

SARA reference: 2604-52054 SRA
Council reference: MCUI/2026/3256

16 September 2026

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

RECEIVED
16/09/2026
TOOWOOMBA
REGIONAL COUNCIL

Attention: Davis Uhlmann

Dear Mr Uhlmann

SARA referral agency response—106 Strathane Road, Ellangowan, 4835 Toowoomba-Karara Road, Ellangowan & 191 Strathane Road, Leyburn

(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 1 May 2026.

Response

Outcome:	Referral agency response – with conditions
Date of response:	16 September 2026
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 Intensive Animal Industry (Expansion of Piggery – Maximum 24,500 SPU) and Environmentally Relevant Activity – Pig Keeping (ERA 3 (3))
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 -	

	Development impacting on state transport infrastructure
	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 - Material change of use of premises near a state transport corridor or that is a future state transport corridor
	Schedule 10, Part 3, Division 4, Table 3, Item 1 - Material change of use that involves clearing native vegetation
	Schedule 10, Part 5, Division 4, Table 2, Item 1 - Environmentally relevant activity
SARA reference:	2604-52054 SRA
Assessment manager:	Toowoomba Regional Council
Street address:	106 Strathane Road, Ellangowan, 4835 Toowoomba-Karara Road, Ellangowan & 191 Strathane Road, Leyburn
Real property description:	Lot 5 on SP170101, Lot 45 on ML1080, Lot 21 on ML606, Lot 112 on M341013, Lot 4 on SP170101, Lot 3 on M341013, Lot 10 on RP892911 and Lot 46 on ML1080
Applicant name:	CEFN Pty Ltd C/- Agdsa
Applicant contact details:	PO Box 292 TOOWOOMBA QLD 4350 matt.norton@agdsa.com.au
Environmental Authority:	This referral included an application for an environmental authority under section 115 of the <i>Environmental Protection Act 1994</i> . Below are the details of the decision: • Approved – with conditions • Reference: 2026-21 • Effective date: 15 September 2026 • Prescribed environmentally relevant activity (ERA): ERA 3 – Pig keeping If you are seeking further details about the environmental authority, please contact the Department of Agricultural and Fisheries (DAF) at: livestockregulator@dpi.qld.gov.au
<i>Human Rights Act 2019</i> considerations:	A consideration of the 23 fundamental human rights protected under the <i>Human Rights Act 2019</i> has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

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 Zinal Chand, Planning Officer, on (07) 3432 2410 or via email ToowoombaSARA@dsdip.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to be 'P. Gleeson', with a long horizontal stroke extending to the right.

Paul Gleeson
A/Manager

cc CEFN Pty Ltd C/- Agdsa, matt.norton@agdsa.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

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) (A copy of the document referenced below is found in Attachment 5)

No.	Conditions	Condition timing
	Schedule 10, Part 3, Division 4, Table 3, Item 1—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development 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 conditions:	
1.	The composting area associated with the material change of use must be located generally in accordance with the following plan: (a) Concept Plan, prepared by AgDSA, dated 13/08/2026, job code CEFN - 005, sheet number A003, revision IFA2.	Prior to the commencement of use and to be maintained 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) (version 3.5). 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 the SARA's decision are:

- SARA assessed the development against the following code(s) of the State Development Assessment Provisions (SDAP), version 3.5:
 - o State code 1: Development in a State-controlled Road environment (State code 1)
 - o State code 6: Protection of state transport networks (State code 6)
 - o State code 16: Native vegetation clearing (State code 16)
 - o State code 22: Environmentally relevant activities (State code 22)
- The development complies with the assessment benchmarks of State codes 1, 6, 16 & 22 of SDAP in that the development:
 - o does not create a safety hazard for users of the State-controlled road,
 - o does not compromise the structural integrity of State-controlled roads, road transport infrastructure or road works,
 - o does not result in a worsening of the physical condition or operating performance of State-controlled roads and the surrounding road network,
 - o does not create a safety hazard for users of state transport infrastructure or public passenger services by increasing the likelihood or frequency of a fatality or serious injury,
 - o does not result in a worsening of the physical condition or operating performance of the state transport network, and
 - o does not compromise the state's ability to cost-effectively construct, operate and maintain state transport infrastructure.
 - o avoids clearing, or where avoidance is not reasonably possible, minimises clearing to:
 - a. conserve vegetation
 - b. avoid land degradation
 - c. avoid the loss of biodiversity
 - d. maintain ecological processes
 - o minimises contributions to greenhouse gas emissions
 - o for vegetation retention purposes, is undertaken in a manner that retains or regenerates vegetation by sustainably managing the impacts of the clearing on regional ecosystems, biodiversity and ecological processes over time
 - o avoids impacts on vegetation and minimises and mitigates impacts on vegetation where avoidance is not possible
 - o is located and designed to avoid or mitigate environmental harm on environmental values of the natural environment, adjacent sensitive land uses and sensitive receptors,
 - o is designed and located to avoid impacts or, where the matters of state environmental significance cannot be reasonably avoided, impacts are reasonably minimised and mitigated, and
 - o does not result in a significant residual impact on a matter of state environmental significance.

Material used in the assessment of the application:

- the development application material and submitted plans

- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.5), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Document referenced in condition

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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.



LEGEND

- PROPERTY BOUNDARY
- CADASTRAL LOT BOUNDARY
- PROPOSED INFRASTRUCTURE
- EXISTING INFRASTRUCTURE
- INTERNAL ROAD
- STORMWATER DIVERSION DRAIN/BANK
- EF EF EFFLUENT TRANSFER PIPE
- REGULATED VEGETATION-CATEGORY B
- REGULATED VEGETATION-CATEGORY C
- CONTOURS - 1m EXISTING SURFACE
- MAPPED STREAM ORDER
- STREAM ORDER BUFFER (100m)



PROPOSED EFFLUENT PUMP

PROPOSED PIGGERY EUA (232.4 HA TOTAL)

- USABLE - 143.7 HA
- TEMPORARILY UNUSABLE - 88.7 HA

NOTES:

- AERIAL IMAGE SOURCED FROM ESRI MAPPING SERVICES. IMAGE DATE UNKNOWN.
- FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
- CADASTRAL DATA SOURCED FROM QUEENSLAND SPATIAL CATALOGUE (QSPATIAL). EXTRACTION DATE 15/12/2024.

SITE OVERVIEW

SITE	CAPACITY (SPU)	GFA (m2)
APPROVED	11,500	-
EXISTING	11,500	17,570
PROPOSED	13,000	16,900
COMBINED	24,500	34,470

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE



SARA ref: 2604-52054 SRA

Date: 16 September 2026

CLIENT
CEFN PTY LTD
PROJECT
SUSCO - PIGGERY EXPANSION
LOCATION
STRATHANE ROAD, LEYBURN QLD 4365
SHEET TITLE
CONCEPT PLAN

AgDSA
AGRICULTURAL DEVELOPMENT
SERVICES AUSTRALIA
PO BOX 292
TOOWOOMBA QLD 4350
PH: +61 473 171 957
E: contact@agdsa.com.au

SCALE
0 25 50 75m
SCALE 1:1250 (A1) 1:2500 (A3)



DESIGNED
TCG
CHECKED
MRN
PROJECT MANAGER
MRN

FOR APPROVAL

DATE	REV	DESCRIPTION
13/08/2026	IFA3	ADDED SEWER CONNECTIONS FROM EXISTING PIGGERY
28/01/2026	IFA2	ENLARGED CAP TO 21ML
19/06/2025	IFA1	ISSUED FOR APPROVAL

REVISIONS

JOB CODE
CEFN-005
SHEET NUMBER
A003
CURRENT REVISION
IFA2