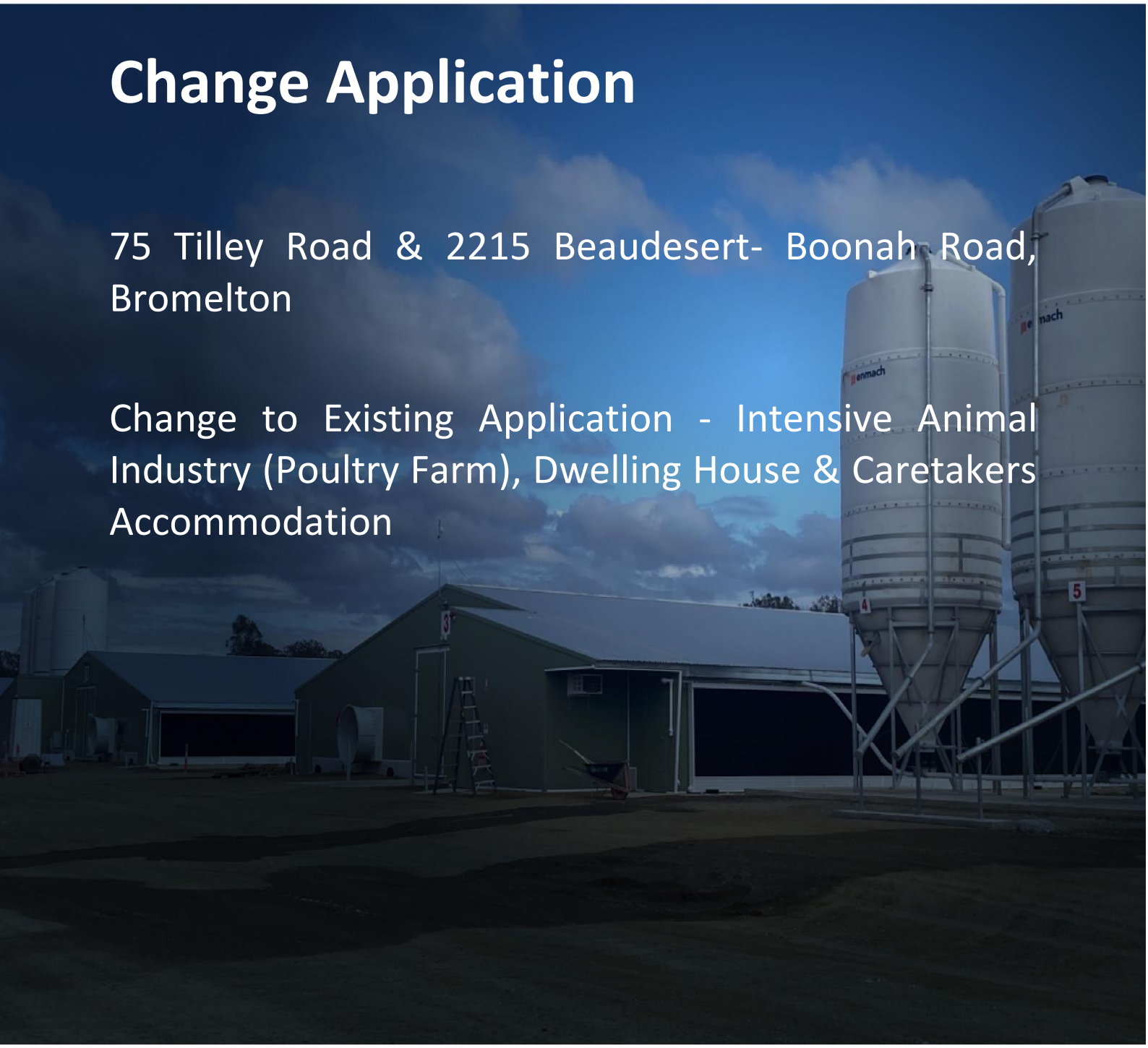
PSA CONSULTING

Change Application



75 Tilley Road & 2215 Beaudesert- Boonah Road, Bromelton

Change to Existing Application - Intensive Animal Industry (Poultry Farm), Dwelling House & Caretakers Accommodation

27 March 2023

Document Control

Document:

Project Name:	75 Tilley Road and 2215 Beaudesert – Boonah Road, Bromelton
PSA Job Number:	1381
Report Name:	Change Application

This document has been prepared for:

Allans Creek Poultry Farm Pty Ltd

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Revision History

VERSION	DATE	DETAILS	AUTHOR	AUTHORISATION
V2	27 March 2023	FINAL	Cliff Schmidt	David Ireland

General Disclaimer

TABLE OF CONTENTS

List of Appendices

List of Figures

List of Tables

1 INTRODUCTION

PSA Consulting has been engaged by Allans Creek Poultry Farm Pty Ltd (the Applicant) to prepare a Change Application which seeks approval from the Co-ordinator General (CG) to change both conditions and plans associated with the existing Development Approval.

This application relates to the Development Approval for a Material Change of Use for an Intensive Animal Industry located at 75 Tilley Road & 2215 Beaudesert – Boonah Road, Bromelton originally approved on 9 May 2017 (AP2016/0004). The original approval allowed for the construction of ten (10) conventional meat chicken sheds with fenced range areas.

To align with contractual agreements with the Inghams, the approval was the subject of a minor change (APC2021-008) issued by the CG on 7 May 2021 to reduce the number of poultry sheds from 10 to 8 and decrease maximum bird numbers from 440,000 to 417,000. This farm has now been constructed and is operational.

Since commencement and in response to the quality of the new farm, Inghams have approached the Applicant to consider an increase in the number of birds which can be grown at the site. The Applicant has entered into an agreement with Inghams and is now seeking to change the Development Approval to enable an additional 4 sheds to be constructed on the site.

The main element of the proposed change is the addition of four (4) poultry sheds and a corresponding increase in total bird numbers from 417,000 to 625,500 (52,125 per shed). The additional sheds will be identical to the existing sheds and will be located at the northern end of the existing farm, as shown in Figure 1. The tail-end of the farm dam in this location will be filled to create a level building pad for constriction. The sheds will slightly staggered to maintain the 100m setback to Allan Creek as per the existing approval.

The proposed changes contemplated in this application are summarised as follows:

- Increase in the number of sheds, from 8 to 12.
- Increase the maximum number of birds from 417,000 to 625,500 birds (52,125 birds per shed).
- Construction of an ancillary compost area for on-site composting of mortalities.
- Removal of the option of running this farm as free range.
- Adoption of an updated Stormwater Management Plan.

With respect to the existing approval, it should be noted that these is no change to the proposed dwelling location or plans. There is also no new uses proposed or new properties to be included in the application. Overall, the proposed changes to the farm are not expected to unreasonably alter the intensity, scale, or overall impacts of the development compared to that which was originally approved.

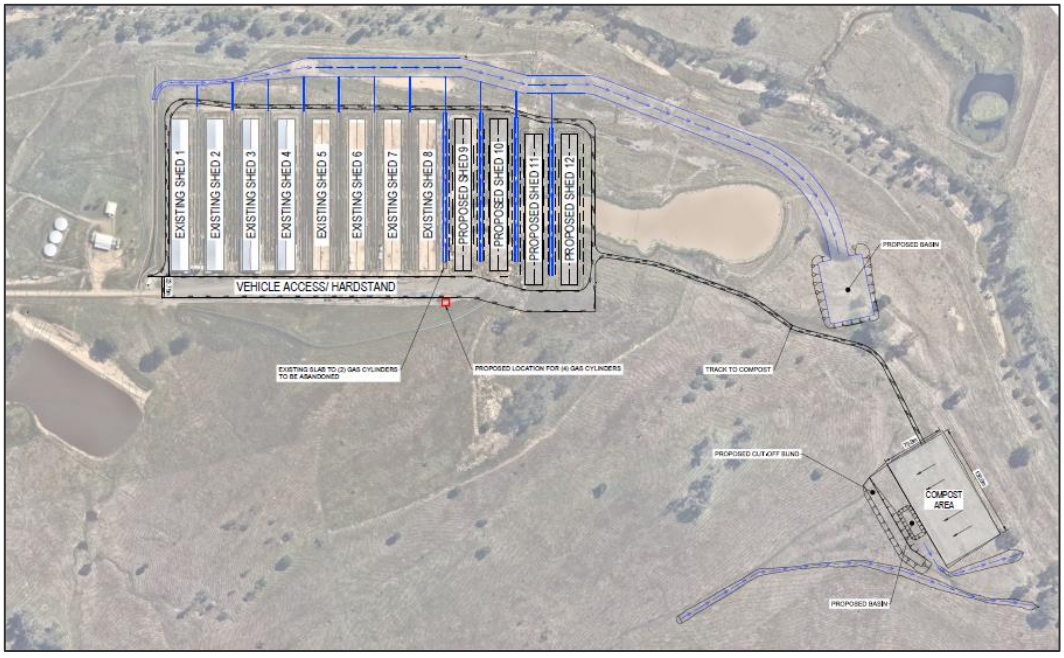


Figure 1: Proposed Development (Source: Nearmap accessed April 2022; and PSA Consulting)

2 SITE DETAILS

Table 1: Summary of subject site

ADDRESS:	75 Tilley Road and 2215 Beaudesert – Boonah Road, Bromelton
LOT DESCRIPTION:	Lot 50 on SP179833 Lot 7 on RP32768 Lot 41 on WD3423
SITE AREA:	551.12 hectares
EXISTING USE:	Intensive Animal Industry (Poultry Farm)
LOCAL GOVERNMENT:	Scenic Rim Regional Council
DEVELOPMENT SCHEME:	Bromelton State Development Area Development Scheme
EXISTING SDA PRECINCT:	Rural Precinct Transition Precinct

