

**Development Consent
No.10.2026.1.1 – PAN-603333
Modification Application**

**“Stonehaven”
269 Stonehaven Road
HOLBROOK NSW 2644**



**Bunloit Pastoral Pty Ltd
“Bunloit”
180 Broadleaf Park Road
ROSEWOOD NSW 2652**

[June 2026]

DOCUMENT INFORMATION RECORD

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Project No:	G4-133A

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Executive summary

The Roe family own and operate a beef and fodder production enterprise on the eastern edge of the Riverina and western edge of the South West Slopes regions of New South Wales trading as Bunloit Pastoral.

The supply chain model includes cattle breeding and fattening and farming operations across some 4,938 ha (~12,197 acres) of farmland. The cattle breeding and farming operations are centred on the property “Bunloit” some 2 km east of the township of Rosewood and “Stonehaven” in the Holbrook region some 14 km by road north of the township of Holbrook.

The property “Stonehaven” comprises some 1,295 ha (~3,200 acres) and currently a beef production and dryland cropping enterprise is undertaken on the property producing fodder such as oats, barley, lucerne and rye for grazing and silage. Native vegetation remains as scattered paddock trees and open woodland on areas less suitable for beef cattle and cropping.

The beef production enterprise has been developed based around a self replacing 3,000 head Angus breeding herd producing cattle for trading through livestock exchanges in the region and direct to slaughter. “Stonehaven” has built infrastructure such as homestead and outbuildings, machinery/storage sheds, silos, cattle yards, water storages etc to support the agricultural enterprises on the property.

An application was made in January 2026 to the Greater Hume Council for development consent for Intensive livestock agriculture – construction and operation of a nine hundred and ninety-nine (999) head cattle feedlot and associated works. On the 18 March 2026, the application was approved in full with conditions by the Greater Hume Council.

The original proposal was for a conventional outdoor feedlot in which the beef cattle are housed in the open air and provided with their daily feed and water requirements and shade provision. Bunloit Pastoral now wish to implement a covered housing system in which the beef cattle are housed within a covered housing system and rainfall is excluded from the pen surface.

This report has been prepared by RDC Engineers Pty Ltd on behalf of Bunloit Pastoral Pty Ltd under section 4.55(1A) of the Environmental Planning and Assessment Act, 1979 to modify Development Consent No. 10.2026.1.1 – PAN-603333 relating to the construction and operation of Stonehaven Feedlot.

1 Background

1.1 Introduction

The Roe family own and operate a beef and fodder production enterprise on the eastern edge of the Riverina and western edge of the South West Slopes regions of New South Wales trading as Bunloit Pastoral.

The supply chain model includes cattle breeding and fattening and farming operations across some 4,938 ha (~12,197 acres) of farmland. The cattle breeding and farming operations are centred on the property “Bunloit” some 2 km east of the township of Rosewood and “Stonehaven” in the Holbrook region some 14 km by road north of the township of Holbrook.

The property “Stonehaven” comprises some 1,295 ha (~3,200 acres) and currently a beef production and dryland cropping enterprise is undertaken on the property producing fodder such as oats, barley, lucerne and rye for grazing and silage. Native vegetation remains as scattered paddock trees and open woodland on areas less suitable for beef cattle and cropping.

The beef production enterprise has been developed based around a self replacing 3,000 head Angus breeding herd producing cattle for trading through livestock exchanges in the region and direct to slaughter. “Stonehaven” has built infrastructure such as homestead and outbuildings, machinery/storage sheds, silos, cattle yards, water storages etc to support the agricultural enterprises on the property.

“Stonehaven” is within the Greater Hume Council local government area and relevant environmental planning instrument is the Greater Hume Council Local Environmental Plan 2012 (GHLEP).

An application was made in January 2026 to the Greater Hume Council for development consent for Intensive livestock agriculture – construction and operation of a nine hundred and ninety-nine (999) head cattle feedlot and associated works. On the 18 March 2026, the application was approved in full with conditions by the Greater Hume Council.

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1.2 Previous approvals

Development Consent No.10.2026.1.1 – PAN-603333 was issued by the Greater Hume Council on 18 March 2026.

The consent permitted:

- Intensive livestock agriculture – construction and operation of a nine hundred and ninety-nine (999) head cattle feedlot and associated works.

No modifications to the consent have been lodged since approval:

1.3 Proposed modifications

1.3.1 Modifications to the Development

Modifications are sought to the Development Approval that permits;

- Changes to the approved layout of the development complex to incorporate two sheds over the production pens. Each shed is 140 m in length and 41 m in width;
- The inclusion of rainwater tanks to harvest roof runoff.
- A change to the stocking density from 15 m²/head to 7.5 m²/head.

The following elements of the Approved Development shall remain the same:

- The location of the development complex is proposed to be generally in the same location as the Approved Development;
- The development capacity will remain at 999 head when fully developed;
- The number of stages, the capacity of each stage and infrastructure developed per stage shall remain the same;
- The geometry and capacity of the solid waste stockpile area, sediment basin and effluent pond;
- The location and footprint of the cattle handling facility;
- The location and area of the waste utilisation areas;
- The access point off Stonehaven Road.

1.3.2 Modifications to Conditions

The proposed modifications described above necessitate amendments to the consent conditions as shown below. Words proposed to be deleted are shown in bold strikethrough and words to be inserted are shown in bold italics.

2 Endorsed Plans

Table 1 – Schedule of Plans

Drawing No.	Revision	Name of Plan	Date
G4-133-00-01	B	SUBJECT LAND – LOCALITY PLAN	31/12/2025
G4-133-00-02	B	SUBJECT LAND – CADASTRAL PLAN	31/12/2025
<i>G4-133-00-02</i>	<i>C</i>	<i>SUBJECT LAND - CADASTRAL PLAN</i>	<i>16/06/2026</i>
G4-133-00-03	B	SUBJECT LAND – AERIAL PLAN	31/12/2025
<i>G4-133-00-03</i>	<i>C</i>	<i>SUBJECT LAND - AERIAL PLAN</i>	<i>16/06/2026</i>
G4-133-00-04	B	PROPOSED DEVELOPMENT – DEVELOPMENT COMPLEX LAYOUT	31/12/2025
<i>G4-133-00-04</i>	<i>C</i>	<i>PROPOSED DEVELOPMENT - DEVELOPMENT COMPLEX LAYOUT</i>	<i>16/06/2026</i>
G4-133-00-05	B	PROPOSED DEVELOPMENT – PRODUCTION PEN DETAILS	31/12/2025
<i>G4-133-00-05</i>	<i>C</i>	<i>PROPOSED DEVELOPMENT - PRODUCTION PEN DETAILS</i>	<i>16/06/2026</i>
G4-133-00-06	B	PROPOSED DEVELOPMENT – INTERNAL ROADS AND VEHICLE MANOEUVRING	31/12/2025
<i>G4-133-00-06</i>	<i>C</i>	<i>PROPOSED DEVELOPMENT - INTERNAL ROADS AND VEHICLE MANOEUVRING</i>	<i>16/06/2026</i>
G4-133-00-07	B	PROPOSED DEVELOPMENT – CATCHMENT AREA PLAN – CDA 1	31/12/2025
<i>G4-133-00-07</i>	<i>C</i>	<i>PROPOSED DEVELOPMENT - CATCHMENT AREA PLAN - CDA 1</i>	<i>16/06/2026</i>
G4-133-00-08	B	SEDIMENTATION BASIN SECTION AND CONTROL OUTLET DETAILS	31/12/2025
G4-133-00-09	B	PROPOSED DEVELOPMENT – WASTE UTILISATION AREAS	31/12/2025
<i>G4-133-00-09</i>	<i>C</i>	<i>PROPOSED DEVELOPMENT - WASTE UTILISATION AREAS</i>	<i>16/06/2026</i>
G4-133-00-10	B	PROPOSED DEVELOPMENT – STAGE 1 LAYOUT	31/12/2025
<i>G4-133-00-10</i>	<i>C</i>	<i>PROPOSED DEVELOPMENT - STAGE 1 LAYOUT</i>	<i>16/06/2026</i>
G4-133-00-11	B	PROPOSED DEVELOPMENT – STAGE 1 AND 2 LAYOUT	31/12/2025
<i>G4-133-00-11</i>	<i>C</i>	<i>PROPOSED DEVELOPMENT - STAGE 1 AND 2 LAYOUT</i>	<i>16/06/2026</i>
G4-133-00-15	B	SUBJECT LAND – TOPOGRAPHIC PLAN	31/12/2025
<i>G4-133-00-15</i>	<i>C</i>	<i>SUBJECT LAND - TOPOGRAPHIC PLAN</i>	<i>16/06/2026</i>
G4-133-00-16	B	SUBJECT LAND – SOIL LANDSCAPE UNIT OVERLAY	31/12/2025
<i>G4-133-00-16</i>	<i>C</i>	<i>SUBJECT LAND - SOIL LANDSCAPE UNIT OVERLAY</i>	<i>16/06/2026</i>
G4-133-00-17	B	SUBJECT LAND – LAND AND SOIL CAPABILITY	31/12/2025
<i>G4-133-00-17</i>	<i>C</i>	<i>SUBJECT LAND - LAND AND SOIL CAPABILITY</i>	<i>16/06/2026</i>
G4-133-00-20	B	SUBJECT LAND – GROUNDWATER AREA AND GROUNDWATER BORES	31/12/2025
<i>G4-133-00-20</i>	<i>C</i>	<i>SUBJECT LAND - GROUNDWATER AREA AND GROUNDWATER BORES</i>	<i>16/06/2026</i>
G4-133-00-24	B	SUBJECT LAND – HYDROLINE OVERLAY	31/12/2025

G4-133-00-24	C	SUBJECT LAND - HYDROLINE OVERLAY	16/06/2026
G4-133-00-25	B	PROPOSED DEVELOPMENT COMPLEX SITE - HYDROLINE OVERLAY	31/12/2025
G4-133-00-25	C	PROPOSED DEVELOPMENT COMPLEX SITE - HYDROLINE OVERLAY	16/06/2026
G4-133-00-28	B	SUBJECT LAND - PLANT COMMUNITY TYPE OVERLAY	31/12/2025
G4-133-00-28	C	SUBJECT LAND - PLANT COMMUNITY TYPE OVERLAY	16/06/2026
G4-133-00-29	B	SUBJECT LAND - LAND USE OVERLAY	31/12/2025
G4-133-00-29	C	SUBJECT LAND - LAND USE OVERLAY	16/06/2026
G4-133-00-32	B	SUBJECT LAND - NSW WOODY VEGETATION EXTENT OVERLAY	31/12/2025
G4-133-00-32	C	SUBJECT LAND - NSW WOODY VEGETATION EXTENT OVERLAY	16/06/2026
G4-133-00-36	B	SUBJECT LAND - NSW WETLANDS OVERLAY	31/12/2025
G4-133-00-36	C	SUBJECT LAND - NSW WETLANDS OVERLAY	16/06/2026
G4-133-00-37	B	SUBJECT LAND - KEY FISH HABITAT OVERLAY	31/12/2025
G4-133-00-37	C	SUBJECT LAND - KEY FISH HABITAT OVERLAY	16/06/2026
G4-133-00-38	B	SUBJECT LAND - EXPLORATION AND MINING TENURE OVERLAY	31/12/2025
G4-133-00-38	C	SUBJECT LAND - EXPLORATION AND MINING TENURE OVERLAY	16/06/2026
G4-133-00-39	B	SUBJECT LAND - BUSHFIRE PRONE LAND OVERLAY	31/12/2025
G4-133-00-39	C	SUBJECT LAND - BUSHFIRE PRONE LAND OVERLAY	16/06/2026
G4-133-00-40	B	SUBJECT LAND - LANDSLIDE RISK	31/12/2025
G4-133-00-40	C	SUBJECT LAND - LANDSLIDE RISK	16/06/2026
G4-133-00-41	B	SUBJECT LAND - DRINKING WATER CATCHMENT	31/12/2025
G4-133-00-41	C	SUBJECT LAND - DRINKING WATER CATCHMENT	16/06/2026
G4-133-00-42	B	SUBJECT LAND - PROTECTED AREAS AND CONSERVATION RESERVES OVERLAY	31/12/2025
G4-133-00-42	C	SUBJECT LAND - PROTECTED AREAS AND CONSERVATION RESERVES OVERLAY	16/06/2026

25. Feedlot Management Plans

Prior to the commencement of the development, the Applicant is to supply Council with feedlot environmental management plans detailing the following and specify how monitoring and reporting requirements will be complied with.

I. Solid and Liquid Waste Management Plan

The proponent must submit a Solid and Liquid Waste Management Plan that has been developed in accordance with the National Guidelines for Beef Cattle Feedlots in Australia or Beef Cattle Feedlots: Design and Construction standards as amended. The Plan must include the following elements:

- a) A sustainability assessment for the application rate of the sludge (solid/liquid) waste.
- b) Details on the storage and treatment of the liquid and solid waste prior to application.
- c) A system for recording the areas where the liquid and solid waste has been applied.
- d) Soil monitoring program for area where the wastes have been applied.

Note 1: For the purpose of this condition solid waste means sludge, manure and other organic wastes generated by the operations at the feedlot that are intended to be disposed of to land.

Note 2: For the purpose of this condition liquid waste means effluent and other organic wastes generated by the operations at the ~~piggery~~ **feedlot** that are intended to be disposed of to land.

The location for the spreading the manure from the feedlot must be mapped and be submitted to Council. The following must be considered as part of this plan;

- i) solid waste shall not be spread within 100 metres of a bore site;
- ii) solid waste shall not be spread within 50 metres of the high bank of a watercourse
- iii) solid waste shall not be spread within 100 metres of any property boundary
- iv) solid waste shall not be spread within 25 metres of a public road

NOTE: The spreading of solid waste must be restricted during months of December to February and not conducted one day before, or during weekends and public holidays.

2 Site and locality

2.1 Subject land

The subject land on which the proposed development is to be located forms part of the property known as “Stonehaven”. “Stonehaven” is located on Stonehaven Road approximately 14 km by road north of Holbrook and 71 km by road south of Wagga Wagga.

The subject land has primary frontage to the Stonehaven Road (unsealed) of approximately 5.0 km in length. Stonehaven Road intersects with Kanimbla Road some 2.6 km south of the site access for the proposed development. The subject land has secondary frontage to the Holbrook Wagga Wagga (sealed) and Kanimbla Road (sealed) of about 600 m and 100m respectively.

Figure 1 is a locality plan highlighting the subject land to roads and the nearby townships of Holbrook, Culcairn and Henty.

2.1.1 Real property description

The subject land comprises of seven (7) cadastral portions. The description of the subject land is provided in Table 2. The total area of the subject land is about 460.69 ha (~1,137 acres). The subject land is in the Greater Hume Council local government area.

Figure 2 is a cadastral plan highlighting the cadastral parcels that comprise the subject land.

Table 2 – Subject land – Real property description

Property name	Lot no.	Plan no.	Parish	County	Easements	Area Ha
“Stonehaven”	2	DP753354	Pulletop	Goulburn	-	15.88
“Stonehaven”	2	DP1259591	Back Creek/Pulletop	Goulburn	-	378.38
“Stonehaven”	20	DP253637	Pulletop	Goulburn	-	2.29
“Stonehaven”	32	DP753354	Pulletop	Goulburn	-	16.23
“Stonehaven”	33	DP753354	Pulletop	Goulburn	-	16.24
“Stonehaven”	34	DP753354	Pulletop	Goulburn	-	16.17
“Stonehaven”	35	DP753354	Pulletop	Goulburn	-	15.50
Total						460.69

2.1.1.1 Limitations/Interests/Encumbrances

The subject land does not contain any easements and is subject to reservations and interests in favour of the crown.

2.1.1.2 Crown land

The subject land does contain Crown Land and Crown Enclosure Permits but does not contain Crown Licences, Crown Waterway, Crown Lease or Crown Reserve, for example as shown on Figure 2.

2.1.1.3 Road reserve

The subject land contains several road reserves under the *Roads Act 1993* as shown on Figure 2.

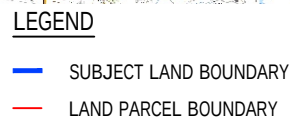
There is a road reserve along the eastern boundary of the subject land which contains the formed road known as Stonehaven Road.

There is a road reserve containing no formed road which bisects the centre north of the subject land running from Stonehaven Road to the northern boundary.

2.1.1.4 Tenure

The subject land is owned by Bunloit Pastoral Pty Ltd (ACN 671 783 047) in freehold land tenure.

The certificate of title for each land parcel which comprises the subject land on which the development is proposed is provided in Appendix A.



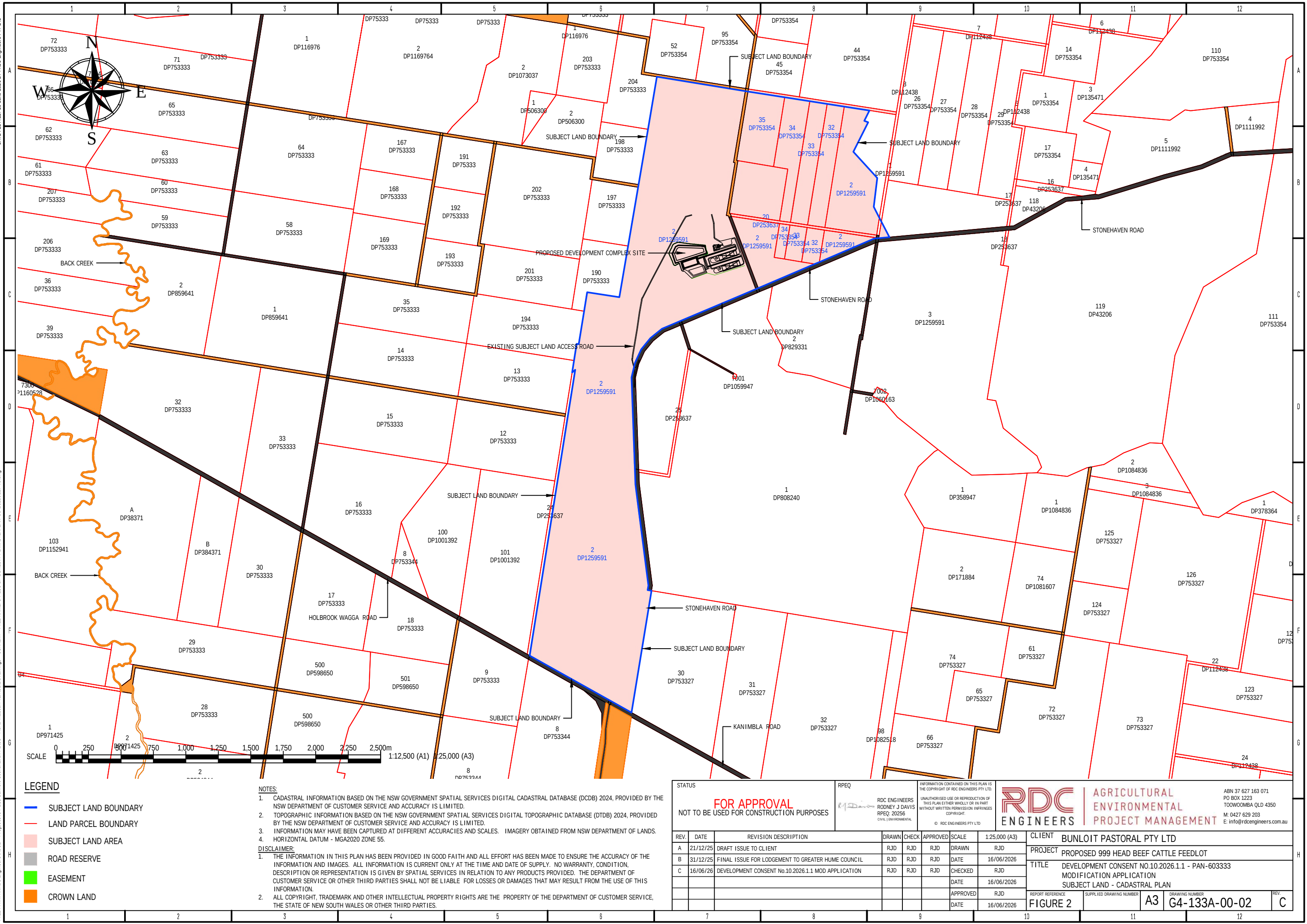
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REV.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPROVED	SCALE	1:200,000 (A3)	CLIENT	BUNLOIT PASTORAL PTY LTD	
A	21/12/25	DRAFT ISSUE TO CLIENT	RJD	RJD	RJD	DRAWN	RJD	PROJECT	PROPOSED 999 HEAD BEEF CATTLE FEEDLOT	
B	31/12/25	FINAL ISSUE FOR LODGEMENT TO GREATER HUME COUNCIL	RJD	RJD	RJD	DATE	16/06/2026	TITLE	DEVELOPMENT CONSENT NO.10.2026.1.1 - PAN-603333	
C	16/06/26	DEVELOPMENT CONSENT No.10.2026.1.1 MOD APPLICATION	RJD	RJD	RJD	CHECKED	RJD		MODIFICATION APPLICATION	
						DATE	16/06/2026		SUBJECT LAND - LOCALITY PLAN	
						APPROVED	RJD	REPORT REFERENCE	SUPPLIED DRAWING NUMBER	DRAWING NUMBER
						DATE	16/06/2026	FIGURE 1	A3	G4-133A-00-01
										REV.
										C



LEGEND

- SUBJECT LAND BOUNDARY
- LAND PARCEL BOUNDARY
- SUBJECT LAND AREA
- ROAD RESERVE
- EASEMENT
- CROWN LAND

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B	31/12/25	FINAL ISSUE FOR LODGEMENT TO GREATER HUME COUNCIL				RJD	RJD	RJD	DATE	16/06/2026	PROJECT PROPOSED 999 HEAD BEEF CATTLE FEEDLOT	
C	16/06/26	DEVELOPMENT CONSENT No.10.2026.1.1 MOD APPLICATION				RJD	RJD	RJD	CHECKED	RJD	TITLE DEVELOPMENT CONSENT No.10.2026.1.1 - PAN-603333 MODIFICATION APPLICATION SUBJECT LAND - CADASTRAL PLAN	
									DATE	16/06/2026		
									APPROVED	RJD	REPORT REFERENCE	SUPPLIED DRAWING NUMBER
									DATE	16/06/2026	FIGURE 2	A3
											DRAWING NUMBER	G4-133A-00-02
											REV.	C

3 Proposed modifications to development

The proposed modifications to the development are outlined in the following sections.

3.1 Location

The Modified Development is to be located on seven (7) land parcels as outlined in Table 2 and Figure 2.

No changes are proposed to the land parcels on which the development is to occur.

3.2 Overall development

The Modified Development shall be a covered feedlot in which the production pen area is covered by a permanent roof structure and cattle are housed undercover and provided with their daily feed and water requirements. The pen area shall incorporate water and feed infrastructure.

There are two main components of the changed development being the development complex and waste utilisation area.

