

Our Reference: MCUI/2004/3675/A
 CS Portal Reference: N/A
 Contact Officer: James Leader
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FURTHER ADVICE

DHP Poultry Property Company Pty Ltd
 C/- Property Projects Australia
 PO Box 3686
 TOOWOOMBA QLD 4350

Email: blake@propertyprojectsaustralia.com.au

27 November 2025

Dear Sir/Madam,

Application for: Change Application (Minor Change)
Development Application for: Material Change of Use – Impact – Intensive Animal Industry
Location: 2329 Millmerran-Cecil Plains Road, KURROWAH QLD 4357
Property Description: Lot 2 RP51323, Part Lot 10 SP343587 (Former Lot 1 RP51323) and Emt A SP343587

Council has reviewed the development application initially lodged with Council on 22 August 2025.

Council provides the following further advice in relation to certain aspects of your proposal that require additional clarification/information in order to enable proper consideration and determination of your application:

1. ENVIRONMENTAL

	<p>Aspect of Development: Environmental Management</p> <p>The proposed development is inconsistent with the approved Integrated Environmental Management System (IEMS) presented in Report No. 5994/1 (<i>Poultry Sheds and Feedmill</i>), prepared by FSA Environmental on 5 April 2003. A revised IEMS is required, with updated information provided and to reflect the current and proposed site activities for the development in order to achieve the purpose of the Environmental Standards Code of the <i>Toowoomba Regional Planning Scheme 2012</i>.</p> <p><i>Note: The previously approved IEMS can be provided by Council upon request.</i></p>
1.1	<p>Further Advice</p> <p>The applicant is requested to submit an updated version of the Integrated Environmental Management System (IEMS) presented in Report No. 5994/1 (<i>Poultry Sheds and Feedmill</i>), prepared by FSA Environmental on 5 April 2003 (including Appendix A: Stormwater Management Plan and Appendix B: By-Product Management Plan).</p> <p>The updated plan should consider the following site-specific issues:</p> <ol style="list-style-type: none"> 1. Location of the site, including physical address, lot on plan, and relevant scaled maps; 2. Description of the site (infrastructure and features on or near the site and those requiring protection); 3. Contact details and responsibilities for site representatives; 4. Description of activities to be conducted on site and other relevant supporting information including: <ol style="list-style-type: none"> a. Location of activity areas;

	<ul style="list-style-type: none"> b. Employee, patron and vehicle numbers; c. Operating hours; d. Activity descriptions including plants and equipment to be used on site; and e. When relevant, prohibited activities and prohibited areas; <p>5. Site Plans clearly showing where proposed activities will occur, along with adequate notes for proposed environmental management measures that will be built into the site;</p> <p>6. Strategies to Manage Environmental Impacts:</p> <ul style="list-style-type: none"> a. Air Quality and Dust Management; b. Noise Impact Management; c. Blast Management (vibration, overpressure); d. Water Quality; e. Waste Management; f. Hydrocarbon, Chemical, and Dangerous Goods Management; g. Flora and Fauna Management; h. Bushfire Management; and i. Any other relevant topics; <p>7. Complaints management procedure, including processes for recording details of and addressing complaints;</p> <p>8. Emergency procedures; and</p> <p>9. Document Control and review procedures – internal review every 2 years or following any significant change or incident on site.</p>
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2. ENGINEERING

	Aspect of Development: Flood Hazard Overlay
2.1	The submitted planning report mentions that the proposed new sheds will be constructed on elevated 600mm pads and will be flood resilient. However, the submitted elevation plans do not show the proposed sheds constructed on 600mm pads.
	Further Advice
	Provide amended plans showing that the new sheds proposed within Flood Hazard Overlay will be provided with 600mm elevated pads. Additionally, measures to protect the birds during a flood event are required to be specified.

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.

It is advised that you seek to extend the current period upon agreement with the Council in accordance with Section 81(A) of the *Planning Act 2016* if you require additional time to consider this letter and any actions you may wish to take in response.

Should you not agree to respond to the further advice contained in this letter, Council will proceed to determine the application in accordance with the original decision making period on the basis of the information supplied.

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

Yours faithfully



Richard Green
Lead Senior Planner, Planning Branch

C/C DHP Poultry Property Company Pty Ltd
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