as they do not appear to be suitable for water supply. Groundwater from deeper aquifers may be used for agricultural production or domestic use including drinking water.

4.3.2 OBJECTIVES

The activity aims to achieve the following groundwater objectives:

- Compliance with objectives set out in the Water and Wetlands Policy;
- Compliance with conditions of the DP; and
- Prevention of unreasonable impacts to groundwater.

4.3.3 POTENTIAL IMPACTS

The proposed facility has the potential to cause the following impacts to groundwater:

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

4.3.4 DESIGN CONSIDERATIONS

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

- The facility will be constructed with a raised floor which will be sealed to prevent leaks;
- The compost shed will be constructed with a concrete floor;
- Effluent will be captured and directed into a large plastic tank/sump for evaporation or irrigation; and
- There is substantial irrigation area available for irrigation of effluent should evaporation not be adequate.

4.3.5 MANAGEMENT PRACTICES

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

ENVIRONMENTAL ASSESSMENT REPORT

Small-Scale Meat Processing Facility

AJ's Country Meats Pty Ltd



Table 6 – Groundwater Management Practices

Management	Actions	Timing
Processing Building	Check the base and area surrounding the building for leaks or damage.	Twice a year
	Ensure all cleaning chemicals are stored within the sealed building to prevent spills.	At all times.
	Remove any accumulated manure in the cattle yards.	Monthly
Effluent	Move the irrigator to a new location within the EUA and record the details of this location.	Following the complete irrigation of effluent (weekly) or more frequently if required.
	Check the area surrounding the effluent tank for unexpected green grass growth or moisture. Inspect integrity of tank if growth or moisture is observed.	Weekly during cleaning.
Compost	Maintain hardstand and access areas around the compost shed to prevent pooling of water immediately adjacent to the compost bay access where regular spills occur.	As required.
	Inspect the integrity of the concrete floor and base of walls.	Following removal of mature compost.
	Ensure mature compost is not stockpiled outside the compost shed.	At all times.

4.3.6 MONITORING

Due to the low residual risk to groundwater, monitoring is not proposed.

4.4 LAND

4.4.1 DESCRIPTION OF ENVIRONMENTAL VALUE

On-site soils are generally heavy grey to black clays (Section 2.5) which are identified as Class A or B agricultural soils. Soil quality provides for long-term agricultural production and is linked to surface water and groundwater values. There is minimal native vegetation on the property with Category B regulated vegetation adjacent to the western property boundary.

4.4.2 OBJECTIVES

The activity aims to achieve the following land objectives:

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

ENVIRONMENTAL ASSESSMENT REPORT

Small-Scale Meat Processing Facility
AJ's Country Meats Pty Ltd



4.4.3 POTENTIAL IMPACTS

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

- Fragmentation of agricultural land through development;
- Accumulation of nutrients resulting in changes to chemical or physical soil properties; and
- Erosion of topsoil due to the exposure of topsoil.

4.4.4 DESIGN CONSIDERATIONS

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

- The facility is small and requires minimal earthworks for construction;
- Relative to the small-scale nature of the development, there is significant land available for effluent and compost utilisation;
- The activity is not located on steep land which may be highly susceptible to erosion; and
- The facility does not require the clearing of native vegetation;

4.4.5 MANAGEMENT PRACTICES

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

Table 7 – Land Management Practices

Management	Actions	Timing
Effluent	Move the irrigator to a new location within the EUA and record the details of this location.	Following the complete irrigation of effluent (weekly) or more frequently if required.
	Ensure even distribution of effluent across the available land.	At all times.
	Where possible, cut and remove pasture from the paddock to remove nutrients.	If excessive growth is observed.
Compost	Ensure mature compost is not stockpiled outside the compost shed.	At all times.
	Obtain agronomic advice on compost application rates.	Prior to spreading of compost.
Construction and Erosion	Revegetate disturbed areas surrounding the facility.	Following the completion of construction.
	Should erosion be identified, implement sediment fences and replacement of topsoil to allow grass cover the re-establish.	As required.

4.4.6 MONITORING

Due to the unknown nature of the volume and strength of the effluent soil monitoring is proposed. Soil monitoring of the EUA will be completed every three years to ensure effluent irrigation is sustainable. Soil monitoring locations should be indicative of areas where effluent has been regularly applied. Laboratory analysis should include a standard agronomic suite for the monitoring of key soil parameters.

4.5 COMMUNITY AMENITY

4.5.1 DESCRIPTION OF ENVIRONMENTAL VALUE

As the area is on the outskirts of the town of Taroom, it is surrounded by a mixture of uses including rural residential properties, saleyards, truck wash, broadacre cropping and grazing and the Taroom landfill. The nearest sensitive receptor is approximately 260 m north of the facility. Amenity is the ability for people to enjoy the expectations offered by a rural area, free from unreasonable impacts from odour, dust, and noise and with limited impacts on the rural landscape.

4.5.2 OBJECTIVES

The activity aims to achieve the following community amenity objectives:

- Compliance with conditions of the DP;
- Compliance with objectives set out in the *Environmental Protection (Air) Policy 2019*;
- Compliance with objectives set out in the *Environmental Protection (Noise) Policy 2019*;
- Prevention of unreasonable odour, dust, and noise impacts on nearby sensitive receptors; and
- Prevention of unreasonable impacts to the visual landscape of the locality.

4.5.3 POTENTIAL IMPACTS

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

- Environmental nuisance because of odour, dust and noise emissions;
- Adverse health impacts (e.g. asthma) from unreasonable dust emissions; and
- Interruption to the rural landscape which is otherwise dominated by rural residential activities.

The nearby saleyards, truck wash, and landfill are likely to generate odour, dust and noise at much greater levels than the proposed development.

4.5.4 DESIGN CONSIDERATIONS

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

- The small-scale nature of the proposed development, combined with separation distances minimises the impacts of odour, dust and noise emissions;

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Small-Scale Meat Processing Facility
AJ's Country Meats Pty Ltd



- The compost bays will be covered to prevent compost from becoming too wet and odorous;
- Existing trees will be retained, and the access point will be via a gap in trees within the road corridor; and
- The small-scale nature of the buildings aligns with the size of residential and rural buildings in the area.

4.5.5 MANAGEMENT PRACTICES

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

Table 8 – Community Amenity Management Practices

Management	Actions	Timing
Odour	Empty the effluent tank via evaporated/irrigated and clean remaining solids.	Weekly.
	Transfer all solid organic waste to the compost area and cover with 300 mm of co-composting material.	At the completion of each operational day.
	Clean up any spilled solid organic material.	Immediately.
	Store cleaning equipment (e.g. shovels and bins) in an accessible location.	At all times.
	Install gates on composting bays to prevent animal access.	If required based on observations.
	Maintain hardstand and access areas around the compost shed to prevent pooling of water immediately adjacent to the compost bay access where regular spills occur.	As required.
	Identify any large pieces of organic material remaining after primary compost phase and remove from secondary bay during mixing. Place on base of primary bay for further composting.	During transfer/mixing of compost.
	Cover secondary composting pile with co-composting material.	Following mixing.
	Clean and remove any accumulated manure in the cattle yards.	Monthly.
	Repair any potholes in the cattle yards to prevent wet spots. Ensure this area is free draining and remove excessive grass growth which would detain water.	Monthly.
Dust	Repair trafficable surfaces (e.g. potholes and loose surface material) around the facility to minimise excessive dust.	As soon as possible following identification.
	Should fresh co-composting material (e.g. sawdust) need to be stockpiled outside the compost area, ensure it is covered with a tarpaulin.	If required.
	Repair and maintain cattle yard surface to minimise dust from cattle movements.	As required.
Noise	Operations will only occur between 6 am and 6 pm.	At all times
	Vehicle speed limits of 10 km/hour will be enforced in and around the facility area. Due to the proximity of the cattle yards and	At all times

ENVIRONMENTAL ASSESSMENT REPORT

Small-Scale Meat Processing Facility

AJ's Country Meats Pty Ltd



Management	Actions	Timing
	facility to the access point, on-site vehicle speed is unlikely to reach this.	
	Ongoing training and communication to ensure speed limits are observed.	Upon staff induction and annually
Visual	Maintain and replace buildings and equipment to prevent them becoming an eye sore.	As required.
Complaints	Set up and maintain a complaints register.	At all times.
	Provide a contact number in a visible location on the property entrance.	At all times.
	Undertake a brief review of weather conditions and operations following a complaint. Include potential causes and any necessary corrective actions. Provide feedback to the complainant.	Within a week of a complaint being received.
	Provide a summary of complaints to BSC.	Periodically or upon request.