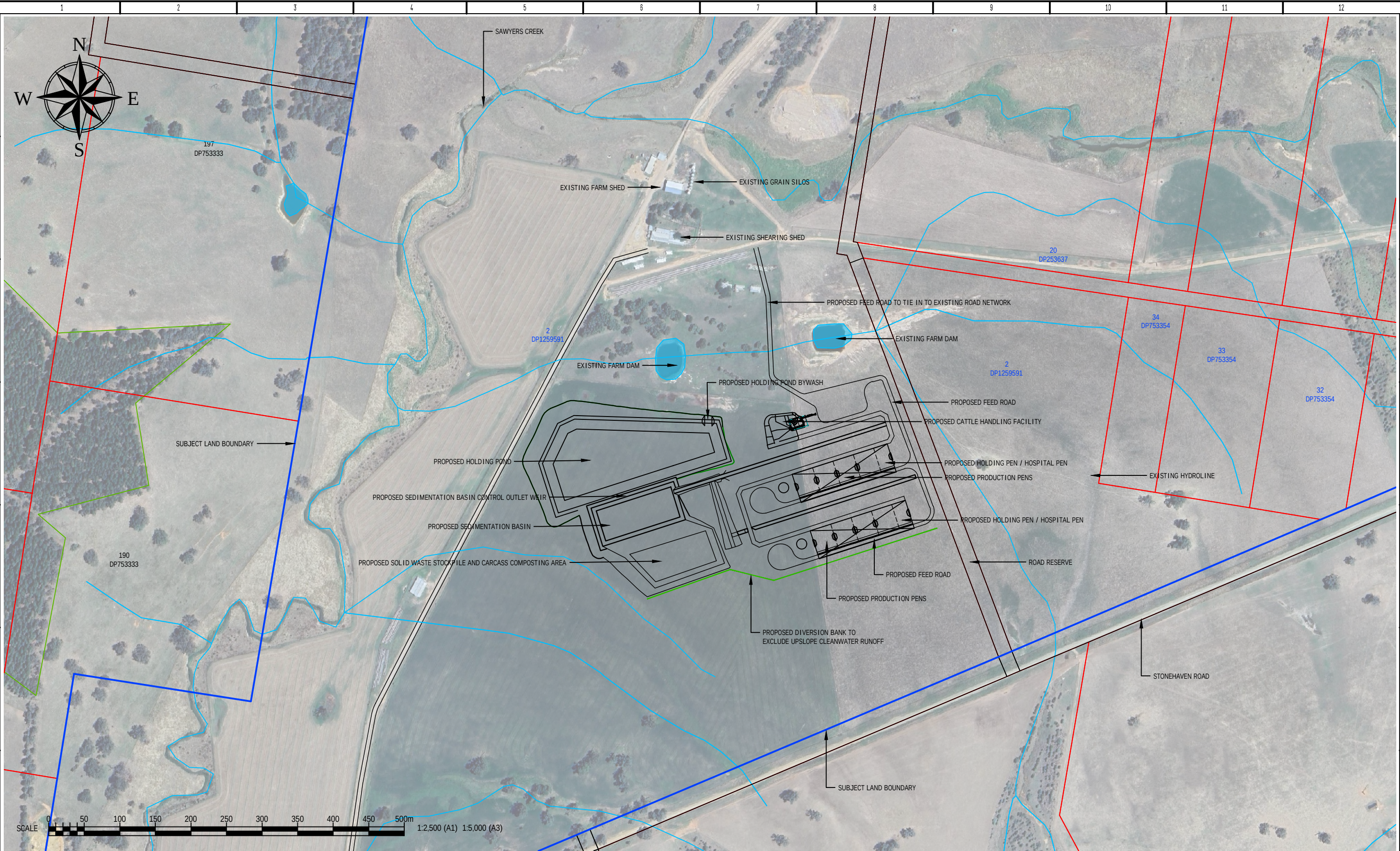
The development complex of the changed development includes:

- Covered housing system which incorporates production pens for beef cattle; and
- One controlled drainage area. Beef cattle production pens, cattle lanes, catch drains, feed roads, solid waste stockpile and carcass composting area, sedimentation basin and holding pond are contained within a controlled drainage area;

The waste utilisation area includes:

- Effluent and solid waste (manure) utilisation areas.

The layout of the Modified Development is shown in Figure 3.



LEGEND

- SUBJECT LAND BOUNDARY
- LAND PARCEL BOUNDARY
- HYDROLINE
- HYDRO AREA - WATERBODY

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B	31/12/25	FINAL ISSUE FOR LODGEMENT TO GREATER HUME COUNCIL	RJD	RJD	RJD	DATE	16/06/2026
C	16/06/26	DEVELOPMENT CONSENT No.10.2026.1.1 MOD APPLICATION	RJD	RJD	RJD	CHECKED	RJD
						DATE	16/06/2026
						APPROVED	RJD
						DATE	16/06/2026

CLIENT	BUNLOIT PASTORAL PTY LTD
PROJECT	PROPOSED 999 HEAD BEEF CATTLE FEEDLOT
TITLE	DEVELOPMENT CONSENT NO.10.2026.1.1 - PAN-603333 MODIFICATION APPLICATION MODIFIED DEVELOPMENT - DEVELOPMENT COMPLEX LAYOUT
REPORT REFERENCE	FIGURE 3
SUPPLIED DRAWING NUMBER	A3
DRAWING NUMBER	G4-133A-00-03
REV.	C

3.3 Capacity

No changes are proposed to the capacity of the approved development. The Modified Development shall have a total capacity of up to 999 head once fully developed.

3.4 Stocking density

The covered housing system has a covered area of about 9,750 m². This translates into an average stocking density of 7.5 m²/head for the production pens when allowance is made for a hospital and holding pen inside each shed.

Consequently, there is a change proposed to the approved stocking density of the production pen area from 15 m²/head (15.45 m²/SCU) to 7.5 m²/head (7.75 m²/SCU).

3.5 Design

3.5.1 Housing design

The housing design shall be similar to a single bay portal frame structure with gable roof and cantilever canopy over the feed bunk. This is a very simple structure with two columns and two rafter segments meeting at an apex. The frame shall include vertical column supports and gable roof. The result is a wide span and an open floor with row of columns at the bunk side and cattle lane side of the pen. There is one single row of columns within the pen area thus allowing free movement of cattle and manoeuvrability of cleaning equipment.

The roof design and construction shall be similar to that in use in standard farm storage sheds, warehouses, workshops, for example. The housing system shall be structurally engineered for the site and use. Photograph 1 illustrates the type of covered housing system to be adopted.

The Australian lot feeding industry has recently launched an initiative to encourage all feedlots to provide cattle with access to shade by 2026. This covered housing design shall exceed the animal welfare requirements of the Australian lot feeding industry.

3.5.1.1 Geometric design

The detailed design of the housing system has not been finalised but is expected to comprise a portal width of 32 m between the columns, 5.5 m height from the floor to the top of the web truss rafter attached to the columns and rising to 10.6 m at the centre over 16 m and a 9 m overhang past the columns and over the feed bunk. There is a 1.1 m wide opening between each roof section in the centre of the shed to provide for ventilation. The vent opening shall be covered by a planar roof comprising standard 'Zincalume' roof sheeting to prevent rainfall ingress. The plan view of the concept design is illustrated in Figure 4 and an end elevation is shown in Figure 6.

3.5.1.2 Flooring

The floor of the shed shall be earthen and constructed from the existing subsurface soil material of the site. As a manure interface shall be maintained at all times, rainfall is excluded from the pen area and the existing in-situ subsurface soil is a highly impermeable clay material, the floor shall not be clay lined. The floor may be compacted to achieve the desired trafficability standard.

3.5.1.3 Feed bunk

A standard open feed bunk (trough) system identical to that used in conventional outdoor feedlots shall be used. Pre-cast 6 m length open feed bunks set in a continuous line shall be located on the outside, along the entire length of the covered housing with frontage to the feed alley.

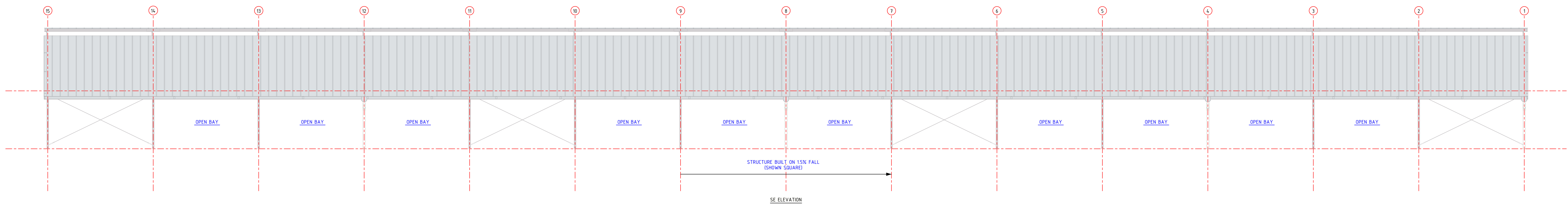
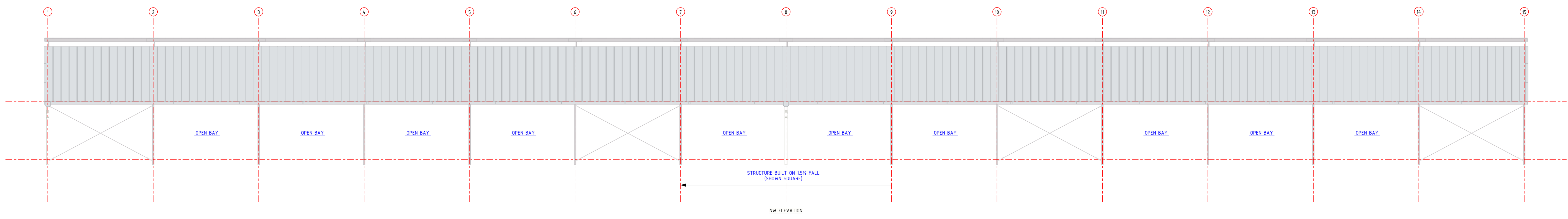
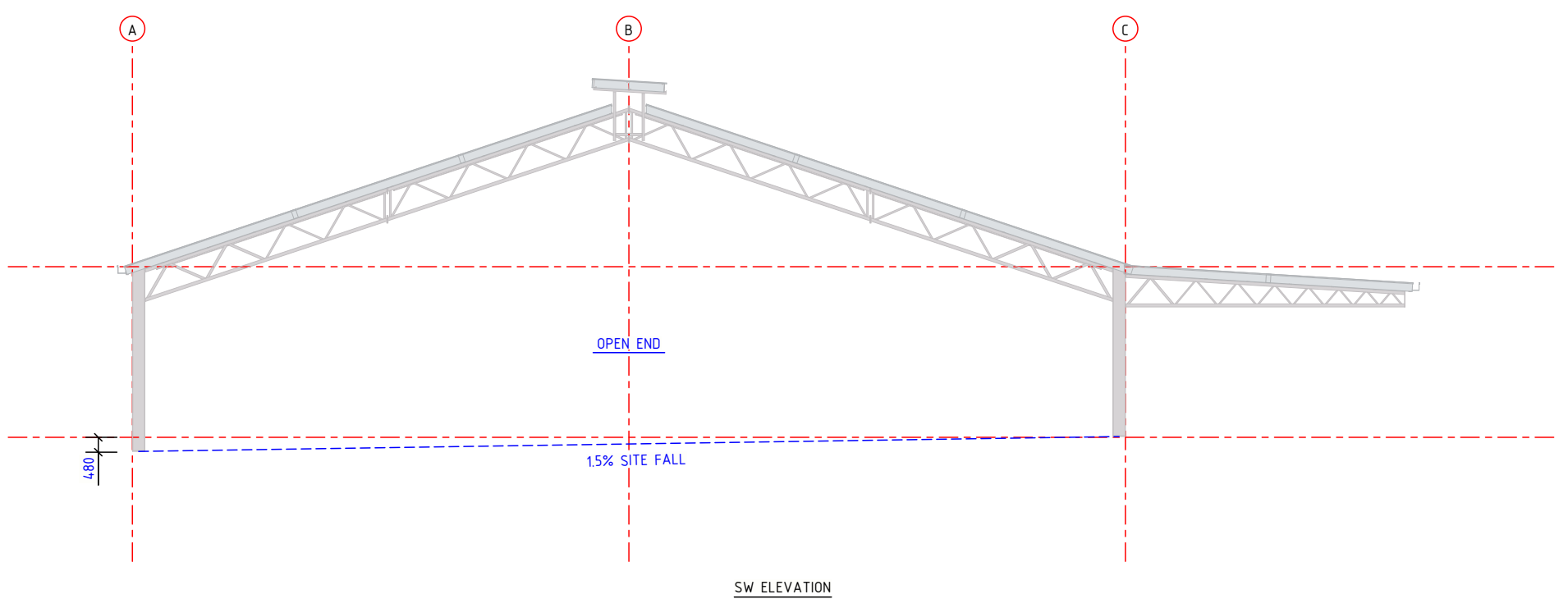
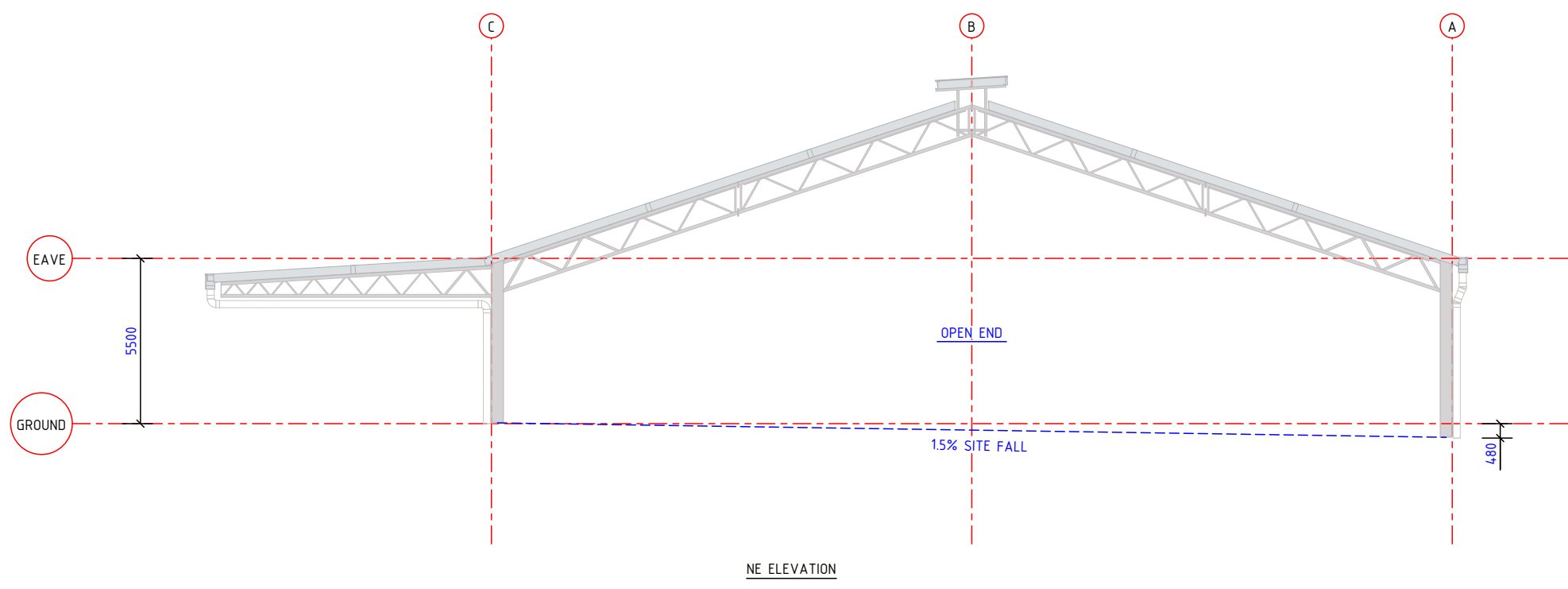
3.5.1.4 Roof

The roof design shall have a pitched gable roof planar design with individual overlapping sheet sections.

A cantilever canopy shall extend some 9 m past the edge of the columns thus completely covering the feed bunk and part of the drive alley.



Photograph 1 – Example Covered Housing System (Central Steel Build Pty Ltd)



FINISHES SCHEDULE	
ITEM	CLOUR & PROFILE
ROOF CLADDING	ZINC 0.47TCT 5-RIB
BARGE CAP	ZINC
GUTTER	ZINC 200 COMMERCIAL
225Ø DOWNPIPE	WHITE PVC



FOR BUNLOIT PASTORAL
269 STONEHAVEN ROAD, HOLBROOK NSW 2644
FEEDLOT
ELEVATIONS

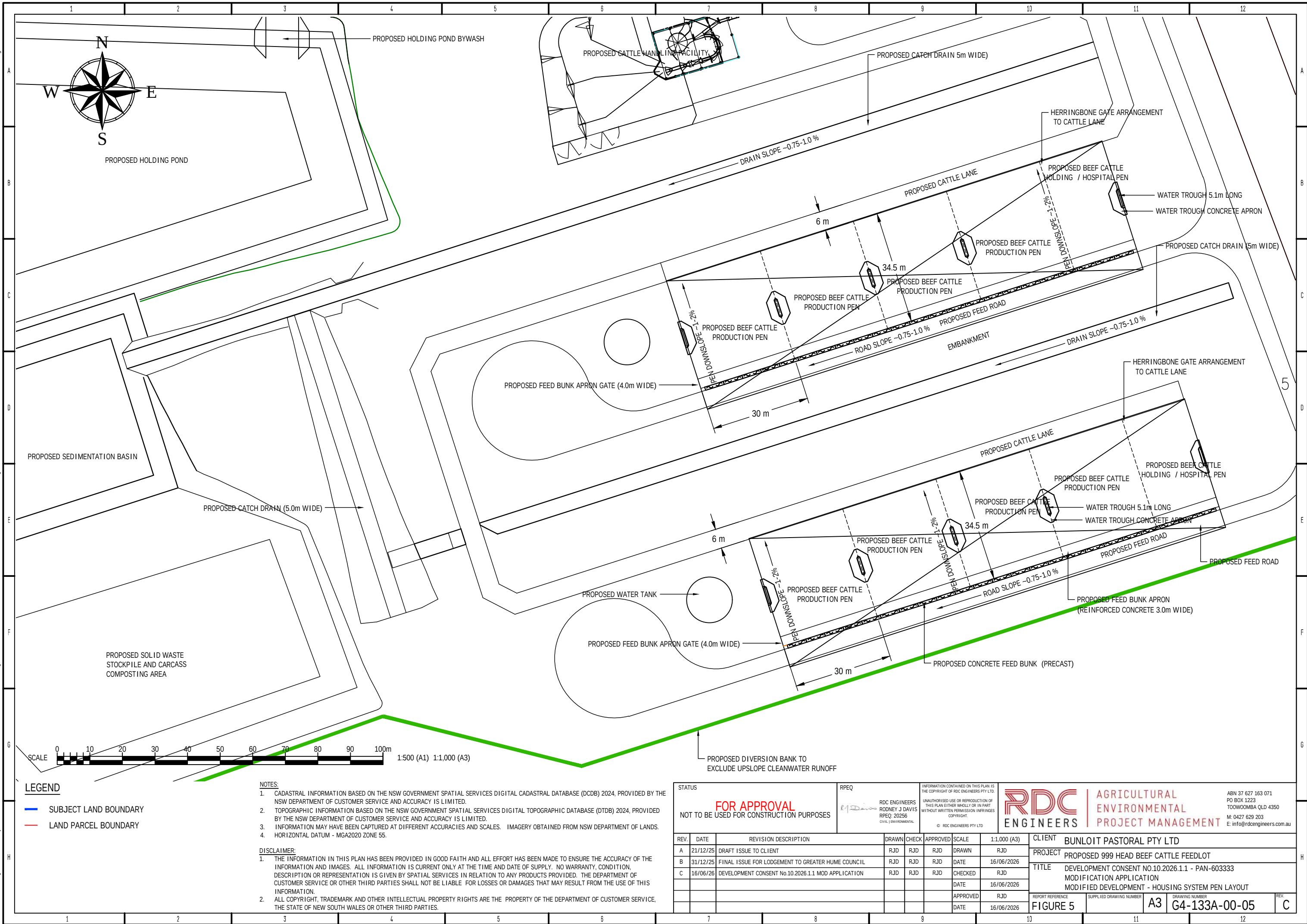
SCALE	SIZE	DRAWN	PAGE	JOB NO	SHEET	REV
1:200	A1	NV	5 OF 7	54689	A300	A

3.5.1.5 Finishes

All structural support elements shall be hot dipped galvanised and the roof sheeting shall be TCT 'Zincalume' 5-rib (Trimdeck equivalent) or corrugated.

3.5.2 **Bedding**

Typically bedding materials such as sawdust, wood shaving, straw etc shall not be spread over the pen surface prior to the initial stocking with cattle or after pen cleaning. The manure pack shall passively compost under the action of the cattle. During cleaning a manure pack of about 100 mm shall be retained.



