

Our Reference: MCUI/2026/8328
CS Portal Reference: DA-59506
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INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Part 3

Macs Milling Group Pty Ltd A.C.N. 654695986
C/- ONF Surveyors
PO Box 896
KINGAROY QLD 4610

Email: kingaroy@onfsurveyors.com.au

9 October 2026

Dear Sir/Madam

Development Application for: Material Change of Use - Impact - High Impact Industry (Sawmilling) and Environmentally Relevant Activity – ERA 47(a) – Timber Milling and Woodchipping involving more than 5,000 tonnes but not more than 10,000 tonnes per annum
Location: 614 Haynes Kite Millar Road, CHERRY CREEK QLD 4314
Property Description: Lot 3 SP121826
Relevant Planning Scheme: Toowoomba Regional Planning Scheme 2012

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

1. SCALE AND INTENSITY

1.1	Issue:
	The site is located within the Rural Zone and the purpose and overall outcomes of this zone is listed in 6.6.6.2 of the Planning Scheme. Non-rural uses are supportable within this zone only when they are compatible with agriculture, the environment, and the landscape character of the rural area, and where they do not compromise the long-term use of the land for rural purposes.
	The proposed expansion will be prominently distinguishable from the surrounding rural uses in the locality in terms of its scale, operations (incremental number of trucks and staff/visitor vehicles), activities (dust) and traffic generation.
	Information Required:
	Demonstrate and provide adequate justification on how the development addresses the above conflicts in relation to rural scale, intensity and operations of the proposed development.

2. ENVIRONMENTAL SIGNIFICANCE OVERLAY CODE

2.1	Issue:
	Performance Outcomes of the Environmental Significance Overlay Code requires that vegetation disturbance or other impacts on areas of ecological significance identified on the Environmental Significance Overlay Maps are avoided or, where impacts cannot reasonably be avoided, the loss or reduction of ecological values is minimised. The subject land is wholly affected by the Environmental Significance Overlay, including mapped Areas of Ecological Significance and Areas of Ecological Significance Buffer. While the application states the proposal will generally occur within the existing operational footprint, insufficient information has been provided to demonstrate that the existing and proposed increase in industrial activity, processing capacity and operating hours will avoid or minimise impacts on surrounding ecological values and environmental significance areas. In particular, the application has not assessed potential ecological impacts arising from: • Noise impacts on fauna; • Dust impacts and deposition on surrounding vegetation; • External lighting; • Increased vehicle and truck movements; • Increased production capacity and processing activity • Extended operating hours; • Fuel storage and accidental hydrocarbon releases; • Stormwater runoff containing sediments, sawdust, bark or other contaminants; and • Other emissions associated with the intensified use.
	Information Required:
	Provide an Ecological Impact Assessment prepared by a suitably qualified person that: 1. Identifies the ecological values present on and surrounding the site, including mapped environmental significance areas, habitat values, waterways and biodiversity corridors; 2. Assesses the likely impact of the proposed High Impact Industry operations on those ecological values, including impacts arising from: ○ Noise emissions; ○ Dust generation and deposition; ○ External lighting; ○ Stormwater runoff and water quality; ○ Hydrocarbon and contaminant release; ○ Waste and by-product storage; and ○ Vehicle and machinery operations; 3. Demonstrates how the development achieves PO1 of the Environmental Significance Overlay Code by avoiding or minimising impacts on areas of ecological significance; and 4. Recommends any mitigation, management, monitoring or buffering measures required to protect ecological values.

3. AIR QUALITY AND DUST EMISSIONS

3.1	Issue:
	Insufficient information has been provided to demonstrate that the proposed production capacity will not result in unacceptable dust emissions or air quality impacts and how the ongoing operation of the development avoids dust nuisance for adjoining landholders.
	Information Required:
	Provide information prepared by a suitably qualified person that: 1. Describes the current scale and nature of timber milling, wood chipping, sawdust handling, stockpiling, loading, unloading and vehicle movement activities occurring on the site; 2. Assesses the sources of dust generation, particulate emissions and other air quality emissions associated with the operation at the proposed production capacity;

	3. Identifies nearby sensitive receptors and assesses the potential for dust emissions and dust deposition to adversely affect those receptors; 4. Assesses whether dust emissions associated with the operation have the potential to adversely affect environmental values on adjoining land, including areas mapped within the Environmental Significance Overlay; 5. Demonstrates that existing dust suppression measures, infrastructure and operational practices are sufficient to ensure the operation does not create a dust nuisance for adjoining landholders; and 6. Identifies any additional management, mitigation, monitoring or operational measures required to ensure ongoing compliance with Performance Outcome 20 of the Environmental Standards Code.
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4. TRAFFIC IMPACT ASSESSMENT

	Issue: The Transport Access and Parking Code includes Performance Outcomes that ensure the road network provides for safe and convenient movement between local streets and higher order roads; and safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport. A Traffic Impact Assessment (TIA) has not been provided for the development site to demonstrate that the proposed development can comply with the relevant performance outcomes.
4.1	Information Required: Provide a Traffic Impact Assessment (TIA) report prepared in accordance with the Department of Transport and Main Roads Guide to Traffic Impact Assessment (GTIA), which includes but is not limited to the following: • Assessment of the volume of traffic expected to be generated by the development and the distribution of traffic on the existing road network; • Impacts on the road network where the development generated traffic continuously exceeds 5% of the existing AADT; and • Demonstrate how two-way vehicle movements will be accommodated on the existing road network and that the development will not result in a significant adverse impact on the safety, efficiency, or operation of the adjoining road network in accordance with the requirements of the Queensland Guide to Traffic Impact Assessment (GTIA).