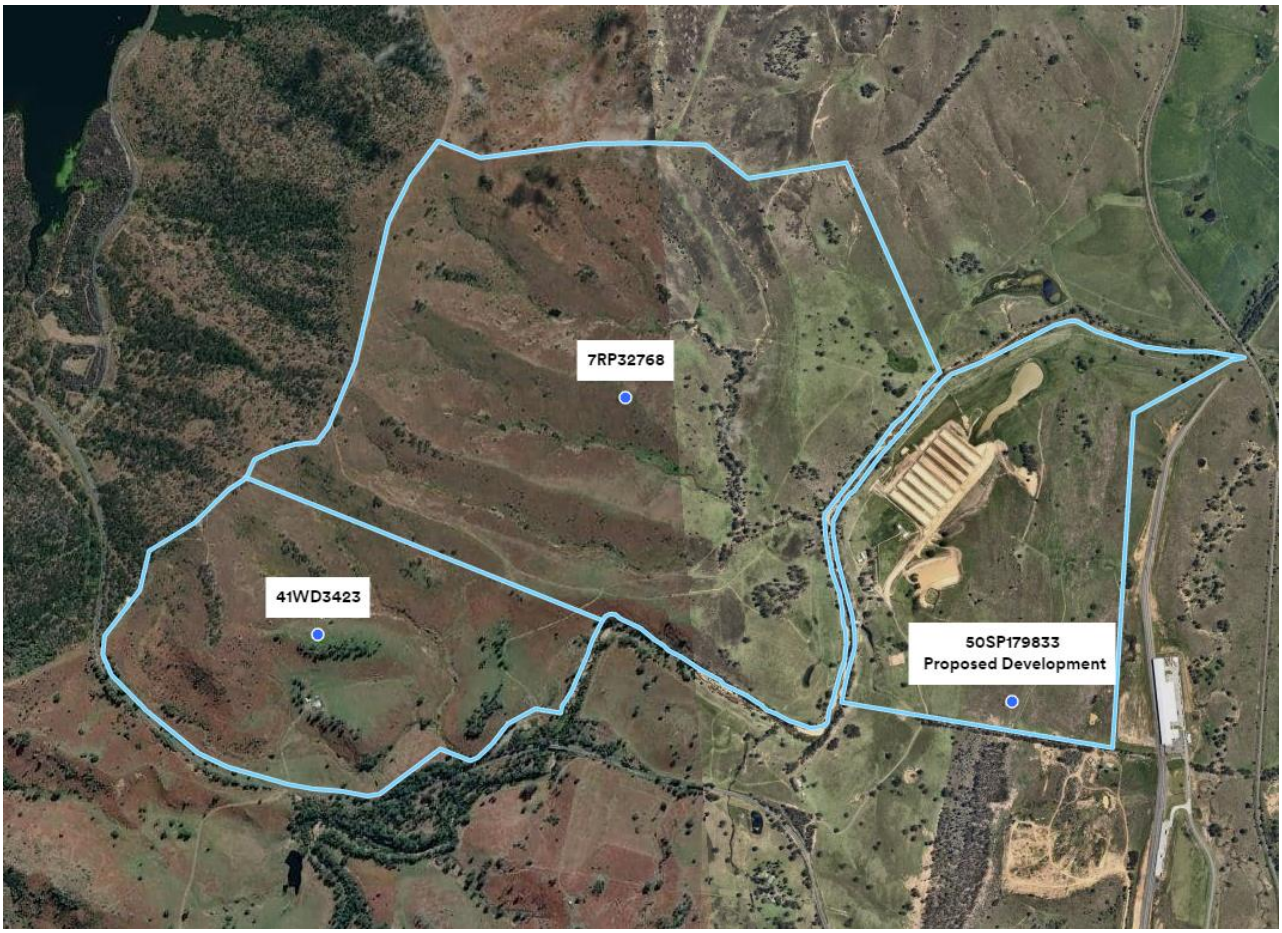


Figure 2: Aerial photograph of the subject site (Source: QLD Globe)

The additional poultry sheds are proposed to be located on Lot 50, with supporting water supply infrastructure already established on Lot 7 (as per the current approval). Lot 41 is to be used for access to the dams for maintenance purposes only and is not required for the day-to-day operations of the farm (as per the current approval).

3 EXISTING APPROVALS

As outlined above, there have been two approvals given by the CG with respect to this project, which are:

- **Original Approval:** SDA application for a material change of use for an Intensive Animal Industry (poultry farm), Dwelling House and Caretaker's Accommodation (reference AP2016/004)
- **Minor Change Approval:** Change application for an SDA approval for material change of use for intensive animal industry (poultry farm), dwelling house and caretaker's accommodation (reference APC2021/008).

The original Development Approval provided approval for the construction of ten (10) conventional meat chicken sheds with fenced range areas suitable to accommodate a maximum of 440,000 Birds. The approval also includes ancillary infrastructure including an internal access roads, dams and related water storage infrastructure, a house and the relocation of the caretakers accommodation.

To align with contractual agreements with the Inghams, the approval was the subject of a minor change (APC2021-008) issued by the CG on 7 May 2021 to reduce the number of poultry sheds from 10 to 8 and decrease maximum bird numbers from 440,000 to 417,000. A copy of the approved plan and farm layout is provided in Figure 3 and Figure 4 below. This farm has now been constructed and is operational. A copy of the current Approval is included as **Appendix 1**.