LEGEND

- SUBJECT LAND BOUNDARY
- LAND PARCEL BOUNDARY

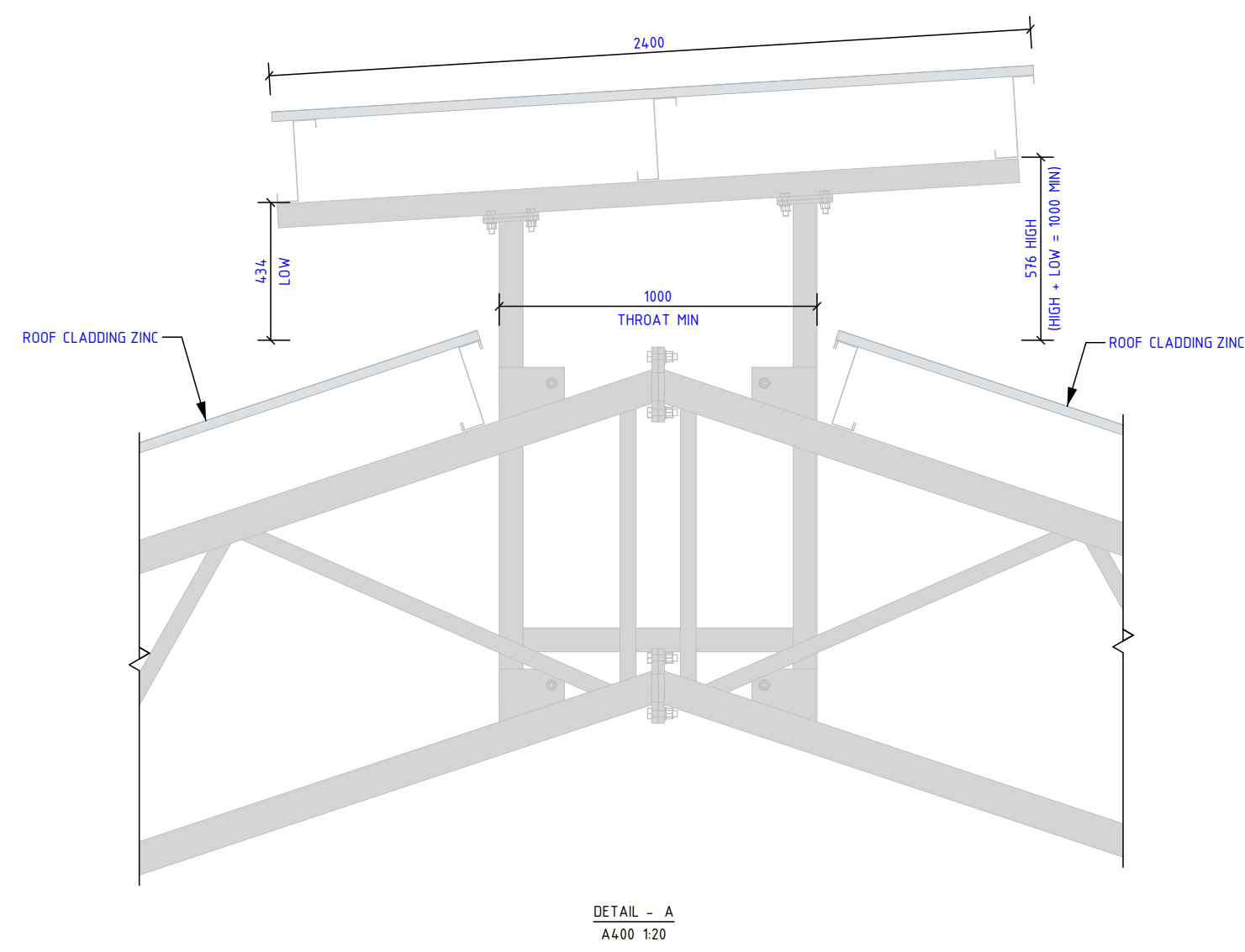
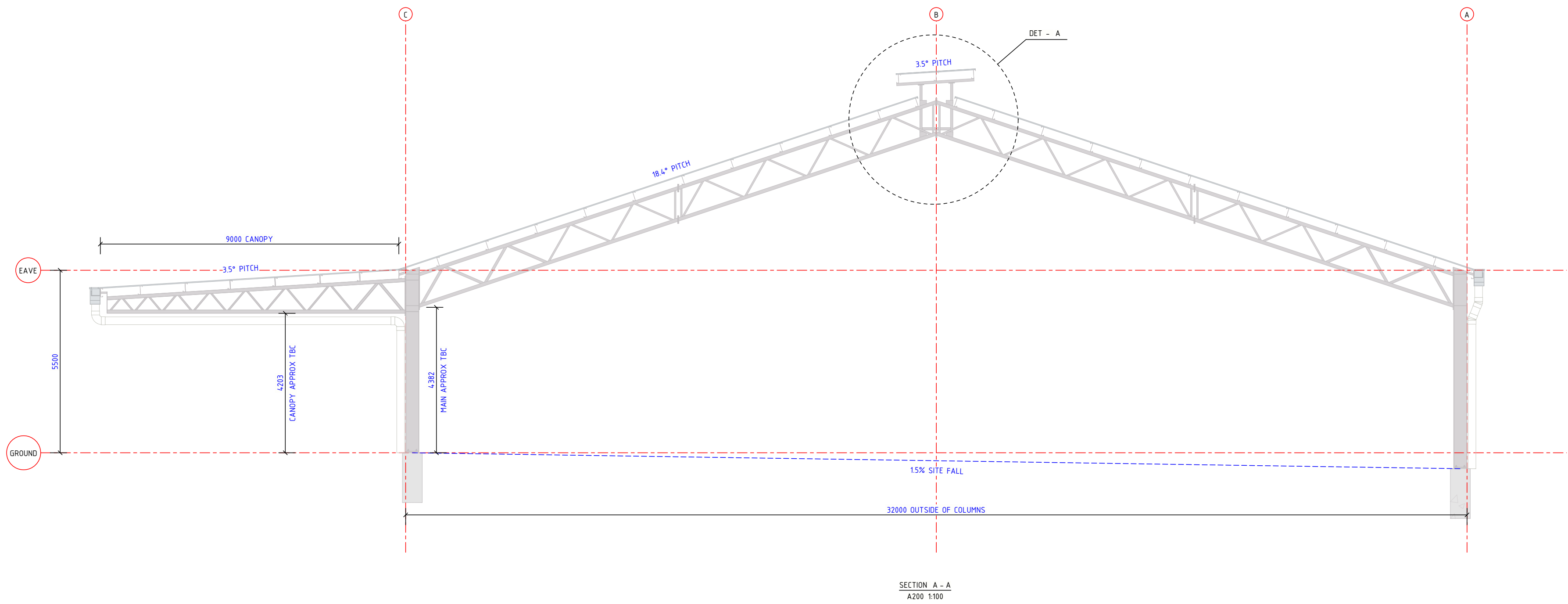
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B	31/12/25	FINAL ISSUE FOR LODGEMENT TO GREATER HUME COUNCIL			RJD	RJD	RJD	DATE	16/06/2026	TITLE	DEVELOPMENT CONSENT NO.10.2026.1.1 - PAN-603333
C	16/06/26	DEVELOPMENT CONSENT No.10.2026.1.1 MOD APPLICATION			RJD	RJD	RJD	CHECKED	RJD	MODIFICATION APPLICATION	
								DATE	16/06/2026	MODIFIED DEVELOPMENT - HOUSING SYSTEM PEN LAYOUT	
								APPROVED	RJD	REPORT REFERENCE	FIGURE 5
								DATE	16/06/2026	SUPPLIED DRAWING NUMBER	A3
										DRAWING NUMBER	G4-133A-00-05
										REV.	C



FOR BUNLOIT PASTORAL
269 STONEHAVEN ROAD, HOLBROOK NSW 2644
FEEDLOT
SECTIONS & DETAILS

SCALE	SIZE	DRAWN	PAGE	JOB NO	SHEET	REV
1:100	A1	NV	6 OF 7	54689	A400	A

3.5.3 Feedlot class

The beef cattle feedlot would be designed, constructed and maintained as a Class 1 standard, the highest standards of design, construction and management.

Figure 3 illustrates the location of the Modified Development on the subject land.

3.5.4 Pen configuration

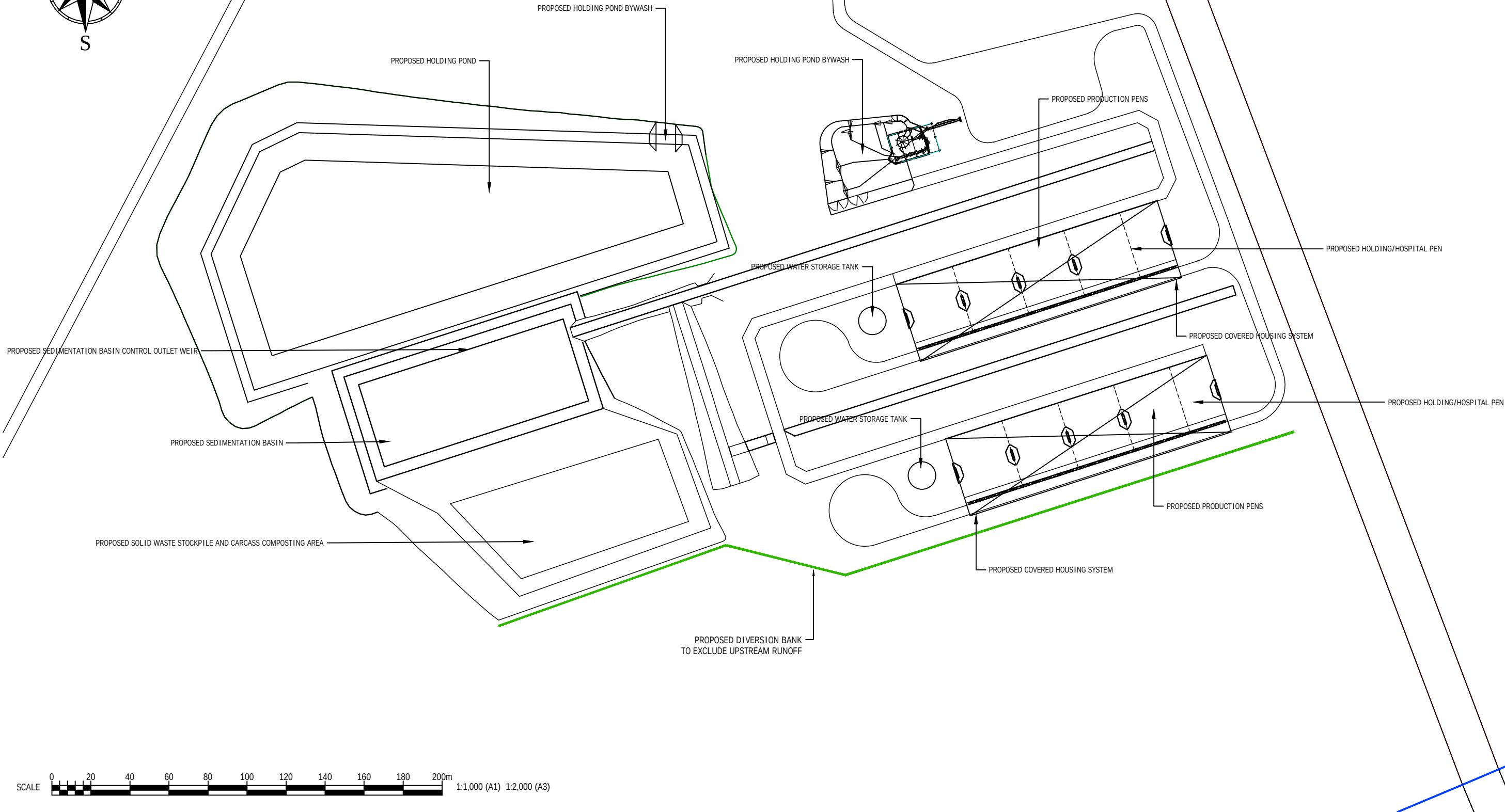
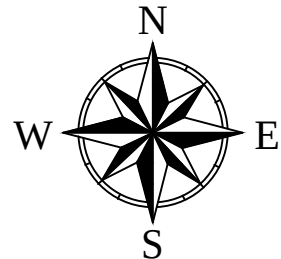
Figure 5 shows the layout of a typical beef cattle production pen within the covered housing system.

3.5.4.1 Pen orientation

The orientation of the covered housing system is the same as the approved pen rows. The feed alley shall run east to west as shown in Figure 7.

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									DATE	16/06/2026	MODIFIED DEVELOPMENT - DEVELOPMENT COMPLEX LAYOUT			
									APPROVED	RJD	REPORT REFERENCE	SUPPLIED DRAWING NUMBER	DRAWING NUMBER	REV.
									DATE	16/06/2026	FIGURE 7	A3	G4-133A-00-07	C

3.6 Controlled drainage area

The controlled drainage area of the Approved Development and Modified Development shall be the same. The Modified Development shall include one controlled drainage area.

However, there are changes to the area of each sub-component area within the controlled drainage area. The inclusion of the covered housing system results in more soft area and roof area. Rainfall runoff from the rooved area shall be collected in tanks and reused within the development and therefore the roof area shall not contribute to the area draining to the sedimentation basin and holding pond.

The controlled drainage areas along with pen, hard and soft areas of the Modified Development when fully developed are shown in Figure 8 and the subcatchment areas outlined in Table 3.

The Modified Development controlled drainage area has about 6,535 m² or 33 % more soft catchment than the Approved Development.

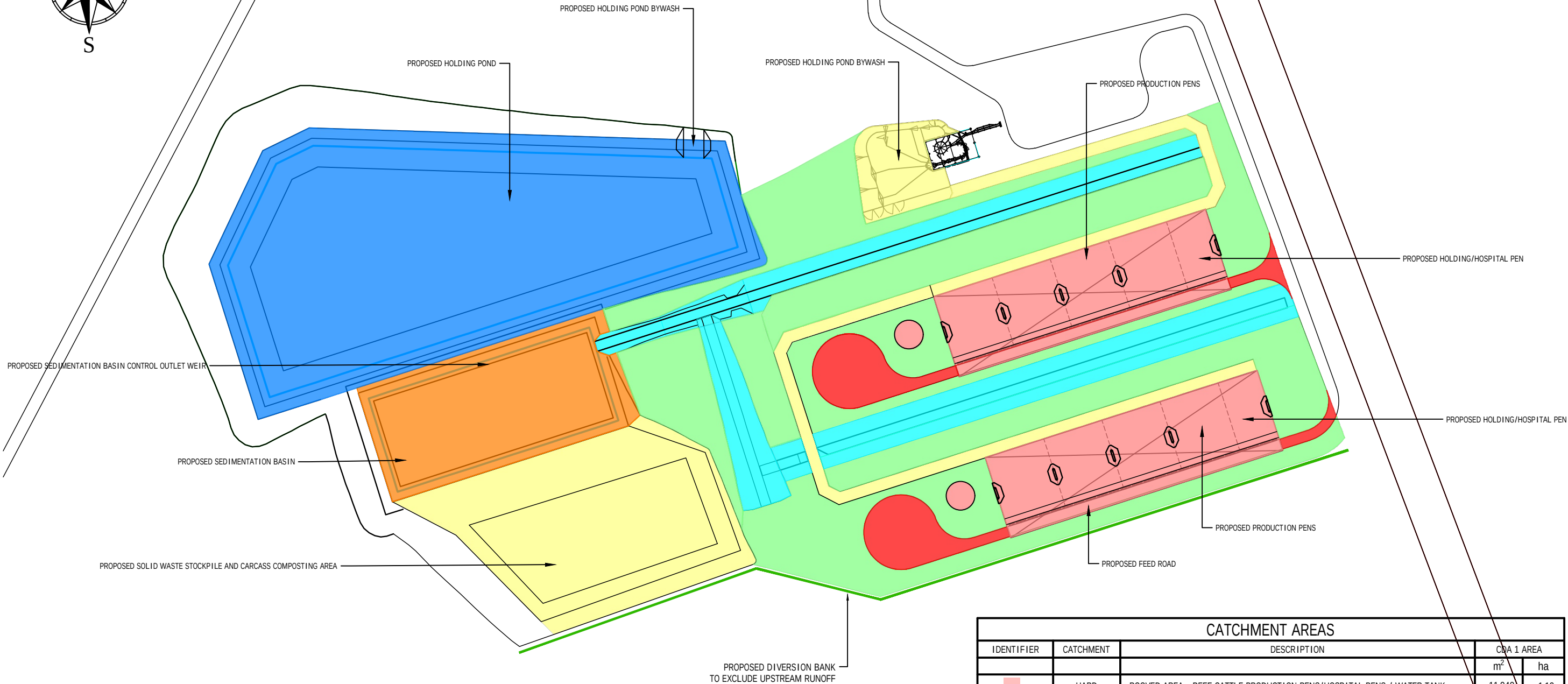
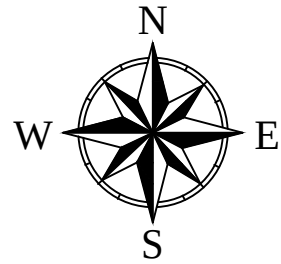
No changes are proposed to the capacity of the sedimentation basin and holding pond.

Table 3 – Modified Development – Controlled drainage area details

Sub-catchment	Controlled drainage area 1	
	Stage Runoff coefficient	Area m ²
Pens – production pens, holding pens, hospital pens (Uncovered)	0.8	0
Hard – (Pervious) - feed roads, cattle lanes, catch drains, solid waste stockpile and carcass composting area, cattle handling facility	0.8	~29,535
Hard – (Impervious) – Rooved area*	0.95	~11,940
Hard – sedimentation basin (outside crest)	0.8	~7,390
Soft – grassed areas	0.4	~26,135
Holding pond – outside crest surface area	1.0	~25,900
Total		~100,900

*Rooved area collected in water tanks and reused within the Modified Development.

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CATCHMENT AREAS				
IDENTIFIER	CATCHMENT	DESCRIPTION	CDA 1 AREA	
			m ²	ha
	HARD	ROOVED AREA - BEEF CATTLE PRODUCTION PENS/HOSPITAL PENS / WATER TANK	~11,940	~1.19
	HARD	FEED ROADS	~3,075	~0.31
	HARD	CATTLE LANES/CATCH DRAINS/SOLID WASTE STOCKPILE	~26,460	~2.65
	HARD	SEDIMENTATION BASIN	~7,890	~0.74
	SOFT	GRASSED AREAS	~26,135	~2.61
	POND	HOLDING POND	~25,900	~2.59



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B	31/12/25	FINAL ISSUE FOR LODGEMENT TO GREATER HUME COUNCIL	RJD	RJD	RJD	DATE	16/06/2026
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						DATE	16/06/2026
						APPROVED	RJD
						DATE	16/06/2026

CLIENT	BUNLOIT PASTORAL PTY LTD		
PROJECT	PROPOSED 999 HEAD BEEF CATTLE FEEDLOT		
TITLE	DEVELOPMENT CONSENT NO.10.2026.1.1 - PAN-603333 MODIFICATION APPLICATION MODIFIED DEVELOPMENT - CATCHMENT AREA PLAN - CDA 1		
REPORT REFERENCE	SUPPLIED DRAWING NUMBER	DRAWING NUMBER	REV.
FIGURE 8	A3	G4-133A-00-08	C

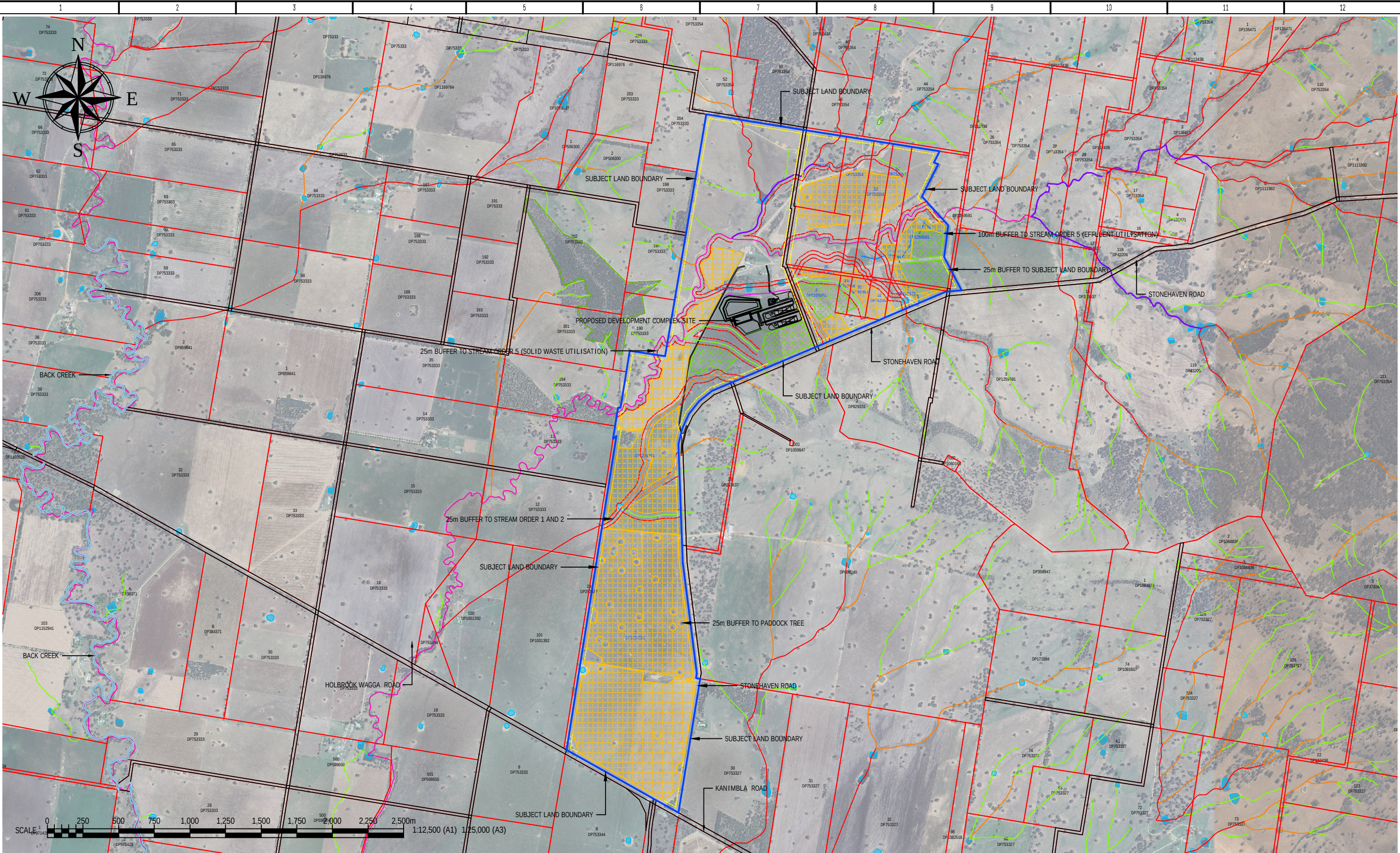
3.6.1 Holding pond

No changes are proposed to the location or capacity of the holding pond. The location of the holding pond is shown on Figure 7 and Figure 8.

3.7 Waste utilisation area

No changes are proposed to the location or area of the waste utilisation area. The waste utilisation areas are presented in Figure 9. There is a total of 220 ha of waste utilisation area (25 ha effluent; 195 ha solid waste). All solid waste not utilised on the subject land shall be removed off-site and applied to cropping land owned by the proponent.

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LEGEND

- SUBJECT LAND BOUNDARY
- LAND PARCEL BOUNDARY
- EFFLUENT UTILISATION AREA
- SOLID WASTE UTILISATION AREA
- 25m BUFFER PADDOCK TREE (SOLID WASTE)
- 25m BUFFER PADDOCK TREE (EFFLUENT)
- 100m BUFFER STREAM ORDER 3+
- 50m BUFFER STREAM ORDER 1 AND 2
- 25m BUFFER STREAM ORDER 1 AND 2
- 25m BUFFER SUBJECT LAND BOUNDARY

NOTES:

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STATUS

FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

RPEQ

RDC ENGINEERS
RODNEY J DAVIS
RPEQ: 20256
CIVIL / ENVIRONMENTAL

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RDC ENGINEERS

AGRICULTURAL ENVIRONMENTAL PROJECT MANAGEMENT

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REV.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPROVED	SCALE	1:25,000 (A3)
A	21/12/25	DRAFT ISSUE TO CLIENT	RJD	RJD	RJD	DRAWN	RJD
B	31/12/25	FINAL ISSUE FOR LODGEMENT TO GREATER HUME COUNCIL	RJD	RJD	RJD	DATE	16/06/2026
C	16/06/26	DEVELOPMENT CONSENT NO.10.2026.1.1 MOD APPLICATION	RJD	RJD	RJD	CHECKED	RJD
						DATE	16/06/2026
						APPROVED	RJD
						DATE	16/06/2026

CLIENT	BUNLOIT PASTORAL PTY LTD
PROJECT	PROPOSED 999 HEAD BEEF CATTLE FEEDLOT
TITLE	DEVELOPMENT CONSENT NO.10.2026.1.1 - PAN-603333 MODIFICATION APPLICATION MODIFIED DEVELOPMENT - WASTE UTILISATION AREA
REPORT REFERENCE	FIGURE 9
SUPPLIED DRAWING NUMBER	A3
DRAWING NUMBER	G4-133A-00-09
REV.	C

3.8 Staging

No changes are proposed to the Development staging. The Development shall be staged in line with operational requirements, commercial opportunities and other considerations in up to two (2) stages as shown in Table 4. Each stage corresponds with one shed.