4.5.6 MONITORING

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

5 REFERENCES

Gray, H. J. and Macnish, S. E. (1985) *Land Management Field Manual - Wandoan*. Brisbane, QLD.
Available at: <https://geoscience.data.qld.gov.au/dataset/cr042291/resource/geo-doc1183584-cr042291>.

APPENDIX B – EFFLUENT AND COMPOST SUMMARY

AgDSA

Banana Shire Council
PLANNING APPROVAL

27 APR 2022

mev012-20/21

Taroom Abattoir – Effluent and compost summary

AJ's Country Meats Pty Ltd

21 February 2022

1 INTRODUCTION

This document has been prepared to support an application to change specific conditions of the Decision Notice (MCU012-20/21) relating to the small-scale abattoir proposal, located on 19 Gardiner Street, Taroom. The change is to the wording of conditions 29 and 31 which relate to the design and operation of the effluent management system and composting.

A summary of the expected waste streams is provided in Figure 1.

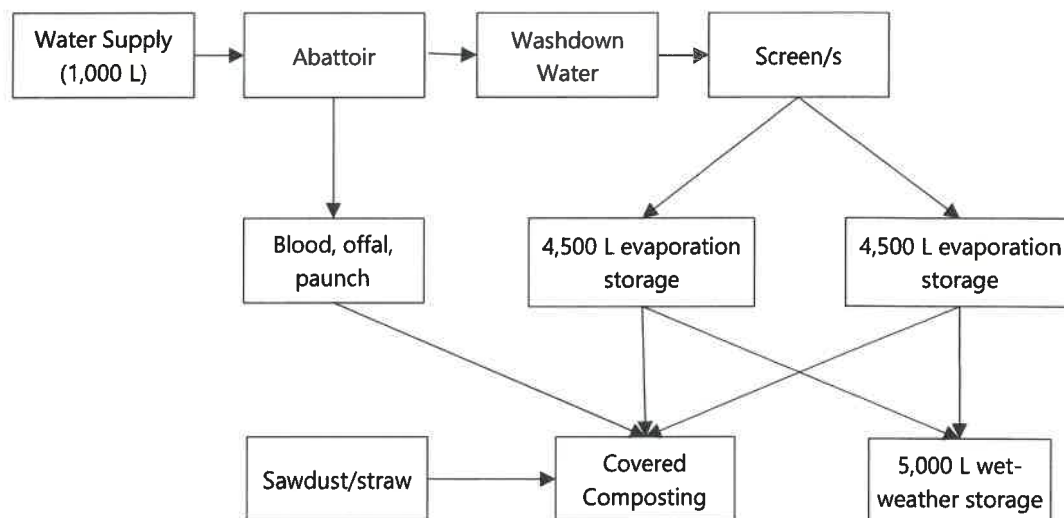


Figure 1 – Summary of waste streams

2 EFFLUENT SYSTEM

The proposed effluent management system was designed to prioritise the use of evaporation to dispose of wash-down water from the facility. A series of 2,000 L plastic water troughs were proposed as the primary storages for effluent. These systems were designed to be open-topped to facilitate evaporation but also allow for the cleaning of any sediment or solids that may pass through the prior screens. Their design allowed for staff access to manually remove any solids. It was also proposed that multiple 2,000 L evaporation storages may have been required depending on the final effluent volume produced by the facility.

The subsequent 5,000 L tank was designed as a wet-weather storage for use when evaporation is not adequate to dispose of effluent. This could be during extended rain or cooler winter months. The prioritisation of the evaporation storages was proposed to reduce the frequency, and associated costs, of getting the 5,000 L tank regularly emptied via a vacuum tanker.

Following a review of average evaporation rates for the nearest Bureau of Meteorology (BOM) weather station (Miles), the proposed evaporation storages will consist of 4,500 L round plastic troughs which have a diameter of 3.73 m. The identified troughs (Figure 2), are supplied by Polymaster.

Based on the average daily evaporation for Miles (4.8 mm), the diameter of the identified storage will be adequate to evaporate the majority of the washdown water (Table 1). This assumes that the full 1,000 L of washdown water will be required and there will be no losses within the facility. Two storages will be purchased to allow for washdown water to be evaporated for a fortnight. Should further storages be required, they will be added. Any remaining liquid will either be transferred to the compost facility or the 5,000 L wet-weather storage. During summer months, evaporation is likely to account for all effluent.

Should different shaped or sized storages be utilised, the surface area of the storage should be at least 11 m².

Table 1 – Storage and evaporation calculation

Storage Volume (L)	4,500
Diameter (m)	3.73
Depth (mm)	650
Surface area (m²)	10.93
Washdown water volume (L)	1,000
Starting water depth (mm)	91.0
Fortnightly evaporation (mm)	67.2
Water depth after evaporation (mm)	24.3
Volume of remaining effluent (L)	266



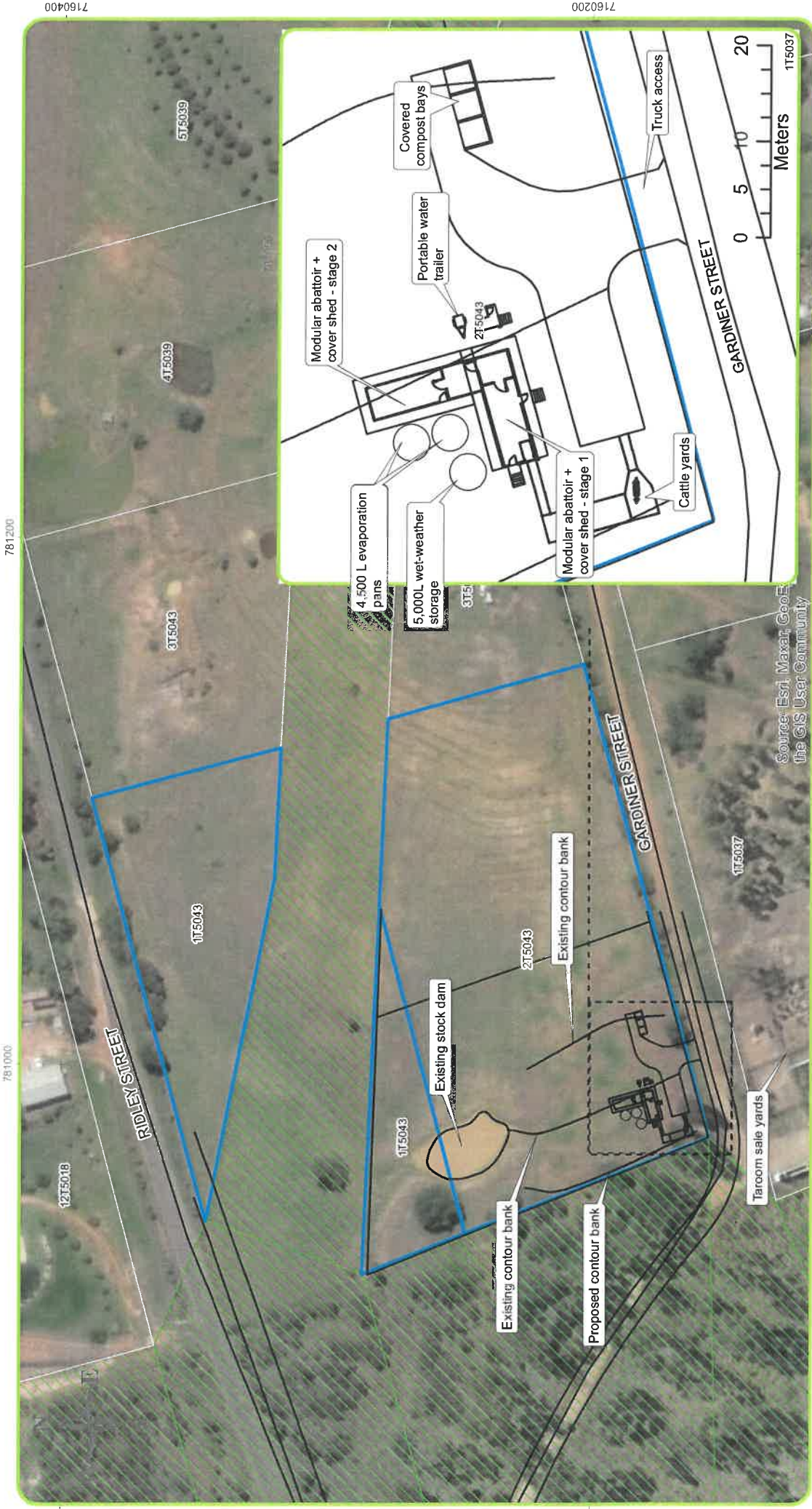
Figure 2 – 4,500 L water trough for evaporation

3 COMPOSTING

The proposed composting bays will be located within a roofed structure with bays constructed with Besser blocks or similar. The roof will exclude most of the rainfall from impacting on compost moisture levels. Except for extremely minimal cleaning compounds, all the composted material will be organic animal matter. Straw, sawdust, or similar material will be utilised as a co-composting material to cover organic matter and absorb moisture.