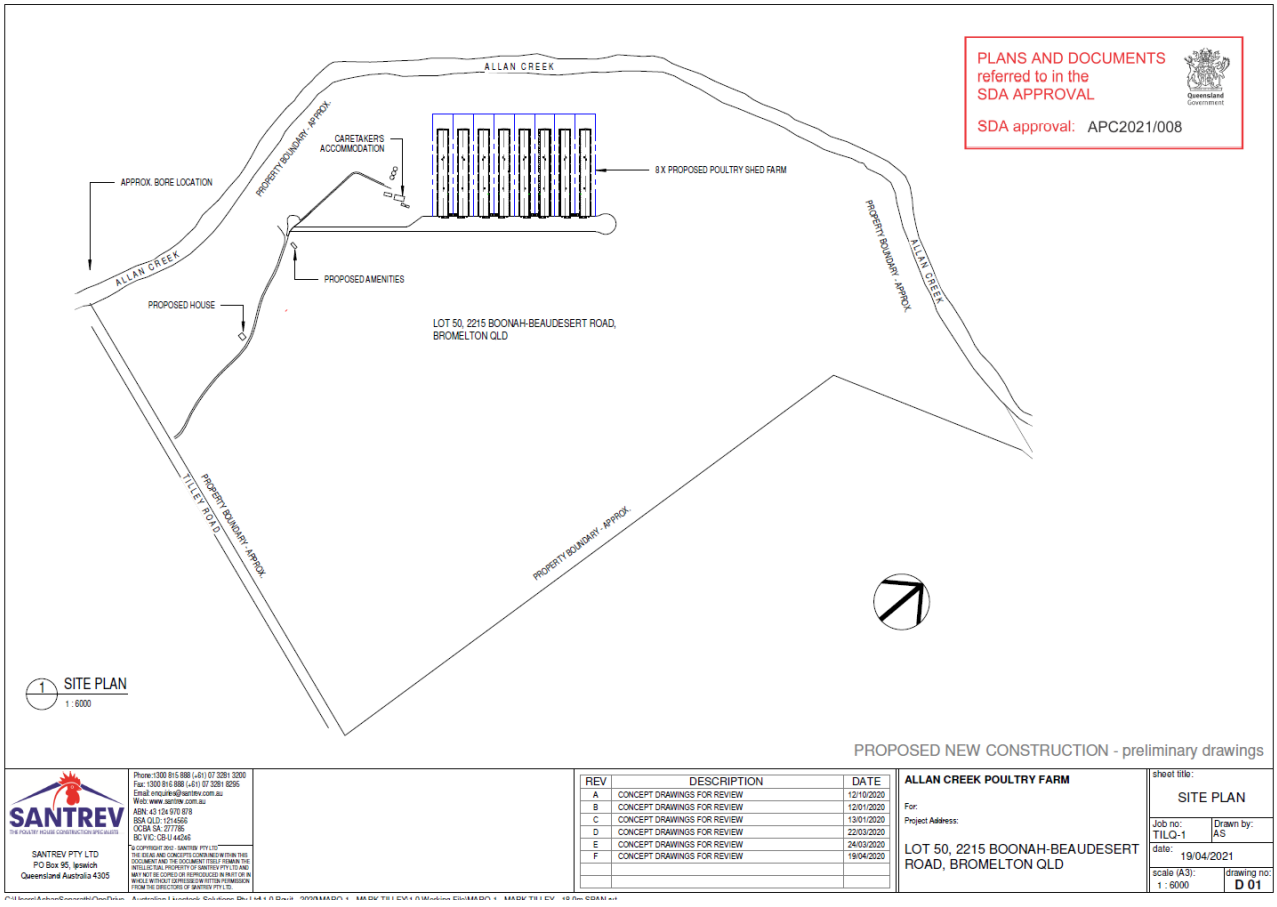


Figure 3: Approved Development - Site Plan

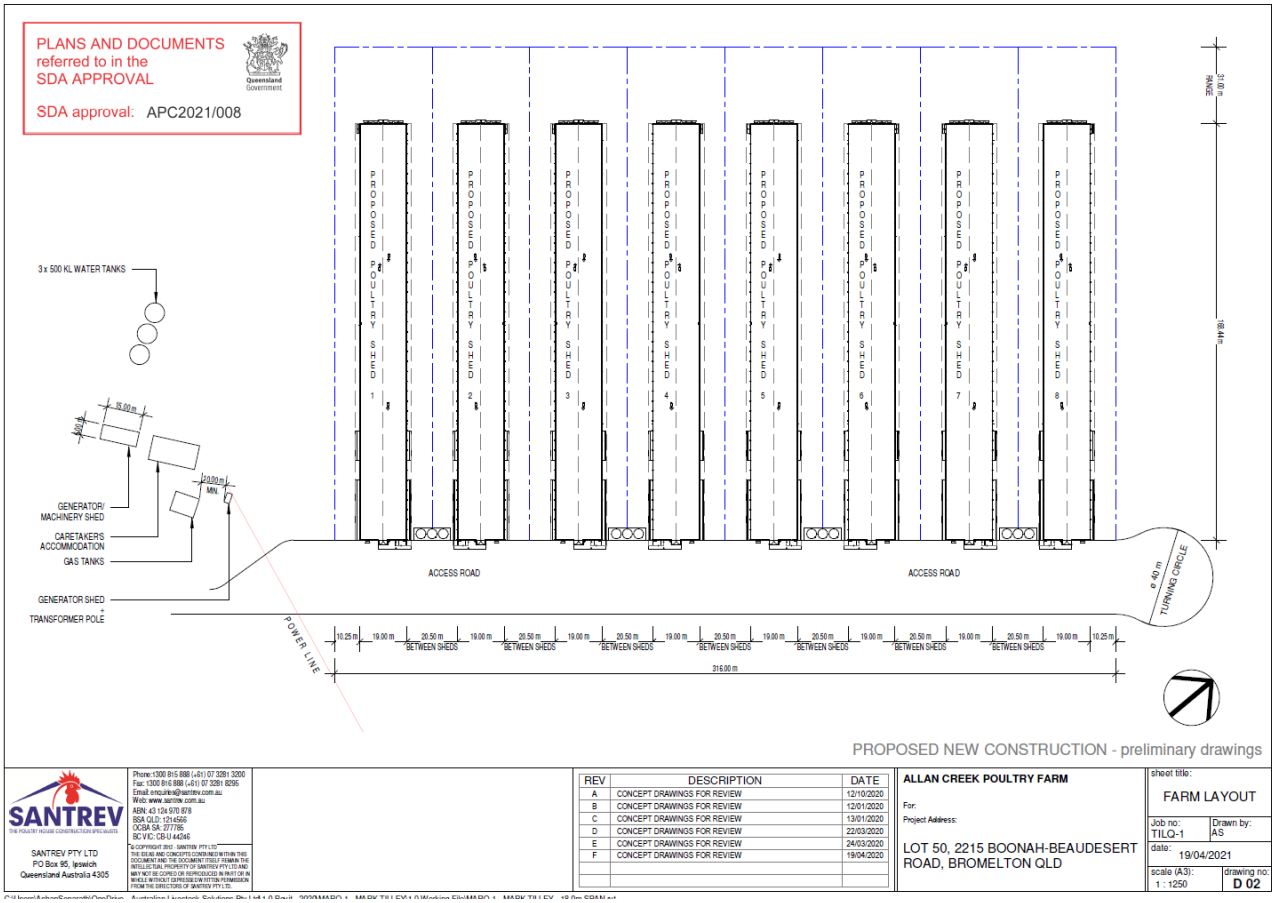


Figure 4: Approved Development - Farm Layout

Since commencement and in response to the quality of the new farm, Inghams have approached the Applicant to consider an increase in the number of birds which can be grown at the site. The Applicant has entered into an agreement with Inghams and is now seeking to change the Development Approval to enable an additional four (4) sheds (208,500 birds) to be added to the farm which will increase the overall farm population to 625,500 birds. In considering the proposed change application it is important to note that:

- The new sheds will be constructed within the existing cleared areas mapped as Category X under the *Vegetation Management Act 1999*.
- The sheds will slightly staggered to maintain the 100m setback to Allan Creek as per the existing approval.
- The earthworks plans and stormwater system will be updated to allow for the additional sheds and to amend design errors associated with the original approval.
- The site will be designed and operated generally in accordance with the approved Site Based Management Plan, however this has been amended to reflect the expanded farm and remove requirements relating to free ranging.
- While there is an increase in overall bird numbers, peak daily operations will remain similar to that which was approved, however there will be additional days of clean out, set up, bird collection throughout the cycle.
- The intersection between Boonah-Beaudesert Road and Tilley Road has been upgraded in accordance with the current approval and as no increase in peak hour or daily truck movements is required, no alterations to the design are necessary.
- Odour modelling (refer to **Appendix 4**) for the expanded farm shows compliance with the relevant criteria at the nearest sensitive receptors.
- There is an increase in 1 employees required to operate the farm (from 4 – 5).
- The original application allowed for the farm to operate free range or barn raised, however free range is no longer proposed reducing potential water quality risks associated with range areas.

4 REQUESTED CHANGES

4.1 ADDITIONAL SHEDS

Since commencement and in response to the quality of the new farm, Inghams have approached the Applicant to consider an increase in the number of birds which can be grown at the site. The Applicant has entered into an agreement with Inghams and is now seeking to change the Development Approval to enable an additional four (4) sheds (208,500 birds) to be added to the farm which will increase the overall farm population to 625,500 birds.

The additional sheds are shown in Figure 5 with revised development plans included as **Appendix 2.**

The main element of the proposed change is the addition of four (4) poultry sheds and a corresponding increase in total bird numbers from 417,000 to 625,500 (52,125 per shed). The additional sheds will be identical to the existing sheds and will be located at the northern end of the existing farm, as shown in Figure 5 and Figure 6. The tail-end of the farm dam in this location will be filled to create a level building pad for constriction. The sheds will slightly staggered to maintain the 100m setback to Allan Creek as per the existing approval.

The proposed changes contemplated in this application are summarised as follows:

- Increase in the number of sheds, from 8 to 12.
- Increase the maximum number of birds from 417,000 to 625,500 birds (52,125 birds per shed).
- Construction of an ancillary compost area for on-site composting of mortalities.
- Removal of the option of running this farm as free range.
- Adoption of an updated Stormwater Management Plan.

With respect to the existing approval, it should be noted that these is no change to the proposed dwelling location or plans. There is also no new uses proposed or new properties to be included in the application. Overall, the proposed changes to the farm are not expected to unreasonably alter the intensity, scale, or overall impacts of the development compared to that which was originally approved.

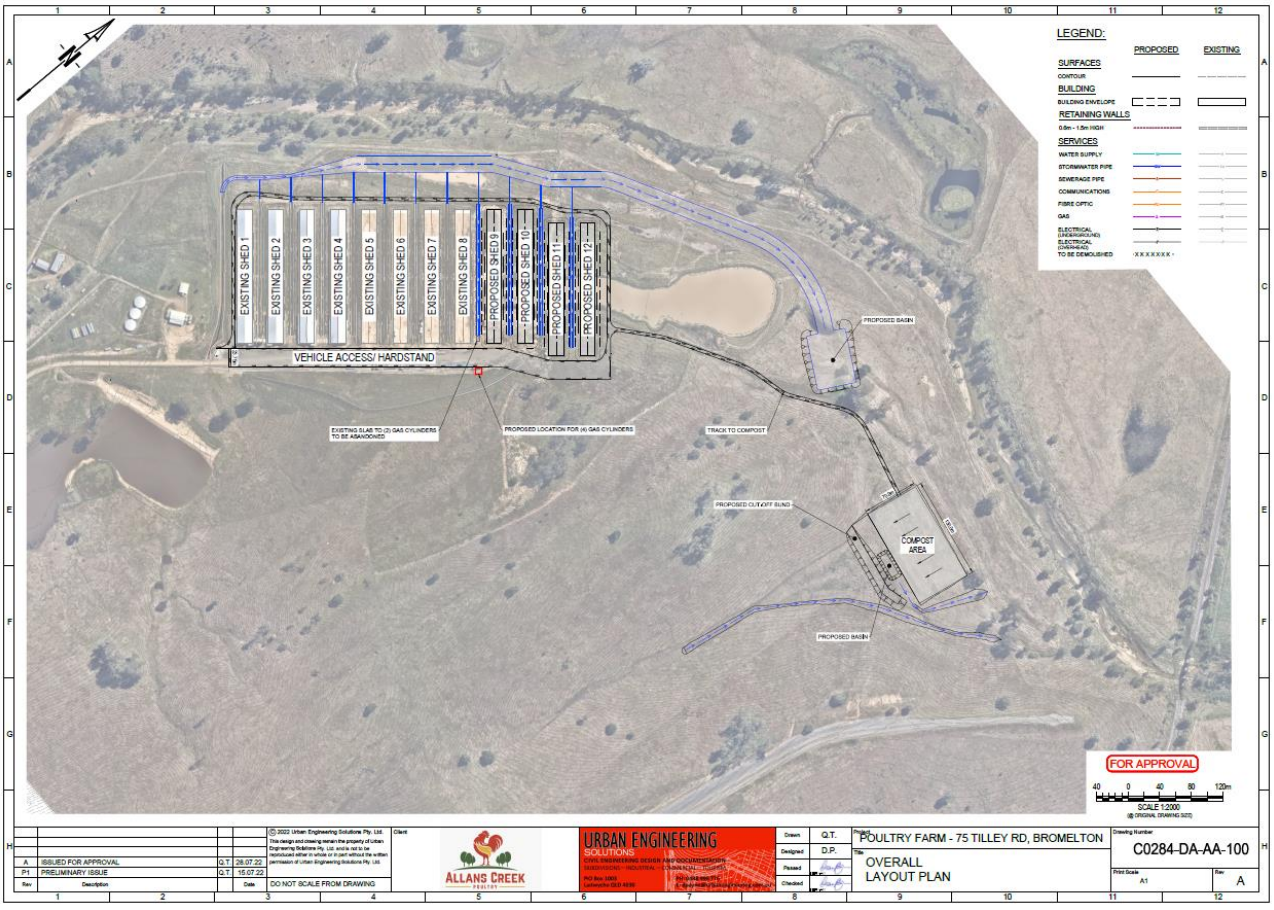


Figure 5: Proposed Site Plan (Urban Engineering, 2023)