Table 4 – Modified Development – Proposed staging

Stage	Capacity Head	Total Capacity Head	
1	500	500	Controlled Drainage Area 1 (Pens A1-A4). Pen area for 500 head at 7.5 m ² /head with associated drainage system, feed bunks, water troughs, fencing, feed roads, covered housing system, internal connection roads, bulk earthworks, cattle handling facility, Sedimentation Basin 1 and Holding Pond 1.
2	499	999	Controlled Drainage Area 1 (Pens B1-B4). Pen area for an additional 499 head at 7.5 m ² /SCU with associated drainage system, feed bunks, water troughs, fencing, feed roads, covered housing system, internal connection roads, bulk earthworks

3.9 Vehicle access

No changes are proposed to the approved vehicle access arrangements. The Modified Development shall be accessed via the existing subject land entrance and crossover from Stonehaven Road.

3.10 Traffic and Transport

No changes are proposed to the capacity of the approved development. The Modified Development shall have a total capacity of 999 head once fully developed.

All heavy vehicles associated with the construction and operation of the Modified Development would be routed west along Holbrook Wagga Road to Kanimbla Road to Stonehaven Road to the subject land.

Livestock are transported in a 2-deck cattle trailer in semi-trailer or B-double. Commodities are typically delivered in semi-trailer configuration.

Consequently, there are no changes to the number of vehicles or configuration of vehicles accessing the Modified Development.

3.11 Separation distance

The S-factor methodology provides a conservative estimate as to the required separation distance.

The use of appropriate separation distances is a well-established and widely recognised means of mitigating the impacts on community amenity that arise from odour from beef cattle feedlots (MLA, 2012).

The National Guidelines for Beef Cattle Feedlots in Australia (3rd Edition) (MLA, 2012) provide two methods for determining appropriate separation distances between cattle feedlots and sensitive receptors. These include the S-factor method and odour dispersion modelling.

The S-factor method uses a standard empirical formula that provides a conservative estimate of the separation distance required and therefore offers higher levels of protection for community amenity. Typically, the separation distance estimated using the S-factor method more than complies with the quantitative performance criteria set out in relevant environmental legislation, regulation and policy.

The S-factor method relies on factors such as the number of cattle in the development, receptor type, topography, vegetation (surface roughness), wind frequency and feedlot design and operation. The required separation distance is measured from the closest odour source of the proposed development in the direction of the sensitive receptor, not the centre of the development.

The National Guidelines for Beef Cattle Feedlots in Australia (3rd Edition) (MLA, 2012) calculation of separation distances for each receptor type follows the form:

$$\text{Separation distance (D) (m)} = N^{0.5} \times S_1 \times S_2 \times S_3 \times S_4 \times S_5$$

Where:

- N = feedlot capacity in SCU;
- 0.5 = feedlot size exponent determined using the results of modelling;
- S₁ = feedlot design and management factor;
- S₂ = receptor type factor;
- S₃ = topography or terrain weighting factor;
- S₄ = vegetative cover factor; and
- S₅ = wind direction factor.

3.11.1.1 N – Feedlot capacity

The layout of the proposed development is shown in Figure 3. Generally, the proposed development shall be in the centre east of the subject land as shown on Figure 2.

The proposed development will include the staged development of a 999 head beef cattle feedlot at a design stocking density of 7.5 m²/head (7.75 m²/SCU) when fully developed.

3.11.1.2 Siting, Design and management factor (S_1)

Siting, design and management factors will influence odour emissions from the proposed development. These factors include the climatic conditions at the site, pen cleaning frequency, and stocking density which influence the depth of manure on the pen surface and its moisture content.

The proposed development will operate at the equivalent of a Class 1 standard (i.e. adopt best management practice).

The average stocking density of the proposed development is proposed to be ~ 7.5 m²/head at Stage 1 and Stage 2 capacity when fully developed.

For open air pens, comparable odour emission rates, pens must be stocked at a lower density (i.e. greater m²/SCU) in a wetter climate than in a drier one (with all other factors equal). Thus, S_1 values for specific stocking densities are provided for an average annual rainfall of either <750 mm or >750 mm. The average annual rainfall for the area is about 659 mm per year well less than 750 mm.

Consequently for Stage 1 and Stage 2 capacity, based on a stocking density of ~ 7.5 m²/head (7.75 m²/SCU) and a rainfall category of <750 mm/year, a S_1 factor of **70** was interpolated from Table B-1 of the National Guidelines for Beef Cattle Feedlots in Australia (3rd Edition) (MLA, 2012a).

The proposed modifications result in fully covered production pens. Therefore, the moisture content of the manure pack can be expected to be dependent only on the rate of deposition of manure as rainfall is excluded from the pen surface. Consequently, the S_1 factor for a covered feedlot would be expected to be lower than the S_1 value from an uncovered pen surface at the same stocking density.

Therefore, the value of S_1 used is expected to result in a very conservative estimation of the cattle numbers allowable to satisfy air quality objectives.

The changed development meets the required separation distances as calculated by the S-factor methodology outlined in the National Guidelines for Beef Cattle Feedlots in Australia 3rd Edition (MLA, 2012). The required separation distances to each receptor are presented in Table 5 and Table 6 for Stage 1 and Stage 1 and 2 respectively.

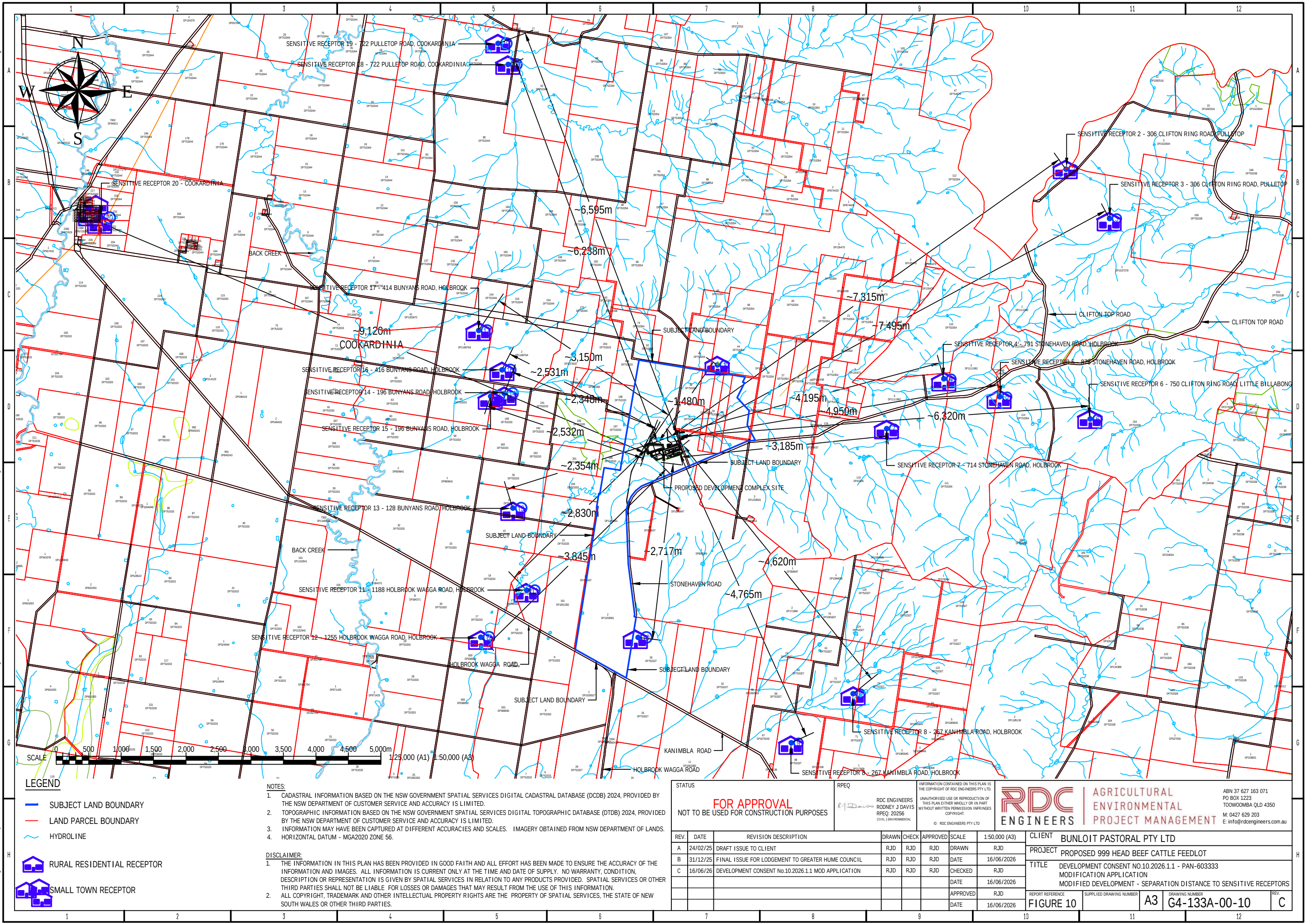
The available separation distances from the closest sensitive receptors to the changed development are shown on Figure 10.

Table 5 – Modified Development (Stage 1) – Separation distances from National Feedlot Guidelines (MLA, 2012)

Identifier	Location	Direction	S1	S2	S3	S4	S5	Distance Required Normal S _s	Available Distance	Compliance
								Normal m	m	
R1	269 Stonehaven Road, Holbrook	Northeast by North	70	0.3	1.0	1.0	1.0	~464	~1,480	Yes
R2	306 Clifton Ring Road, Pulletop	Northeast by North	70	0.3	1.0	1.0	1.0	~464	~7,315	Yes
R3	305 Clifton Ring Road, Pulletop	East northeast	70	0.3	1.0	1.0	1.0	~464	~7,495	Yes
R4	791 Stonehaven Road, Holbrook	East by North	70	0.3	1.0	1.0	1.0	~464	~4,195	Yes
R5	878 Stonehaven Road, Holbrook	East by North	70	0.3	1.0	1.0	1.0	~464	~4,950	Yes
R6	750 Clifton Ring Road, Little Billabong	East	70	0.3	1.0	1.0	1.0	~464	~6,320	Yes
R7	714 Stonehaven Road, Holbrook	East	70	0.3	1.0	1.0	1.0	~464	~3,185	Yes
R8	267 Kanimbla Road, Holbrook	Southeast by South	70	0.3	1.0	1.0	1.0	~464	~4,620	Yes
R9	267 Kanimbla Road, Holbrook	South Southeast	70	0.3	1.0	1.0	1.0	~464	~4,765	Yes
R10	70 Stonehaven Road, Holbrook	South by West	70	0.3	1.0	1.0	1.0	~464	~2,717	Yes
R11	1188 Holbrook Wagga Road Holbrook	Southwest	70	0.3	1.0	1.0	1.0	~464	~2,830	Yes
R12	1255 Holbrook Wagga Road Holbrook	Southwest	70	0.3	1.0	1.0	1.0	~464	~3,845	Yes
R13	128 Bunyans Road, Holbrook	West southwest	70	0.3	1.0	1.0	1.0	~464	~2,354	Yes
R14	196 Bunyans Road, Holbrook	West northwest	70	0.3	1.0	1.0	1.0	~464	~2,348	Yes
R15	196 Bunyans Road, Holbrook	West northwest	70	0.3	1.0	1.0	1.0	~464	~2,532	Yes
R16	416 Bunyans Road, Holbrook	West northwest	70	0.3	1.0	1.0	1.0	~464	~2,531	Yes
R17	414 Bunyans Road, Holbrook	Northwest by West	70	0.3	1.0	1.0	1.0	~464	~3,150	Yes
R18	722 Pulletop Road, Cookardina	North northwest	70	0.3	1.0	1.0	1.0	~464	~6,238	Yes
R19	722 Pulletop Road, Cookardina	North northwest	70	0.3	1.0	1.0	1.0	~464	~6,595	Yes
R20	Cookardina (Population 10-30)	West northwest	70	0.6	1.0	1.0	1.0	~928	~9,120	Yes
R21	Holbrook (Population 1,650 2021)	South	70	1.2	1.0	1.0	1.0	~1,857	~12,735	Yes
R22	Culcairn (Population 1,483 2021)	West southwest	70	1.2	1.0	1.0	1.0	~1,857	~26,640	Yes
R23	Henty (Population 1,225 2021)	West northwest	70	1.2	1.0	1.0	1.0	~1,857	~27,160	Yes

Table 6 – Modified Development (Stage 1 and 2) – Separation distances from National Feedlot Guidelines (MLA,2012)

Identifier	Location	Direction	S1	S2	S3	S4	S5	Distance Required Normal S _s	Available Distance	Compliance
								Normal m	m	
R1	269 Stonehaven Road, Holbrook	Northeast by North	70	0.3	1.0	1.0	1.0	~656	~1,480	Yes
R2	306 Clifton Ring Road, Pulletop	Northeast by North	70	0.3	1.0	1.0	1.0	~656	~7,315	Yes
R3	305 Clifton Ring Road, Pulletop	East northeast	70	0.3	1.0	1.0	1.0	~656	~7,495	Yes
R4	791 Stonehaven Road, Holbrook	East by North	70	0.3	1.0	1.0	1.0	~656	~4,195	Yes
R5	878 Stonehaven Road, Holbrook	East by North	70	0.3	1.0	1.0	1.0	~656	~4,950	Yes
R6	750 Clifton Ring Road, Little Billabong	East	70	0.3	1.0	1.0	1.0	~656	~6,320	Yes
R7	714 Stonehaven Road, Holbrook	East	70	0.3	1.0	1.0	1.0	~656	~3,185	Yes
R8	267 Kanimbla Road, Holbrook	Southeast by South	70	0.3	1.0	1.0	1.0	~656	~4,620	Yes
R9	267 Kanimbla Road, Holbrook	South Southeast	70	0.3	1.0	1.0	1.0	~656	~4,765	Yes
R10	70 Stonehaven Road, Holbrook	South by West	70	0.3	1.0	1.0	1.0	~656	~2,717	Yes
R11	1188 Holbrook Wagga Road Holbrook	Southwest	70	0.3	1.0	1.0	1.0	~656	~2,830	Yes
R12	1255 Holbrook Wagga Road Holbrook	Southwest	70	0.3	1.0	1.0	1.0	~656	~3,845	Yes
R13	128 Bunyans Road, Holbrook	West southwest	70	0.3	1.0	1.0	1.0	~656	~2,354	Yes
R14	196 Bunyans Road, Holbrook	West northwest	70	0.3	1.0	1.0	1.0	~656	~2,348	Yes
R15	196 Bunyans Road, Holbrook	West northwest	70	0.3	1.0	1.0	1.0	~656	~2,532	Yes
R16	416 Bunyans Road, Holbrook	West northwest	70	0.3	1.0	1.0	1.0	~656	~2,531	Yes
R17	414 Bunyans Road, Holbrook	Northwest by West	70	0.3	1.0	1.0	1.0	~656	~3,150	Yes
R18	722 Pulletop Road, Cookardina	North northwest	70	0.3	1.0	1.0	1.0	~656	~6,238	Yes
R19	722 Pulletop Road, Cookardina	North northwest	70	0.3	1.0	1.0	1.0	~656	~6,595	Yes
R20	Cookardina (Population 10-30)	West northwest	70	0.6	1.0	1.0	1.0	~1,313	~9,120	Yes
R21	Holbrook (Population 1,650 2021)	South	70	1.2	1.0	1.0	1.0	~2,626	~12,735	Yes
R22	Culcairn (Population 1,483 2021)	West southwest	70	1.2	1.0	1.0	1.0	~2,626	~26,640	Yes
R23	Henty (Population 1,225 2021)	West northwest	70	1.2	1.0	1.0	1.0	~2,626	~27,160	Yes



4 Substantially the same development

Section 4.55 (1A) of the EP&A Act states that a consent authority may modify a development consent if “it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all)”.

The development as proposed to be modified is substantially the same development for which the consent was originally granted in that:

- the modified development retains the approved uses (999 head beef cattle feedlot) and does not change the overall objectives of the approved development;
- the modification involves only minor design changes and the fundamental design philosophy and intent remain unchanged;
- the changes proposed will not result in any additional traffic impacts; and
- the changes proposed will not result in any significant environmental impacts.

5 Environmental assessment

Section 4.55(1A) of the EP&A Act states that a consent authority may modify a development consent if 'it is satisfied that the proposed modification is of minimal environmental impact.' Section 4.55(3) of the EP&A Act requires a consent authority to take into consideration the matters referred to in section 4.15(1) that are of relevance to the development the subject of the application and the reasons given by the consent authority for the grant of the original consent.

The SEE submitted with the development application addressed the likely impacts of the development, including:

- Built form;
- Environmental amenity;
- Transport and accessibility;
- Noise and vibration;
- Construction management;
- Heritage;
- Waste management;
- Biodiversity;
- Environmental risks;
- Surface and groundwater contamination;
- Site suitability; and
- Public interest.

The proposed modifications to the approved development does not give rise to any material alteration to the assessment of the potential environmental impacts that were considered and determined to be acceptable in the granting of Development Consent No.10.2026.1.1 – PAN-603333.

5.1 Environmental Impacts

The proposed modifications relate to incorporation of a covered housing system into the design of the development. The design amendments are minor in nature and consistent with the original design intention of the approved development. The modifications will not result in any adverse impacts on the environment as outlined in the sections below

5.1.1 Odour impact

The proposed design amendments will not result in significant air quality impacts. Compliance is still achieved with the National Guidelines for Beef Cattle Feedlots in Australia (3rd Edition) (MLA, 2012) s-factor distance requirements.

It is considered that condition 22. Odour Management adequately covers adverse odour emissions from the modified development.

5.1.2 Visual impact

The proposed design amendments will not result in significant visual or view changes to or from surrounding properties or public places.

The proposed covered housing system comprises roof cladding and no wall cladding. In the context of potential views from sensitive receptors and public viewing locations and noting the rural setting of the modified development, the proposed use of 'Zincalume' roof cladding for the proposed covered housing system is not expected to result in direct or indirect glare within the immediate vicinity. Further, over time the 'Zincalume' cladding will weather reducing the light reflectance of the modified development. In addition to this, the use of 'Zincalume' cladding would remain consistent with existing structures on the site and surrounding properties and is typical of agricultural infrastructure in rural environments and would not be considered intrusive in the rural setting.

6 Statutory planning assessment

An assessment of compliance against relevant statutory planning instruments is provided in Table 7.

Table 7 – Modified Development – Compliance with Statutory plans

Commonwealth Legislation	Comment
Environment Protection and Biodiversity Conservation Act 1999	The proposed modifications do not give rise to any further potential environmental impacts beyond those already addressed in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
State Legislation	
Crown Land Management Act 2016	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
Dams Safety Act 2015	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
Fisheries Management Act 1994	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
National Parks and Wildlife Act 1974	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
Local Land Services Act 2013	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
Biodiversity Conservation Act 2016	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
Protection of the Environment Operations Act 1997	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with

	the original application (RDC Engineers Pty Ltd, 2025).
Native Title (New South Wales) Act 1994	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
Roads Act 1993	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
Rural Fires Act 1997	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
Heritage Act 1977	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
Water Management Act 2000	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
Waste Avoidance and Resource Recovery Act 2001	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
Environmental Planning and Assessment Instrument	
State Legislation	
Environmental Planning and Assessment Act 1979	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
Environmental Planning and Assessment Regulation 2021	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
State Environmental Planning Policies	
State Environmental Planning Policy (Biodiversity and Conservation) 2021	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with

	the original application (RDC Engineers Pty Ltd, 2025).
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
State Environmental Planning Policy (Housing) 2021	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
State Environmental Planning Policy (Industry and Employment) 2021	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
State Environmental Planning Policy (Planning Systems) 2021	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
State Environmental Planning Policy (Primary Production) 2021	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
State Environmental Planning Policy (Resilience and Hazards) 2021	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
State Environmental Planning Policy (Resources and Energy) 2021	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
State Environmental Planning Policy (Sustainable Buildings) 2022	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
State Environmental Planning Policy (Transport and Infrastructure) 2021	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).

Regional Planning

Riverina Murray Regional Plan 2041 (NSW Planning and Environment, 2023)	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
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Local Planning

Greater Hume Local Strategic Planning Statement	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
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Greater Hume Local Environmental Plan 2012	The proposed modifications do not alter the approved development's consistency with this instrument as outlined in the SEE provided with the original application (RDC Engineers Pty Ltd, 2025).
--	--

The proposed modifications to the approved development does not give rise to any material alteration to the assessment of the potential impacts against relevant statutory plans that were considered and determined to be acceptable in the granting of Development Consent No.10.2026.1.1 – PAN-603333.

6.1 Site Suitability

The site remains suitable for the approved development as proposed to be modified for the reasons outlined in the SEE lodged with the original application (RDC Engineers Pty Ltd, 2025).

6.2 The Public Interest

The proposed modifications ensure the project is delivered in line with the intended use with minimal environmental impact. As such, the proposed modification is in the public interest.

7 Conclusion

The proposed modification application seek the following amendments:

- Changes to the approved layout of the development complex to incorporate two sheds over the production pens. Each shed is 140 m in length and 41 m in width;
- The inclusion of rainwater tanks to harvest roof runoff.
- A change to the stocking density from 15 m²/head to 7.5 m²/head.

In accordance with section 4.55(1A) of the EP&A Act, the consent authority may modify the consent as the proposed modification is:

- of minimal environmental impact;
- substantially the same development as development for which the consent was granted; and
- in the public interest.

8 References

Meat and Livestock Australia, 2012, National Guidelines for Beef Cattle Feedlots in Australia 3rd Edition, Meat & Livestock Australia, North Sydney, NSW.

RDC Engineers Pty Ltd, 2025, Development application and statement of environmental effects for proposed 999 head beef cattle feedlot on the property “Stonehaven”, G4-133A/V1R2 RDC Engineers Pty Ltd, Toowoomba, QLD, 4350.

Appendix A – Certificate of Title

Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: AUTO CONSOL 1513-124

SEARCH DATE	TIME	EDITION NO	DATE
31/12/2025	7:14 AM	10	15/5/2024

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA GREATER HUME SHIRE
PARISH OF PULLETOP COUNTY OF GOULBURN
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

BUNLOIT PASTORAL PTY LTD (T AU70143)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 LAND EXCLUDES THE ROAD(S) WITHIN LOTS 32, 33 & 34 SHOWN IN THE TITLE DIAGRAM & THE ROAD WITHIN LOT 32 BEING LOT 13 IN DP253637
- 3 AM148897 PROPERTY VEGETATION PLAN AS REGARDS LOT 2 IN DP753354 AND LOTS 32- 34 IN DP753354. EXPIRY DATE 03/02/2027
- 4 AU70144 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT CROWN LANDS.

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOT 2 IN DP753354
LOTS 32-35 IN DP753354

TITLE DIAGRAM

CROWN PLAN 742.1475
CROWN PLAN 1339.1475.