Laboratory analysis will be completed for the initial compost material to identify any unsuitable chemical compounds. However, it is extremely unlikely that cleaning chemicals will be present in the compost. The end use of the compost will be determined by the results of this analysis. Should there be no unexpected contaminants present in the compost, no further sampling and analysis will occur with compost spread on the adjacent land.

APPENDIX A – PROPERTY PLAN



TITLE: <h1>PROPERTY PLAN</h1>	LEGEND: <ul style="list-style-type: none"> Property boundary Proposed abattoir Roads Land parcels Stock routes
	MAP NO: Figure 9 PROJECT: PUP-002 - AJ's Country Meats Small-scale Abattoir
Coordinate System: GDA 1994 MGA Zone 55	
Date: 18/02/2022	

Agricultural Development Services
 Australia Pty Ltd (AgDSA)
 ABN: 30 639 923 434
 P: +61 418 446 245
 E: matt.norton@agdsa.com.au



PROPERTY DESCRIPTION

Lot 2
T5043
Local Government BANANA SHIRE
Locality TAROOM

Area - 11,200m²

PROJECT SUMMARY

PLANNING DETAILS

SITE AREA	11,200m ²
BUILDING NUMBERS	1 BUILDING
TOTAL BUILDING FOOTPRINT AREA	148.92m ²
APPROX. VOLUME AREA	820m ³

SITE COVER

TOTAL BUILDING FOOTPRINT AREA	148.92m ²	(1.32%)
CATTLE YARDS	50.14m ²	(0.45%)
COMPOST STATION	27.00m ²	(0.25%)
TOILET WITH WASTE STORAGE	4.83m ²	(0.04%)
WATER TRAILER PARKING	4.53m ²	(0.04%)
DRIVEWAY/CARPARKS	341.13m ²	(3.05%)

TOTAL SITE COVERAGE 578.55m² (5.15%)

GFA BREAKDOWN (BY STAGE)

STAGE	GFA	EXTERNAL	TOTAL
STAGE 1	45.60m ²	29.13m ²	74.73m ²
STAGE 2	42.84m ²	31.35m ²	74.19m ²
OVERALL TOTAL	88.44m²	60.48m²	148.92m²

CARPARKING

TOTAL NUMBER PROVIDED 2 STAFF CAR SPACES

GENERAL NOTES

- DO NOT SCALE DRAWINGS
- SETTING OUT DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS. ANY SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED BY THE CONTRACTOR BEFORE CONSTRUCTION
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS INCLUDING AMENDMENTS OF THE RELEVANT SAA STANDARDS, SAA CODES OF PRACTISE, EXCEPT AS VARIED BY THE CONTRACT DOCUMENTS AND OF THE BY-LAWS OF THE LOCAL REGIONAL COUNCIL.

NOTE

BUILDER TO PROVIDE RAINWATER TANK TO COMPLY WITH LOCAL COUNCIL REQUIREMENTS. EXACT POSITIONING TO BE CONFIRMED WITH CLIENT PRIOR TO CONSTRUCTION.

ADDITIONAL RAIN WATER TO BE DISPERSED ON SITE VIA IN GROUND BUBBLERS LOCATED MINIMUM 3m FROM FOOTINGS AND PROPERTY BOUNDARY OR DISCHARGED TO KERB AND CHANNEL AS PER COUNCIL REGULATIONS.



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MODULAR ABATTOIR

D.A. Issue

1 Proposed Site Plan
1:1000

Site Plan

Revision G 12/08/21

A.000
Designer JMR

Project No. 21-0309
Scale As Indicated @ A3

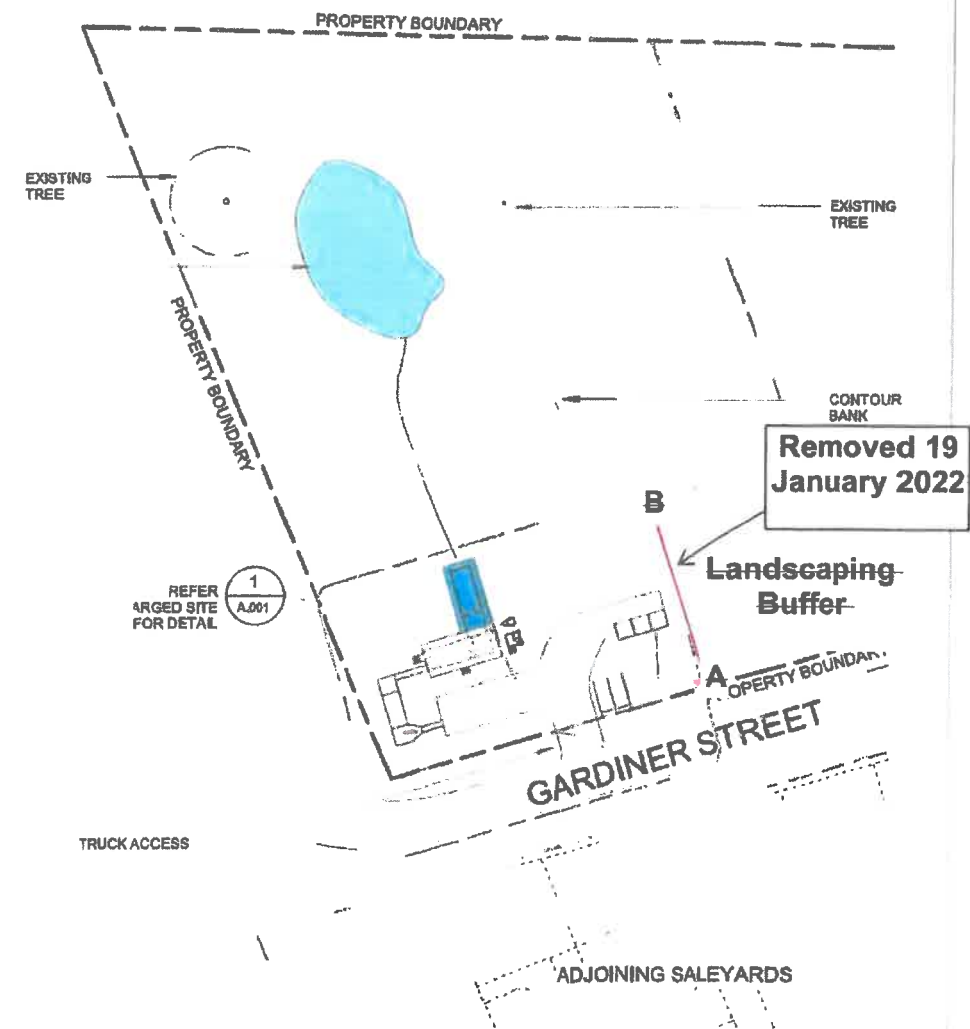
Banana Shire Council
PLANNING APPROVAL

19 JAN 2022

mcu012-20/01

ROMA TAROOM ROAD

RIDLEY STREET



GARDINER STREET

ADJOINING SALEYARDS



PROPERTY DESCRIPTION

Lot 2
T5043
Local Government BANANA SHIRE
Locality TAROOM

Area - 11,200m²

PROJECT SUMMARY

PLANNING DETAILS

SITE AREA	11,200m ²
BUILDING NUMBERS	1 BUILDING
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TOILET WITH WASTE STORAGE	4.83m ²	(0.04%)
WATER TRAILER PARKING	4.53m ²	(0.04%)
DRIVEWAY/CARPARKS	341.13m ²	(3.05%)