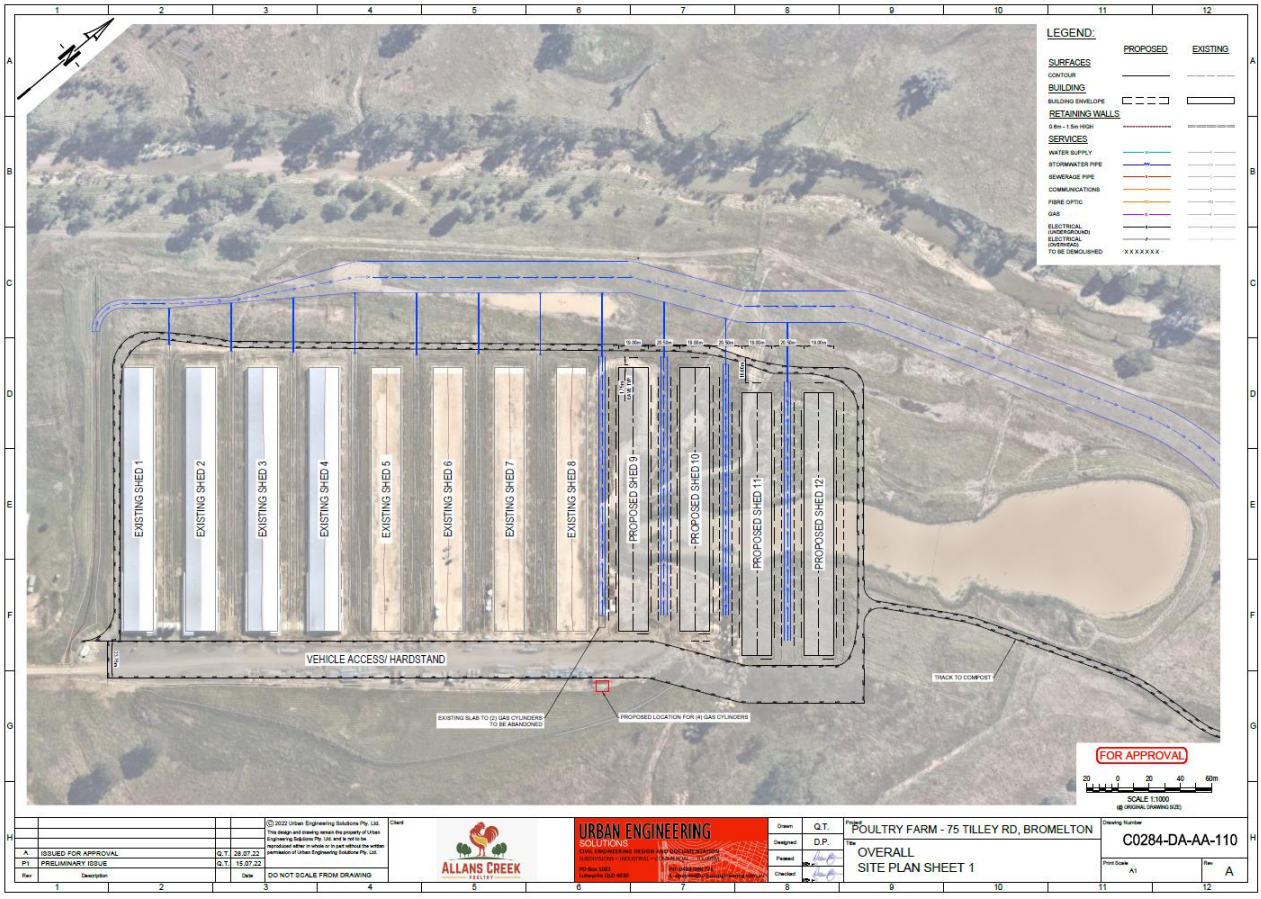


Figure 6: Proposed Farm Layout Plan (Urban Engineering, 2023)

The proposed changes to the existing approval are summarised in **Table 2**.

Table 2: Description of the Proposed Changes compared with the Existing Approval

ASPECT	ORIGINAL APPROVAL AP2016/004	MINOR CHANGE APC2021/008	PROPOSED CHANGE
SHEDS	10 Sheds	8 sheds	12 sheds
BIRDS	442,000 Birds (44,200 Birds / Shed)	417,000 Birds (52,125 Birds / Shed)	625,500 Birds (52,125 Birds / Shed)
SHED DIMENSIONS	16m x 164m	18.5m x 168m	18.5m x 168m
TRAFFIC	873 Light Vehicle Trips per Year. 1631 Heavy Vehicle Trips per Year. Average of 14 Vehicle Trips per day.	As per Original Approval.	1280 Light Vehicle Trips per Year. 2198 Heavy Vehicle Trips per Year. Average of 20 Vehicle Trips per day.

ASPECT	ORIGINAL APPROVAL AP2016/004	MINOR CHANGE APC2021/008	PROPOSED CHANGE
STAFF	4 Full Time Staff	4 Full Time Staff	5 Full time Staff
WATER USE	44 ML Supplied by Bores and Farm Dams	42 ML Supplied by Bores and Farm Dams	62 ML Supplied by Bores and Farm Dams

4.2 COMPOSTING AREA

Under the original approval, the sheds are inspected daily, and any mortalities are collected and stored in a refrigerated bin for daily collection. There are some emerging concerns surrounding the regular collection of poultry carcasses, particularly the increased risk of disease transmission between farms as a single contractors typically visits multiple farms each day to collect mortalities and take them to a rendering plant or centralised disposal site for further processing.

To reduce this risk, many poultry farms (including this project) are moving to on-site composting of mortalities which removes the need for a regular collection vehicle and a major biosecurity control point.

Composting is widely accepted and well documented method for on-site processing bird mortalities in an environmentally sound manner. Composting is a natural, biological process by which organic material is broken down and decomposed into a stable end product. The composting process is carried out by bacteria, fungi and other microorganisms which digest the organic material and reduce it to humus.

The composting process converts dead birds into a useful, inoffensive, stable end product (compost) that can be safely used as a crop fertiliser and/or soil improvement material. The principles of composting are relatively simple in that the microorganisms used to break down the mortalities are provided with a suitable environment conducive to their growth with appropriate food source, moisture levels and oxygen.

Birds must be composted fresh (daily) or temporarily stored in the on-site cold-room prior to composting to avoid a build-up of pathogens. Carcasses are transferred to the proposed compost pad to be constructed approximately 450m to the east of the extended farm. The composting area will consist of an elevated compacted pad (150 x 70m) surrounded by a vermin proof security fence. A cut off bund is to be constructed to redirect overland flows around the pad, and a detention basin to collect any run off during significant rainfall events.

Composting requires a good source of carbon such as sawdust, barn litter or chopped straw. Carcasses are to be adequately covered with co- composting material to reduce the likelihood of odour. All carcasses are to be covered with at least 150 mm of carbon co-composting material (i.e. sawdust). This will prevent odours escaping and pests/vermin from disturbing the carcasses / compost.

It is important that the compost piles are either turned or moved during the process to introduce new oxygen, stop purification and avoid the risk of odour generation. Due to the small size of the composting area, the existing poultry farm on the site, the separation to sensitive receptors (>1.0km) and that well managed composting processes do not produce significant offensive odour, the proposed development is expected to have negligible impacts on air quality and not create unacceptable odour impacts on any sensitive receptors.

Assuming a typical 4% mortality rate, the farm will produce up to 500kg of mortalities per day and about 20T of mortalities for each batch. With proper management of the compost material (regular turning and correct moisture levels), decomposition of carcasses can be achieved within 2-3 weeks. Once composted, the material is loaded onto a covered truck (approximately 1 semi-trailer per batch) and taken off site for use a fertiliser or soil amendment material.

Composted material is to be removed from site as soon as the process is complete, and stockpiling of composted material for extended periods of time is not to occur on site.

4.3 STORMWATER MANAGEMENT

The original Stormwater Management Plan proposed a grass swale which directed stormwater around the edge of the farm and into the existing dam at the northern end of the farm. Stormwater from between the sheds was also directed to the swale. This farm dam ultimately discharges into Allans Creek in an overtopping event.

However, during the detailed design and construction phase for the project, it was determined the existing dam level (51.82m) was significantly higher than swale running around end of the farm and as such, construction of the approved plan was not possible. In response, the project engineers directed the swale into the original flow path running parallel to Allans Creek with overtopping during high rainfall events discharging to the creek via overland flow. The civil engineer has confirmed that the alternate arrangements are fit for purpose, comply with QUDM and will not result in any worsening compared to the approved plans.

As part of this change application, the applicant has sought to redesign and formalise the stormwater management arrangements for the existing and changed farm. It is important to note that free ranging of birds is no longer proposed, and the sheds constructed on site are utilising a barn system only. As such, all nutrients from the poultry litter is retained entirely within the sheds and there is no interaction between the poultry operations and external stormwater flows.

A Stormwater Management Plan has been prepared by MPN Consulting for the proposed development and is included as **Appendix 3**. This Stormwater Management Plan (**Appendix 3**) demonstrates that, stormwater quality and quantity treatment is achievable to the levels required by *State Planning Policy July 2017*.

The proposed site stormwater infrastructure is shown in Figure 7 and in the development plans include as **Appendix 2.**

