

From: FURNESS Mitchell [Mitchell.Furness@daf.qld.gov.au]
Sent: Friday, 16 October 2015 2:20 PM
To: Jack Lewis
CC: Livestock Regulator
Subject: RE: Request Comments about ERA Conditions - Proposed Chicken farm at Top Forestry Rd, Ridgewood (west of Cooroy).
Attachments: Draft conftions Ridgewood poultry (Noosa).doc; Current EA template (new conditions).doc; Risk Assessment Milligan Poultry_1.docm

Hello Jack

See attached environmental authority conditions typically imposed for poultry farming activities. I have also attached our risk assessment for this site. It is brief, as we do not have access to all application information, but generally reflects the environmental risks onsite.

I have also added some in text comments to your conditions.

Regards

Mitchell Furness
Manager, Environmental Regulation

Animal Industries
Regions and Industry Development
Department of Agriculture and Fisheries
203 Tor Street TOOWOOMBA QLD 4350
PO Box 102 TOOWOOMBA QLD 4350

t: 13 25 23
f: +61 7 4688 1192
e: LivestockRegulator@daf.qld.gov.au
w: www.daf.qld.gov.au

RTI DL RELEASE - DAF

From: Jack Lewis [mailto:jack.lewis@noosa.qld.gov.au]
Sent: Thursday, 15 October 2015 4:12 PM
To: FURNESS Mitchell
Subject: Request Comments about ERA Conditions - Proposed Chicken farm at Top Forestry Rd, Ridgewood (west of Cooroy).

Hi Mitchell


Can you please review the proposed ERA conditions for the above farm and amend where you see fit. Rhian Davies from Sunshine Coast Council had originally drafted these in 2013 with input from your Department.

Please feel free to call and discuss.

Regards,

Jack Lewis
Development Planner I Noosa Council

Phone: 07 5329 6236

Email: jack.lewis@noosa.qld.gov.au
Website: www.noosa.qld.gov.au
Location: Level 2, 9 Pelican Street, Tewantin
Mail: PO Box 141 Tewantin Qld 4565
Find Council on Facebook 



From: FURNESS Mitchell [<mailto:Mitchell.Furness@daff.qld.gov.au>]
Sent: Tuesday, 17 February 2015 1:28 PM
To: Kerri Coyle
Cc: Jack Lewis; Livestock Regulator
Subject: RE: Proposed Chicken farm at Top Forestry Rd, Ridgewood (west of Cooroy).

Hello Kerri

See attached risk assessment for this site.

Please call if you have any questions about this matter.

Regards

Mitchell Furness
Manager, Environmental Regulation

Animal Industries
Regions and Industry Development
Department of Agriculture, Fisheries and Forestry
203 Tor Street Toowoomba Queensland 4350
PO Box 102 Toowoomba Qld 4350
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e: LivestockRegulator@daff.qld.gov.au
w: www.qld.gov.au

RTI DL RELEASE - DAF

From: FURNESS Mitchell
Sent: Wednesday, 28 January 2015 10:57 AM
To: 'Kerri Coyle'
Cc: Jack Lewis; Livestock Regulator
Subject: RE: Proposed Chicken farm at Top Forestry Rd, Ridgewood (west of Cooroy).

Thanks Kerri

I will speak with applicant directly to arrange a time to get onsite. We will follow up after that.

Regards

Mitchell Furness

Manager, Environmental Regulation
Animal Industries

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m: +61 7 4688 1192 (6) Personal information

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e: mitchell.furness@daff.qld.gov.au

w: www.daff.qld.gov.au

From: Kerri Coyle [<mailto:Kerri.Coyle@noosa.qld.gov.au>]
Sent: Wednesday, 28 January 2015 10:29 AM
To: FURNESS Mitchell
Cc: Jack Lewis; Livestock Regulator
Subject: RE: Proposed Chicken farm at Top Forestry Rd, Ridgewood (west of Cooroy).

Hi Mitchell,

We are currently waiting on the applicant to respond to a number of issues raised by Council last year before we report the matter for Council's consideration. It is anticipated that the applicant will respond finally by end of February 2015 and so any comments/advice would be appreciated from the Department by 28 Feb 2015.

