

Our Reference: MCUI/2026/3256
 Contact Officer: Davis Uhlmann
 Contact: (07) 4688 9516
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CONFIRMATION NOTICE
Planning Act 2016 Section 68(1)
Development Assessment Rules Chapter 1 Section 2

CEFN Pty Ltd
 C/- Agdsa
 PO Box 292
 TOOWOOMBA QLD 4350

Email: matt.norton@agdsa.com.au

29 April 2026

Dear Sir/Madam

Development Application for: **Material Change of Use – Impact – Intensive Animal Industry (Expansion of Piggery – Maximum 24,500 SPU); and Enviromentally Relevant Activity – Pig Keeping (ERA 3 (3))**

Location: **106 Strathane Road and 4835 Toowoomba-Karara Road, ELLANGOWAN, and 191 Strathane Road, LEYBURN QLD 4361**

Property Description: **Lot 5 SP170101, Lot 45 ML1080, Lot 21 ML606, Lot 112 M341013, Lot 4 SP170101, Lot 3 M341013, Lot 10 RP892911 and Lot 46 ML1080**

Relevant Planning Scheme: **Toowoomba Regional Planning Scheme 2012 (Version 28)**

The development application described above was properly made to Council on 15 April 2026. I can advise the following:

1. Details of the Application

The application seeks development approval for –

	Development Permit	Preliminary Approval
<ul style="list-style-type: none"> Material Change of Use of premises under the Planning Scheme 	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Referral Agencies

The following referral agencies are applicable to this application -

The application requires referral to the State Government through the State Assessment and Referral Agency (SARA) in accordance with Schedule 10 of the *Planning Regulation 2017*. Details of how to refer the application information to SARA are shown below:

MyDAS electronic lodgement:

<https://prod2.dev-assess.qld.gov.au/suite/>

If you have any queries in relation to MyDAS electronic lodgement, please contact SARA on (07) 4616 7307.

PA Regulation Reference	Referral Trigger
CLEARING NATIVE VEGETATION	
Schedule 10 Part 3 Division 4 Table 3 Item 1	Development application for a material change of use that is assessable development under a local categorising instrument and relates to a lot that is 5ha or larger, if— <ul style="list-style-type: none"> (a) the application— <ul style="list-style-type: none"> (i) is for a preliminary approval that includes a variation request; and (ii) relates to a lot that contains native vegetation shown on the regulated vegetation management map as a category A area or category B area; and (iii) is for a material change of use, other than a non-referable material change of use; or (b) the application is not stated in paragraph (a) and all of the following apply— <ul style="list-style-type: none"> (i) the material change of use does not involve prescribed clearing; (ii) accepted operational work may be carried out because of the material change of use, or the material change of use involves operational work that is assessable development under section 5; (iii) the accepted operational work or assessable operational work includes development other than the clearing of regulated regrowth vegetation on freehold land, indigenous land, or land the subject of a lease given under the Land Act for agriculture or grazing purposes.
ENVIRONMENTALLY RELEVANT ACTIVITIES	
Schedule 10 Part 5 Division 4 Table 2 Item 1	Development application for a material change of use that is assessable development under section 8, if— <ul style="list-style-type: none"> (a) the environmentally relevant activity the subject of the application has not been devolved to a local government under the Environmental Protection Regulation; and (b) the chief executive is not the prescribed assessment manager for the application.
INFRASTRUCTURE-RELATED REFERRALS	
<i>State transport infrastructure</i>	
Schedule 10 Part 9 Division 4 Subdivision 1 Table 1— Item 1	Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if— <ul style="list-style-type: none"> (a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and (b) the development meets or exceeds the threshold— <ul style="list-style-type: none"> (i) for development in local government area 1—stated in schedule 20, column 2 for the purpose; or (ii) for development in local government area 2—stated in schedule 20, column 3 for the purpose; and (c) for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area. <p>However, if the development is for a combination of purposes stated in the same item of schedule 20, the threshold is for the combination of purposes and not for each individual purpose.</p>
Schedule 10 Part 9 Division 4 Subdivision 2 Table 4— Item 1	Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises— <ul style="list-style-type: none"> (a) are within 25m of a State transport corridor; or (b) are a future State transport corridor; or (c) are— <ul style="list-style-type: none"> (i) adjacent to a road that intersects with a State-controlled road; and (ii) within 100m of the intersection.

You are required to give each referral agency a copy of:

- The application (including application form and supporting material);
- This confirmation notice; and
- Any applicable concurrence agency application fee (refer to the *Planning Regulation 2017* to confirm the applicable referral agencies).

You must give this material to each referral agency within ten (10) business days of receipt of this notice or your application will lapse in accordance with Chapter 1 Section 5.1 of the *Development Assessment Rules* under Section 68(1) of the *Planning Act 2016*.

You must also advise Council in writing of the date the application and supporting material was given to the referral agency within five (5) days of referring the application.

3. Level of Assessment – Impact

Public Notification of the application must be given as this application:

- requires Impact Assessment – consequently, the whole of the application must be publicly notified under the provisions of Chapter 1 Part 4 of the *Development Assessment Rules* under Section 68(1) of the *Planning Act 2016*.

You must undertake public notification in accordance with Section 53 of the *Planning Act 2016* and Chapter 1 Part 17 of the DA Rules.

For Section 53(4)(b) of the *Planning Act 2016*, the public notification period is at least:

- 15 business days after the notice is given.

For Chapter 1 Part 17.1(c) of the DA Rules you must:

- Where there is a hard copy local newspaper for the locality of the premises the subject of the application, publish a notice at least once in a hard copy local newspaper circulating generally in the locality of the premises the subject of the application; or
- Where there is no hard copy local newspaper for the locality of the premises the subject of the application either—
 - publish a notice at least once in an online local newspaper for the locality of the premises the subject of the application in a section of that publication that is intended for displaying notices intended for members of the public; or
 - publish a notice at least once in a hard copy state newspaper.

Please note that public notification is required to be undertaken within legislative timeframes. You can electronically access public notification templates, the *Development Assessment Rules* and the *Planning Act 2016* on the State Government website (<https://planning.dsdmip.qld.gov.au>).

Landowner details can be requested from Council via email: development@tr.qld.gov.au once you are ready to commence public notification i.e., after all information request responses to all information requests have been made (if applicable). Any request will be required to nominate the lot and plan numbers of the properties for which landowner details are sought. Please allow at least 24 hours' notice for receipt of a response to this request as the response is required to be in writing. **Failure to commence public notification, and/or provide a Notice of Compliance within the legislative timeframes will result in your application lapsing.**

Public notification signs are available for purchase at our relevant Customer Service Centres.

Please note that Council will accept electronic submissions. Submissions are required to be emailed to development@tr.qld.gov.au.

4. Status of Information Request

An information request may be made by the assessment manager. Regardless of this advice, any concurrence agency for the application may make an information request.

You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an inaccuracy in any of the information provided above or have a query or seek clarification about any of these details, please contact Council's Planner, Davis Uhlmann, on the above number.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Green', written in a cursive style.

Richard Green
Lead Senior Planner, Planning Branch