

Planning Application: Supporting Information

To: Shire of Cranbrook – Planning
Company: Gordon River Grazing
Date: 28 October 2025
Re: 491 Addis Road, Cranbrook – Lamb Feedlot

Background

Gordon River Grazing are seeking planning consent for the construction of a small scale lamb feedlot to be located 491 Addis Road, Cranbrook (Lot 115 on P116116). The 65ha land parcel is zoned “Rural” under the Shire of Cranbrook Town Planning Scheme No. 4 (dated 7 November 2018) and is currently used for agricultural purposes, including the dwelling of the development proponents.

The proposed feedlot has been designed with consideration of the relevant aspects of the following guidelines:

- Department of Primary Industry and Regional Development (2025-online) [Best Practice for the Design, Construction and Operation of Sheep Feedlots](#)
- Meat and Livestock Australia (2020) - [National procedures and guidelines for intensive sheep and lamb feeding systems](#)

Property and owner details are included in the Shire of Cranbrook ‘Application for Planning Approval’ form, with supporting technical information regarding the feedlot provided in this supporting information document. The location and layout of the proposed feedlot is presented in Figure 1.

Feedlot Design Characteristics

The key characteristics of the Gordon River Grazing feedlot are provided below:

- Maximum feedlot capacity 2,500 lambs
- Average Weight Lambs In – 38kg
- Average Weight Lambs Out – 48kg
- Average Standard Sheep Units (SSU) of Lambs in Feedlot (average weight 43kg) - 0.667 SSU (Table 6.2 of MLA, 2020)
- Maximum SSU Capacity of Feedlot – 1,668 SSU

- Maximum stocking density 3.42 lambs per m² (2.28 SSU per m²)

Based on the classifications detailed in Table 6.8 of the MLA (2020) guidelines, the proposal is graded as a Class 3 feedlot, due to having less than 5,000 SSU, meeting the required separation distances, and having year round operation. Class 3 classification requires a ‘basic’ design, construction and operation standard due to the inherent low risk of impact due to the scale and siting of the operation. It should be noted that this proposed feedlot is significantly smaller than the threshold limit of 5,000 SSU. The proposed stocking density is less than the recommended density for outdoor intensive feeding of 3-5 head per m² (MLA, 2020 page 17).

Siting Considerations

The feedlot has been sited to ensure compliance with the separation distances provided in Table 6.1 of the MLA (2020) guideline.

Table 1. Separation Distances

Feature	Separation Distance Requirement (MLA,2020)	Actual Distance	Compliance
Public Road	200m	>1000m	Compliant
Public Road – unsealed with less than 50 vehicles per day	50m	483m (to undeveloped road easement)	Compliant
Major Watercourse	200m	388m	Compliant
Other Watercourse	100m	n/a	Compliant
Property Boundary	20m	70m (to internal farm boundary)	Compliant

The property has is zoned ‘Rural’ under the Shire of Cranbrook Town Planning Scheme No. 4 (dated 7 November 2018), and all areas surrounding the proposed feedlot location are zoned ‘Rural’ excluding on small lot to the north (R13395) (on the northern side of the Gordon River) that is zoned ‘Recreation and Open Space’. The establishment of a lamb feedlot is considered consistent with the existing zoning and is unlikely to impact any of the neighbouring land parcels.

Environmental Management

The operation of the feedlot will include the following environmental management practices:

- Surface runoff from the feedlot areas will be captured by the existing drain and dam onsite (as seen in Figure 1).
- Manure that accumulates from within the feedlot will be periodically collected and spread on broadacre farming areas.
- Mortalities will be removed immediately from the feedlot area and buried onsite at a nominated location and covered with a minimum of 30cm of fill.

Conclusion

Based on the small scale of the lamb feedlot operation, compliance with the separation distance requirements, and the proposed environmental management measures to be implemented, it is considered that the proposal is likely to have minimal impact on the local environment or amenity of the region.