*** END OF SEARCH ***

Stonehaven

PRINTED ON 31/12/2025

Provided on 31/12/2025 06:14 AM by CITEC Confirm

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1259591

SEARCH DATE	TIME	EDITION NO	DATE
31/12/2025	7:14 AM	4	15/5/2024

LAND

LOT 2 IN DEPOSITED PLAN 1259591
AT HOLBROOK
LOCAL GOVERNMENT AREA GREATER HUME SHIRE
PARISH OF BACK CREEK COUNTY OF GOULBURN
PARISH OF PULLETOP COUNTY OF GOULBURN
TITLE DIAGRAM DP1259591

FIRST SCHEDULE

BUNLOIT PASTORAL PTY LTD (T AU70143)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM - SEE CROWN GRANT
- 2 LAND EXCLUDES MINERALS WITHIN THE PART SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 3 AM148897 PROPERTY VEGETATION PLAN EXPIRY DATE 03/02/2027 OF THE PARTS FORMERLY IN 30-31/753354 & 2/808240
- 4 AU70144 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT CROWN LANDS.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Stonehaven

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 20/253637

SEARCH DATE	TIME	EDITION NO	DATE
31/12/2025	7:14 AM	9	15/5/2024

LAND

LOT 20 IN DEPOSITED PLAN 253637
LOCAL GOVERNMENT AREA GREATER HUME SHIRE
PARISH OF PULLETOP COUNTY OF GOULBURN
TITLE DIAGRAM DP253637

FIRST SCHEDULE

BUNLOIT PASTORAL PTY LTD (T AU70143)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS
- 2 AU70144 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: AUTO CONSOL 1513-124

SEARCH DATE	TIME	EDITION NO	DATE
31/12/2025	7:14 AM	10	15/5/2024

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA GREATER HUME SHIRE
PARISH OF PULLETOP COUNTY OF GOULBURN
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

BUNLOIT PASTORAL PTY LTD (T AU70143)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 LAND EXCLUDES THE ROAD(S) WITHIN LOTS 32, 33 & 34 SHOWN IN THE TITLE DIAGRAM & THE ROAD WITHIN LOT 32 BEING LOT 13 IN DP253637
- 3 AM148897 PROPERTY VEGETATION PLAN AS REGARDS LOT 2 IN DP753354 AND LOTS 32- 34 IN DP753354. EXPIRY DATE 03/02/2027
- 4 AU70144 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT CROWN LANDS.

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOT 2 IN DP753354
LOTS 32-35 IN DP753354

TITLE DIAGRAM

CROWN PLAN 742.1475
CROWN PLAN 1339.1475.

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: AUTO CONSOL 1513-124

SEARCH DATE	TIME	EDITION NO	DATE
31/12/2025	7:14 AM	10	15/5/2024

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA GREATER HUME SHIRE
PARISH OF PULLETOP COUNTY OF GOULBURN
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

BUNLOIT PASTORAL PTY LTD (T AU70143)

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UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOT 2 IN DP753354
LOTS 32-35 IN DP753354

TITLE DIAGRAM

CROWN PLAN 742.1475
CROWN PLAN 1339.1475.

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TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

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SCHEDULE OF PARCELS

LOT 2 IN DP753354
LOTS 32-35 IN DP753354

TITLE DIAGRAM

CROWN PLAN 742.1475
CROWN PLAN 1339.1475.

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LAND

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TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

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UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOT 2 IN DP753354
LOTS 32-35 IN DP753354

TITLE DIAGRAM

CROWN PLAN 742.1475
CROWN PLAN 1339.1475.

*** END OF SEARCH ***

Stonehaven

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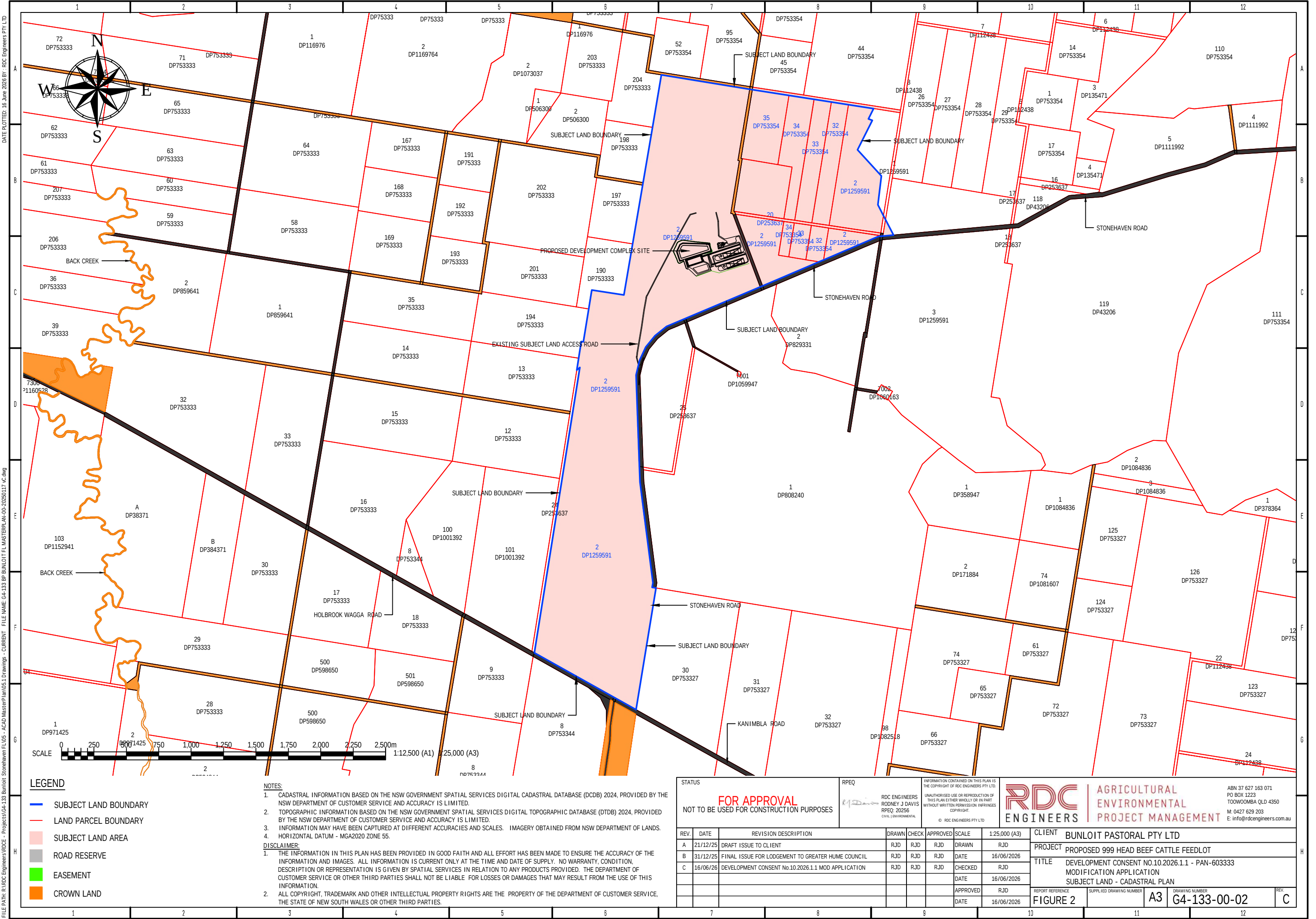
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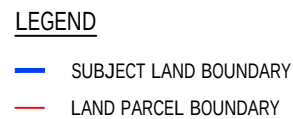
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Appendix B – Plans





NOTES:

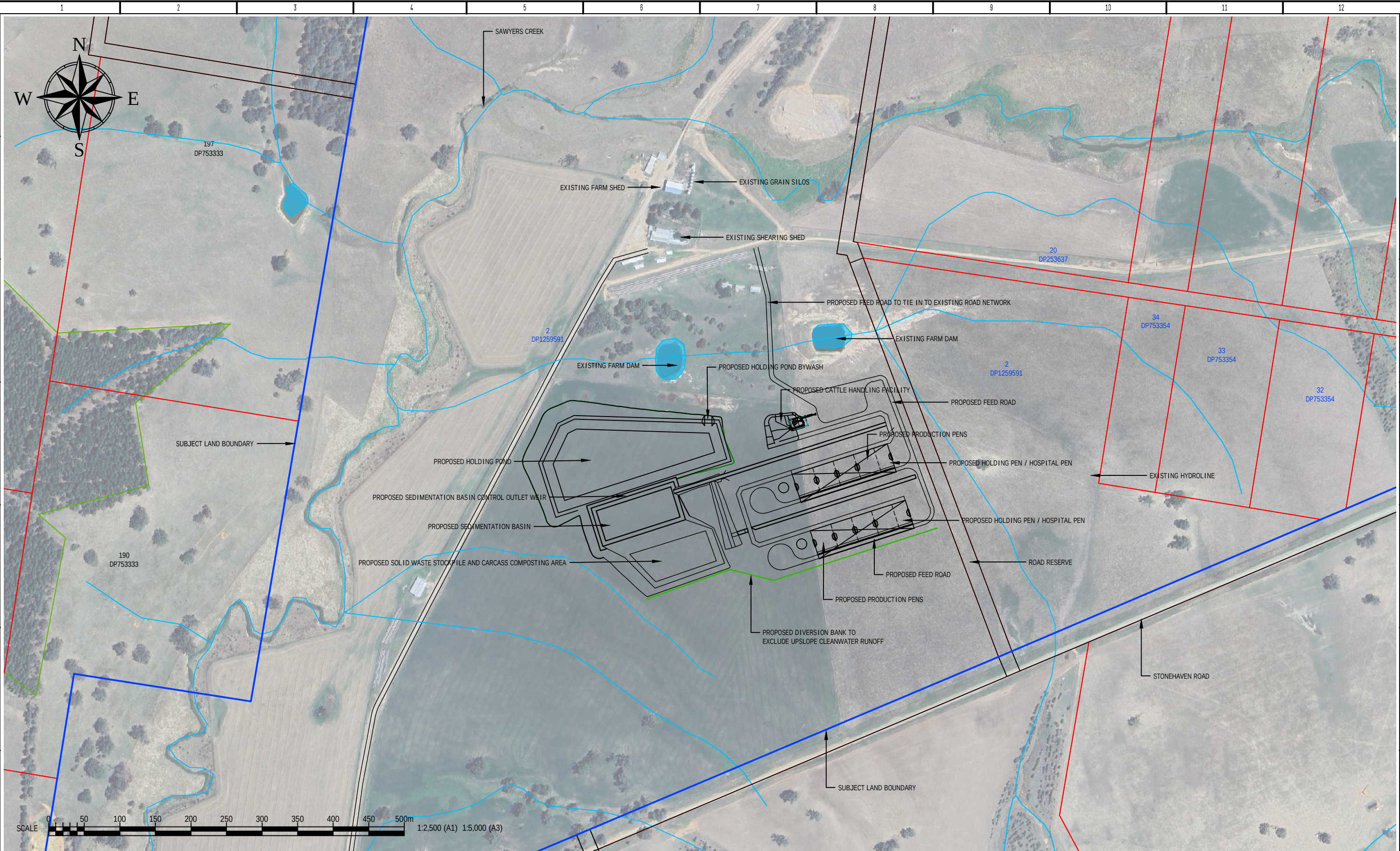
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REV.	DATE	REVISION DESCRIPTION				DRAWN	CHECK	APPROVED	SCALE	1:25,000 (A3)	CLIENT	BUNLOIT PASTORAL PTY LTD			
A	21/12/25	DRAFT ISSUE TO CLIENT				RJD	RJD	RJD	DRAWN	RJD		PROJECT	PROPOSED 999 HEAD BEEF CATTLE FEEDLOT		
B	31/12/25	FINAL ISSUE FOR LODGEMENT TO GREATER HUME COUNCIL				RJD	RJD	RJD	DATE	16/06/2026		TITLE	DEVELOPMENT CONSENT NO.10.2026.1.1 - PAN-603333		
C	16/06/26	DEVELOPMENT CONSENT No.10.2026.1.1 MOD APPLICATION				RJD	RJD	RJD	CHECKED	RJD			MODIFICATION APPLICATION		
									DATE	16/06/2026			SUBJECT LAND - AERIAL PLAN		
									APPROVED	RJD	REPORT REFERENCE	SUPPLIED DRAWING NUMBER	A3	DRAWING NUMBER	REV.
									DATE	16/06/2026	FIGURE 3		A3	G4-133-00-03	C

DATE PLOTTED: 16 June 2026 BY: RDC Engineers PTY LTD

FILE PATH: R:\RDC Engineers\RDCE - Projects\G4-133 Bunloit Stonehaven FL005 - ACAD MasterPlan\05.1 Drawings - CURRENT FILE NAME: G4-133 BP BUNLOIT FL MASTERPLAN-00-20260117 VC.dwg



LEGEND

- SUBJECT LAND BOUNDARY
- LAND PARCEL BOUNDARY
- HYDROLINE
- HYDRO AREA - WATERBODY

NOTES:

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- HORIZONTAL DATUM - MGA2020 ZONE 55.

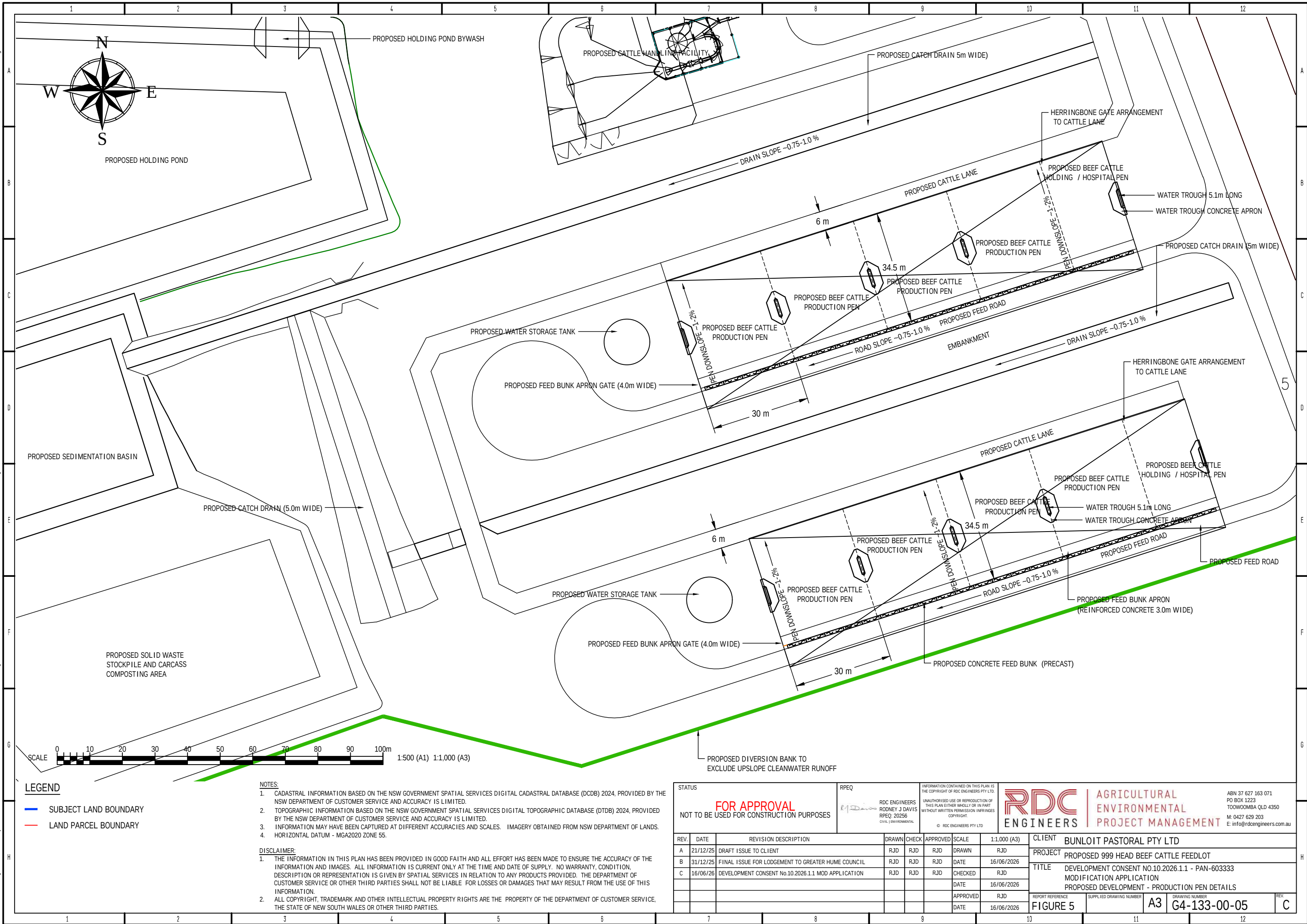
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A	21/12/25	DRAFT ISSUE TO CLIENT		RJD	RJD	RJD	DRAWN	RJD		PROJECT	PROPOSED 999 HEAD BEEF CATTLE FEEDLOT			
B	31/12/25	FINAL ISSUE FOR LODGEMENT TO GREATER HUME COUNCIL		RJD	RJD	RJD	DATE	16/06/2026		TITLE	DEVELOPMENT CONSENT NO.10.2026.1.1 - PAN-603333			
C	16/06/26	DEVELOPMENT CONSENT No.10.2026.1.1 MOD APPLICATION		RJD	RJD	RJD	CHECKED	RJD		MODIFICATION APPLICATION				
							DATE	16/06/2026		PROPOSED DEVELOPMENT - DEVELOPMENT COMPLEX LAYOUT				
							APPROVED	RJD		REPORT REFERENCE	SUPPLIED DRAWING NUMBER	DRAWING NUMBER	REV.	
							DATE	16/06/2026		FIGURE 4		A3	G4-133-00-04	C

DATE PLOTTED: 16 June 2026 BY: RDC Engineers PTY LTD

FILE PATH: R:\RDC Engineers\RDCE - Projects\G4-133 Bunloit Pastoral\Drawings - CURRENT FILE NAME: G4-133 BP Bunloit FL MasterPlan\05.1 Drawings - ACAD MasterPlan\05.1.dwg



LEGEND

- SUBJECT LAND BOUNDARY
- LAND PARCEL BOUNDARY

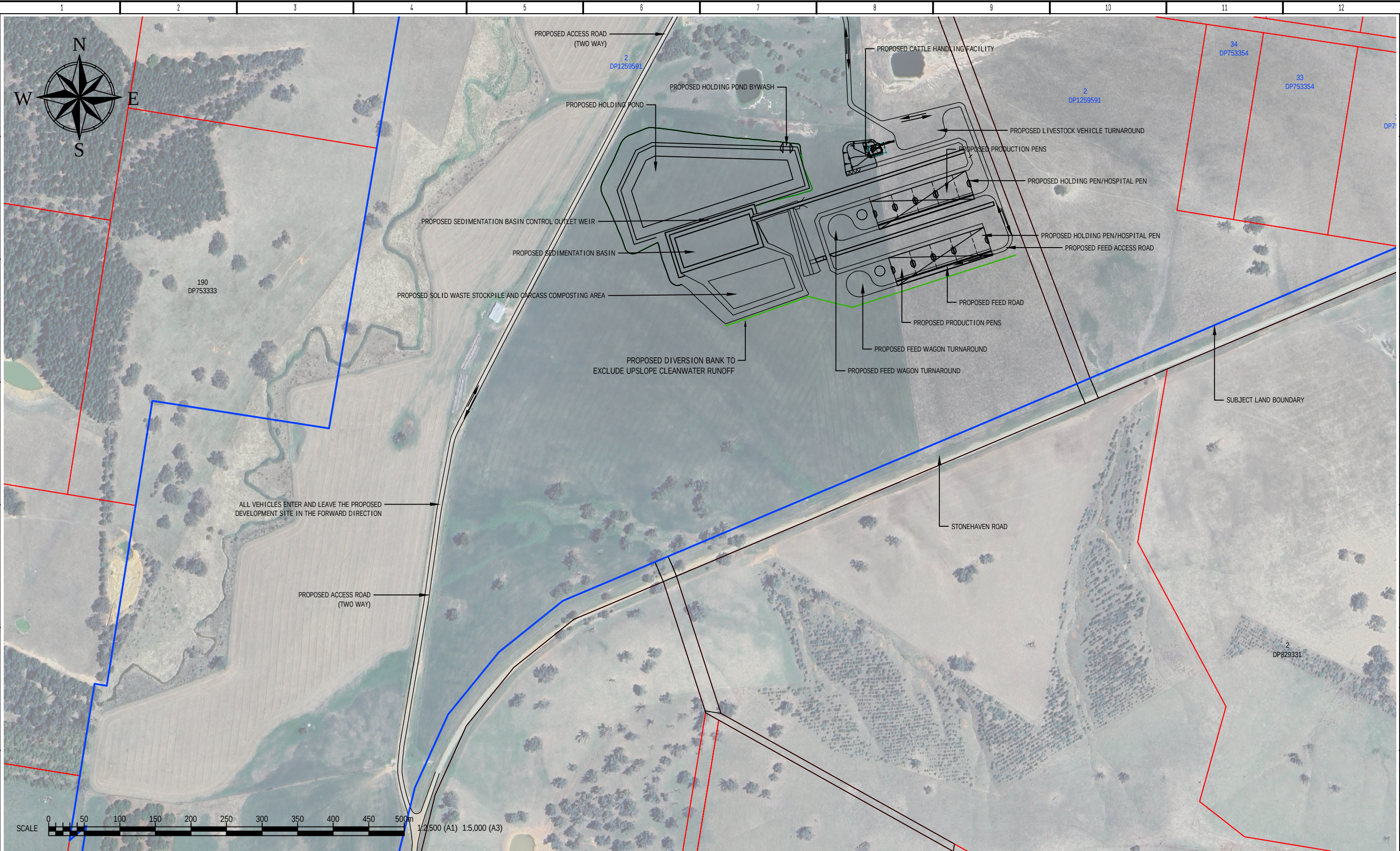
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REV.	DATE	REVISION DESCRIPTION				DRAWN	CHECK	APPROVED	SCALE	1:1,000 (A3)	CLIENT	BUNLOIT PASTORAL PTY LTD			
A	21/12/25	DRAFT ISSUE TO CLIENT				RJD	RJD	RJD	DRAWN	RJD		PROJECT	PROPOSED 999 HEAD BEEF CATTLE FEEDLOT		
B	31/12/25	FINAL ISSUE FOR LODGEMENT TO GREATER HUME COUNCIL				RJD	RJD	RJD	DATE	16/06/2026		TITLE	DEVELOPMENT CONSENT NO.10.2026.1.1 - PAN-603333		
C	16/06/26	DEVELOPMENT CONSENT NO.10.2026.1.1 MOD APPLICATION				RJD	RJD	RJD	CHECKED	RJD		MODIFICATION APPLICATION			
									DATE	16/06/2026		PROPOSED DEVELOPMENT - PRODUCTION PEN DETAILS			
									APPROVED	RJD	REPORT REFERENCE	SUPPLIED DRAWING NUMBER	DRAWING NUMBER	REV.	
									DATE	16/06/2026	FIGURE 5		A3	G4-133-00-05	C



LEGEND

- SUBJECT LAND BOUNDARY
- LAND PARCEL BOUNDARY

NOTES:

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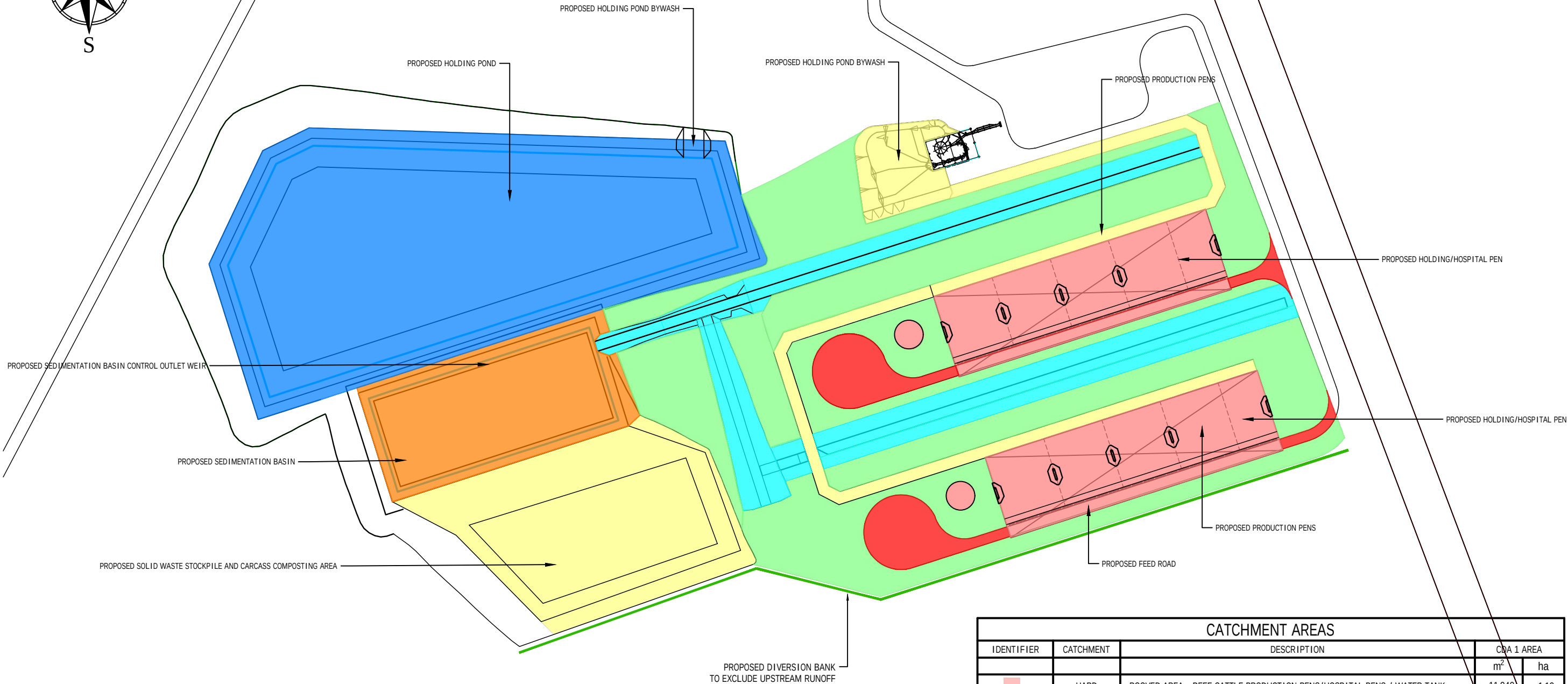
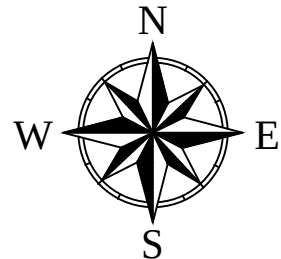
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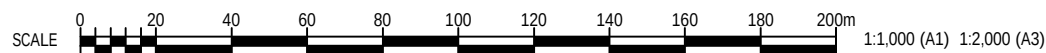
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C	16/06/26	DEVELOPMENT CONSENT No.10.2026.1.1 MOD APPLICATION				RJD	RJD	RJD	CHECKED	RJD	MODIFICATION APPLICATION						
									DATE	16/06/2026	PROPOSED DEVELOPMENT - INTERNAL ROADS AND VEHICLE MANOEUVRING						
									APPROVED	RJD	REPORT REFERENCE	SUPPLIED DRAWING NUMBER	A3	DRAWING NUMBER	REV		
									DATE	16/06/2026	FIGURE 6		A3	G4-133-00-06	C		

DATE PLOTTED: 16 June 2026 BY: RDC Engineers PTY LTD

FILE PATH: R:\RDC Engineers\RDCE - Projects\G4-133 Bunloit Pastoral\Storehewen FL005 - ACAD MasterPlan\05.1 Drawings - CURRENT FILE NAME: G4-133 BP Bunloit FL MASTERPLAN-00-20260117 VC.dwg



2
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LEGEND

- SUBJECT LAND BOUNDARY
- LAND PARCEL BOUNDARY

NOTES:

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CATCHMENT AREAS

IDENTIFIER	CATCHMENT	DESCRIPTION	CDA 1 AREA	
			m ²	ha
	HARD	ROOVED AREA - BEEF CATTLE PRODUCTION PENS/HOSPITAL PENS / WATER TANK	~11,940	~1.19
	HARD	FEED ROADS	~3,075	~0.31
	HARD	CATTLE LANES/CATCH DRAINS/SOLID WASTE STOCKPILE	~26,460	~2.65
	HARD	SEDIMENTATION BASIN	~7,890	~0.74
	SOFT	GRASSED AREAS	~26,135	~2.61
	POND	HOLDING POND	~25,900	~2.59

STATUS

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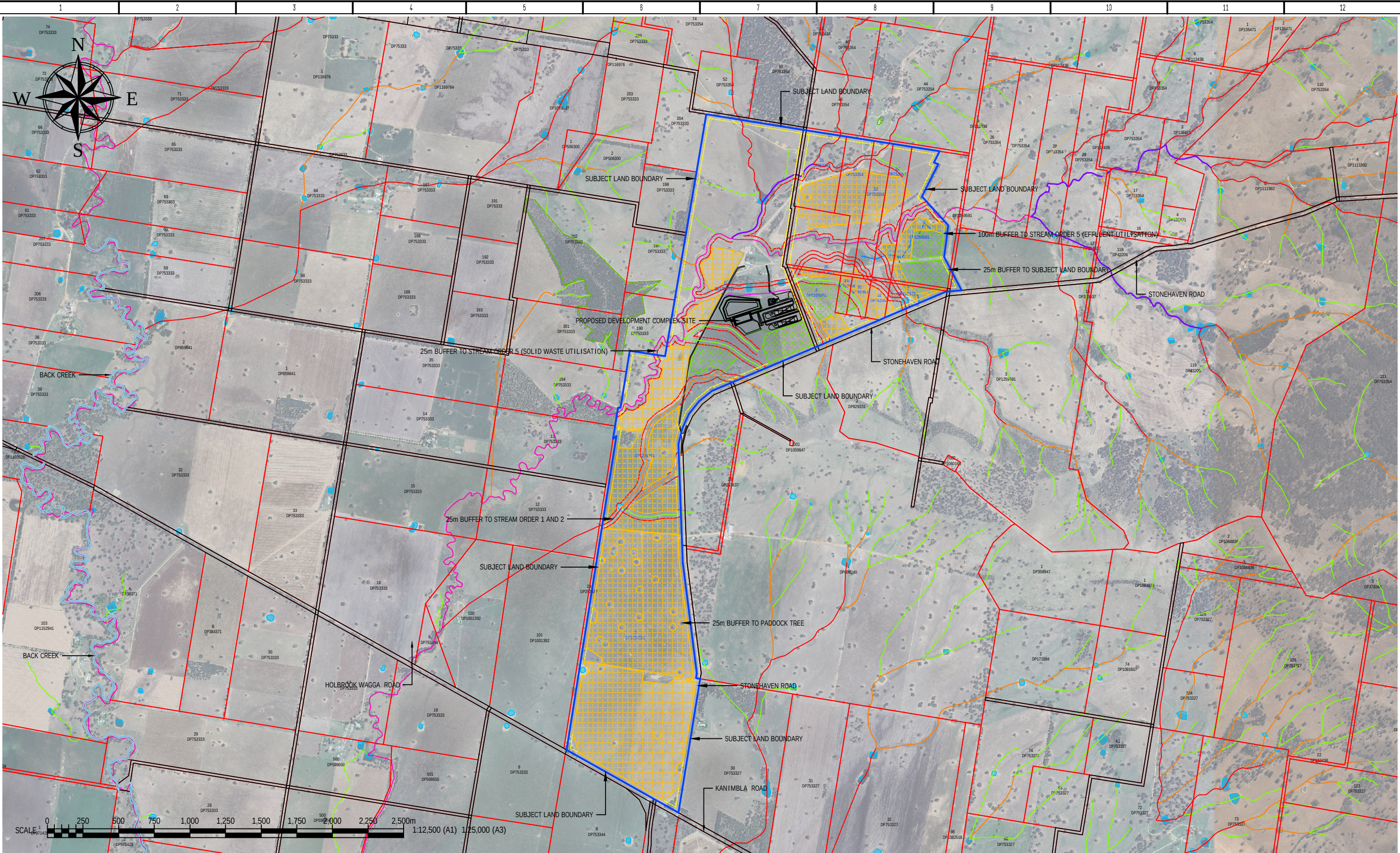
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ENVIRONMENTAL
PROJECT MANAGEMENT

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TOOWOOMBA QLD 4350
M: 0427 629 203
E: info@rdcengineers.com.au

REV.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPROVED	SCALE	1:2,000 (A3)
A	21/12/25	DRAFT ISSUE TO CLIENT	RJD	RJD	RJD	DRAWN	RJD
B	31/12/25	FINAL ISSUE FOR LODGEMENT TO GREATER HUME COUNCIL	RJD	RJD	RJD	DATE	16/06/2026
C	16/06/26	DEVELOPMENT CONSENT No.10.2026.1.1 MOD APPLICATION	RJD	RJD	RJD	CHECKED	RJD
						DATE	16/06/2026
						APPROVED	RJD
						DATE	16/06/2026

CLIENT	BUNLOIT PASTORAL PTY LTD
PROJECT	PROPOSED 999 HEAD BEEF CATTLE FEEDLOT
TITLE	DEVELOPMENT CONSENT NO.10.2026.1.1 - PAN-603333 MODIFICATION APPLICATION PROPOSED DEVELOPMENT - CATCHMENT AREA PLAN - CDA 1
REPORT REFERENCE	FIGURE 7
SUPPLIED DRAWING NUMBER	A3
DRAWING NUMBER	G4-133-00-07
REV.	C

DATE PLOTTED: 16 June 2026 BY: RDC Engineers PTY LTD
FILE PATH: R:\RDC Engineers\RDCE - Projects\G4-133 Bunloft FL MASTERPLAN-00-2026\117 VC.dwg
FILE NAME: G4-133 BP Bunloft FL MASTERPLAN-00-2026\117 VC.dwg



LEGEND

- SUBJECT LAND BOUNDARY
- LAND PARCEL BOUNDARY
- EFFLUENT UTILISATION AREA
- SOLID WASTE UTILISATION AREA
- 25m BUFFER PADDOCK TREE (SOLID WASTE)
- 25m BUFFER PADDOCK TREE (EFFLUENT)
- 100m BUFFER STREAM ORDER 3+
- 50m BUFFER STREAM ORDER 1 AND 2
- 25m BUFFER STREAM ORDER 1 AND 2
- 25m BUFFER SUBJECT LAND BOUNDARY

NOTES:

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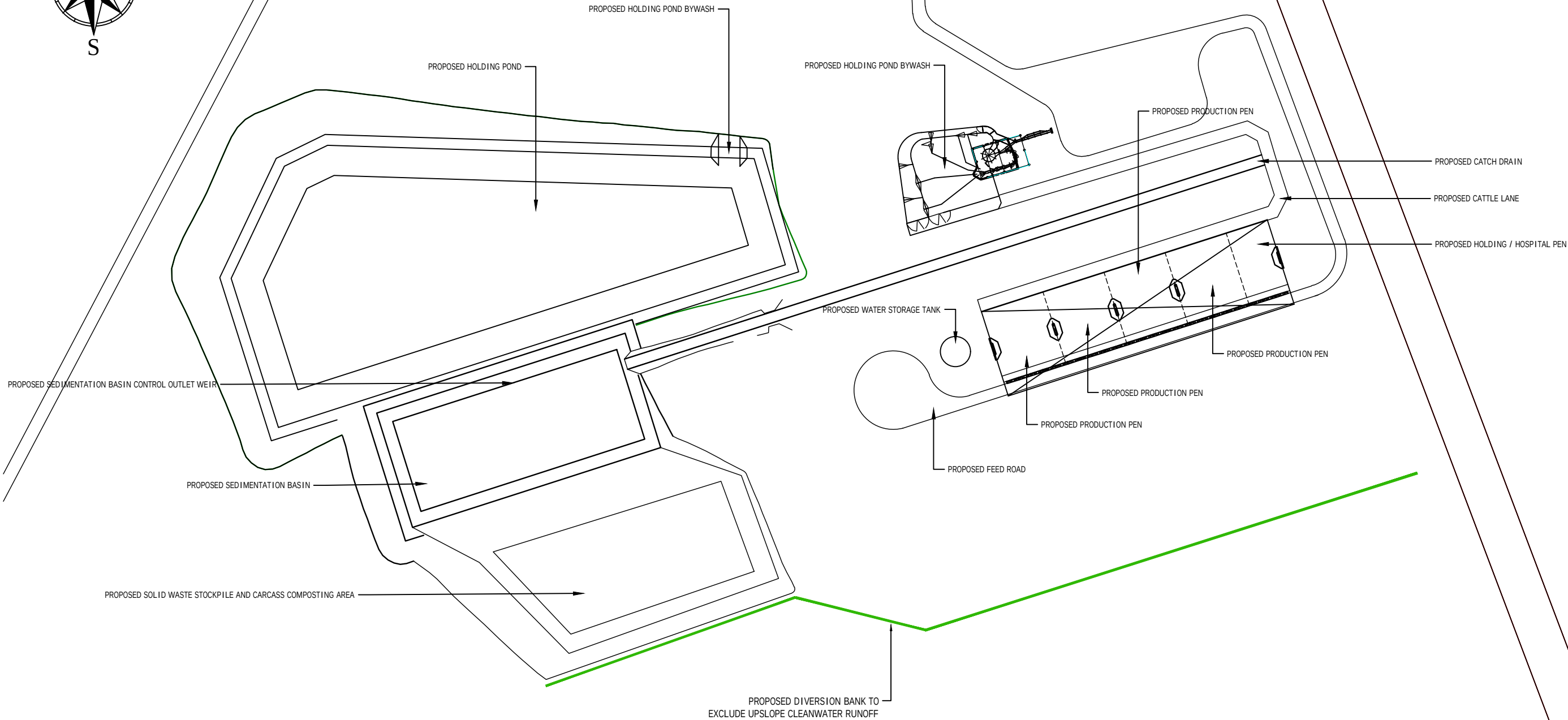
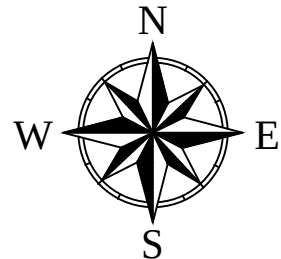
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REV.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPROVED	SCALE	1:25,000 (A3)
A	21/12/25	DRAFT ISSUE TO CLIENT	RJD	RJD	RJD	DRAWN	RJD
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C	16/06/26	DEVELOPMENT CONSENT NO.10.2026.1.1 MOD APPLICATION	RJD	RJD	RJD	CHECKED	RJD
						DATE	16/06/2026
						APPROVED	RJD
						DATE	16/06/2026

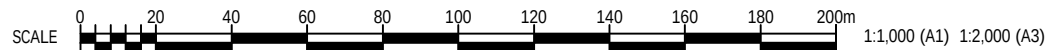
CLIENT	BUNLOIT PASTORAL PTY LTD
PROJECT	PROPOSED 999 HEAD BEEF CATTLE FEEDLOT
TITLE	DEVELOPMENT CONSENT NO.10.2026.1.1 - PAN-603333 MODIFICATION APPLICATION PROPOSED DEVELOPMENT - WASTE UTILISATION AREA
REPORT REFERENCE	FIGURE 9
SUPPLIED DRAWING NUMBER	A3
DRAWING NUMBER	G4-133-00-09
REV.	C

DATE PLOTTED: 16 June 2026 BY: RDC Engineers PTY LTD

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LEGEND

- SUBJECT LAND BOUNDARY
- LAND PARCEL BOUNDARY

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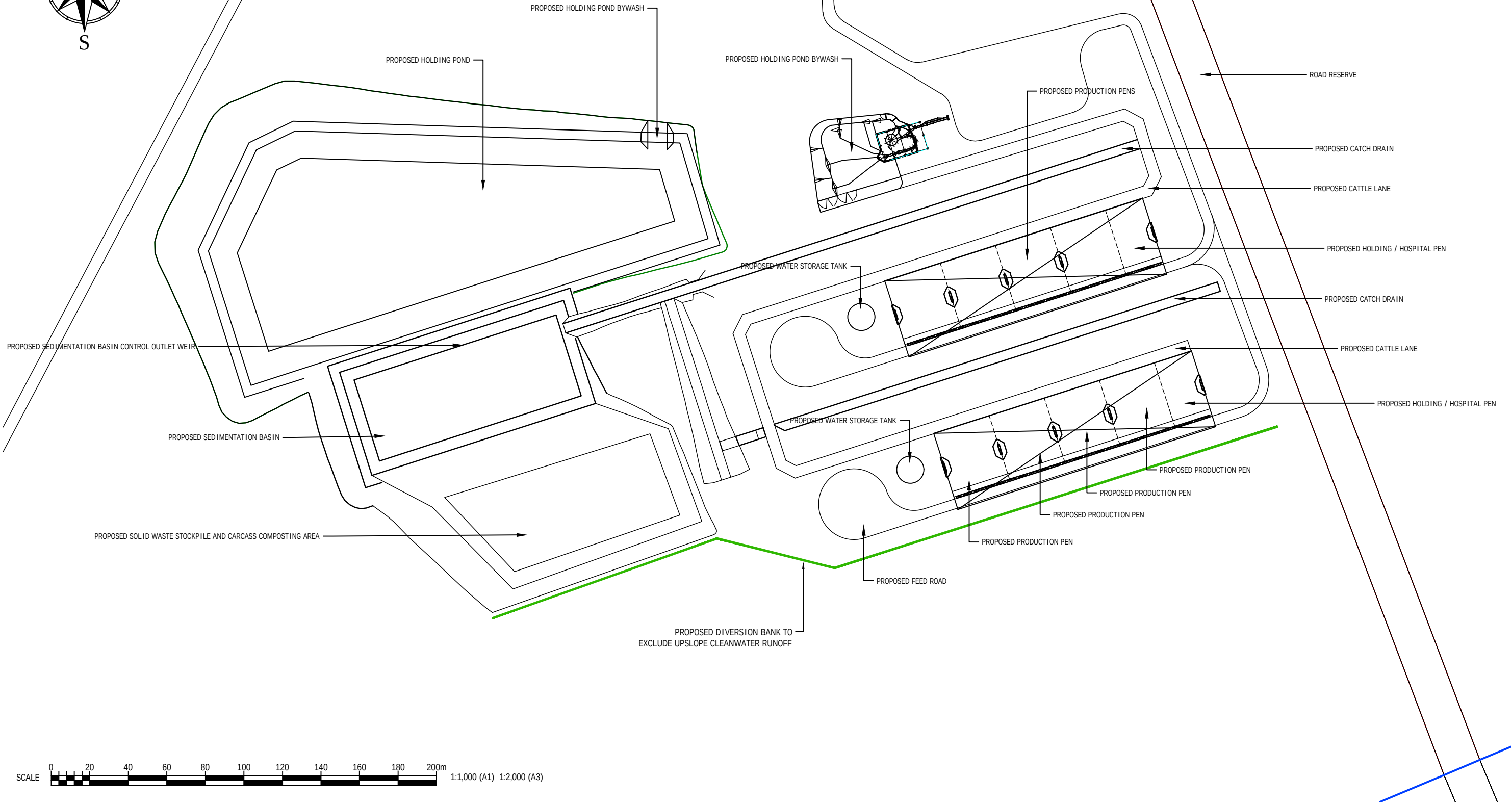
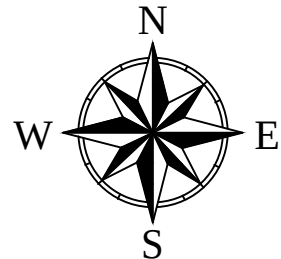
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REV.	DATE	REVISION DESCRIPTION		DRAWN	CHECK	APPROVED	SCALE	1:2,000 (A3)	CLIENT	BUNLOIT PASTORAL PTY LTD
A	21/12/25	DRAFT ISSUE TO CLIENT		RJD	RJD	RJD	DRAWN	RJD	PROJECT	PROPOSED 999 HEAD BEEF CATTLE FEEDLOT
B	31/12/25	FINAL ISSUE FOR LODGEMENT TO GREATER HUME COUNCIL		RJD	RJD	RJD	DATE	16/06/2026	TITLE	DEVELOPMENT CONSENT NO.10.2026.1.1 - PAN-603333
C	16/06/26	DEVELOPMENT CONSENT No.10.2026.1.1 MOD APPLICATION		RJD	RJD	RJD	CHECKED	RJD		MODIFICATION APPLICATION
							DATE	16/06/2026	PROPOSED DEVELOPMENT - STAGE 1 LAYOUT	
							APPROVED	RJD	REPORT REFERENCE	SUPPLIED DRAWING NUMBER
							DATE	16/06/2026	FIGURE 10	DRAWING NUMBER
									A3	G4-133-00-10
									REV.	C

DATE PLOTTED: 16 June 2026 BY: RDC Engineers PTY LTD

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LEGEND

- SUBJECT LAND BOUNDARY
- LAND PARCEL BOUNDARY

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- TOPOGRAPHIC INFORMATION BASED ON THE NSW GOVERNMENT SPATIAL SERVICES DIGITAL TOPOGRAPHIC DATABASE (DTDB) 2024, PROVIDED BY THE NSW DEPARTMENT OF CUSTOMER SERVICE AND ACCURACY IS LIMITED.
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- HORIZONTAL DATUM - MGA2020 ZONE 55.

