

**From:** "No Reply" <mydas-notifications-prod2@qld.gov.au>  
**Sent:** Tue, 10 Aug 2021 17:03:23 +1000  
**To:** "ruth.creffield@dasilgp.qld.gov.au"  
<ruth.creffield@dasilgp.qld.gov.au>; "cairns@ferosplanning.com.au" <cairns@ferosplanning.com.au>  
**Cc:** "Planning (Shared)" <planning@msc.qld.gov.au>  
**Subject:** 2107-23740 SRA application correspondence - MCU/21/0015  
**Attachments:** 2107-23740 SRA - Information request (MCU210015 ).pdf  
**Importance:** Normal

Please find attached a notice regarding application [2107-23740 SRA](#).

If you require any further information in relation to the application, please contact the State Assessment and Referral Agency on the details provided in the notice.

*This is a system-generated message. Do not respond to this email.*  
GE33-N



Email Id: RFLG-0821-0011-4128



SARA reference: 2107-23740 SRA  
 Applicant reference: C1211  
 Council reference: MCU21/0015

10 August 2021

Agri Technovation Pty Ltd  
 C/- Victor G Feros Town Planning Consultants  
 PO Box 1256  
 CAIRNS QLD 4870  
 cairns@ferosplanning.com.au

Attention: Nick Hardy

Dear Sir/Madam,

## SARA information request - 203 Leafgold Weir Road, Dimbulah

(Given under section 12 of the Development Assessment Rules)

This notice has been issued because the State Assessment and Referral Agency (SARA) has identified that information necessary to assess your application against the relevant provisions of the State Development Assessment Provisions (SDAP) has not been provided.

<b>Environmentally Relevant Activity (ERA) 7 (4)(a) – chemical manufacturing 200- 5,000 tonnes per year</b>	
1.	<p><b><u>Issue</u></b></p> <p>The application material states that for the first year of production the proposed development is expected to produce 800t of product, with this increasing to 3,000t in subsequent years and the <b><i>potential</i></b> for further increase to 5,000t/year.</p> <p>It is necessary to confirm the maximum tonnage of material over the subsequent years, as the proposal may require further approval for any additional production which is not clearly identified within this application.</p> <p><b><u>Action</u></b></p> <p>Confirm:</p> <ol style="list-style-type: none"> <li>the expected maximum tonnage of material that is proposed to be conducted by the proposed activity</li> <li>the predicted impacts to the receiving environment would not change as a result of the</li> </ol>

	increase in production.
2.	<p><b><u>Issue</u></b> The application material states that wet and dry materials will be mixed to produce the finished product and that fertiliser will be produced by dissolving non-hazardous raw materials in water. Further clarification is required regarding the manufacturing process.</p> <p><b><u>Action</u></b></p> <ol style="list-style-type: none"> <li>1. Advise whether the chemicals described in the following excerpt from the application form part of the volume of chemicals to be manufactured under ERA 7 “<i>mixing non-combustible or non-flammable chemicals or chemical products that are not dangerous goods by diluting the chemicals or chemical products with water only.</i>” Please ensure that the total annual volume of chemical production takes this into consideration.</li> <li>2. Demonstrate the storage and containment systems proposed have taken into consideration any potential non-compatible chemicals that may be required to be stored separately.</li> </ol>
3.	<p><b><u>Issue</u></b> The application material states the entirety of the activity will take place within the existing structure. Information has not been provided regarding if this is the case when the activity is operating at the maximum production rate of 5,000t.</p> <p><b><u>Action</u></b> Demonstrate that sufficient space will be available at the maximum proposed production rate to store the required volume of raw materials, finished product and any additional production plant and equipment that may be required.</p>
4.	<p><b><u>Issue</u></b> Insufficient information has been provided to determine if the proposed increase in production will result in an increase in operational hours.</p> <p><b><u>Action</u></b> Confirm</p> <ol style="list-style-type: none"> <li>1. the proposed hours of operation and if the proposed increase in production will result in an increase in operational hours</li> <li>2. the impacts of any extended operational hours will have on nearby sensitive receptors (such as anticipated noise levels during and after-hours activities).</li> </ol>
<b>Water</b>	
5.	<p><b><u>Issue</u></b> The application material identifies that discharge to the nearby concrete lined irrigation channel feature is considered unlikely, as the proposed use is located below the level of the channel. There is a potential that under certain climatic events the irrigation channel may overflow and flood the site and surrounding areas.</p> <p><b><u>Action</u></b> Confirm:</p> <ol style="list-style-type: none"> <li>1. the % annual exceedance probability event where flooding of the site may occur</li> <li>2. if the proposed facility is at risk of inundation in any such event.</li> </ol>

