

From:
"Emma Staines" <Emma.Staines@braziermotti.com.au>
Sent:
Fri, 12 Jul 2024 10:33:58 +1000
To:
"RES - Mailbox - Planning" <Planning@burdekin.qld.gov.au>
Cc:
"Marty Pearce" <Marty.Pearce@burdekin.qld.gov.au>
Subject:
RE: MCU24/0009 - Information Request - Rural Industry (Rice Milling Facility) at
223 and 275 Comiskey Rd, Horseshoe Lagoon - AP & LC Milan
Attachments:
57114-001-01 - Response to Information Request.pdf, MCU24-0009 - RFI - AP &
LC Milan.pdf

Good morning,
Please find attached the full response to the information request associated
with MCU24/0009.
If you require any further information, please do not hesitate to contact our
office.

Kind regards,
Emma Staines
Town Planner
P 07 4772 1144
595 Flinders Street
Townsville Q 4810
braziermotti.com.au

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From: RES - Mailbox - Planning <Planning@burdekin.qld.gov.au>
Sent: Thursday, June 6, 2024 4:32 PM
To: Emma Staines <Emma.Staines@braziermotti.com.au>
Cc: RES - Mailbox - Planning <Planning@burdekin.qld.gov.au>
Subject: MCU24/0009 - Information Request - Rural Industry (Rice Milling
Facility) at 223 and 275
Comiskey Rd, Horseshoe Lagoon - AP & LC Milan
Good afternoon Emma,
Please find attached the Information Request for MCU24/0009 – Material Change of
Use for
Rural Industry (Rice Milling Facility) at 223 and 275 Comiskey Road, Horseshoe
Lagoon for
A.P. and L.C. Milan.
Kind regards,

Town Planning

Document Set ID: 1823242
Version: 1, Version Date: 12/07/2024

Burdekin Shire Council
T (07) 4783 9800
145 Young St | PO Box 974 | Ayr Qld 4807
planning@burdekin.qld.gov.au | www.burdekin.qld.gov.au

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Our Ref: 57114-001-01
Council Ref: MCU24/0009
QA: es

12 July 2024
Burdekin Shire Council
PO Box 974
AYR QLD 4807
Via email:

planning@burdekin.qld.gov.au

Dear Sir/Madam,
RESPONSE TO INFORMATION REQUEST - MCU24/0009
Development Permit for Material Change of Use for Rural Industry (Rice Milling Facility)
275 and 223 Comiskey Road, Horseshoe Lagoon
Brazier Motti act on behalf of the applicant, A.P. and L.C. Milan, with respect to the abovementioned development application and refer to the Information Request issued by the Burdekin Shire Council on 06 June 2024.

The information herein with the following attachments represent the applicant's full response to the

RFI:

- Attachment A - Processing plant layout
- Attachment B - Traffic movements calculation

Request Item 1 - Rice milling facility layout and certificates

Details on the processing plant are shown on the plan, 57114/002A, included in Attachment A.

An organic and inorganic water certificate of analysis by a NATA accredited laboratory will be provided with the relevant application for a food licence under the Food Act 2006.

Request Item 2 - Manoeuvrability of processing facility

The processing facility is moveable and currently anchored to 10 x 2.2 tonne moveable concrete blocks.

Request Item 3 - Road Infrastructure

The Applicant will opt to use a smaller truck to transport product from the site. A semi-trailer, pictured below, will suffice given the proposed annual output is only approximately 960 tonnes.

22 x 1 tonne pallets = 44 semi-trailer movements per year. This has been broken down in the table

included in Attachment B for reference.

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Request Item 4 – Flood Hazard Overlay

The subject site is identified in the QRA Level 1 Floodplain Assessment Area on the flood hazard overlay map. A full response against the performance outcomes of the code is provided below:

P01 – Not applicable

The subject site is not included in an urban or rural residential zone.

P02 – Not applicable

The proposal does not involve critical or vulnerable uses.

P03 – Not applicable

The proposal is not for a dual occupancy or a more intensive residential use.

P04 – Not applicable

The proposal does not involve worker or tourist accommodation uses.

P05 – Not applicable

The development does not involve an existing use mentioned in P02, P03 or P04.

P06 – Not applicable

The proposal does not involve critical or vulnerable uses.

P07 – Complies

The processing facility is located 1m above the natural surface therefore it is not expected to be

impacted during a flood event. As mentioned in response to Request Item 2 above, the processing

facility is moveable and currently anchored to 10 x 2.2 tonne moveable concrete blocks, therefore

can be relocated if required.

P08 – Not applicable

The development does not involve the manufacture or storage of hazardous materials.

P09 – Not applicable

The development is not for extractive industry, aquaculture, animal keeping or intensive animal husbandry.

P010 – Complies

No new buildings are proposed as part of this development application. The processing plant is

within an existing structure on site.

P011 – Not applicable

The development does not require new infrastructure that will become a public asset.

P012 – Not applicable

The proposal does not involve critical or vulnerable uses.

P013 – Not applicable

The proposal does not involve critical or vulnerable uses.

P014 – Not applicable

The proposal does not create any new lots.

P015 - Not applicable

The proposal does not create any new lots.

