

NOTICE ABOUT DECISION - STATEMENT OF REASONS

The following information is provided in accordance with Section 63(5) of the Planning Act 2016

The development application for:

Proposed Development:	Material Change of Use to establish an Intensive Animal Industry (20,000 SCU Feedlot) and Environmentally Relevant Activity 2(1)(c)
Application No:	030.2017.539.001 File Refs: A21212, A21196, A21194 & LG7.6.1
Street Address:	Fairymeadow Road, 471 McLennans Road, 640 McLennans Road and McLennans Road, Miles
Real Property Description:	Lot 11 on BWR65 including Easement A on SP227662, Lot 27 on BWR416, Lot 32 on SP116140, Lot 35 on BWR450 and Lot 36 on SP116140 including Easement Z on SP249505

On 19 June 2018, the above development application was:

approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The Intensive Animal Industry is a development normally associated with the Rural Zone and will not impact on the amenity of the locality in regard to traffic, noise, lighting or odour.
- The Feedlot will be constructed and operated in accordance with the National Guidelines for Beef Cattle Feedlots in Australia to ensure the development does not cause environmental harm or nuisance.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

Benchmarks Applying to the Development	Benchmark Reference
State Planning Policy	<ul style="list-style-type: none"> • Water Quality Objectives
Western Downs Planning Scheme	<ul style="list-style-type: none"> • Rural Zone Code • Rural Activities Code • Transport, Access and Parking Code • Infrastructure Services Code • Airport Environs Overlay Code • Biodiversity Areas Overlay Code • Bushfire Hazard Overlay Code • Flood Hazard Overlay Code • Infrastructure Overlay Code • Natural Resources Overlay Code • Waterway Corridors Overlay Code • Wetlands Overlay Code

3. Compliance with Benchmarks

Benchmark Reference	Reasons for Approval Despite Non-Compliance with Benchmark
<p>"Rural Zone Code</p> <p>PO5 <i>Development must not detract from the amenity of the local area, having regard to:</i></p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions." 	<p>The most prominent noise impact that could result from the development is increased noise due to additional heavy vehicle movements, however this is negligible.</p> <p>Construction traffic and associated noise will be temporary. The total increase in traffic once the development is complete is expected to be minor, at 3.2 heavy vehicles per day and 14 light vehicles per day. This is equivalent to 1.5% of the Average Annual Daily Traffic on the Leichhardt Highway.</p> <p>The proposed development incorporates minimal downward facing security lighting only, and will be conditioned to ensure lighting does not cause environmental nuisance.</p> <p>Based on a level one odour impact assessment, the maximum number of Standard Cattle Units (SCU) that can be accommodated on the site without disturbing the closest sensitive receptor is 20,032. The proposal complies with this limit. Additionally, the development complies with the minimum separation distance to sensitive receptors specified in the Planning Scheme, of 1.5km.</p> <p>The proposal will not significantly detract from the amenity of the local area and is considered to generally comply with the Performance Outcome. The development will be conditioned appropriately to ensure no adverse impacts on amenity occur as a result of the Feedlot.</p>
<p>"PO8 <i>Development achieves the storm water management design objectives specified in Table 6.2.92 - Construction Phase - Stormwater Management Design Objectives."</i></p>	<p>The development has been designed to achieve compliance with the National Guidelines for Beef Cattle Feedlots in Australia. Conditions will be applied to ensure compliance with the Performance Outcome.</p>
<p>"Rural Activities Code</p> <p>PO12 <i>The physical, chemical and biological integrity and quality of the soil is maintained by ensuring nutrient loads do not exceed the buffering capacity of the soil or the landscape."</i></p>	<p>It is considered that the Environmental Authority granted in relation to the development contains appropriate conditions to ensure compliance with the Performance Outcome.</p> <p>The management measures proposed as part of the development ensure that nutrients loads do not exceed the buffering capacity of the soil or the landscape.</p>
<p>"PO13 <i>Effluent management practices associated with intensive animal industry demonstrates sustainable disposal (to soil and landscape) by ensuring effluent disposal and treatment activities do not cause:</i></p> <ul style="list-style-type: none"> (a) negative impacts on the natural hydrological cycle; (b) soil, groundwater or surface water salinity; 	<p>The proposed Feedlot incorporates sustainable effluent management practices to prevent the development from causing adverse impacts on surface water, ground water and soil. It is considered that the Environmental Authority granted in relation to the development contains appropriate conditions to ensure compliance with the Performance Outcome.</p>

Benchmark Reference	Reasons for Approval Despite Non-Compliance with Benchmark
<p>(c) <i>leaching of nutrients and/or pesticides, into surface water, groundwater or offsite areas that may be at risk (particularly areas down slope).</i>"</p>	
<p>"PO14 <i>The haulage of animals and goods associated with the use does not result in the deterioration of roads used by ensuring:</i></p> <p>(a) <i>the roads used as haulage routes are of an adequate standard to accommodate the type and frequency of traffic generated;</i></p> <p>(b) <i>haulage routes are maintained including the removal of dirt and other spillage from trucks; and</i></p> <p>(c) <i>haulage routes do not compromise traffic safety or amenity in the area."</i></p>	<p>Conditions will be applied to ensure the development complies with the Performance Outcome.</p>

