

27 March 2023

Office of the Coordinator-General

PO Box 15517
CITY EAST QLD 4002

Attention: Mr Marcus Peck

Dear Marcus,

RE: ALLANS CREEK POULTRY FARM – CHANGE APPLICATION

BACKGROUND

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 approved 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 approval was the subject of a minor change (APC2021-008) issued by the CG on 7 May 2021 which reduced the number of poultry sheds from 10 to 8 and decreased bird numbers from 440,000 to 417,000.

Since commencement and in response to the quality of the new farm, Inghams have approached the Applicant to add 4 extra sheds on the site and accordingly, please find attached a change application seeking the following:

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

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

DEVELOPMENT APPLICATION FEES

Please find attached Correspondence issue by the CG dated 10 March 2023 agreeing to a partial waiver of the applicable Development Assessment fees for the project from \$87,463 to \$26,238.50. This request was made on the basis that:

- The new sheds will be constructed within the existing cleared paddocks mapped as Category X under the *Vegetation Management Act 1999*.
- The works will maintain the minimum 100m setback to the adjoining Allan Creek.
- The earthworks plans and stormwater system will be expanded to allow for the additional sheds.
- The site will be designed and operated in accordance with the approved Site Based Management Plan.
- 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 no alterations to the design are necessary.

- Odour modelling for the expanded farm shows compliance with the relevant criteria at the nearest sensitive receptors.
- 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.

We request that the Office of the Co-ordinator General contact David Ireland on 0416 016 580 to arrange payment of the relevant application fee.

PUBLIC NOTIFICATION

Similar to the above partial waiver of the Development Assessment fees, we also request that the Co-ordinator General consider waiving the requirement for public notification for this application on the grounds that:

- The existing and proposed poultry farm is consistent with the precinct intent and is identified as a suitable land uses within the Transition Precinct of the Bromelton SDA.
- There has been no change to the SDA Development Scheme since the original approval was issued.
- The farm has been subject to 2 previous assessment processes which have considered the potential environmental impacts associated with the development of a poultry farm in this location.
- There is minimal change to day to day operations on the farm.
- The additional sheds are located immediately adjacent to the existing approved farm within a cleared paddock.
- Operation on the site will be undertaken in accordance with the approved Site Based Environmental Management Plan.
- The option to operate as a free range farm is no longer proposed reducing potential water quality risks associated with range areas.
- Odour testing undertaken since commencement of operations shows that the emissions from the sheds very low and well below the conservative assumptions in the original and updated odour assessments.
- The submitted Odour Impact Assessment and Traffic Impact assessment show that the expanded farm maintains compliance with all relevant standards.
- Since commencement of operations in August 2022, the farm manager has not received a complaint in relation to the broiler farm operations.
- The assessments undertaken as part of the change application demonstrate that the farm is not expected to result in unacceptable impacts on sensitive receptors or other development within the SDA.
- Minimal change to the Conditions of Approval are expected to be required, with the exception of refencing the updated plans and documents.

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I trust that the above information is sufficient for your purposes and we look forward to hearing from regarding payment of the SDA Application Fees and the potential waiver of notification. If you have any questions or wish to discuss this matter further, please contact me on david@psaconsult.com.au or via phone 0416 016 580.

Kind regards,



David Ireland
 Director – Planning
PSA Consulting (Australia) Pty Ltd