P016 - Complies

Given there is no change in pre-development and post-development characteristics of the site, there

will be no flow impacts associated with the development, that would:

(a) result in loss of flood storage or loss of, or changes to, flow paths;

(b) adversely change the depth or behaviour of the hazard; or

(c) reduce warning times; or

(d) increase the duration of the hazard.

P017 - Not applicable

No mitigation structures or works are proposed as part of the development.

P018 - Complies

The proposal incorporates adequate access arrangements to a local road to ensure safe evacuation

in the event of a flood.

Given the above, the proposed development is considered consistent with the purpose and overall

outcomes of the flood hazard overlay code.

>> End of Response to Information Request <<

We trust that the above response adequately provides Council sufficient information to satisfactorily

proceed with the assessment of the application.

Brazier Motti would be please to expand on the information further with you, should you require.

Yours faithfully,

Emma Staines

Town Planner

Brazier Motti Pty Ltd

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ATTACHMENT A
Processing Plant Layout

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PROPOSED
PROCESSING PLANT
Lots 63 & 64 on RP730506

PORTABLE SILO

PA DOOR
& EXIT SIGN

DUST
EXTRACTOR &
COLLECTION

FIRE
EXTINGUISHER

RICE HULLS

AIR
CONDITIONER
PROCESSING
EQUIPMENT

PACKING AREA

AIR
CONDITIONER

BIN
HANDWASH
BASIN
PA DOOR
& EXIT SIGN
FIRE
EXTINGUISHER
PALLET ACCESS
DOORS

CONCRETE
Date: 19th June, 2024
A3

Scale: N.T.S
Drawn: MJM
Job No: 57114/001-01

Plan No:

57114/002 A

braziermotti.com.au

This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.

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S U R V E Y I N G
TOWNPLANNING
P R O J E C T M A N A G E M E N T
MAPPING&GIS

ATTACHMENT B
Traffic movements

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MCU24/0009 AP & LC Milan - Rural Industry (Rice Milling Facility)
TRUCK MOVEMENTS
CROP/PRODUCT

TONNAGE
CARTED PER
YEAR

TRUCK MOVEMENTS
PER YEAR

Cane

57500t

4250

Heavy Rigid 8 wheelers

Mill Mud application
TOTAL

25000t

1130

5380

Heavy Combination Semi Tippers

2017

Rice/Grain only

4500t

180

Semi Tippers & B-Double Tippers

2024

Grain only

3500t

120

Semi Tippers & B-Double Tippers

Future

Rice (DA applicable)

960t

44

Common 6 Axle Semitrailer

Grains
TOTAL

1400t

50
94

Semi Tippers

2014

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TRUCK TYPE

Address all communications to
The Chief Executive Officer
Enquiries to:

Planning Department

Your reference:

57114-001-01

Our reference:

MCU24/0009

PO Box 974, Ayr Qld 4807
T (07) 4783 9800 | F (07) 4783 9999
planning@burdekin.qld.gov.au

06 June 2024
A.P. and L.C. Milan
C/- Brazier Motti Pty Ltd
595 Flinders Street
Townsville City QLD 4810
Email: emma.staines@braziermotti.com.au
Attention: Emma Staines, Town Planner

Information Request
Planning Act 2016

Dear Emma,

I refer to your application and advise that Council requires further information to satisfactorily assess the proposal.

Application Details
Application No:

MCU24/0009

Proposal:

Material Change of Use – Rural Industry (Rice Milling Facility)

Street Address:

223 and 275 Comiskey Road, Horseshoe Lagoon

Real Property Description:

Lot 64 and 63 on RP730506

Planning Scheme:

Burdekin Shire Council Planning Scheme December 2022

INFORMATION REQUIRED

1. Rice milling facility layout and certificates

Please provide the following information:

- Processing plant layout plans.
- Organic and inorganic water certificate of analysis by NATA accredited laboratory.

2. Manoeuvrability of the processing facility

Please clarify whether the processing facility will be a movable facility or be fixed to the ground.

3. Road Infrastructure

Please provide an RPEQ certified assessment of the proposed route from the Bruce Highway to the development to demonstrate that the current road infrastructure is suitable to cater for a B-Double configuration.

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4. Flood Hazard Overlay

Please provide a full response against the Flood Hazard Overlay Code.

End of Information Request

Under the provisions of the Development Assessment Rules 2017, you have three options available in response to this Information Request. You may give the assessment manager (in this instance Council):

(a)

all of the information requested; or

(b)

part of the information requested; or

(c)

a notice that none of the information will be provided.

For any response given in accordance with items (b) and (c) above, you may also advise Council that it must

proceed with its assessment of the development application.

Please be aware that under the Development Assessment Rules 2017, the applicant is to respond to any

Information Request within 3 months of the request.

If you do not respond to the Information Request within this time period, or, within a further period agreed

between the applicant and Council, it will be taken that you have decided not to provide a response.

In the event of no response being received, Council will continue with the assessment of the application without

the information requested.

Council prefers that all of the information requested be submitted as one package.

If any additional matters arise as a result of the information submitted, or, as a result of public notification

(where applicable), you will be advised accordingly.

Should you have any further queries in relation to the above, please do not hesitate to contact Council.

Yours faithfully

Kellie Galletta

Manager Planning and Development

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