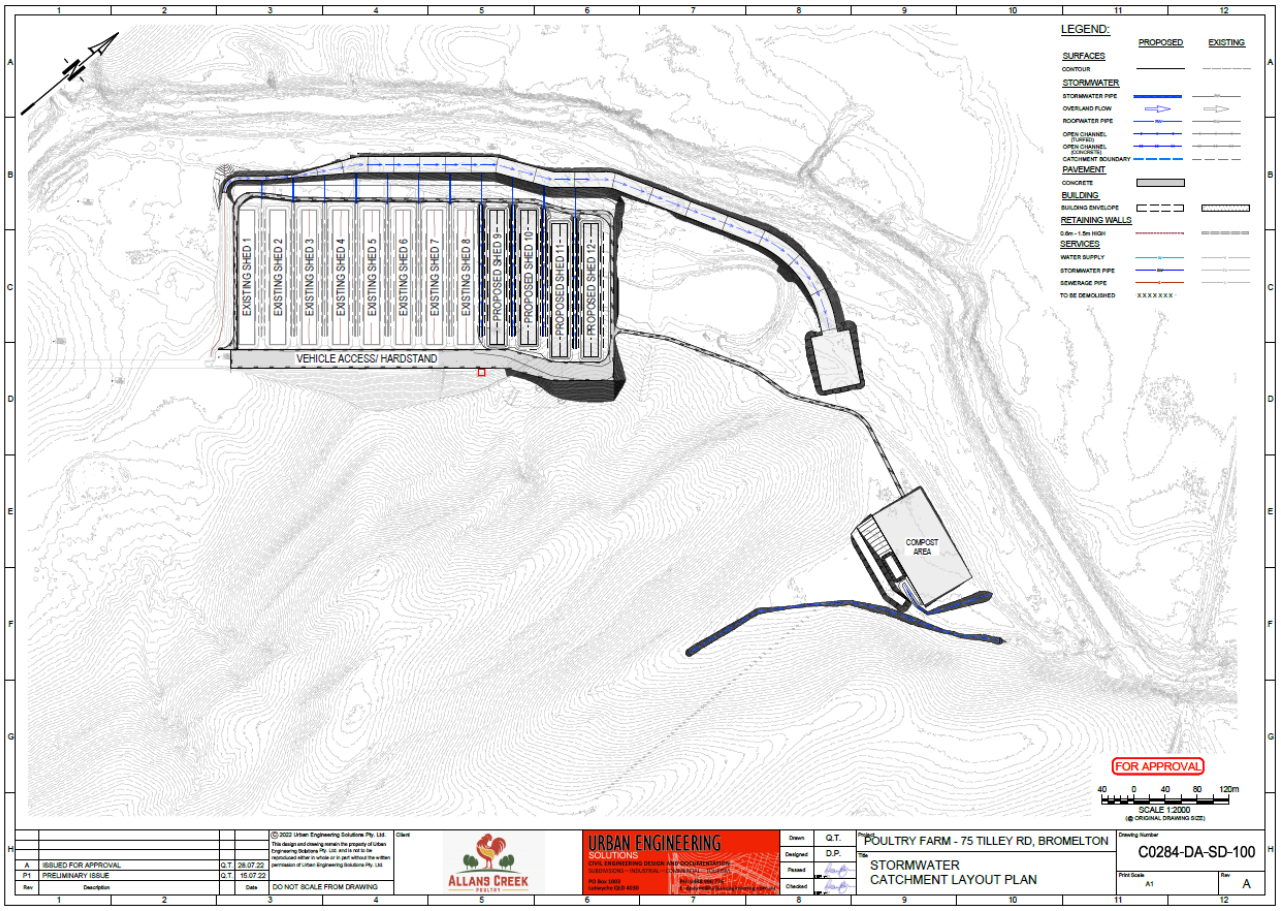


Figure 7: Stormwater Management Plan

As shown in Figure 7, stormwater and roofwater runoff from the existing and proposed farm sheds will drain via vegetated filter strips into a new grassed overland flow channel running along the northern end of the sheds. The channel will treat the stormwater runoff and provide some detention.

The overland flow channel will discharge into a new detention basin constructed to the east of the existing farm dam located just east of the existing sheds. Detained flows will outlet from the basin into Allan Creek at flow rates no greater than the pre-development peak discharge in any design storm event.

The grassed overland flow channel along with the vegetated filter strips will prevent the majority of pollutants from the development from entering Allan Creek.

With respect to the composting area, stormwater runoff from the composting area will be detained by constructing a bund. Detained water will discharge into Allan Creek. The detention area will prevent most pollutants from directly entering Allan Creek.

A cut-off bund will be constructed west of the proposed compost pad to divert the upstream catchment around the compost area. The cut-off bund will prevent the upstream stormwater runoff from washing the compost material into Allan Creek.

The swales and cut-off bund have been designed to convey the 100-year ARI storm event with 300mm freeboard, ensuring they will not be overtopped in the design storm events.

4.3.1 Stormwater Quantity

A DRAINS computer model was used to calculate the stormwater runoff for the existing site and the post development conditions. Runoff flows for the Annual Recurrence Intervals from 1 to 100 years and durations of 5 minutes to 2 hours were calculated to ensure that peak runoff flows from the proposed development would not exceed peak runoff flows from the existing site.

In order to limit the site stormwater discharge, stormwater runoff from the development will be detained in two separate detention basins. Captured stormwater may also back up into the overland flow channel which will provide

further detention volume. The stormwater basins will discharge into Allan Creek at a controlled rate via level spreader to ensure the peak post-development flow rates are no greater than the pre-development peak volumes.

4.3.2 Stormwater Quality

As part of this change application, the applicant has sought to redesign and formalise the stormwater management arrangements for the existing and changed farm. It is important to note that free ranging of birds is no longer proposed, and the sheds constructed on site are utilising a barn system only. As such, all nutrients from the poultry litter is retained entirely within the sheds and there is no interaction between the poultry operations and external stormwater flows.

Stormwater runoff from the new farm sheds will be treated by vegetated filter strips and the new overland flow channel which will be lined with grass. The treated flows will be conveyed to the detention basin where pollutants will have further opportunity to settle, minimising the volume of harmful pollutants entering Allan Creek.

Stormwater runoff from the compost pad will be treated similarly to ensure no adverse impact on the water quality in Allan Creek.

4.4 REQUESTED CHANGES TO CONDITIONS

The following conditions are to be amended to reflect the change:

Condition 11.1 – number of birds

The use is for the farming of up to ~~417,000~~ 625,500 birds to be accommodated at any one time, in no more than ~~eight (8)~~ twelve (12) separate sheds. Each shed is to hold no more than 52,125 birds at any one time.

Condition 17.1 – Site based management plan

Undertake all works in accordance with the site based management plan titled "*Site Based Management Plan for Proposed Meat Chicken Farm at Tilley Road"* prepared by FSA Consulting dated ~~06 April 2016~~ 16 January 2023. The site based management plan must be current and available on site at all times.

Condition 19.1 – Stormwater

Undertake all works in accordance with the stormwater management plan titled ~~"Farm Site Based Stormwater Management Plan: prepared by Ryacon Engineers Pty Ltd, Job No. 140501, Revision 2 dated 13 June 2016.~~ "Stormwater Management Plan – Proposed Poultry Farm Extension 75 Tilley Road – Bromelton", Job No. 9559, Revision A prepared by MPN Consulting dated 20 December 2022.

4.5 PROPOSED PLAN CHANGES

In order to facilitate the above changes, updated plans have been prepared for approval. It is requested that the following plans identified in Table 1 are replaced within the Development Approval.

Table 1 Summary of Proposed Plan changes

APPROVED PLANS	PROPOSED PLANS CHANGES
Site Plan Santrev Pty Ltd Drawing DA 01 19 April 2021	Overall Layout Plan Urban Engineering Solutions C0284-DA-AA-100 28.07.2022
Farm Layout Santrev Pty Ltd Drawing DA 02 19 April 2021	Overall Site Plan Urban Engineering Solutions C0284-DA-AA-110 28.07.2022
Bulk Earthworks Layout Plan ACS Engineers Drawing No. ACS-210014-PAD-04 – Rev B 25 March 2021	Bulk Earthworks Urban Engineering Solutions C0284-DA-BE-100 28.07.2022

APPROVED PLANS	PROPOSED PLANS CHANGES
Site Sections ACS Engineers Drawing No. ACS-210014-PAD-05 – Rev B	Bulk Earthworks Sections Urban Engineering Solutions C0284-DA-BE-200 28.07.2022
General Layout Plan ACS Engineers Drawing No. ACS-210014-PAD-07 – Rev B 25 March 2021	Roadworks Layout Plan Urban Engineering Solutions C0284-DA-RW-100 28.07.2022
Vehicle Movements ACS Engineers Drawing No. ACS-210014-PAD-07 – Rev B 25 March 2021	Roadworks Vehicle Turning Paths Urban Engineering Solutions C0284-DA-RW-700 28.07.2022
Site Based Management Plan FSA Consulting Job No. 8299 Version No 2 6 April 2016	Site Based Management Plan Allans Creek Poultry Pty Limited 24 March 2023
	Stormwater Catchment Layout Plan Urban Engineering Solutions C0284-DA-SD-100 28.07.2022
	Stormwater Management Plan MPN Consulting PTY LTD MPN Reference: 9559 20 December 2022

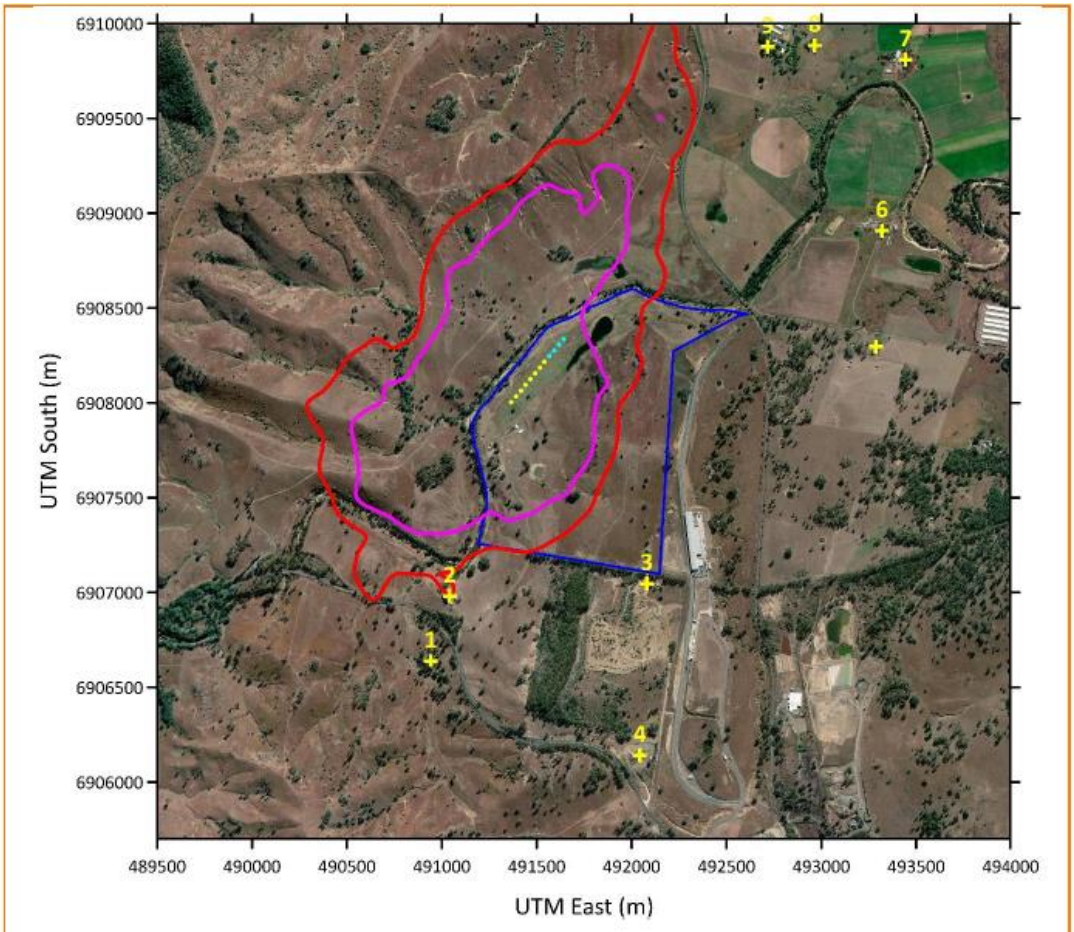
4.6 IMPACT ASSESSMENT OF CHANGES

4.6.1 Odour

An updated Odour Assessment has been prepared by Astute Environmental Consulting to assess the potential impacts of the expanded poultry farm. The assessment is attached as **Appendix 4** for reference. This report assessed potential odour impacts associated with the proposed expansion to the farm. Local land use, terrain and meteorology were considered in the assessment and dispersion modelling was undertaken using CALPUFF. A comparison of the emissions modelling for the existing and proposed farm is shown in Figure 8.

