

3 December 2025

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TOOWOOMBA
REGIONAL COUNCIL

The Assessment Manager
PO Box 3021
TOOWOOMBA QLD 4350

Attention: Ms Emily Hinchliffe
By Email: Emily.Hinchliffe@tr.qld.gov.au
development@tr.qld.gov

Dear Emily

REQUEST FOR EXTENSION TO INFORMATION REQUEST RESPONSE PERIOD – SECTION 68, PLANNING ACT 2016 & CHAPTER 1, PART 3, SECTION 13 DEVELOPMENT ASSESSMENT RULES – CHANGE APPLICATION (OTHER CHANGE) - MATERIAL CHANGE OF USE - HIGH IMPACT INDUSTRY - 1 MARY STREET, CLIFTON – LOT 13 SP162658, EASEMENT C RP912787, EASEMENTS D & E SP162635, EASEMENT EMT RP 87473 AND EASEMENT F SP162658 (Council Ref: MCUI/2019/1350/E)(Our Ref: 2023-151)

I act on behalf of the applicant, Ridley Agriproducts Pty Ltd, in respect of the above matter.

I refer to Council's Information Request dated 20 August 2024 and subsequent Information Response Extension to 5 June 2025, in respect of a Change Application (Other Change) for Material Change of Use for High Impact Industry at 1 Mary Street, Clifton, being that land described as Lot 13 SP162658, Easement C RP912787, Easements D & E SP162635, Easement EMT RP 87473 and Easement F SP162658.

Pursuant to the Chapter 1, Part 3, Section 13 of the *Development Assessment Rules*, the applicant requests Council's agreement to extend the Information Request Response Period.

Our client has made significant progress on its noise attenuation program since we met with Council in mid-2025. A presentation provide by Ridley is attached as **Appendix A** summarising some of the key physical improvements to mitigate noise from key noise sources on the site. Notwithstanding that, the apparent unavailability of my client's previous acoustic consultant (MWA) to complete post improvement acoustic testing has meant my client has had to engage an alternative acoustic consultant (Virid)to complete the noise testing required to respond to Council's information request. Noise loggers are presently deployed at the site and will complete noise logging prior to the end of the calendar year, following which required reporting will be completed. Accordingly, my client requires a further period of time for acoustic testing to effectively respond to the Information Request.

On that basis, the applicant seeks Council's agreement to extend the Information Request Response Period by a period of four (4) months until **Monday, 6th April 2026**.

It would be appreciated if you could please confirm your agreement to the requested extension in writing.

Should you require any additional information please do not hesitate to contact the undersigned on telephone 07 4632 2535, mobile 0427 737 526 or by email at andrew@precinctplan.com.au.