The applicant has submitted a revised odour report since you last commented on the application which contains some strategies, but otherwise there is no specific document dealing with management strategies. The revised odour report can be viewed on line. Let me know if you have trouble locating it and Jack can assist you here.

regards

Kerri Coyle

Manager, Planning & Environment | Noosa Council

Phone: 07 5329 6240

Email: kerri.coyle@noosa.qld.gov.au

Website: www.noosa.qld.gov.au

Location: Level 2, 9 Pelican Street, Tewantin

Mail: PO Box 141 Tewantin Qld 4565



Please consider the environment before printing this email

From: FURNESS Mitchell [<mailto:Mitchell.Furness@daff.qld.gov.au>]
Sent: Tuesday, 27 January 2015 2:16 PM
To: Kerri Coyle
Cc: Jack Lewis; Livestock Regulator
Subject: RE: Proposed Chicken farm at Top Forestry Rd, Ridgewood (west of Cooroy).

Hello Kerri

Please clarify when the advice is due. A site inspection would be required prior to providing advice.

Can you also clarify if the applicant has submitted any documentation that describes management strategies on the farm? I have not located such a document in their information.

Regards

Mitchell Furness

Manager, Environmental Regulation
Animal Industries

Department of Agriculture, Fisheries and Forestry

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e: mitchell.furness@daff.qld.gov.au

w: www.daff.qld.gov.au

From: Kerri Coyle [<mailto:Kerri.Coyle@noosa.qld.gov.au>]

Sent: Tuesday, 27 January 2015 1:37 PM

To: FURNESS Mitchell

Cc: Jack Lewis; Livestock Regulator

Subject: RE: Proposed Chicken farm at Top Forestry Rd, Ridgewood (west of Cooroy).

Hi Mitchell,

Thank you for reforwarding your original comments on the application. It is noted that your comments largely were about the re-use of litter on the site, possibly as council officers at the time were seeking to further understand the potential impacts of this reuse.

The applicant has since modified the proposal and no longer proposes reuse or stock piling of litter on site, so this issue has been addressed somewhat.

I would still be interested on the departments advice on the proposed poultry farm, noting that you previously considered the site unsuitable for the proposed activity due to terrain and proximity of neighbours. Are you able to review the application and the updated odour report and provide further detailed advice on the application?

Any assistance would be appreciated.

In respect to the environmental authority, it is understood from previous discussions with your Department and officers from the Sunshine Coast Council (prior to Noosa de-amalgamating) that Council if it approves the application would issue ERA conditions and that the department would become the regulatory body for enforcement of the ERA conditions.

regards

Kerri Coyle
Manager, Planning & Environment | Noosa Council

Phone: 07 5329 6240
Email: kerri.coyle@noosa.qld.gov.au
Website: www.noosa.qld.gov.au
Location: Level 2, 9 Pelican Street, Tewantin
Mail: PO Box 141 Tewantin Qld 4565



Please consider the environment before printing this email

From: FURNESS Mitchell [<mailto:Mitchell.Furness@daff.qld.gov.au>]
Sent: Tuesday, 20 January 2015 4:39 PM
To: Kerri Coyle
Cc: Jack Lewis; Livestock Regulator
Subject: RE: Proposed Chicken farm at Top Forestry Rd, Ridgewood (west of Cooroy).

Hello Kerri

See comments sent previously about this site. Can you advise, who will be issuing the environmental authority for this application?

Call me if you need to discuss further.

Regards

Mitchell Furness
Manager, Environmental Regulation
Animal Industries
Department of Agriculture, Fisheries and Forestry
203 Tor Street Toowoomba Queensland 4350
PO Box 102 Toowoomba Queensland 4350
t: +61 7 4688 1374
m: +61 7 4688 1192
e: mitchell.furness@daff.qld.gov.au
w: www.daff.qld.gov.au

From: Kerri Coyle [<mailto:Kerri.Coyle@noosa.qld.gov.au>]
Sent: Tuesday, 20 January 2015 3:08 PM
To: FURNESS Mitchell
Cc: Jack Lewis
Subject: FW: Proposed Chicken farm at Top Forestry Rd, Ridgewood (west of Cooroy).

Hi Mitchell,

Thank you for your comments on poultry farms and general compliance, I am wondering if you would be able to provide comment on the proposed poultry farm at 136 Top Forestry Road, Ridgewood as requested in the last paragraph of my letter. Council would appreciate your comment as a third party advice agency, particularly given DAFF will be the regulatory authority for the ERA if council resolves to approve the application. I have included a copy of the letter's last paragraph for your reference below.