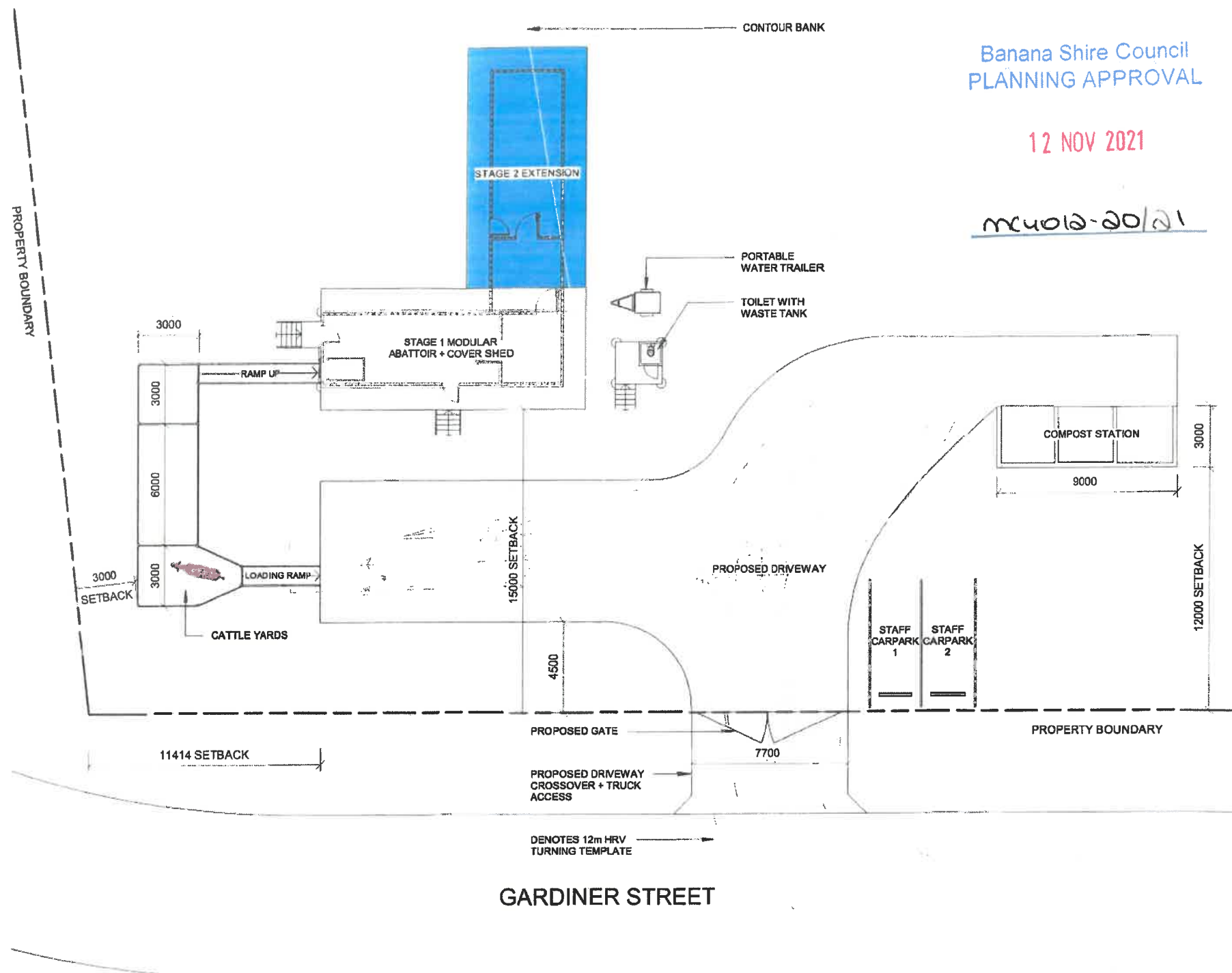
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GFA BREAKDOWN BY STAGE

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STAGE 2	42.84m ²	31.35m ²	74.19m ²
OVERALL TOTAL	88.44m²	60.48m²	148.92m²

CARPARKING

TOTAL NUMBER PROVIDED 2 STAFF CAR SPACES



Banana Shire Council
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12 NOV 2021

mcu012-20/21

1 **Enlarged Site Plan**
1 : 200



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A.B.N 96071786948 | BDAQ.4487

MODULAR ABATTOIR

D.A. Issue

Enlarged Site Plan

Revision A | 12/08/21

A.001

Project No. 21-0309

Designer Designer Scale As indicated @ A3

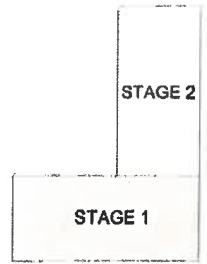


WALL LEGEND:

