

ATTACHMENT 1

Further Advice Letter

Issued By:

Toowoomba Regional Council



Our Reference: MCUI/2020/1100/A
 Contact Officer: Alice Pai
 Contact: 07 4688 6455
 Email: development@tr.qld.gov.au

FURTHER ADVICE

Ellerslie Free Range Farms Pty Ltd
 C/- Property Projects Australia
 PO Box 3686
 TOOWOOMBA QLD 4350

Email: blake@propertyprojectsaustralia.com.au
alistair@propertyprojectsaustralia.com.au

29 October 2025

Dear Sir,

Application for: Request to Change Approval (Minor Change) – Material Change of Use – Impact – Intensive Animal Industry (Poultry); and Environmentally Relevant Activity – Poultry Farming (for more than 200,000 birds) (ERA 4 (2))

Location: 240 Turallin Road, TURALLIN QLD 4357

Property Description: Lot 2 RP79686

Upon review of the abovementioned Change Application and supporting information, Council requires further information which demonstrates compliance with the Planning Scheme. Please provide the information requested below:

1. FLOOD HAZARD OVERLAY

Aspect of Development:	
	It is unclear whether the proposed location of the sheds is located within the Flood Hazard Overlay mapped over the site.
Further Advice	
1.1	Provide amended plans which clearly show the extent of the Flood Hazard Overlay over the site and the precise location of all proposed buildings and structures. Should any part of the development fall within the overlay provide demonstration that the development is not adversely affected by the flood hazard and does not result in any increases in severity or adverse impacts of flooding within or external to a development site.

2. ENVIRONMENTAL

Aspect of Development:	
2.1	The Site-Based Environmental Management Plan (SBEMP) previously approved has not been updated to reflect the changes proposed as part of this change application.
Further Advice	
	Provide an amended SBEMP that reflects the proposed changes to the development.
Aspect of Development:	
2.2	The Noise Impact Assessment previously approved has not been updated to reflect the proposed changes. It is unclear whether the proposed changes will result in any adverse noise impacts.

	Further Advice
	Provide an amended Noise Impact Assessment that addresses potential impacts from the ancillary maintenance shed, machinery building, and feed complex that reflects the proposed change.

3. PLAN SET

3.1	Aspect of Development:
	The site plan identifies that previous grading/packing facility is now to be used as a Parkhouse/warehouse. The change proposes to remove the floor plans and elevations of this building, however no new floor plans or elevations have been provided.
3.2	Further Advice
	Provide floor plans and elevations of the proposed Packhouse/Warehouse.
3.2	Aspect of Development:
	The site plan identifies a new Maintenance Shed is to be provided at Stage 1 and a Store building to be provided at Stage 2, however no plans (floor plans or elevations) have been provided of these buildings.
3.3	Further Advice
	Provide floor plans and elevations of the proposed Maintenance Shed and Store Building.
3.3	Aspect of Development:
	The site plan does not clearly identify the location of the Stage 1 Maintenance Shed, Machinery Building or Feed Complex. It is unclear whether these structures are the buildings which are located above the pinpointed locations, or if these buildings are additional proposed buildings which have not been labelled.
3.4	Further Advice
	Provide an amended site plan which confirms whether the above-mentioned buildings are the Stage 1 Maintenance Shed, Machinery Building or Feed Complex. Where the above-mentioned buildings are not the Maintenance Shed, Machinery Building or Feed Complex, provide the floor plans and elevations for these additional buildings and amend the Site Plan to confirm the location of the Maintenance Shed, Machinery Building or Feed Complex.
3.4	Aspect of Development:
	The proposed changes seek to remove the site plans of the Manure Pad and Pond and Layer Shed area and the Wastewater Treatment Plant and Grading and Grading and Packing Floor area. No new plans have been provided to show the newly proposed details of these areas.
3.4	Further Advice
	Provide Site Plans of the newly proposed Manure Pad and Pond and Layer Shed area and the Wastewater Treatment Plant and Packhouse/Warehouse area which clearly identify/label all proposed buildings and structures and associated manoeuvring, car parking and laydown areas.

Responding to the Further Advice

Please advise within two (2) business days of the receipt of this letter whether you intend to respond to Council's further advice and if so, a proposed timeframe for your response to Council.

If you require clarification of any of the above and in particular specific details of the further advice, please contact Council's Planner, Alice Pai on the above number.

Yours faithfully



Emily Hinchliffe
Lead Senior Planner, Planning Branch