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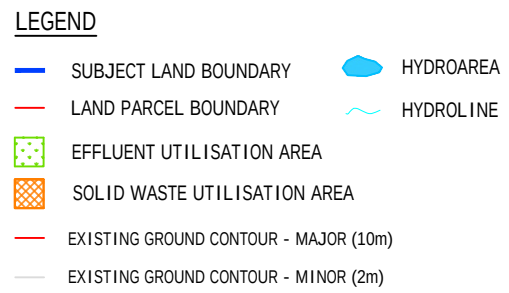
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REV.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPROVED	SCALE	1:2,000 (A3)
A	21/12/25	DRAFT ISSUE TO CLIENT	RJD	RJD	RJD	DRAWN	RJD
B	31/12/25	FINAL ISSUE FOR LODGEMENT TO GREATER HUME COUNCIL	RJD	RJD	RJD	DATE	16/06/2026
C	16/06/26	DEVELOPMENT CONSENT No.10.2026.1.1 MOD APPLICATION	RJD	RJD	RJD	CHECKED	RJD
						DATE	16/06/2026
						APPROVED	RJD
						DATE	16/06/2026

CLIENT	BUNLOIT PASTORAL PTY LTD
PROJECT	PROPOSED 999 HEAD BEEF CATTLE FEEDLOT
TITLE	DEVELOPMENT CONSENT NO.10.2026.1.1 - PAN-603333 MODIFICATION APPLICATION PROPOSED DEVELOPMENT - STAGE 1 AND 2 LAYOUT
REPORT REFERENCE	FIGURE 11
SUPPLIED DRAWING NUMBER	A3
DRAWING NUMBER	G4-133-00-11
REV.	C



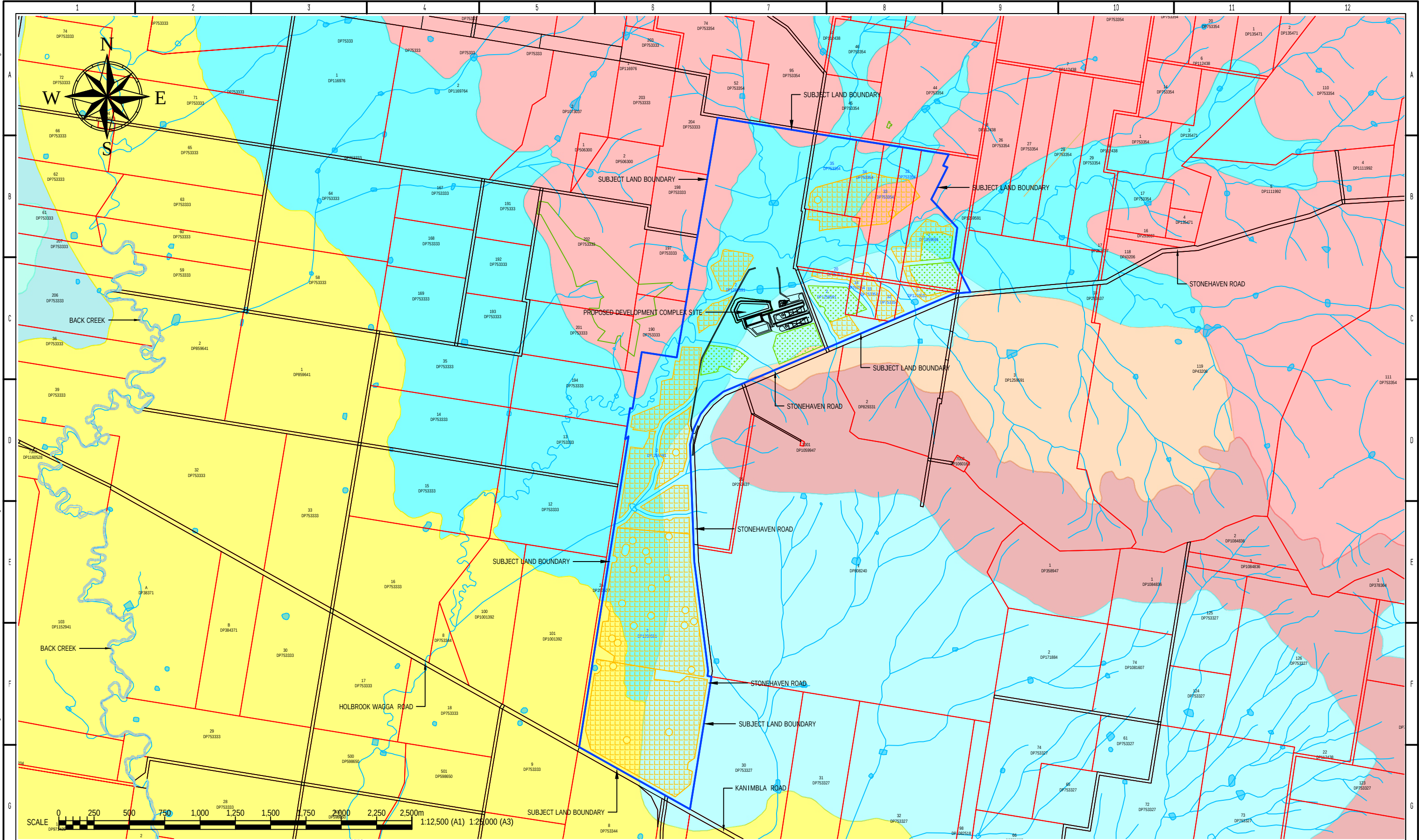
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LEGEND

- SUBJECT LAND BOUNDARY
- LAND PARCEL BOUNDARY
- EFFLUENT UTILISATION AREA
- SOLID WASTE UTILISATION AREA
- HYDROLINE
- BILLABONG CREEK (bc)
- BLACK RIDGE (br)
- CLIFTON HILLS (ch)
- FOUR MILE CREEK (fm)
- FOREST CREEK HEADWATERS (fm)
- LLOYD (ld)

NOTES:

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 - SOILS MAPPING FROM THE AUSTRALIAN SOIL CLASSIFICATION SOIL TYPE MAP OF NSW DEPARTMENT OF CLIMATE CHANGE, ENERGY, THE ENVIRONMENT AND WATER.
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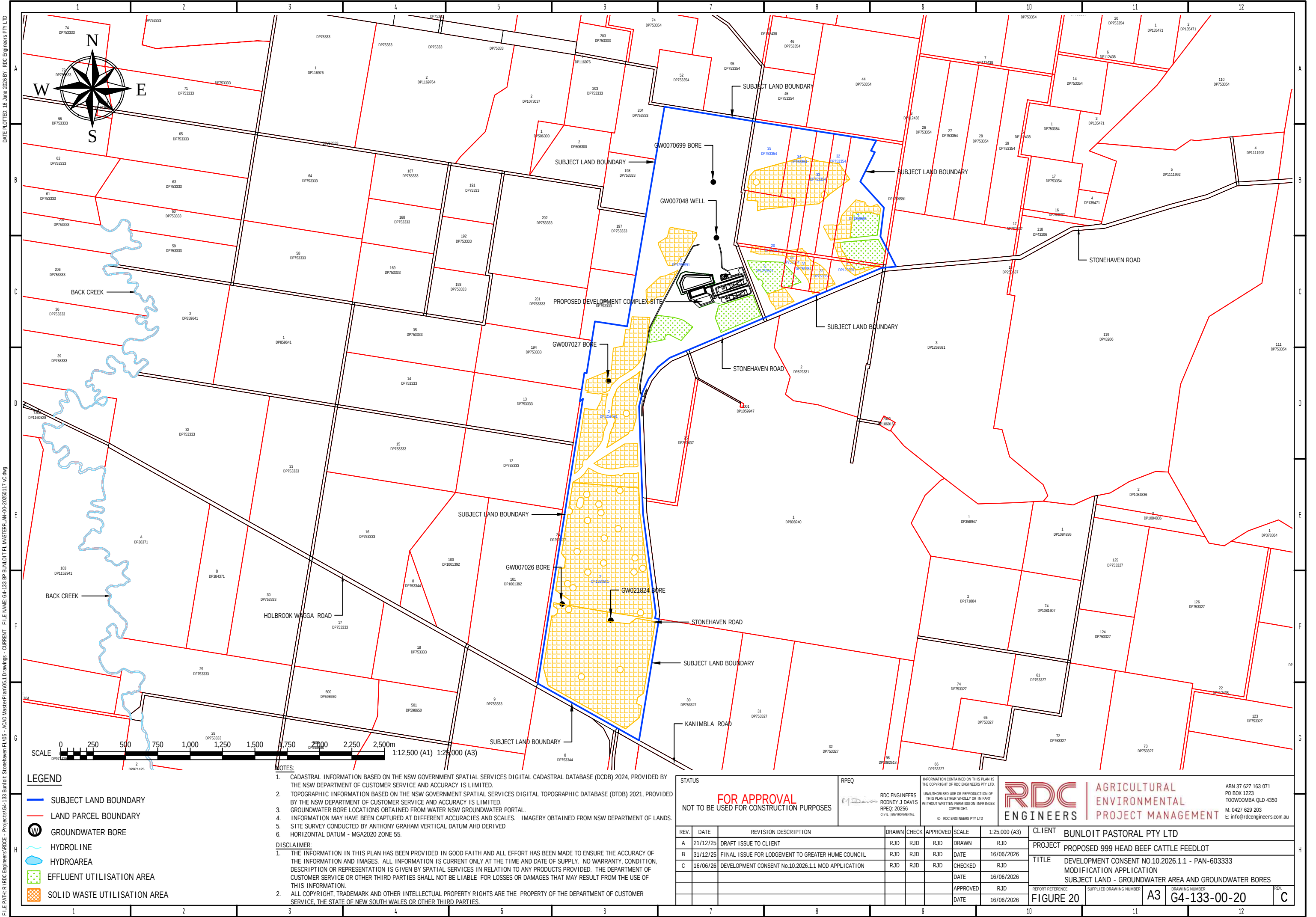
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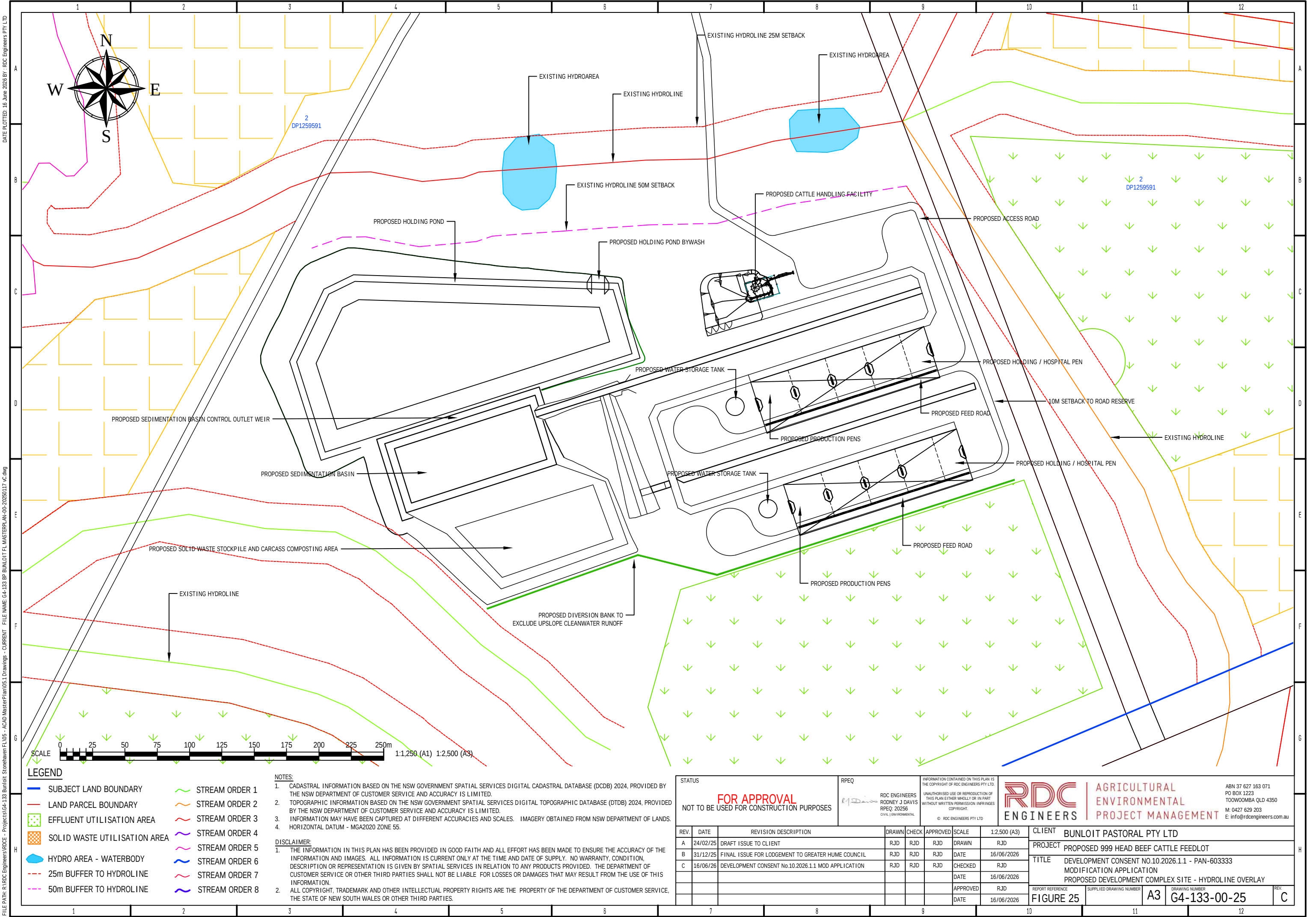
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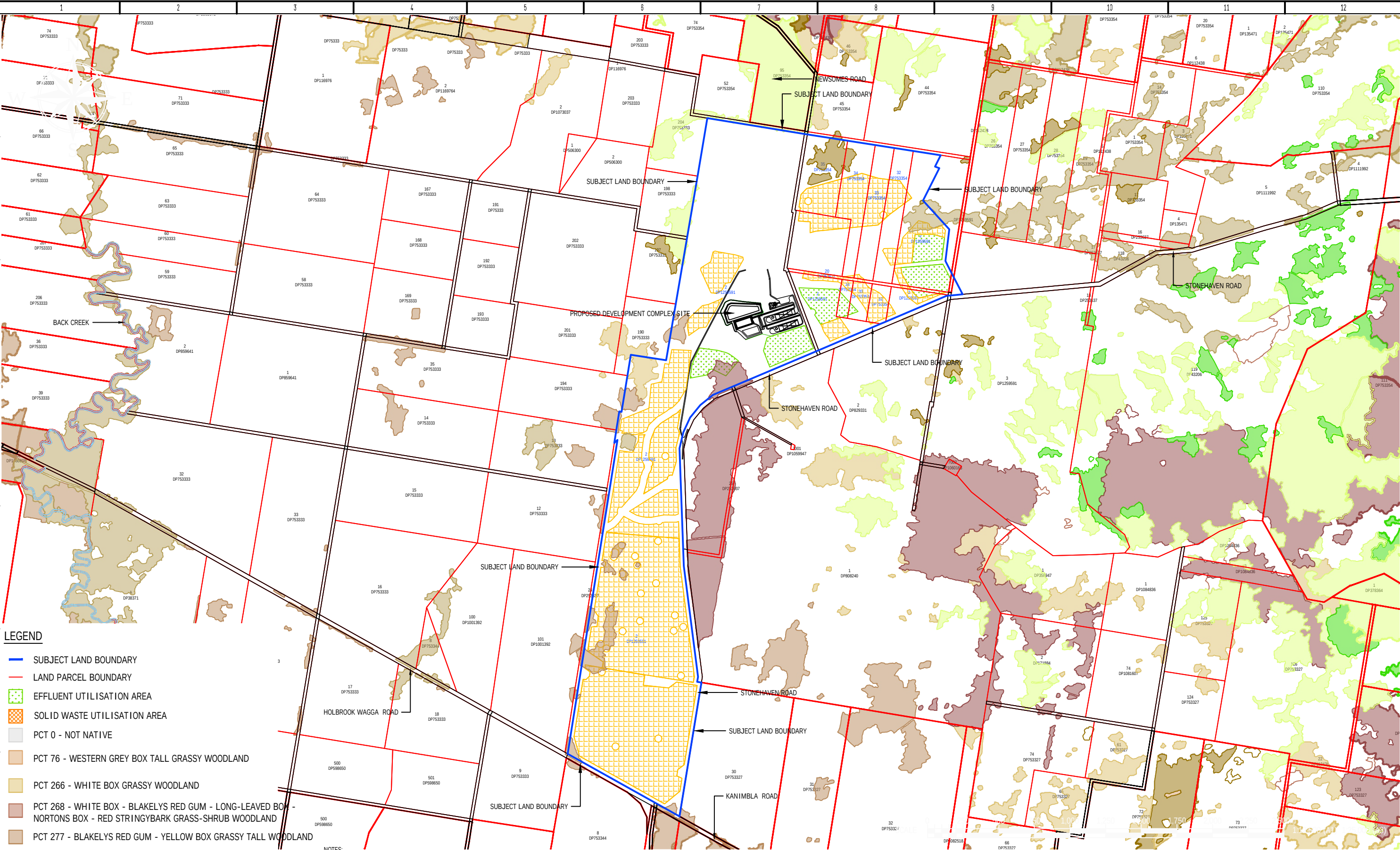
REV.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPROVED	SCALE	1:25,000 (A3)
A	21/12/25	DRAFT ISSUE TO CLIENT	RJD	RJD	RJD	DRAWN	RJD
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C	16/06/26	DEVELOPMENT CONSENT NO.10.2026.1.1 MOD APPLICATION	RJD	RJD	RJD	CHECKED	RJD
						DATE	16/06/2026
						APPROVED	RJD
						DATE	16/06/2026

CLIENT	BUNLOIT PASTORAL PTY LTD
PROJECT	PROPOSED 999 HEAD BEEF CATTLE FEEDLOT
TITLE	DEVELOPMENT CONSENT NO.10.2026.1.1 - PAN-603333 MODIFICATION APPLICATION SUBJECT LAND - SOIL LANDSCAPE UNIT OVERLAY
REPORT REFERENCE	FIGURE 16
SUPPLIED DRAWING NUMBER	A3
DRAWING NUMBER	G4-133-00-16
REV.	C





DATE PLOTTED: 16 June 2026 BY: RDC Engineers Pty. Ltd.
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LEGEND

- SUBJECT LAND BOUNDARY
- LAND PARCEL BOUNDARY
- EFFLUENT UTILISATION AREA
- SOLID WASTE UTILISATION AREA
- PCT 0 - NOT NATIVE
- PCT 76 - WESTERN GREY BOX TALL GRASSY WOODLAND
- PCT 266 - WHITE BOX GRASSY WOODLAND
- PCT 268 - WHITE BOX - BLAKELYS RED GUM - LONG-LEAVED BOX - NORTONS BOX - RED STRINGYBARK GRASS-SHRUB WOODLAND
- PCT 277 - BLAKELYS RED GUM - YELLOW BOX GRASSY TALL WOODLAND
- PCT 278 - RIPARIAN BLAKELYS RED GUM - BOX - SHRUB - SEDGE - GRASS TALL OPEN FOREST
- PCT 283 - APPLE BOX - BLAKELYS RED GUM MOIST VALLEY AND FOOTSTEPS GRASS-FORB OPEN FOREST
- PCT 290 - RED STRINGYBARK - RED BOX - LONG-LEAVED BOX - INLAND SCRIBBLY GUM TUSsock GRASS - SHRUB LOW OPEN FOREST
- PCT 343 - MUGGA IRONBARK - RED BOX - RED STRINGYBARK - WESTERN GREY BOX GRASS-SHRUB WOODLAND
- PCT 352 - RED STRINGYBARK - BLAKELYS RED GUM HILLSLOPE OPEN FOREST
- PCT 426 - WHITE BOX +/- RED STRINGYBARK HILL WOODLAND

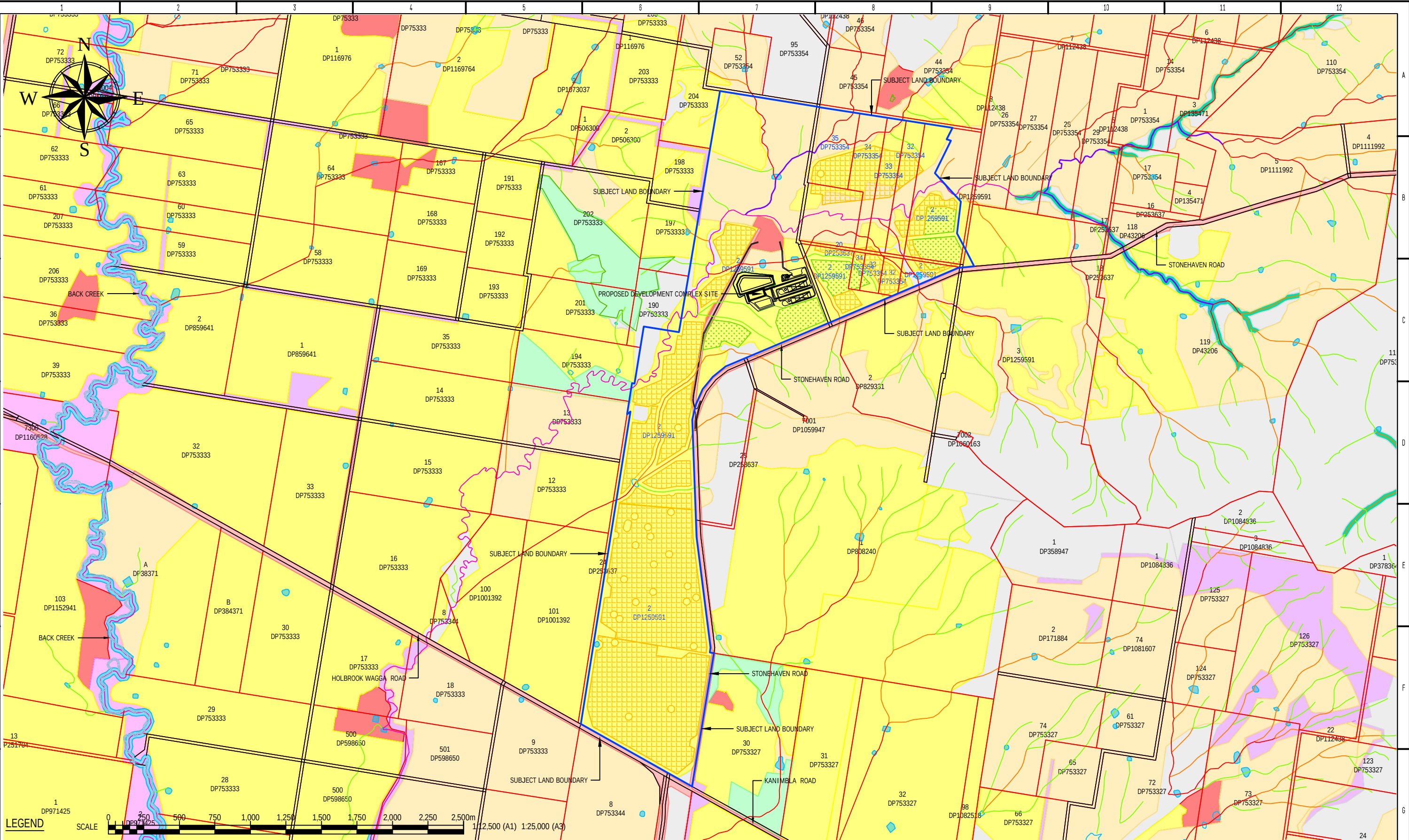
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- PLANT COMMUNITY TYPE DATA BASED ON STATE VEGETATION TYPE MAP. THIS DATASET WAS DEVELOPED AS PART OF THE OEH STATE VEGETATION MAP TO PROVIDE GOVERNMENT AND COMMUNITY WITH REGIONAL-SCALE INFORMATION ABOUT NATIVE VEGETATION. INFORMATION MAY HAVE BEEN CAPTURED AT DIFFERENT ACCURACIES AND SCALES. IMAGERY OBTAINED FROM NSW DEPARTMENT OF LANDS.
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REV.	DATE	REVISION DESCRIPTION					DRAWN	CHECK	APPROVED	SCALE	1:25,000 (A3)	CLIENT	BUNLOIT PASTORAL PTY LTD							
A	21/12/25	DRAFT ISSUE TO CLIENT					RJD	RJD	RJD	DRAWN	RJD	PROJECT	PROPOSED 999 HEAD BEEF CATTLE FEEDLOT							
B	31/12/25	FINAL ISSUE FOR LODGEMENT TO GREATER HUME COUNCIL					RJD	RJD	RJD	DATE	16/06/2026	TITLE	DEVELOPMENT CONSENT NO.10.2026.1.1 - PAN-603333 MODIFICATION APPLICATION SUBJECT LAND - PLANT COMMUNITY TYPE OVERLAY							
C	16/06/26	DEVELOPMENT CONSENT No.10.2026.1.1 MOD APPLICATION					RJD	RJD	RJD	CHECKED	RJD									
										DATE	16/06/2026									
										APPROVED	RJD	REPORT REFERENCE	SUPPLIED DRAWING NUMBER	A3	DRAWING NUMBER	REV.				
										DATE	16/06/2026	FIGURE 28			G4-133-00-28	C				