As expected, the results show an increase in the emissions modelling due to the inclusion of 4 extra sheds. However, the results demonstrate that the 2.5 ou contour (red line) maintains compliance with the *Guideline: Odour Impact Assessment from Developments* (DEHP, 2013) and does not impact any existing receptors. The modelling does show that the plum travels further to the north which is a function of both the size of the farm, the constraining terrain to the east and west and the dominant southerly winds.

It is important to the note that the results presented in Figure 8 are based on a K factor of 2.2. This was originally proposed in PAE Holmes (2011) based on farm management up to that point in time. In simple terms, the K factor is a scaling factor used to scale the emissions from a farm. A farm with a K factor of 2, would have twice the emissions of a farm with a K factor of 1.



Species:	Site:	Scenario:	Averaging Period:	Percentile:
Odour	Allans Creek	Existing – Pink Proposed - Red	1 hour	99.5th
Criterion:	**Units:**	**Meteorology:**	**Model:**	**Author:**
2.5 ou	ou	CALMET	CALPUFF v 6.42	G. Galvin

Figure 8: Odour Modelling Existing and Proposed - K Factor 2.2 (Astute Environmental, 2023)

With the introduction of RSPCA requirements for farming, and especially the requirements around litter management, measured K factors at existing farms have dropped significantly. Whilst the latest planning and environment guideline for establishing meat chicken farms – Guide 1 Assessment Guide (McGahan, et al., 2021) recommends a K factor of 1.9 when modelling farms, recent testing at new farms (as opposed to old farms) in New South Wales and Queensland has shown that K factors can be below the K = 1.9. It also noted that the offensiveness of the odour from farms has also decreased over time meaning that the odour from farms is also now less offensive.

As part of the approval conditions for the existing farm, odour testing was performed by The Odour Unit on 24 January 2023 immediately prior to the first pickup. At the time, the bird ages ranged from 32 to 29 days.

Shed	Bird Age	Fans Running	Ventilation Rate (Nm^3/s)	OER (ou/s)	K Factor
1	32	13/13	114	13,492	0.5
2	32	13/13	110	20,718	0.8
3	30	13/13	97	17,638	0.8
4	29	13/13	106	10,067	0.5
5	29	13/13	114	12,871	0.6

Note: Duplicate testing performed in each shed, K factor is average of two samples per shed.

Figure 9: Odour Emissions Test Data (Astute Environmental, 2023)

As shown in Figure 9, the existing sheds on the site are currently achieving K-Factors between 0.5 and 0.8. As such the use of a K factor of 2.2 within the modelling can be considered as conservative. A comparison of the modelled emissions using a K-Factor of 2.2, 1.9 and 1.5 is shown in Figure 10.

Achieving a K-Factor of This however is based on the realistic assumption that the farm will be operated to best practice and managed in a way to avoid abnormal odour emissions. This would include careful ventilation management to manage moisture in the litter, and also tilling (rotary hoeing) and/or wet litter replacement as required. Best practice management of litter in terms of reuse in the sheds is currently being applied at the site. It is our experience that most farms, including this one, are operated having regard to the aforenoted points.

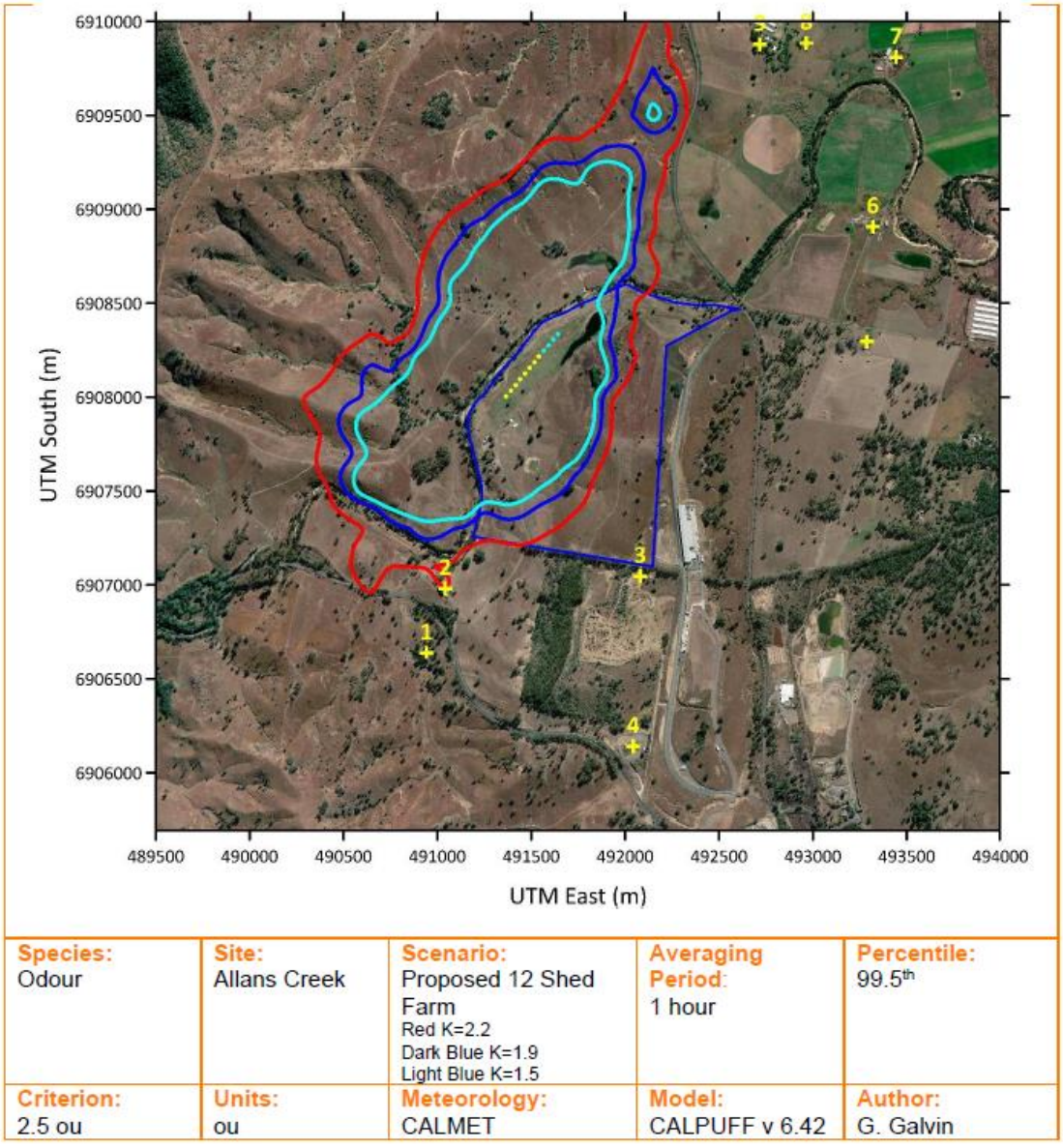


Figure 10: Odour Modelling of Various K Factors (Astute Environmental, 2023)

4.6.2 Visual

The additional four proposed poultry sheds will not create adverse visual impacts on nearby sensitive receptors. The closest sensitive receptors are located to the south of the proposed development. The four additional sheds will be aligned immediately to the north of the existing poultry farm.

4.6.3 Traffic

An updated Traffic Impact Assessment has been prepared to support the Change Application for the expansion to the existing poultry farm. The Traffic Impact Assessment has been attached as **Appendix 5** for reference. Annual traffic generation for the original farm and the proposed 12 shed farm is noted below. Note that a trip refers to both an incoming or outgoing vehicle, so a feed truck coming to the site, delivering feed and then exiting will equate to 2 trips.

Original Approval Traffic Generation:

- 873 Light Vehicle Trips per Year.
- 1631 Heavy Vehicle Trips per Year.
- Average 14 Vehicle trips per day (of which ~ 8 are heavy vehicles trips).

Proposed Traffic Generation:

- 1280 Light Vehicle Trips per Year.
- 2198 Heavy Vehicle Trips per Year.
- Average of 20 Vehicle Trips per day (of which ~ 12 are heavy vehicles trips).

It is noted that the additional sheds will result in an increase in traffic generation over the course of each batch and each year. While peak daily operations are expected to increase only slightly compared to current operations (e.g. some extra feed deliveries each week), but traffic associated with the bird collection, shed clean out, set up, and placement of a new batch at the end of each production cycle is expected to extend out for an additional 1 -2 days. These additional days account for most if the additional traffic generated by the 4 sheds.

Findings from the TIA are summarised as follows:

- Access to the site is via Beaudesert Boonah Road and Tilley Road. An upgraded intersection of Tilley Road and Beaudesert Boonah Road (with BAL and BAR) is included in the current approval for the original 8 sheds.
- The total proposed development, including 8 approved and 4 additional sheds, is estimated to generate 1 vehicle trip in and out of the site per peak hour respectively.
- This low traffic generation is not anticipated to impact on the intersection performance of upgraded Beaudesert Boonah Road/ Tilley Road.
- This low traffic generation is not anticipated to impact on the road link performance of Beaudesert Boonah Road.
- No pavement impacts are anticipated.

Overall, the development is not anticipated to have any major impacts on the local or state controlled road network.

4.6.4 Noise

The additional four proposed poultry sheds will have negligible impacts on the noise emission from the site. The main noise emissions from the sheds are the ventilation fans which are located at the northern ends of the new sheds and approximately 1340m away from the nearest sensitive receptors. Given the presence of the existing 8 sheds, the separation to the nearest receptor and the predominance of southerly winds, the noise emissions associated new sheds are expected to have a negligible impact on the current acoustic environment.