XXXXXX PROPOSED COLDROOM PANEL WALL

LEGEND

COL COLUMN



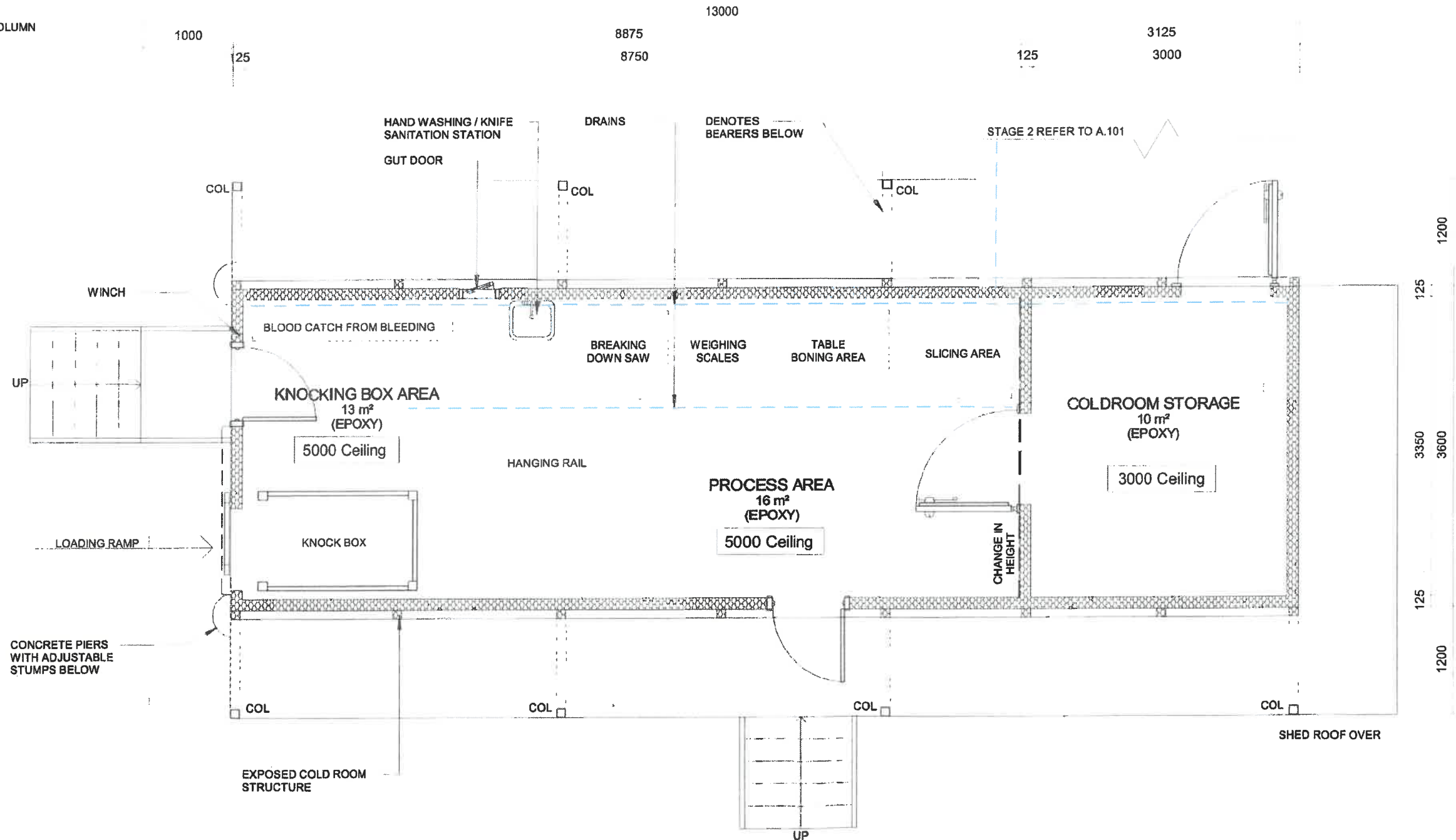
2 Key Plan
1 : 500

Banana Shire Council
PLANNING APPROVAL

12 NOV 2021

mc4012-20/21

TOILET WITH
WASTE TANK
BELOW



AREA TABLE

PROPOSED STAGE 1 - EXTERNAL	29.13 m ²
PROPOSED STAGE 1 - INTERNAL	45.60 m ²
PROPOSED STAGE 2 - EXTERNAL	31.35 m ²
PROPOSED STAGE 2 - INTERNAL	42.84 m ²
Grand total	148.92 m ²

1 Proposed Floor Plan - Stage 1
1 : 50



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MODULAR ABATTOIR
D.A. Issue

Stage 1 - Ground Floor Plan

Revision E | 12/08/21

A.100
Designer JMR

Project No. 21-0309
Scale As indicated @ A3



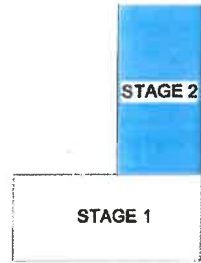


WALL LEGEND:

PROPOSED COLDROOM PANEL WALL

LEGEND

COL COLUMN



2 Key Plan.
1 : 500

Banana Shire Council
PLANNING APPROVAL

12 NOV 2021

mcu012-20/21

1 Proposed Floor Plan - Stage 2
1 : 50

AREA TABLE

PROPOSED STAGE 1 - EXTERNAL	29.13 m ²
PROPOSED STAGE 1 - INTERNAL	45.60 m ²
PROPOSED STAGE 2 - EXTERNAL	31.35 m ²
PROPOSED STAGE 2 - INTERNAL	42.84 m ²
Grand total	148.92 m ²



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MODULAR ABATTOIR

D.A. Issue

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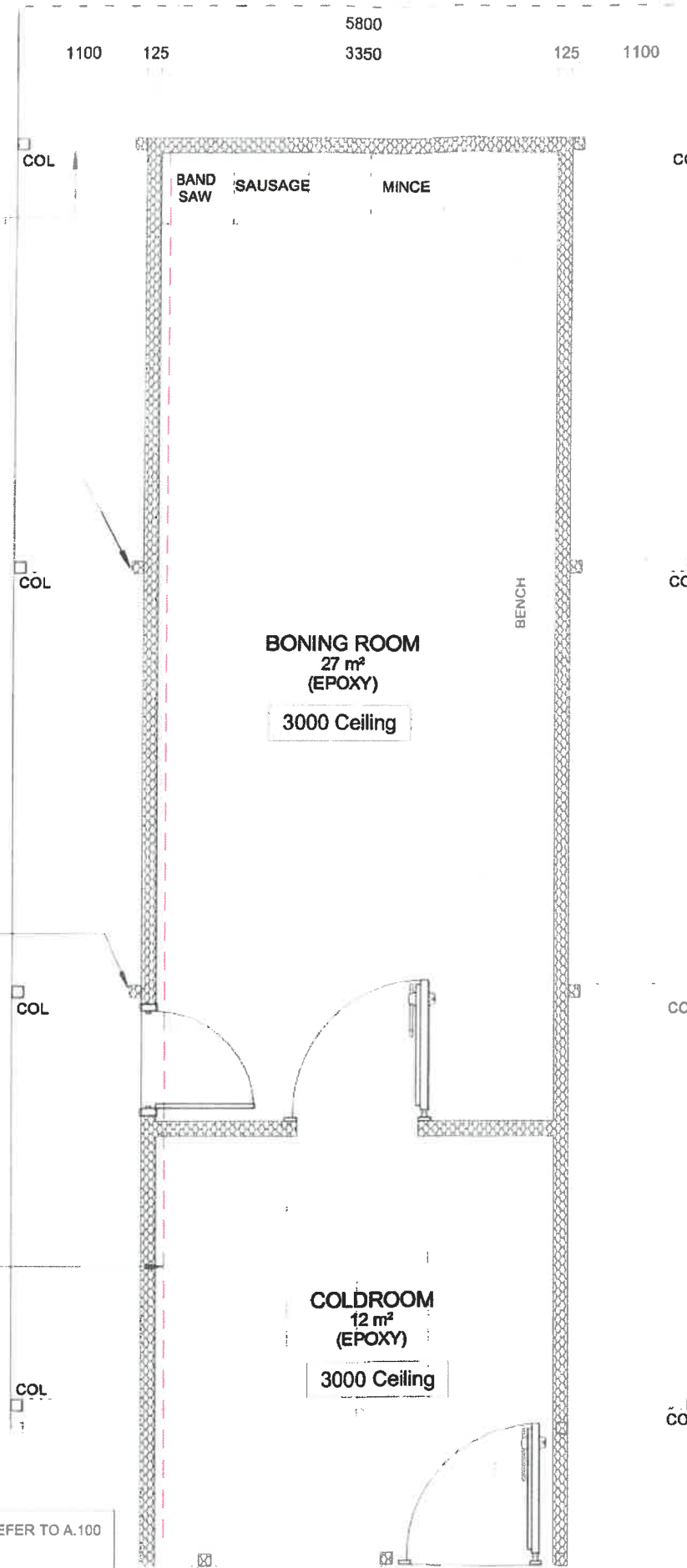
DENOTES
BEARERS BELOW