- LEGEND**
- SUBJECT LAND BOUNDARY
 - LAND PARCEL BOUNDARY
 - 1.3.0 OTHER MINIMAL USE
 - 2.1.0 GRAZING NATIVE VEGETATION
 - 3.2.0 GRAZING MODIFIED PASTURES
 - 3.3.0 IRRIGATED CROPPING
 - 5.4.0 RESIDENTIAL AND FARM
 - 5.7.0 TRANSPORT AND COMMUNICATION
 - STREAM ORDER 1
 - STREAM ORDER 2
 - STREAM ORDER 3
 - STREAM ORDER 4
 - STREAM ORDER 5
 - STREAM ORDER 6
 - 6.3.0 RIVER
 - 6.5.0 MARSH

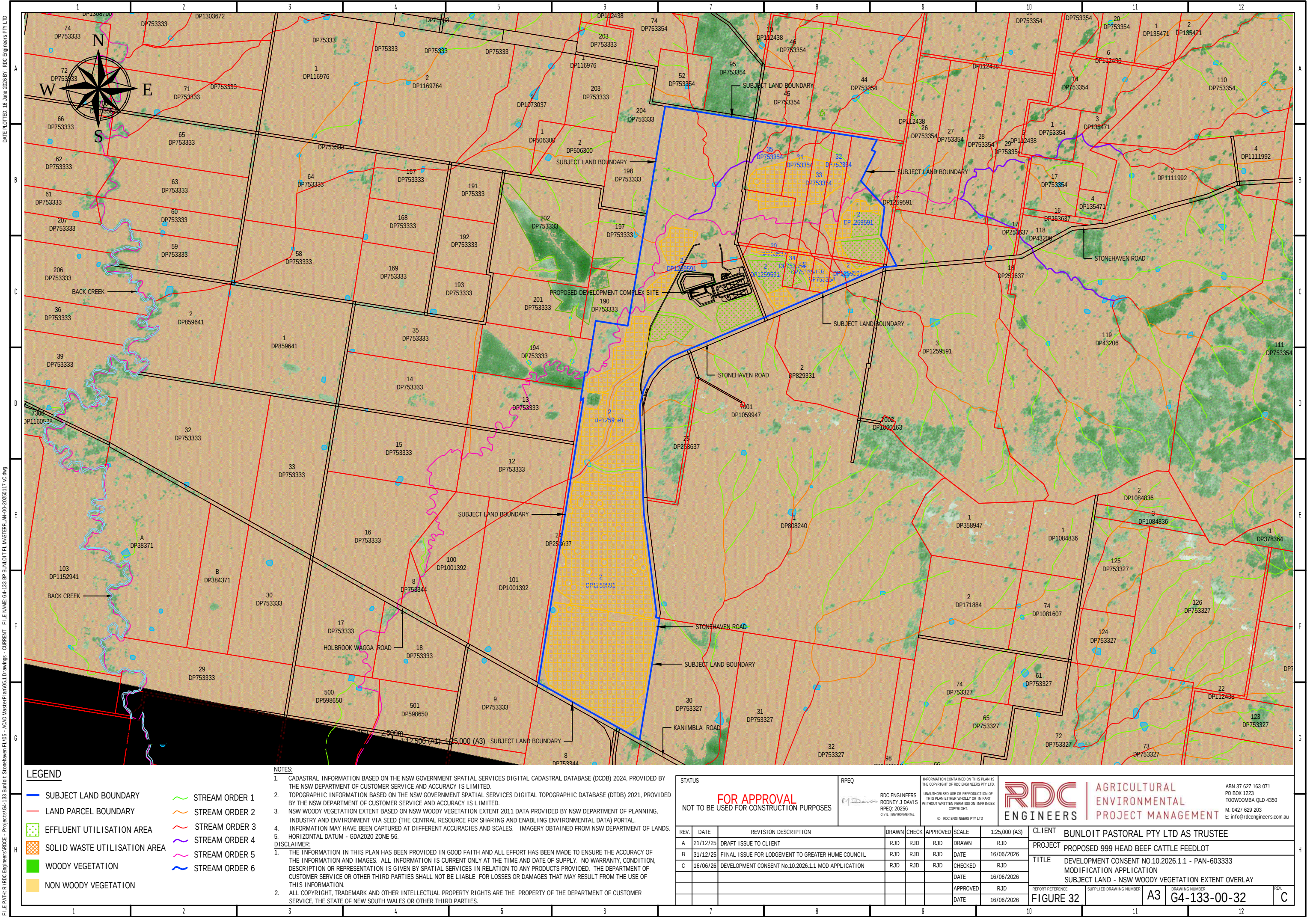
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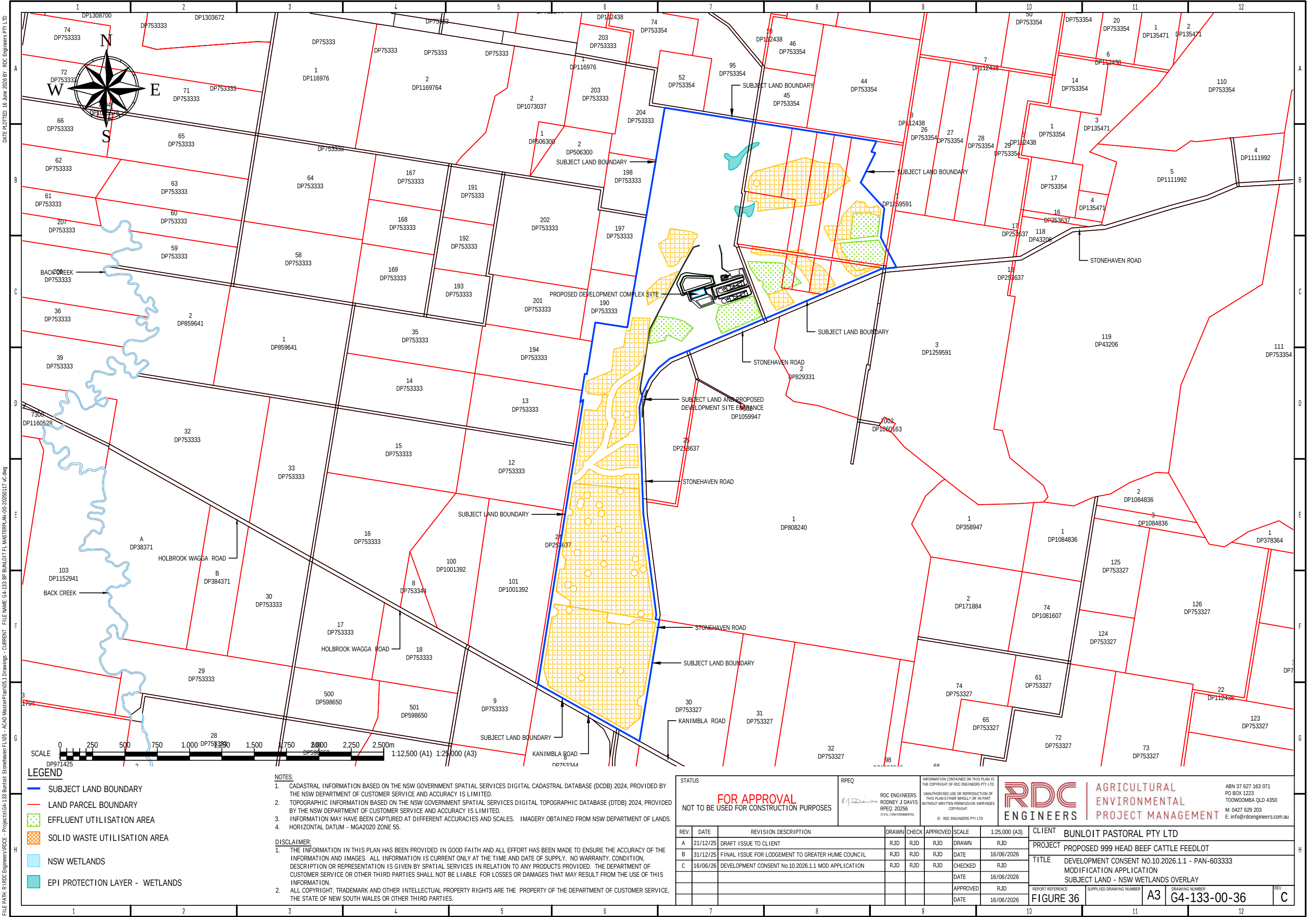
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- HORIZONTAL DATUM - MGA2020 ZONE 55.

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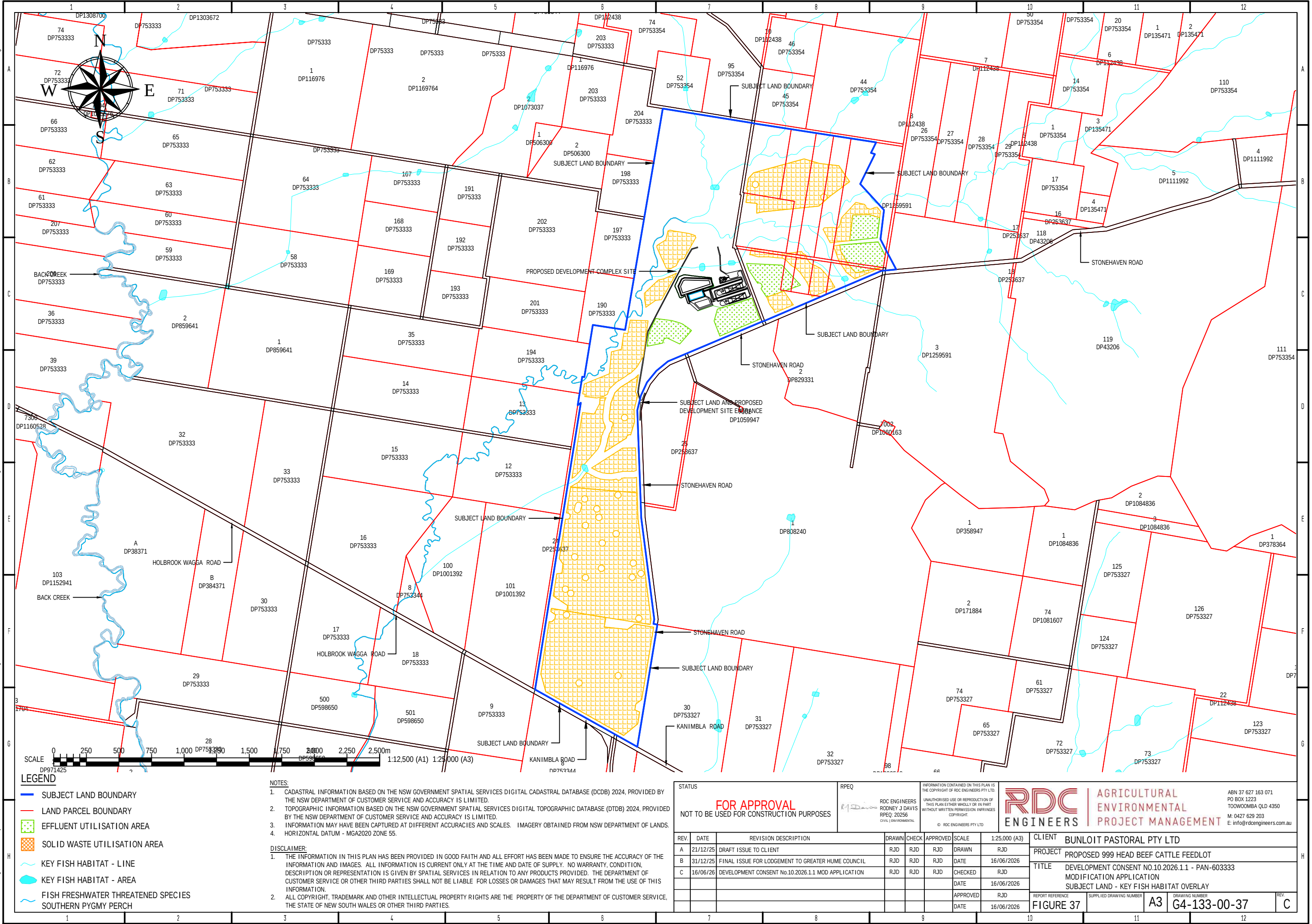
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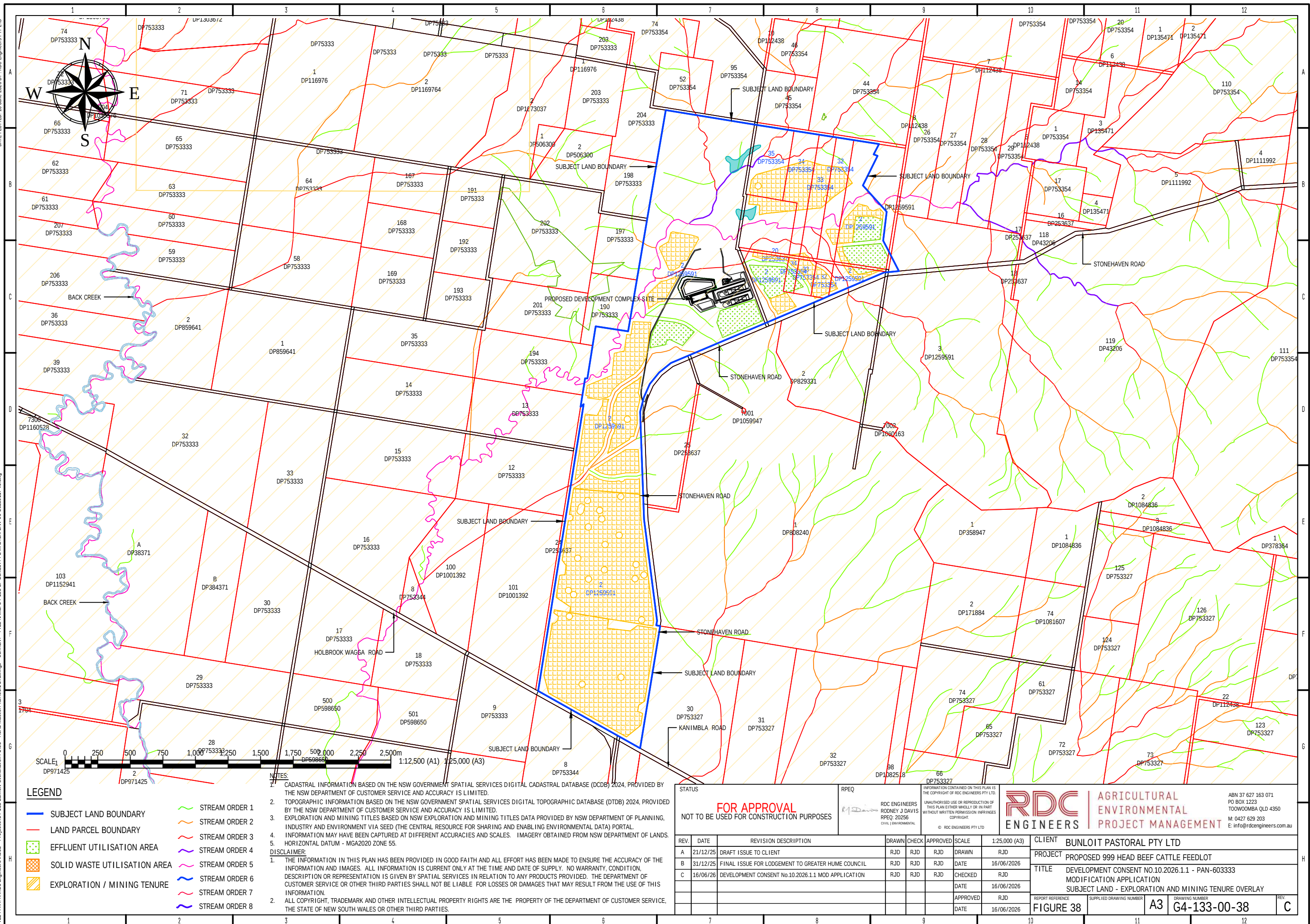
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REV.	DATE	REVISION DESCRIPTION			DRAWN	CHECK	APPROVED	SCALE	1:25,000 (A3)	CLIENT	BUNLOIT PASTORAL PTY LTD	
A	21/12/25	DRAFT ISSUE TO CLIENT			RJD	RJD	RJD	DRAWN	RJD	PROJECT	PROPOSED 999 HEAD BEEF CATTLE FEEDLOT	
B	31/12/25	FINAL ISSUE FOR LODGEMENT TO GREATER HUME COUNCIL			RJD	RJD	RJD	DATE	16/06/2026	TITLE	DEVELOPMENT CONSENT NO.10.2026.1.1 - PAN-603333	
C	16/06/26	DEVELOPMENT CONSENT No.10.2026.1.1 MOD APPLICATION			RJD	RJD	RJD	CHECKED	RJD	MODIFICATION APPLICATION		
								DATE	16/06/2026	SUBJECT LAND - LAND USE OVERLAY		
								APPROVED	RJD	REPORT REFERENCE	SUPPLIED DRAWING NUMBER	DRAWING NUMBER
								DATE	16/06/2026	FIGURE 29	A3	G4-133-00-29
												REV. C



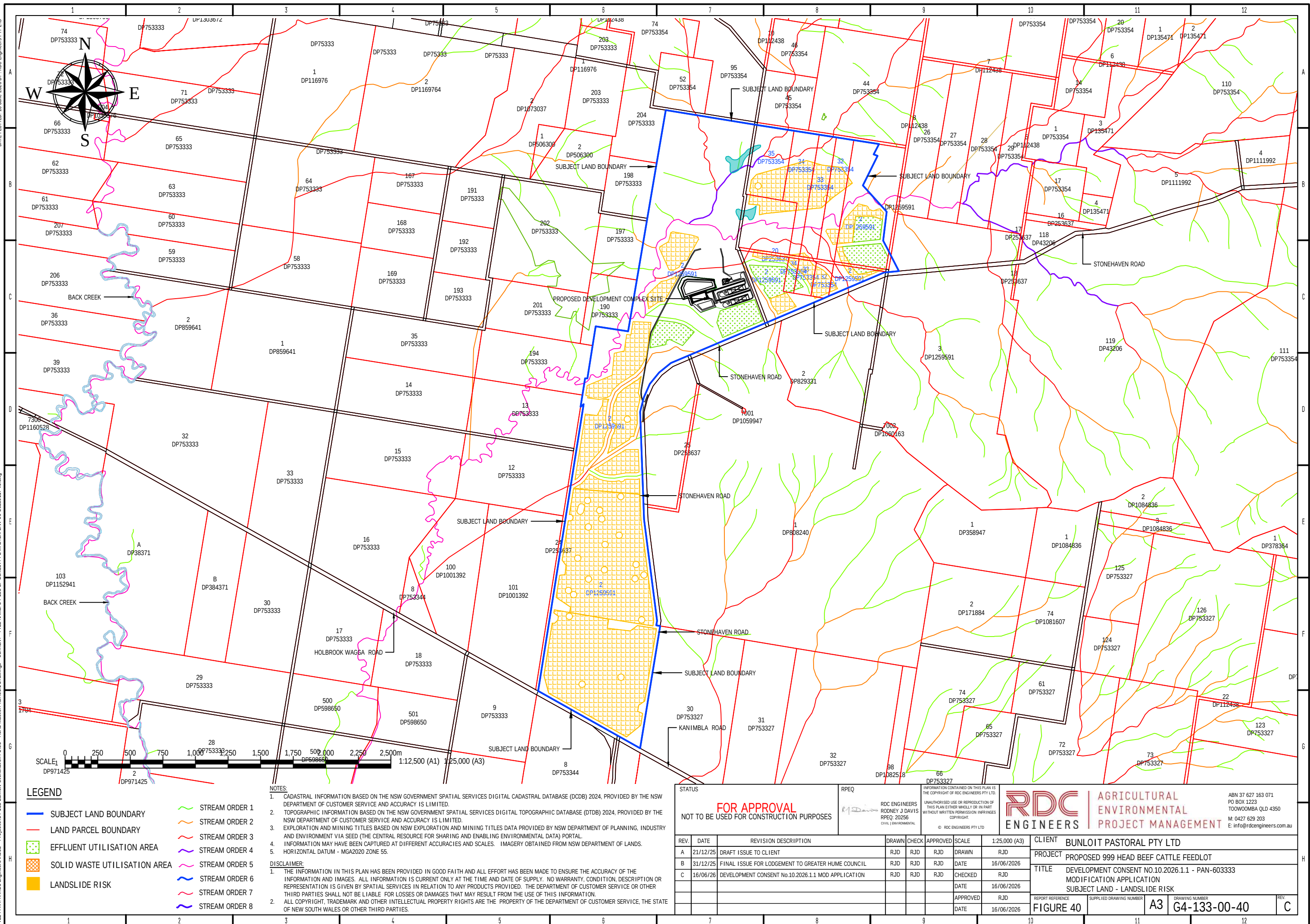


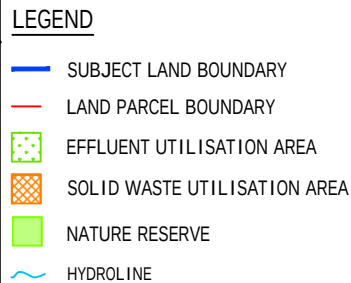
DATE PLOTTED: 16 June 2026 BY: RDC Engineers PTY. LTD
FILE PATH: R:\RDC Engineers\RDCE - Projects\G4-133 Bunloit Stonehaven FL005 - ACAD MasterPlan\05.1 Drawings - CURRENT FILE NAME: G4-133 BP Bunloit FL MASTERPLAN-00-20260117 VC.dwg











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REV.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPROVED	SCALE	1:60,000 (A3)	CLIENT	BUNLOIT PASTORAL PTY LTD				
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B	31/12/25	FINAL ISSUE FOR LODGEMENT TO GREATER HUME COUNCIL	RJD	RJD	RJD	DATE	16/06/2026	TITLE	DEVELOPMENT CONSSENT NO.10.2026.1.1 - PAN-603333 MODIFICATION APPLICATION				
C	16/06/26	DEVELOPMENT CONSSENT No.10.2026.1.1 MOD APPLICATION	RJD	RJD	RJD	CHECKED	RJD		SUBJECT LAND - PROTECTED AREAS AND CONSERVATION RESERVES OVERLAY				
						DATE	16/06/2026						
						APPROVED	RJD	REPORT REFERENCE	SUPPLIED DRAWING NUMBER	A3	DRAWING NUMBER	G4-133-00-42	REV.
						DATE	16/06/2026	FIGURE 42					C