6.	<p><b><u>Issue</u></b></p> <p>The application material states that onsite chemical containment has been designed to be compliant with the relevant Australian Standards, however details of these standards have not been provided.</p> <p><b><u>Action</u></b></p> <p>Confirm which Australian Standards have been applied.</p>
<b>Noise</b>	
7.	<p><b><u>Issue</u></b></p> <p>The application material has identified the need to assess the activities potential impact to the existing acoustic environment. However, from the information provided, it is unclear if a noise impact assessment of the proposed activity has been completed.</p> <p><b><u>Action</u></b></p> <ol style="list-style-type: none"> <li>1. Confirm if a noise impact assessment has been completed.</li> <li>2. Provide information that demonstrates the assessment has taken into consideration the activity at the maximum proposed capacity. This must include: <ul style="list-style-type: none"> <li>• the proposed hours of operation</li> <li>• all plant and equipment proposed to be in place</li> <li>• movement of vehicles onsite (including any early morning / late night deliveries).</li> </ul> </li> </ol>
8.	<p><b><u>Issue:</u></b></p> <p>The application material identifies there is a residential premises located adjacent to the proposed activity (approximately 100m to the east). It is unclear if this premises has been considered a sensitive receptor with respect to any noise impact assessment. It is noted that under the <i>Planning Act 2016</i> there may be certain circumstances where a property may not be considered sensitive receptor (i.e. caretaker cottages located onsite).</p> <p><b><u>Action:</u></b></p> <ol style="list-style-type: none"> <li>1. Provide information regarding the relationship, if any, this residential premises may have to the proposed activity</li> <li>2. Advise if any specific abatement measures are proposed to prevent the residents of this premises from being impacted.</li> </ol>

### How to respond

You have three months to respond to this request and the due date to SARA is 9 November 2021.

You may respond by providing either: (a) all of the information requested; (b) part of the information requested; or (c) a notice that none of the information will be provided. Further guidance on responding to an information request is provided in section 13 of the [Development Assessment Rules](#) (DA Rules).

It is recommended that you provide all the information requested above. If you decide not to provide all the information requested, your application will be assessed and decided based on the information provided to date.

You are requested to upload your response and complete the relevant tasks in [MyDAS2](#).

As SARA is a referral agency for this application, a copy of this information request will be provided to the assessment manager in accordance with section 12.4 of the DA Rules.

If you require further information or have any questions about the above, please contact Ruth Creffield, A/Senior Planning Officer, on 5352 9775 or via email CairnsSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Joanne Manson  
A/Manager (Planning)

cc Mareeba Shire Council, [planning@msc.qld.gov.au](mailto:planning@msc.qld.gov.au)

Development details	
Description:	Development permit Material change of use - special industry (liquid fertiliser plant) and environmentally relevant activity (ERA 7(4)(a)) manufacturing 200 - 5,000 tonnes per year
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 5, Division 4, Table 2 (Planning Regulation 2017) Environmentally relevant activity
SARA reference:	2107-23740 SRA
Assessment criteria:	SDAP: State code 22: Environmentally relevant activities