4.6.5 Earthworks

Bulk earthworks will be required on-site to create a level pad for the four additional sheds and extend the vehicle access / hardstand area around the sheds. This will include the requirement for partial filling of the southern extent of the existing farm dam adjacent to the poultry sheds (refer to Bulk Earthworks Layout Plan provided within **Appendix 2**).

4.6.6 Stormwater

A Stormwater Management Plan has been prepared by MPN Consulting for the proposed development. The SMP is attached as **Appendix 3** for reference.

This Stormwater Management Plan demonstrates that under the proposed concept plan, stormwater quality and quantity treatment is achievable to the levels required by *State Planning Policy July 2017*.

Stormwater and roof water runoff from the existing and proposed farm sheds will drain into vegetated filter strips for water quality treatment before entering a new overland flow channel. The channel will further treat the stormwater and roofwater runoff and convey outlet into a detention basin. Detained flows will outlet into Allan Creek at flow rates no greater than the peak pre-development discharge rates.

Stormwater runoff from the upstream catchment which currently runs through the proposed compost area will be diverted by the construction of a new cut-off bund. The bund will be constructed to convey the 100 year ARI rainfall event with sufficient freeboard to ensure that the compost materials are not washed directly into Allan Creek.

5 PLANNING CONSIDERATIONS

5.1 RESPONSIBLE ENTITY

This change application is made to the Co-ordinator General.

5.2 ASSESSMENT OF RELEVANT MATTERS

5.2.1 State Development and Public Works Organisation Act 1971

Part 6, Division 1, Section 84F of the *State Development and Public Works Organisation Act 1971* (SDPWO Act) outlines how a change to a project or conditions of project is assessed by the Coordinator General.

The project was originally approved by the Co-ordinator General in May 2017 with a subsequent Minor Change (APC2021/008) issued on 7 May 2021. The evaluation of the project found that the subject site was appropriate for an intensive animal industry, with site conditions and the location being appropriate. In addition, the design of the proposed farm was suitable.

As noted in Section 4.1, the proposed change will increase the number of birds on the site from 417,000 birds to 625,500 birds, with the additional birds to be housed in four (4) sheds located at the eastern end of the existing farm. The proposed changes will not change the approved use (intensive animal industry) and include any additional land. The effect of the change is outlined below.

The proposed change will:

- Allow sensible expansion of the farm, enabling additional birds to be grown on site at the request of the processor.
- Efficiently use the infrastructure built to service the current farm including significant upgrades undertaken to the road network and power supply.
- Remove the free ranging element of the operation which will reduce bio-security and stormwater risks.
- Improve bio-security arrangements through the introduction of on-site composting as opposed to regular third party collection of mortalities.
- Update and enhance the stormwater management arrangements for the site.
- Enable the farm to operate in accordance with the latest processor requirements and best practice guidelines.
- Enhance the financial viability of the farm ensuring longevity of operations.
- Allow operations to be undertaken in manner which not result in unacceptable impacts on the receiving environment and nearby sensitive receptors.

It is considered that the proposed change is in keeping with the intent of the development approval in that the approved use will be maintained.

5.2.2 Bromelton Development Scheme

The development is located within the Transition Precinct and the Rural Precinct of the Bromelton Development Scheme.

5.2.2.1 Transition Precinct

Table 3: Response to Transition Precinct assessment

ASSESSMENT CRITERIA	CRITERIA RESPONSE
The preferred development intent for the Transition Precinct is described below. This precinct will provide appropriate separation between sensitive and industrial uses to protect the industrial function and operation of the Bromelton SDA. The precinct will generally accommodate low impact development which: (i) is compatible with, and able to safely operate near, higher impact industrial development which is anticipated to occur elsewhere in the Bromelton SDA (ii) does not cause adverse amenity impacts on sensitive land uses outside of the Bromelton SDA. Development, including for sensitive land uses, that limits the ability to establish and operate industry in surrounding precincts is unlikely to be supported. Development recognises and protects the future development of the Indicative Bromelton North South Arterial Road. Defined uses which are generally considered to meet the precinct intent include animal husbandry, animal keeping, aquaculture, cropping, extractive industry, intensive animal industry, intensive horticulture and rural industry. Development for high impact and special industry is unlikely to be supported.	Complies. The proposed change to the existing Intensive Animal Industry (Poultry Farm) use is consistent with the intent of the Transition Precinct. The defined use is an anticipated use in the precinct and the extension will not result in adverse amenity impacts on sensitive land uses adjoining the site.

5.2.2.2 Rural Precinct

ASSESSMENT CRITERIA	CRITERIA RESPONSE
(1) The preferred development intent for the Rural Precinct is described below. (a) This precinct will provide for low impact rural and agricultural activities which: (i) are compatible with, and able to safely operate near, more intensive industrial development which is anticipated to occur elsewhere in the Bromelton SDA (ii) does not cause adverse amenity impacts on sensitive land uses outside of the Bromelton SDA. (b) Development, including for sensitive land uses, that limits the ability to establish and operate industry elsewhere in the Bromelton SDA is unlikely to be supported.	Complies. The proposed change involves an extension to an existing approved Intensive Animal Industry Use on the site. The extension of the use is not incompatible with the intent of the Rural Precinct.

ASSESSMENT CRITERIA	CRITERIA RESPONSE
(c) Development does not compromise the future development of the Southern Freight Rail Corridor. (d) Development recognises and protects the future development of the Indicative Bromelton North South Arterial Road. (e) Defined uses which are generally considered to meet the precinct intent include animal husbandry, animal keeping, cropping, rural industry and wholesale nursery. (f) Development for high impact and special industry is unlikely to be supported.	

5.2.3 SDA Wide Assessment Criteria

Table 4: Response to SDA Assessment Criteria

ASSESSMENT CRITERIA	CRITERIA RESPONSE
SERVICES	
Development maximises the use and minimises the costs for infrastructure associated with telecommunications, transport, water, wastewater, recycled water and energy.	Complies The existing development is serviced by all necessary infrastructure services. Existing infrastructure on site will be extended to service the additional poultry sheds. The change will maximise the efficient use the infrastructure built to service the current farm including significant upgrades undertaken to the road network and power supply.
Development plans for and addresses the impacts of the development on existing and future planned telecommunications, transport, water, wastewater, recycled water and energy networks.	
Development is adequately serviced by telecommunications, transport, water, wastewater, recycled water and energy networks as relevant.	
Development is to avoid or minimise adverse impacts on existing or proposed state or local government services.	Complies No upgrades to existing local government infrastructure or services are required to be upgraded as a result of the change.
Development is located, designed and constructed to avoid or mitigate potential flood damage, ensure no net worsening, avoid risks to public safety, and not adversely impact on transport and service infrastructure.	Complies The site is not impacted by flooding and has been designed to ensure no-worsening of stormwater flows. The development will not adversely impact on the local road network or create unacceptable impacts on public safety.
TRANSPORT	
Increased traffic arising from development is either able to be accommodated within existing road networks, or works	Complies

ASSESSMENT CRITERIA	CRITERIA RESPONSE
are undertaken to minimise adverse impacts on existing and future infrastructure networks.	Complies. A Traffic Impact Assessment has been prepared by PSA Consulting which is included as **Appendix 5**. The assessment demonstrates that the upgrades undertaken to the road network as part of the original application are sufficient to support of the changes proposed and the additional sheds will have a negligible impact on the surrounding road network.
Development is established to take advantage of proximity to appropriate transport routes and does not adversely impact on the safe and efficient functioning of the Sydney-Brisbane Rail corridor as well as integrated rail and road transport routes.	Complies The proposed development will not impact upon the safe and efficient functioning of the Sydney-Brisbane Rail corridor.
Local road networks within the Bromelton SDA are to be designed to accommodate the proposed vehicle type and predicted traffic volumes associated with the development and the precinct/s.	Complies. A Traffic Impact Assessment has been prepared by PSA Consulting which is included as **Appendix 5**. The assessment demonstrates that the upgrades undertaken to the road network as part of the original application are sufficient to support of the changes proposed and the additional sheds will have a negligible impact on the surrounding road network.
The establishment and operation of existing and planned transport infrastructure is not compromised.	Complies. The changes will note compromise the operation of an existing or planned transport infrastructure.
Sufficient car parking, vehicular manoeuvring and off-street loading/unloading facilities, which are adaptable to a variety of uses, are provided within the development site.	Complies. The farm will be operated by 5 staff with ample space provided on site for parking of staff vehicles. Provision has also be made to a B-Double to enter and exit the site in forward gear.
Development is designed to facilitate safe and efficient vehicular ingress and egress and does not unduly impact on the safe and efficient operation of external roads, rail, transport infrastructure or services.	Complies The expanded farm will note result in any unacceptable impacts of transport services.
Rail spurs and sidings are designed in accordance with appropriate design standards.	Not Applicable.
CHARACTER AND AMENITY	
Visual impacts of development are minimised through building design, materials and landscaping when viewed from a significant publicly accessible viewpoint such as major roads.	Complies The proposed four additional poultry sheds align with the eight existing sheds on the site and are not visible from Beaudesert Boonah Road.

