

Our reference: 2604-52054 SRA
Your reference: -
Council reference: MCUI/2026/3256\



21 May 2026

Cefn Pty Ltd C/- Agdsa
PO Box 292
TOOWOOMBA QLD 4350
matt.norton@agdsa.com.au

Attention: Matt Norton

Dear Mr Norton

SARA information request – MCU for Intensive Animal Industry

(Notice issued under section 12 of the Development Assessment Rules)

SARA has undertaken a preliminary review of the material provided in support of the above referenced application which was deemed properly referred on 01 May 2026.

From this review, SARA has identified a range of matters relating to State Code 1: Development in a State-controlled Road environment (State code 1), State code 6: Protection of state transport networks (State code 6), and State code 22: Environmentally relevant activities (State code 22) of the State Development Assessment Provisions (SDAP) v3.5, that it wishes to draw to your attention.

1. Update site plan

After SARA's preliminary review, please update the site plans and include the following details:

- Property Plan (Aerial Imagery), prepared by AgDSA, dated 28/01/2025, sheet number A001, revision IFA3:
 - o to identify a location for carcass disposal in the event of a mass mortality incident.
- Concept Plan, prepared by AgDSA, dated 28/01/2026, sheet number A003, revision IFA2 to:
 - o include the effluent drainage system associated with the existing piggery, and
 - o provide volume details for all proposed effluent ponds.

2. Odour

Section 2.3 of the Development Assessment Report, prepared by AgDSA, dated 14/04/2026 states:

"The building on Lots 2 & 3 RP162693 do not have any relevant building or planning approvals and are within the 1 km reverse amenity protection area under the TRC planning scheme. As such, they have no clear pathway to obtaining the necessary approvals and have not been considered receptors."

The National Environmental Guidelines for Indoor Piggeries (NEGIP) – Siting and Design 2025, states the term “legal house” which means a dwelling that either an as-of-right use or building approval.

Response requested:

In this regard, provide the following information for the buildings located on Lots 2 & 3 on RP162693 in relation to their status as sensitive land uses:

- confirm whether any of the existing buildings are currently used as dwellings, and
- if any dwellings are present on either lot, provide written advice from Toowoomba Regional Council confirming whether the dwelling has:
 - o an as-of-right use or
 - o an approved building permit

If any buildings on Lot 2 RP162693 or Lot 3 RP162693 are confirmed to be dwellings (having either as-of-right use or building approval), please provide an updated cumulative odour impact assessment that addresses the potential odour impacts on these dwellings.

3. Effluent irrigation areas

The proposed effluent irrigation areas include land currently utilised for effluent application by the existing piggery.

Response requested:

Provide the following:

- soil analysis results representative of the effluent irrigation areas, and
- an assessment of the suitability of the existing irrigation areas for ongoing effluent application.

4. Traffic Impact Assessment (TIA)

The proposed development seeks to expand the piggery to a total capacity of 24,500 SPU through the addition of a 2,600-sow breeder unit (farrowing to 10 weeks), with pigs to be housed across seven sheds. This expansion is expected to generate an increase of approximately one to two additional heavy vehicle movements per day accessing the site.

However, the supporting documentation does not adequately consider existing background traffic on the local road network, including movements associated with the nearby 5,000 SCU feedlot and 60,000 SPU piggery, which also access the site via Strathane Road (a local road). Furthermore, the traffic generation estimates do not account for light vehicle movements associated with staff and visitors.

Response requested:

A TIA is to be prepared by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) Engineer to demonstrate that the proposed development will not result in a worsening of the operational performance, safety, or condition of the state-controlled road network. The TIA must also identify and address any required mitigation measures.

The TIA is to be prepared in accordance with the Guide to Traffic Impact Assessment (GTIA) and must address the following:

- Include both light and heavy vehicle movements in the total traffic generated by the development.
- Assess traffic generation associated with the piggery expansion, including staff, visitor, and heavy vehicle movements.

- Identify traffic distribution patterns, including the direction of vehicle movements to and from the site.
- Provide details of all design vehicles associated with piggery operations (e.g. vehicle types used for transporting livestock, feed, waste, etc).
- Conduct a turn warrant assessment, SIDRA analysis, safety assessment, and risk assessment of the Toowoomba Karara Road and Strathane Road intersection.
- Determine whether the development triggers the need for a pavement impact assessment.

How to Respond

In accordance with section 13 of the Development Assessment Rules (DA Rules), you have three months to respond to this Information Request. The due date of a response to SARA is **21 August 2026**.

You can choose to respond to all, some, or none of the matters raised in this notice.

If you decide not to respond to the matters raised, SARA will finalise its assessment on the material provided to date in support of the application.

It would be appreciated if you would provide your response to SARA using the 'manage documents' function in [MyDAS2](#).

If you require further information or have any questions about the above, please contact Zinal Chand on (07) 3432 2410 or via email ToowoombaSARA@dndip.qld.gov.au who will be pleased to assist.

Yours sincerely



Ian McHugh
Principal Planning Officer

cc Toowoomba Regional Council, development@tr.qld.gov.au