Yours sincerely



Andrew Bullen
Precinct Urban Planning

APPENDIX A – RIDLEY PRESENTATION – ACOUSTIC ATTENUATION PROGRAM



LEADING ANIMAL NUTRITION



TOOWOOMBA COUNCIL PRESENTATION

November 2025

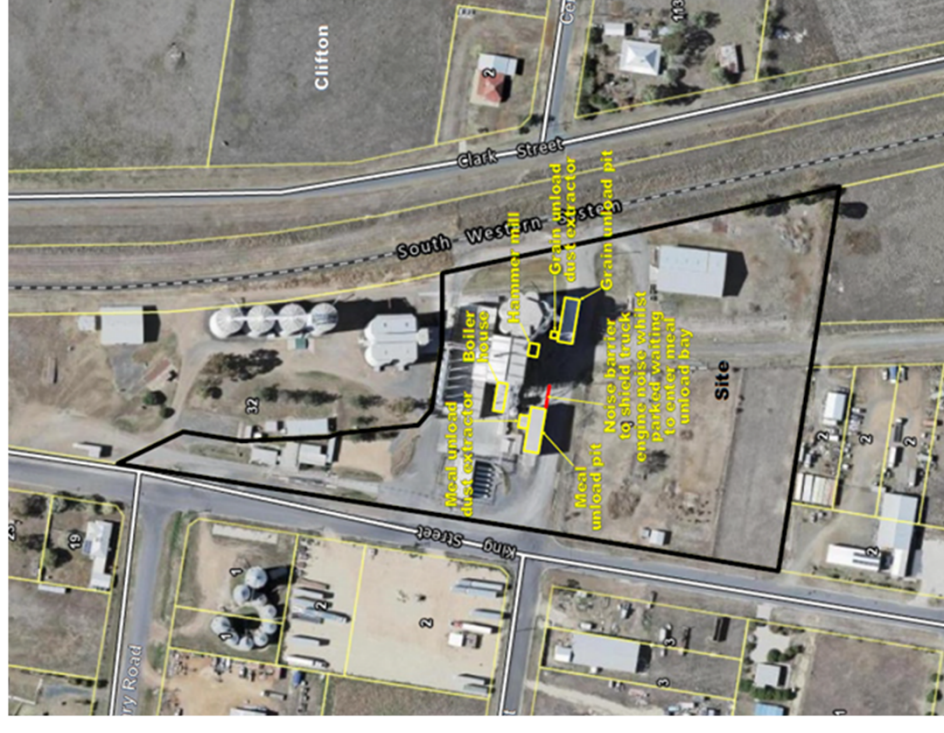
STOCKFEED - MONOGASTRIC

NOISE REDUCTION PROGRAM - Clifton

Purpose: To address the recommended noise reduction actions, in accordance with the DA application and the Noise Reduction Plan, at Clifton.

Background to the Opportunity, Problem or Issue:

- The Clifton feed mill operation is located at 1 Mary Street, (Lot 13 on SP162658) and having a total area of 2.799ha.
- Previously the mill was operating 24 hours per day 5 days per week (Monday to Friday) and Saturdays, usually until midday. Not operate on Sundays or public holidays. Processing approx., on average, 600T per day of pelletised animal feed products to primarily supply poultry farms across the Southeast Queensland region.
- In 2019 the DA was submitted to the Toowoomba Regional Council. A Material Change of Use was sought to increase the production rate of the mill up to 1000T per day and to remove the time restriction on heavy vehicle movements, permitting loading and unloading 24-hours.
 - The site is classified as High Impact Industry (Grain and Animal Feed Processing) under the Toowoomba Regional Planning Scheme v28 and is located within a Low Impact Industry zone, which triggers an impact assessment.
- Within three (3) months of this Development Approval taking effect, a Noise Complaints Management Procedure was prepared (by MWA Environmental) and submitted to Council for endorsement, approved 3 Jun 2021.
- The goal is to achieve a noise reduction of 15 to 20 dB(A) overall at receptors to the west and east.



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NOISE REDUCTION PROGRAM - Clifton

Background continues:

- Primary Noise Sources – Readings as at Jul 2024.
 - Truck movements on site (5am to 10pm) - Ground level, weigh bridge and site internal roadways, 66.4dBA.
 - Idling trucks stationery on site - Ground level, weigh bridge and site internal roadways, 66.4dBA.
 - Grain and meal intake pits - Two buildings southern side of main mill building, 93.9dBA.
 - Dust extraction equipment for intake pits - Northern side of grain and meal intake pit buildings, 104.5dBA
 - Hammer Mill - Southern side of Mill building (doors, vent and wall areas)
 - Boiler House - Western side of Mill building, 95.8dBA.
 - Dust Cyclone on Boiler House - On boiler house north side
 - Compressor Room – Eastern side of Mill building, 79.5dBA.
 - Roof Level Cyclone vents - Northern roof face of main mill building, 104.5dBA.
 - Processed feed transfer to silos - Northern side of Mill building, 100dBA.
 - General mill building noise emissions - All facades, 104dBA.