ASSESSMENT CRITERIA	CRITERIA RESPONSE
EMISSIONS	
Development is designed to avoid or minimise: (a) adverse impacts from air, noise and other emissions that will affect the health and safety, wellbeing and amenity of communities and individuals and (b) conflicts arising from (but not limited to), spray drift, odour, noise, dust, light spill, smoke or ash emissions with sensitive and/or incompatible land uses.	Complies An odour impact assessment has been prepared in support of the proposed Change Application and has been attached as **Appendix 4**. This report assessed potential odour impacts associated with the proposed expansion to the farm. Local land use, terrain and meteorology were considered in the assessment and dispersion modelling was using CALPUFF. The results in this report predicted compliance with the state's odour criterion of C99.5 1hr = 2.5 ou at all sensitive receptors.
Development supports the achievement of the relevant acoustic and air quality objectives of the Environmental Protection (Noise) Policy 2008 and the Environmental Protection (Air) Policy 2008.	Complies The proposed development will be in accordance with the Environmental Protection (Noise) Policy 2008 and the Environmental Protection (Air) Policy 2008.
Development with high levels of emissions is to, in accordance with current best practice, avoid adverse impacts on the cumulative air quality of the Bromelton air shed.	Complies An odour impact assessment has been prepared in support of the proposed Change Application and has been attached as **Appendix 4**. This report assessed potential odour impacts associated with the proposed expansion to the farm. Local land use, terrain and meteorology were considered in the assessment and dispersion modelling was using CALPUFF. The results in this report predicted compliance with the state's odour criterion of C99.5 1hr = 2.5 ou at all sensitive receptors.
NATURAL HAZARDS - FLOODING	
Development, in accordance with current best practice, is to: (a) achieve an appropriate level of flood immunity and (b) not adversely affect existing flow rates, flood heights or cause or contribute to other flooding impacts on upstream, downstream or adjacent properties. This includes potential impacts from changes to stormwater flows and local flooding.	Complies As outlined in the Stormwater Management Plan (refer to **Appendix 3**) and based on a review of the Scenic Rim Council's flood mapping, the proposed development is not impacted by flooding. It is also noted that the farm shed levels are at approximately 54.6m AHD which is some three meters higher than the overland flow path and Allan Creek.
The risk of, and the adverse impacts from, flooding are avoided, minimised or mitigated to protect people and property, and enhance the community's resilience to flooding.	

ASSESSMENT CRITERIA	CRITERIA RESPONSE
Development maintains the safety of noxious and hazardous materials and chemicals manufactured or stored in bulk during flood events.	
NATURAL HAZARDS	
Development, in accordance with current best practice: (a) identifies relevant natural hazards that may impact upon the development (b) appropriately manages risk associated with the identified hazards and (c) avoids increasing the severity of the natural hazard.	Complies The proposed development will not increase the severity of any known natural hazards.
Development within the sunny day failure extent of the Bromelton Offstream Storage is designed and sited to be compatible with the risk to public safety and property associated with a failure of the facility. Note: Further details on the Bromelton Offstream Storage facility, including mapping and information on the level of risk are available in the Bromelton Dam Emergency Action Plan.	Not Applicable
CONTAMINATED LAND	
Development on land likely to be contaminated or recorded on the Environmental Management Register or Contaminated Land Register does not adversely impact on human health or the environment by exposure, management, or movement of contaminants.	Not Applicable
Where required, develop a strategy to manage any existing contamination and the potential for additional contamination such that human health and the environment are not adversely affected.	Not Applicable
WATER QUALITY	
Development, consistent with the Environmental Protection (Water) Policy 2009, avoids potential adverse impacts on the environmental values and water quality objectives of receiving waters, arising from: (a) altered stormwater quality or flow (b) wastewater (other than contaminated stormwater and sewage) and (c) the creation or expansion of non-tidal artificial waterways.	Complies The Site Based Stormwater Management Plan demonstrates that water quality impacts will be minimised in receiving waters (Allan Creek) through the adoption of best practice stormwater management arrangements including vegetated filter strips, swales and detention basins. This Stormwater Management Plan (**Appendix 3**) demonstrates that, stormwater quality and quantity

ASSESSMENT CRITERIA	CRITERIA RESPONSE
Development protects the ecological and hydraulic function of water assets within and adjacent to the Bromelton SDA.	treatment is achievable to the levels required by *State Planning Policy July 2017*.
Development incorporates current best practice integrated water cycle management strategies and integrates water sensitive urban design principles.	
ENERGY AND WATER EFFICIENCY	
Where practicable, building, site design and layout maximises energy efficiency, having regard to: (a) building orientation and passive solar design (b) natural lighting opportunities (c) maximising cross ventilation (d) provision of sun shading devices at north, west and east facing windows and doors and (e) landscaping treatments to the western side of the building.	Complies. The poultry sheds are oriented east west to reduce direct sunlight exposure on the shed length, maintaining a cooler environment for the birds and reduce the need for mechanical ventilation.
The use of reticulated water supply is minimised through the use of alternative water supply sources, including: (a) rain water harvesting and (b) recycled water sources	Complies A combination of on-site bore water and farm dams are utilised by the operation.
CLIMATE CHANGE	
Development minimises its emission of greenhouse gases and demonstrates how it will adapt to projected climate change conditions.	Complies. Refer to Section 5.9 of the Site Based Management Plan for objectives and management strategies to minimise greenhouse gas emissions.
ENVIRONMENT, CULTURAL HERITAGE AND COMMUNITY	
Environmental values, cultural heritage values and community values of the site on which the development is undertaken and immediate surrounds are identified and protected, consistent with current best practice. Note: Duty of Care Guidelines under Section 28 of the Aboriginal Cultural Heritage Act 2003 should be considered a minimum requirement of all development.	Complies The extended farm is located in existing disturbed portions of the site.
Development is designed to avoid the clearing of regulated vegetation. Where avoidance is not possible, minimise clearing to: (a) avoid land degradation (b) avoid the loss of biodiversity and (c) maintain ecological processes.	Complies No vegetation clearing is required to facilitate the construction of the four additional sheds

ASSESSMENT CRITERIA	CRITERIA RESPONSE
Development is designed and sited to: (a) minimise impacts on matters of local and state environmental significance (b) maintain ecological connectivity and avoid fragmentation of matters of local and State environmental significance (c) avoid or minimise impacts to the movement of fish (fish passage) along waterways.	Complies The proposed extension will not result in any impacts to MLES or MNES.
Where the development requires a buffer to mitigate the environmental impacts of the development, that buffer must be accommodated within the development site. Note: Examples of buffers for (4) above, may be a vegetated screen to mitigate the visual impacts of a large industrial facility from a public road; or retaining additional vegetation around a protected flora species; or buffer to the curtilage of a listed cultural heritage site.	Not Applicable. No additional buffers are required for the development.
Development avoids significant adverse environmental impacts on matters of national or State significance, or where significant impacts cannot be reasonably avoided they are minimised. Any residual significant adverse impacts are offset in accordance with the relevant commonwealth or Queensland environmental offset framework.	Complies The proposed extension will not result in any impacts to MLES or MNES.
The ecological values associated with the Logan River, Allan Creek and Sandy Creek shall be protected and enhanced.	Complies. As per the original approval, the additional sheds are set back a minimum of 100m from Allan Creek. In addition, the Site Based Stormwater Management Plan demonstrates that water quality impacts will be minimised in receiving waters (Allan Creek) through the adoption of best practice stormwater management arrangements including vegetated filter strips, swales and detention basins.
BUILT FORM	
The scale and character of built form is consistent with surrounding areas and the preferred land use intent of the precinct.	Complies The proposed built form of the additional poultry sheds is consistent with the existing constructed poultry sheds on site and aligns with the preferr4ed land use intent for the precinct.
Development incorporates high quality urban design treatments to help integrate the building into the surrounding environment.	Complies The proposed built form of the additional poultry sheds is consistent with the existing constructed poultry sheds on site and aligns with the preferr4ed land use intent for the precinct.

ASSESSMENT CRITERIA	CRITERIA RESPONSE
Development contributes to a high standard of amenity.	Complies The proposed sheds will not adversely impact upon the amenity of the locality.
OTHER GOVERNMENT MATTERS	
Development is to demonstrate consistency with other relevant legislative requirements that may be required for the development to proceed and operate and to the extent practicable, be consistent with regional plans, the State Planning Policy and the State Development Assessment Provisions where the State interests articulated by these instruments are likely to be affected by the development.	Complies. The existing approval operates in accordance with an existing Environmental Protection License which will be amended to allow for the operation of the 4 extra sheds. The proposed development will remain consistent with all relevant legislative requirements.
Development is to avoid or minimise adverse impacts on existing or proposed state or local infrastructure.	Complies The proposed development will not result in adverse impacts on any existing or proposed state or local infrastructure.
LANDSCAPING	
Development provides landscaping that: (a) minimises the visual impacts of the development (b) incorporates at least 50% local species and (c) is low maintenance	Not Applicable. No additional Landscaping is proposed as part of this change.
ENGINEERING STANDARDS	
Development is to be designed and constructed in accordance with the relevant engineering standards (and any subsequent revisions to the relevant standards) stated in Table 7 below. Alternative, innovative solutions that demonstrate compliance with the relevant standards are encouraged.	Complies. The works will be constructed in accordance with all relevant engineering standards and can be conditioned accordingly.

6 CONCLUSION

PSA Consulting has been engaged by Allans Creek Poultry Farm Pty Ltd (the Applicant) to prepare a Change Application which seeks approval from the Co-ordinator General (CG) to change both conditions and plans associated with the existing Development Approval.

Since commencement and in response to the high quality of the new farm, Inghams have approached the Applicant to consider an increase in the number of birds which can be grown at the site. The Applicant has entered into an agreement with Inghams and is now seeking to change the Development Approval to enable an additional 4 sheds to be constructed on the site.

The proposed changes contemplated in this application are summarised as follows:

- Increase in the number of sheds, from 8 to 12.
- Increase the maximum number of birds from 417,000 to 625,500 birds (52,125 birds per shed).
- Construction of an ancillary compost area for on-site composting of mortalities.
- Removal of the option of running this farm as free range.
- Adoption of a new Stormwater Management Plan for the site.

This change application has been prepared by PSA Consulting on behalf of Allan Creek Poultry Farm Pty Ltd. As outlined above, comprehensive consideration has been given to the nature of the proposed changes and their potential impact on the subject and surrounding area.

Based on the assessment provided, it is considered that the proposed extension to the existing approved intensive animal industry use (poultry farm) will not result in any additional or unacceptable impacts on the receiving environment and as such, it is recommended that the Coordinator – General approves this Change Application.

I trust that this correspondence provides you with the relevant details to make an informed assessment of the proposed Change. Should you require anything further please do not hesitate to contact David Ireland or Cliff Schmidt on (07) 3220 0288.

APPENDIX 1
EXISTING APPROVAL

APPENDIX 2
CHANGED PLANS

APPENDIX 3
STORMWATER MANAGEMENT PLAN

APPENDIX 4
ODOUR IMPACT ASSESSMENT

APPENDIX 5
TRAFFIC IMPACT ASSESSMENT

APPENDIX 6
SITE BASED MANAGEMENT PLAN