EXPOSED COLD ROOM
STRUCTURE

CONCRETE PIERS
WITH ADJUSTABLE
STUMPS BELOW

DRAINS

STAGE 1 REFER TO A.100



Stage 2 - Ground Floor Plan

A.101

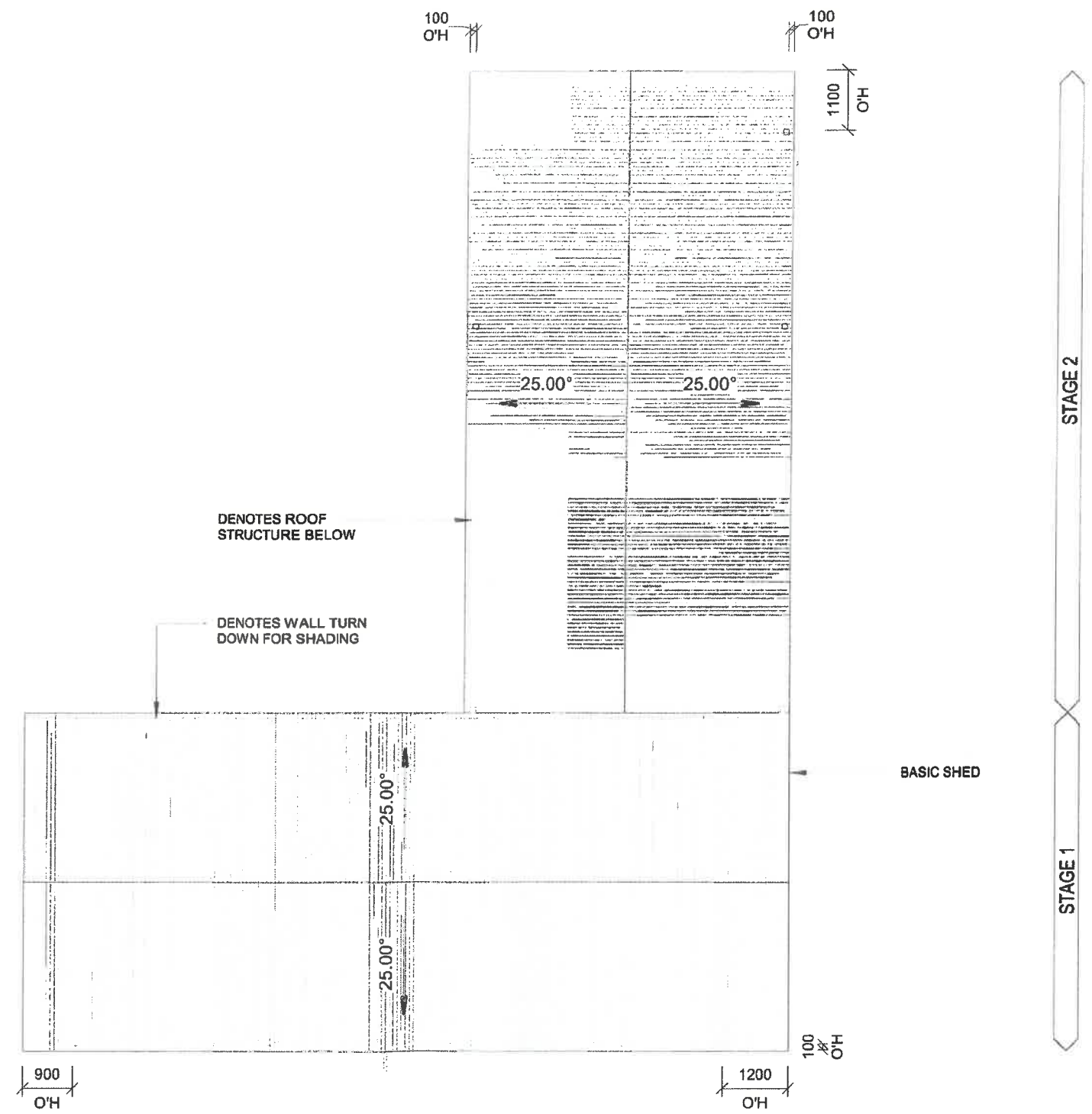
Revision C | 12/08/21

Designer JMR

Project No. 21-0309

Scale As indicated @ A3

1 2 3 4



Banana Shire Council
 PLANNING APPROVAL

12 NOV 2021

mcuola-20/21

1 Proposed Roof Plan
 1: 100



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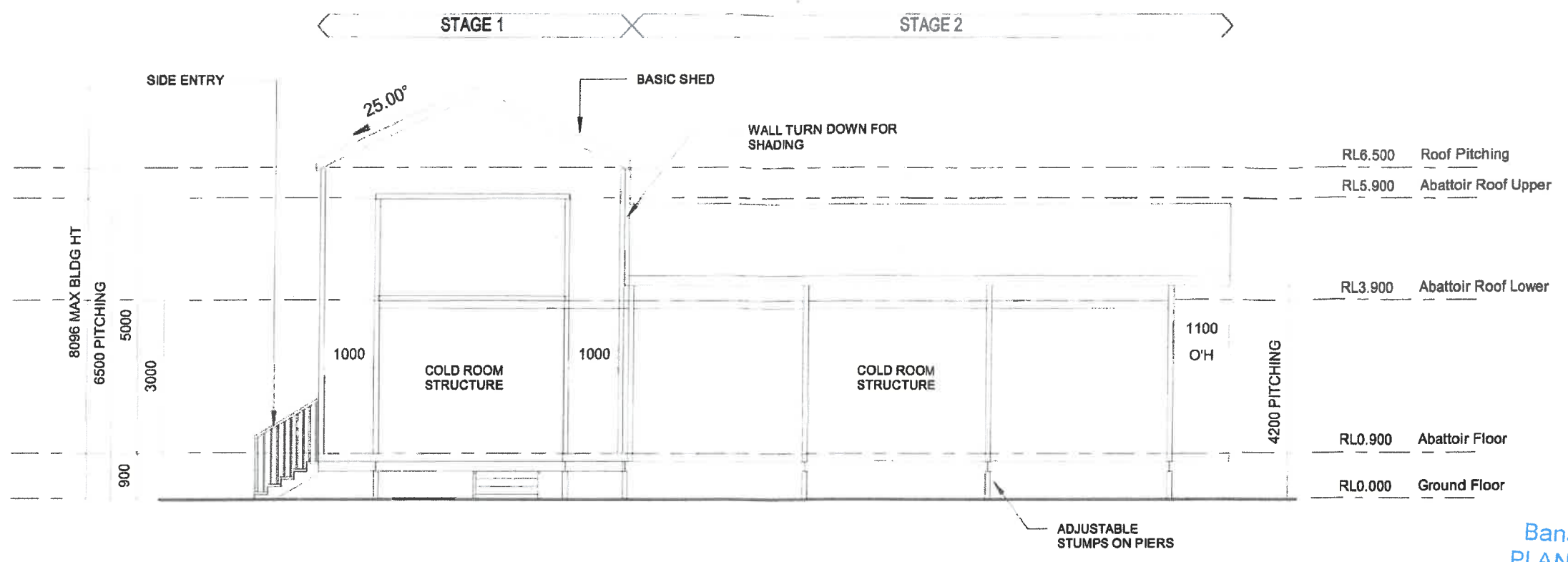
MODULAR ABATTOIR
 D.A. Issue