5. STRUCTURE DETAILS

	Issue: The submitted material do not provide details of all the existing structures on the subject site.
5.1	Information Required: • Provide plans for all the existing structures on the subject site; • Provide structure details of the two (2) existing steel milling sheds and fuel storage area; and • The submitted site plan shows an existing shed near the former house and Office/storage area near the stacking/sorting shed. Provide details of these structures and confirm if it is used as part of the operations on site.

6. VEHICLE ACCESS AND PARKING

6.1	Issue:
	The proposed development is subject to the Performance Outcomes outlined in the Transport, Access and Parking Code. In particular, the following issues need to be addressed:
	1. Sufficient information has not been provided showing the location and number of car parking spaces required and proposed for the High Impact Industry use; 2. The location of loading and off-loading facilities for service vehicles (other than buses) and staff vehicles has not been defined; and 3. Swept path diagrams have not been provided to demonstrate that the nominated design vehicle can access, manoeuvre through, and exit the site in accordance with AS 2890.1:2004 Parking Facilities Part 1 – Off-street Car Parking.
	Information Required:
	1. Demonstrate compliance with the car parking requirements for a High Impact Industry use, including details of the number of car parking spaces required and the number of spaces proposed; 2. Clearly indicate the location of loading and off-loading facilities for the service vehicle and staff parking; and 3. Provide swept path analysis, prepared using recognised industry-standard software, demonstrating that the nominated design vehicle can access, manoeuvre through, and exit the site in a forward gear in accordance with AS 2890.1:2004 Parking Facilities Part 1 – Off-street Car Parking.

7. STORMWATER MANAGEMENT PLAN

7.1	Issue:
	The submitted Stormwater Management Plan has not been signed and certified by a Registered Professional Engineer of Queensland (RPEQ) (Civil).
	The plan does not demonstrate peak flow rates for storm events with ARIs ranging from 1 year up to and including 100 years.
	Information Required:
	Provide an amended Stormwater Management Plan signed and certified by a RPEQ (Civil) to comply with the requirements for a Concept Stormwater Management Plan (CSMP).
	The amended plan should include peak flow calculations for storm events with ARIs ranging from 1 year up to and including 100 years and demonstrate that there is a “no-worsening” effect or actionable nuisance as a result of this development on upstream, downstream, or adjoining properties.

8. ON-SITE WASTEWATER TREATMENT AND DISPOSAL

8.1	Issue:
	Performance Outcome PO2 of the Works and Services Code requires that wastewater treatment and disposal is provided for a development that is appropriate for the level of demand generated, protects public health and avoids environmental harm. No reticulated sewerage system exists or is proposed for this site; therefore it is required that on-site sewage treatment/disposal be undertaken. Furthermore, an on- site Wastewater Treatment and Disposal Report has not been provided.
	Information Required:
	Provide an On-site Wastewater Treatment and Disposal Report prepared by a suitably qualified person demonstrating that the proposed on-site wastewater treatment and disposal system complies with PO2 of Works and Service Code. The report must include but not be limited to the following information:

	1. A Site Plan detailing all existing and proposed on-site effluent disposal systems and land application areas within the development site; 2. An assessment of the soil type; 3. Confirmation of the maximum number of persons to be on-site at any one time; and 4. An on-site wastewater treatment system design that complies with the requirements of the QPWC and its referenced standards, including the separation distances from boundaries, structures and watercourses.
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9. ENGINEERING DESIGN CERTIFICATE

	Issue: An engineering design certificate demonstrating that all of the submitted drawings/specifications/calculations are designed in accordance with the requirements of the relevant Australian Standards (e.g. AS3798 - 2007, AS4678 - 2002 etc.), Council design requirements (e.g. Toowoomba Regional Council Standards/Policies) and good engineering practice has not been submitted.
9.1	Information Required: Provide a Design Certificate issued by a Registered Professional Engineer of Queensland (RPEQ) certifying that all the submitted engineering drawings and documents are prepared in accordance with relevant Australian Standards, Council requirements as well as good engineering practice. The submitted engineering certificate must include: 1. Reference to the submitted drawing(s) and report(s); 2. Reference to the relevant Australian Standard (e.g. AS2890, AS3798 - 2007, AS4678 - 2002 etc.); 3. Reference to relevant engineering design guidelines (e.g. Austroads); 4. Reference to the Toowoomba Regional Planning Scheme 2012, Schedule 6 Planning Scheme Policies (PSP) SC6.2 PSP No. 2 - Engineering Standards; and 5. Where relevant, any exclusions or omissions.

Note on Alternative Solutions

Where an alternative solution to the Acceptable Outcome is proposed, justification demonstrating how the correlating Performance Outcome has been met must be provided. Requesting an alternative solution without demonstrating how the Performance Outcome has been satisfied, does not oblige Council to favourably consider the alternative solution.

Options Available in Response to this Information Request

In accordance with section 13.2 of the *Development Assessment Rules*, you may respond to this request for information by providing Council with:

- 1) all of the information requested; or
- 2) part of the information requested; or
- 3) a notice stating that none of the information will be provided.

In your response, advise Council which option you are supplying. If you choose 2) or 3), you may also advise Council to proceed with its assessment of the application.

Provide one electronic copy of the response to Council, including any plans or supporting information.

In accordance with section 13.1 of the *Development Assessment Rules*, you must respond to this information request within **three months** of the date the information request was made, or a further period agreed between the applicant and Council. If there is no response to the information request within the period described, Council will proceed with the assessment of the application based on the information currently available.

Yours faithfully

A handwritten signature in black ink, appearing to read 'JFM', with a horizontal line extending from the top of the first letter.

Jayden Forbes-Mitchell
Lead Senior Planner, Planning Branch