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NOISE REDUCTION PROGRAM - Clifton

Summary of equipment upgrades:

EQUIPMENT	LOCATION	CONDITION
Cyclone Fan Silencer	Roof of Mill Building	Completely New
SC11 Discharge Screws	Internal Mill Building	Replacement of Existing
E5 Elevator	Internal Mill Building	Replacement of Existing
SC12 Screw Conveyor	External	Replacement of Existing
5FN40 Dust Collector	External	Completely New
E6 Elevator	External	Replacement of Existing
DC42 Drag Conveyor	External	Completely New

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NOISE REDUCTION PROGRAM - Clifton


Noise sources identified and addresses as per, Clifton 20-190, Table 1:

No.	Source Description	Noise Reduction Measure	Noise Reduction
1	Truck movements on site	Pavement upgrades. All vehicles on site, including bulk deliveries and staff vehicles are to observe a site speed limit of 10 km/h.	3dBA
2	Idling trucks stationary on site	Management of truck engines, to limit operation when truck is stationary. Use of temporary noise barriers.	5-10dBA
3	Grain and meal transfer to below ground pits in buildings	Installation of rapid roller doors on eastern side of buildings. To be closed when unloading, where possible.	10dBA
4	Dust extraction equipment for grain and meal unloading buildings.	Modify controls so the extraction units only operate when unloading of grain or meal is occurring and shutting off once all material from pit is transferred to silo.	10dBA
5	Hammer Mill	Upgraded doors on southern side (min. STL 25dBA). Replace vent louvre with Acoustic Louvre (min. insertion Loss 20dBA). Line lower deck internal sheetmetal façade with insulation. (min. insertion loss 25dBA).	15dBA
6	Boiler House	Upgrade open louvre vents in northern and southern side with Acoustic Louvre (min. insertion loss of 10dBA).	5dBA

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NOISE REDUCTION PROGRAM - Clifton



2025 Proposed upgrades:

No.	Issue/s	Photo	Solution
1	<p>Hammer Mill –</p> <p>Based on the noise measurements taken across different floor levels within the mill for each type of processing equipment, the noise data suggests that the hammer mill equipment is the dominant noise source within the mill building.</p>	<p>Infill upper deck & gaps</p> 	<p>Gaps in façade and around louvres and doors to be sealed.</p> <p>Hammer Mill cyclone fan to be upgraded with new equipment as proposed and high-level noise attenuators to provide maximum level noise reduction.</p> <p>Target noise reduction 15dBA.</p>

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NOISE REDUCTION PROGRAM - Clifton


2025 Proposed upgrades:

No.	Issue/s	Photo	Solution
2	<p>Boiler Room –</p> <p>During the site’s noise audit, conducted by MWA in Feb 2021, it identified that noise emissions from the boiler house operation is a significant noise source at sensitive receptors.</p> <p>Feasibility study conducted - Can be done; however, will require airflow thus cutouts required around acoustic louvres and vents.</p>	<p>Example of the proposed acoustic curtain to be adhered to the internal walls of the boiler room</p>  	<p>Line internal face of sheetmetal building cladding to all Boiler Room façade with insulation / flexible noise barrier material to achieve min insertion loss 20dBA.</p> <p>Target noise reduction 10dBA.</p>

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NOISE REDUCTION PROGRAM - Clifton

2025 Proposed upgrades:

No.	Issue/s	Photo	Solution
3	<p>Compressor Room -</p> <p>The air compressor and associated equipment were identified as a dominant noise sources as part of the MWA Environmental information request review, dated 11 Dec 2024.</p> <p>Feasibility study conducted - Can be done; however, will require airflow thus flexible noise barrier material will be used, with acoustic louvres.</p>	 <p>Compressor room</p>	<p>Using existing structure, lining the mesh walls with flexible noise barrier material to achieve min insertion loss 20dBA.</p> <p>Enclosure to be replaced with solid structure to achieve minimum Rw15.</p> <p>Target noise reduction 10dBA.</p>



LEADING ANIMAL NUTRITION



THANK YOU