Proposed Roof Plan

Revision B | 12/08/21

A.140
 Designer JMR

Project No 21-0309
 Scale 1: 100 @ A3

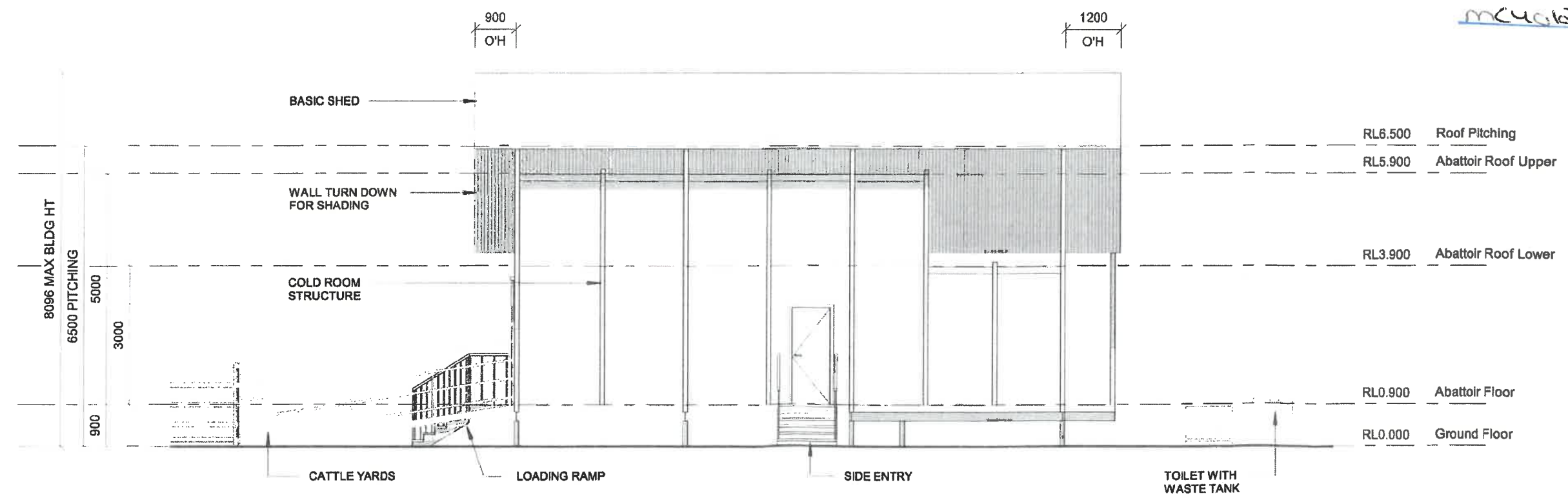


2 East Elevation
1:100

Banana Shire Council
PLANNING APPROVAL

12 NOV 2021

mclaw-20/21



1 South Elevation
1:100



MODULAR ABATTOIR
D.A. Issue

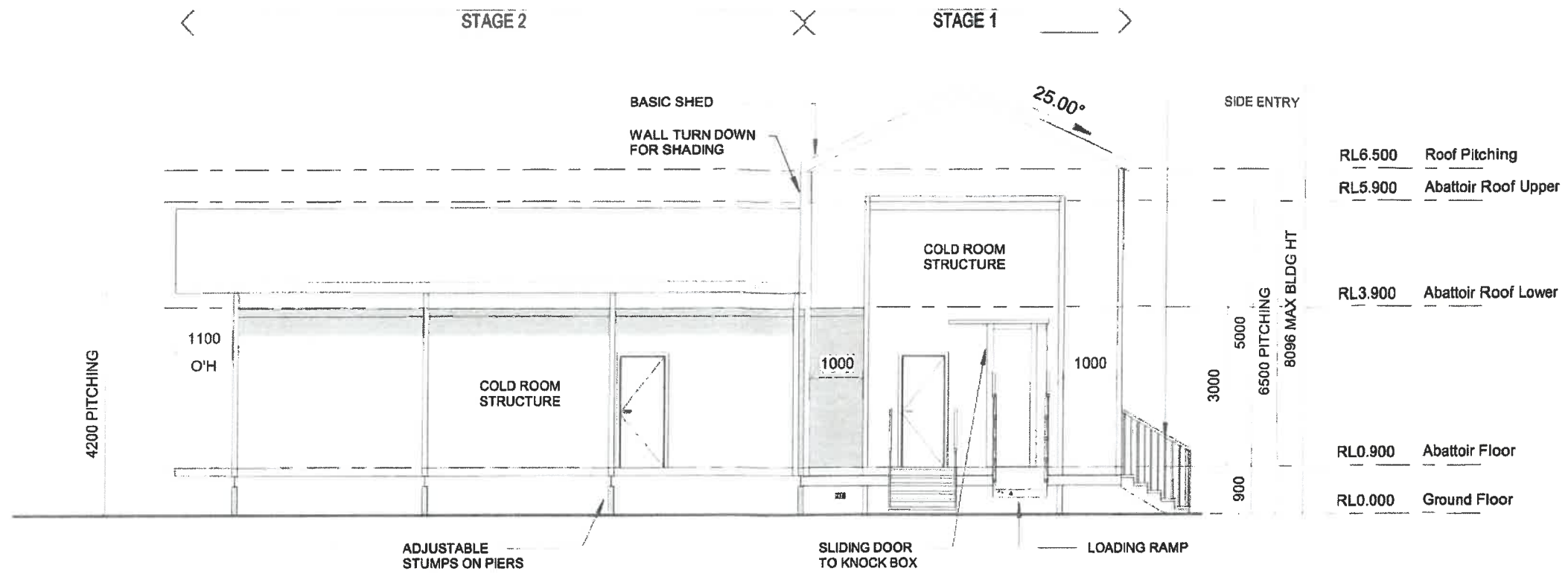
Proposed Elevations

Revision E | 12/08/21

A.200
Designer JMR

Project No. 21-0309
Scale 1:100 @ A3

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A.B.N 96071786948 | BCAQ 4487