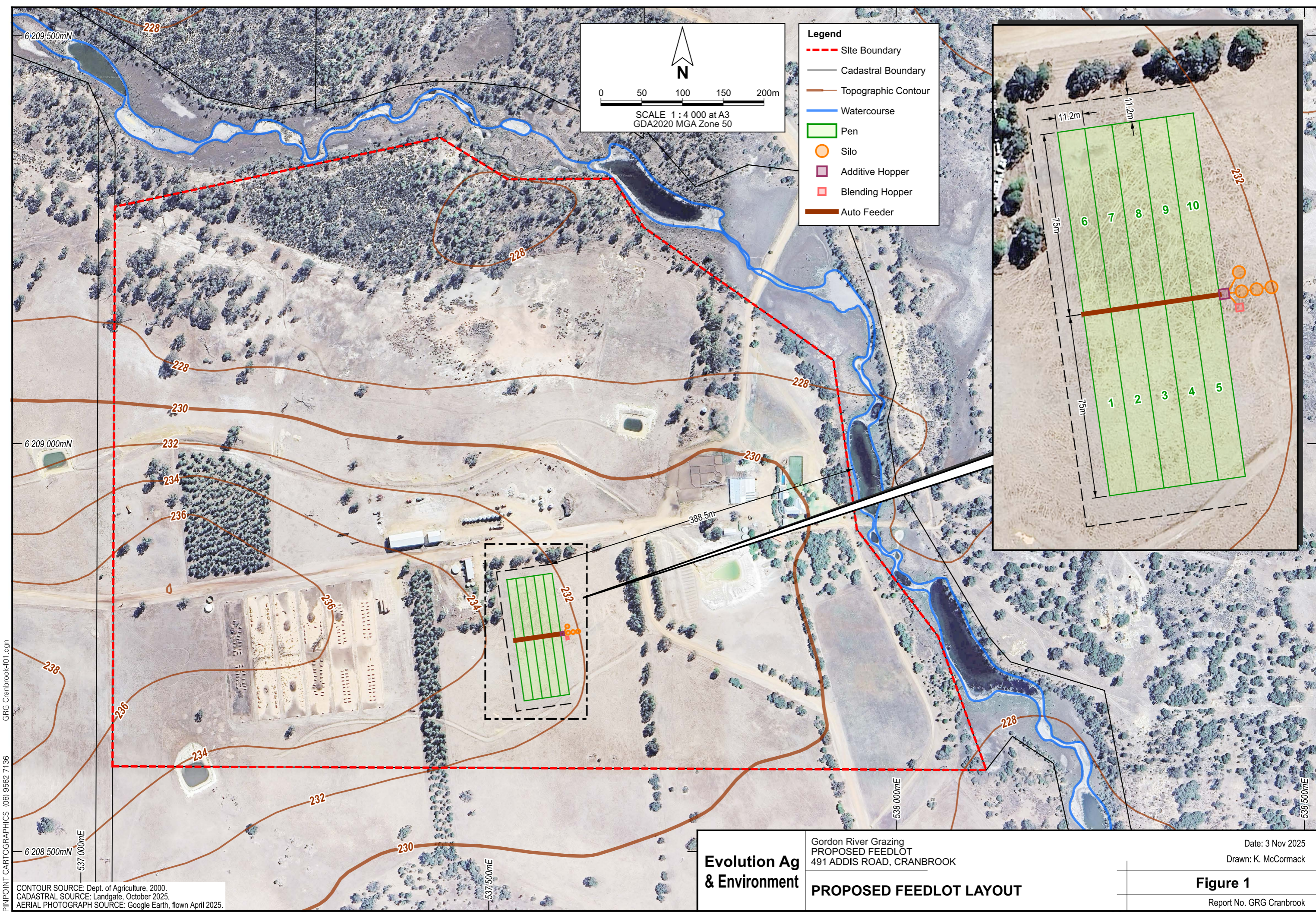
Further Information

For further information, please contact:

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Attachments

Figure 1: Gordon River Grazing: Proposed Feedlot Layout



0 50 100 150 200m
 SCALE 1 : 4 000 at A3
 GDA2020 MGA Zone 50

- Legend**
- Site Boundary
 - Cadastral Boundary
 - Topographic Contour
 - Watercourse
 - Pen
 - Silo
 - Additive Hopper
 - Blending Hopper
 - Auto Feeder



PINPOINT CARTOGRAPHICS (08) 9562 7136
 GRG Cranbrook-101.dgn

CONTOUR SOURCE: Dept. of Agriculture, 2000.
 CADASTRAL SOURCE: Landgate, October 2025.
 AERIAL PHOTOGRAPH SOURCE: Google Earth, flown April 2025.

Evolution Ag & Environment
 Gordon River Grazing
 PROPOSED FEEDLOT
 491 ADDIS ROAD, CRANBROOK

PROPOSED FEEDLOT LAYOUT

Date: 3 Nov 2025
 Drawn: K. McCormack

Figure 1

Report No. GRG Cranbrook