

# NOTICE ABOUT DECISION – STATEMENT OF REASONS

*The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016*

|                               |                                                                                                                                                |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b>             | Longwait Pty Ltd A.C.N. 621 283 449 Trustee Under Instrument 708809050<br>C/- Infinitum Partners                                               |
| <b>Application No:</b>        | MCU25/0032                                                                                                                                     |
| <b>Proposal:</b>              | Material Change of Use for High Impact Industry (Increase Sawmill Throughput) and Environmentally Relevant Activity (ERA) ERA 47(c) and ERA 33 |
| <b>Street Address:</b>        | 256-258 Old Esk Road, Taromeo                                                                                                                  |
| <b>RP Description:</b>        | Lots 228 and 229 on SP136942                                                                                                                   |
| <b>Assessment Type:</b>       | Impact Assessable                                                                                                                              |
| <b>Number of Submissions:</b> | N/A                                                                                                                                            |

On 20 May 2026 the above development was recommended for:

- ☒ Approval  
☐ Refusal

## 1. Reasons for the Decision

The reasons for this decision are:

- The proposed development is an intensification of an existing long-established sawmill use on the subject land and does not involve a material expansion of the approved operational footprint.
- The proposal was assessed against the Strategic Framework, Rural Zone Code, Bushfire Hazard Overlay Code and Services and Works Code and was found to comply with the applicable acceptable outcomes or otherwise achieve the corresponding performance outcomes, or can be conditioned to comply.
- The proposal supports an established regional timber industry and remains appropriately located in the Rural Zone having regard to the existing use of the land and the surrounding locality.
- The proposal is supported by technical material addressing environmental, air quality, noise, traffic and operational management matters, and those matters are capable of being appropriately managed through the imposition of reasonable and relevant conditions.
- Referral agencies Ergon and Powerlink did not object to the proposal and supported the development subject to conditions relating to electrical infrastructure, statutory clearances and easement access.
- Subject to reasonable and relevant conditions, the proposal represents an appropriate outcome on the subject land.

## 2. Assessment Benchmarks

The following are the benchmarks applicable to this development:

- Strategic Framework

- Rural zone code
- Bushfire hazard overlay code
- Services and works code

### **3. Compliance with Benchmarks**

The development was assessed against all the assessment benchmarks listed above and complies with all of these or can be conditioned to comply.

**Note:** Each application submitted to Council is assessed individually on its own merit.