1 **West Elevation**
1 : 100

Banana Shire Council
PLANNING APPROVAL

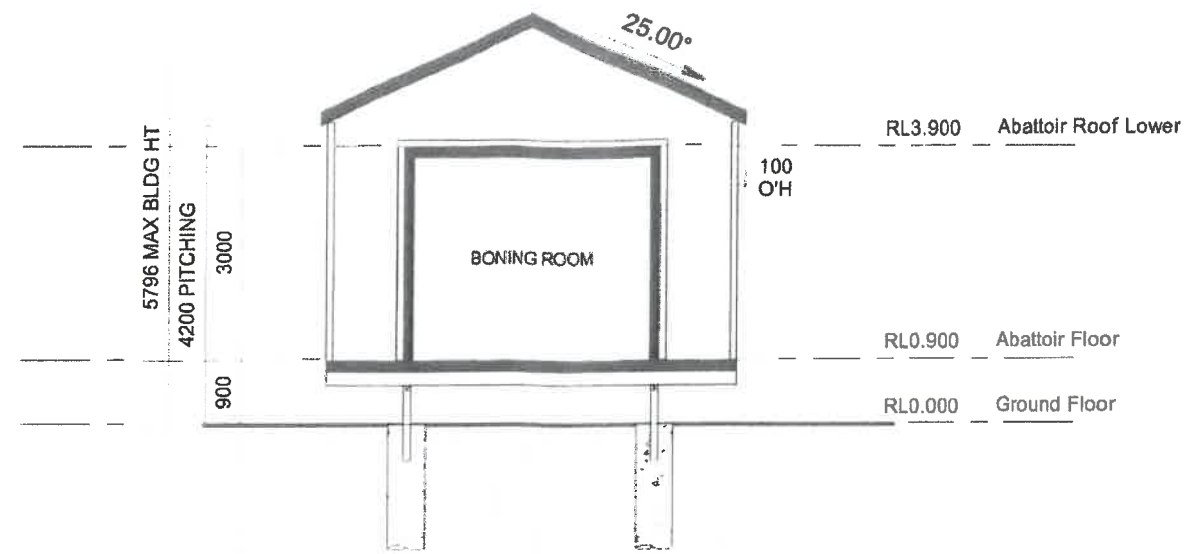
12 NOV 2021

mcuold-2021



2 **North Elevation**
1 : 100

NOTE!
 TERMITE PROTECTION TO BE
 IN ACCORDANCE WITH AS3660.1 Pt.1

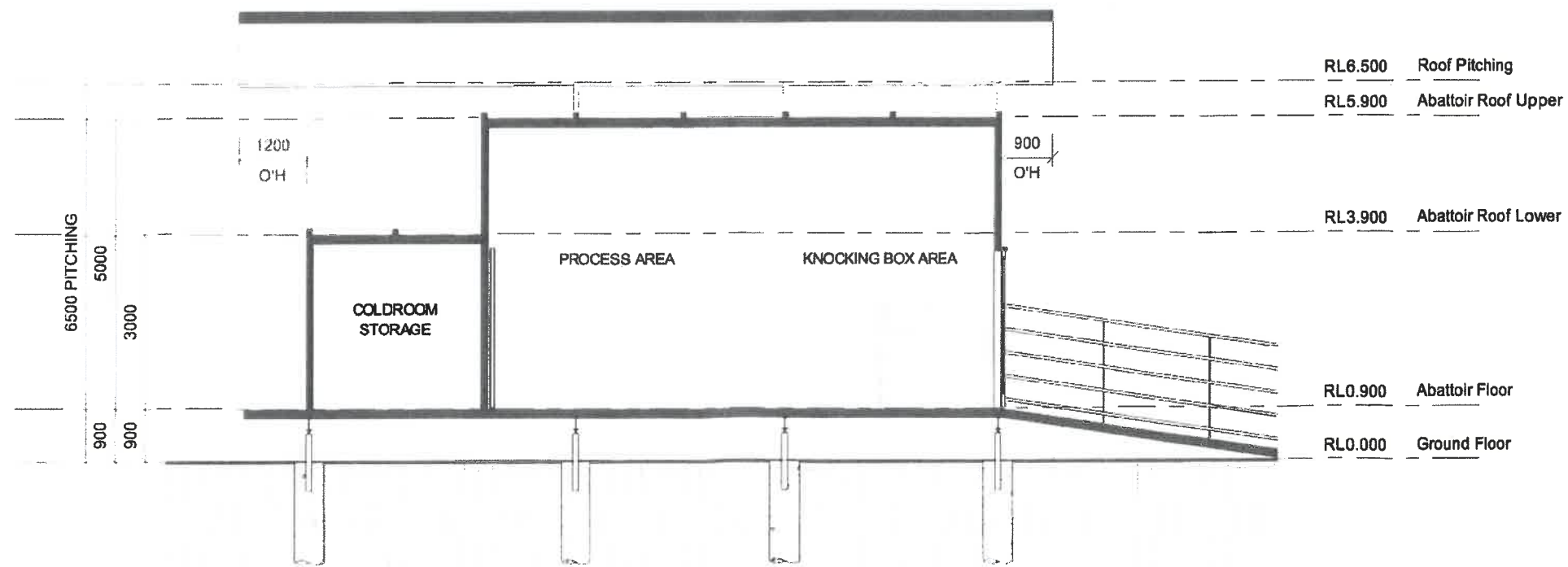


1 Typical Section - Stage 2
 1 : 100

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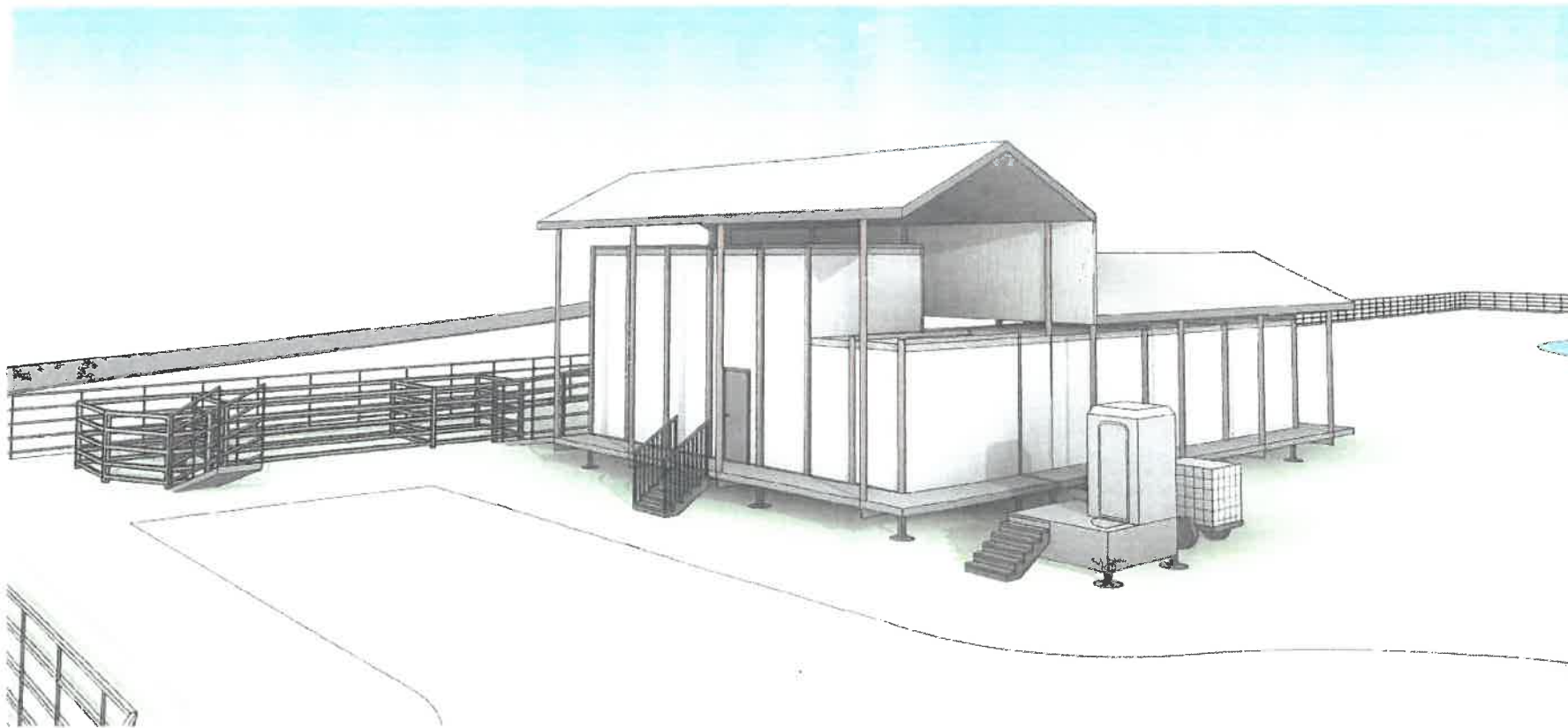
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2 Typical Section - Stage 1
 1 : 100



1 **Perspective 1**

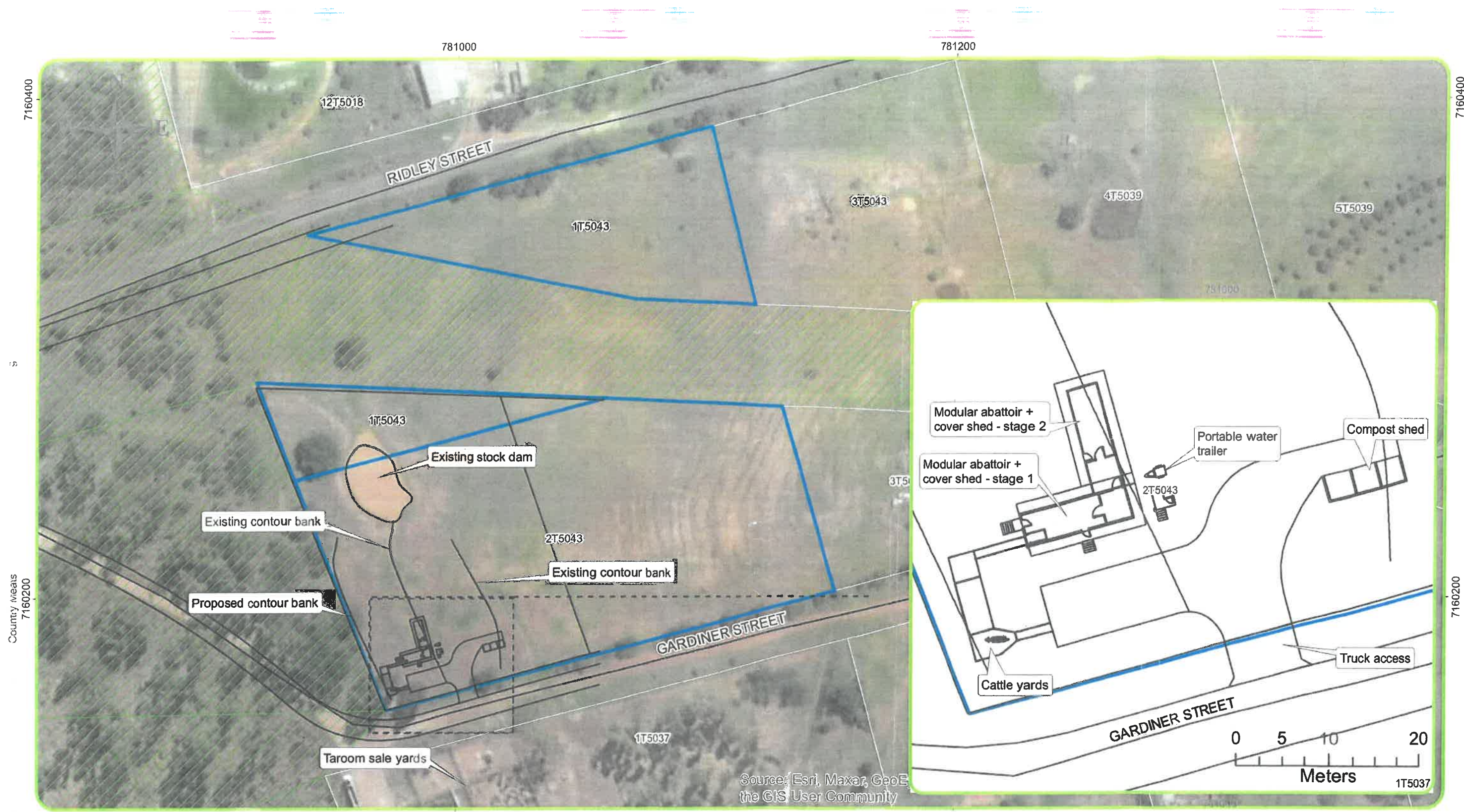


2 **Perspective 2**

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TITLE
PROPERTY PLAN

MAP NO Figure 9

PROJECT PUP-002 – AJ's Country Meats Small-scale Abattoir

0 25 50 100
 Meters

1:2,000

Coordinate System: GDA 1994 MGA Zone 55

LEGEND

- Proposed abattoir
- Roads
- Property boundary
- Land parcels
- Stock routes

Banana Shire Council
PLANNING APPROVAL

12 NOV 2021

M. Norton

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