Council would also appreciate any further comment on the proposed poultry farm at 136 Top Forestry Rd, Ridgewood particularly regarding the likely potential impacts of the poultry farm and the likely ability to satisfactorily manage these having regard to the proposed poultry farm size, operations, location, vehicle access and proximity to residents and waterways. .

The application details for the proposed development can be found at the following location (<https://noosa-eproperty.t1cloud.com> - Application No. MCU12/0184).

regards

Kerri Coyle

Manager, Planning & Environment | Noosa Council

Phone: 07 5329 6240

Email: kerri.coyle@noosa.qld.gov.au

Website: www.noosa.qld.gov.au

Location: Level 2, 9 Pelican Street, Tewantin

Mail: PO Box 141 Tewantin Qld 4565



Please consider the environment before printing this email

From: Jack Lewis

Sent: Monday, 19 January 2015 1:47 PM

To: Mitchell.Furness@daff.qld.gov.au

Cc: Kerri Coyle

Subject: FW: Proposed Chicken farm at Top Forestry Rd, Ridgewood (west of Cooroy).

Thanks Mitchell.

We will report back to the Councillors with your advice and get back to you further if needed.

Regards,

Jack Lewis

Development Planner | Noosa Council

Phone: 07 5329 6236

Email: jack.lewis@noosa.qld.gov.au

Website: www.noosa.qld.gov.au

Location: Level 2, 9 Pelican Street, Tewantin

Mail: PO Box 141 Tewantin Qld 4565



From: FURNESS Mitchell [<mailto:Mitchell.Furness@daff.qld.gov.au>]
Sent: Monday, 19 January 2015 12:51 PM
To: Mailbox Council Mail
Cc: Jack Lewis
Subject: FW: Proposed Chicken farm at Top Forestry Rd, Ridgewood (west of Cooroy).

Hello Kerri

I write to you in response to a letter addressed to me dated 13 January 2015.

DAFF has received complaints about 30 different poultry farms since March 31 2013. The complaints are primarily related to odour, noise and dust. Some farms are complained about on a daily basis. Most complaints are resolved as a result of regulatory input from DAFF. Monitoring at neighbouring residences is conducted in response to complaints and if environmental monitoring confirms nuisance compliance action is escalated.

Please call me directly if you have any further questions on this matter.

Regards

Mitchell Furness

Manager, Environmental Regulation
Animal Industries
Department of Agriculture, Fisheries and Forestry
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RTI DL RELEASE - DAF

From: FURNESS Mitchell
Sent: Tuesday, 30 September 2014 12:57 PM
To: 'jack.lewis@noosa.qld.gov.au'
Cc: Livestock Regulator
Subject: FW: Proposed Chicken farm at Top Forestry Rd, Ridgewood (west of Cooroy).

Hello Jack, see edits below.

Regards

Mitchell Furness

Manager, Environmental Regulation
Animal Industries
Department of Agriculture, Fisheries and Forestry

203 Tor Street Toowoomba Queensland 4350
PO Box 102 Toowoomba Queensland 4350
t: +61 7 4688 1374

sch4p4(6) Personal information

f: +61 7 4688 1192
e: mitchell.furness@daff.qld.gov.au
w: www.daff.qld.gov.au

From: Jack Lewis [<mailto:jack.lewis@noosa.qld.gov.au>]
Sent: Tuesday, 30 September 2014 12:36 PM
To: FURNESS Mitchell
Subject: Proposed Chicken farm at Top Forestry Rd, Ridgewood (west of Cooroy).

Hi Mitchell

Further to our conversation a few weeks back about the proposed chicken farm we still dealing with at Ridgewood (west of Cooroy), I have a couple of specific questions the Councillors have asked, which you may be able to assist me with.

- Is DAFF or DEHP the relevant regulatory authority to enforce the conditions of the ERA? **DAFF**
- Is there a regular compliance program, or is it reactive (only act upon complaints)? **Reactive**
- Are there lots of complaints about odour from neighbours to these farms? **No. There are about a 15 sites out of 135 farms that are regulated that are the subject of complaints. Of these dozen four are confirmed to have caused an environmental nuisance.**
- In the case of non-compliance with ERA conditions, what is your experience in getting the farms/operators (Steggals/Inghams) to achieve compliance? **Non compliance with conditions is not a primary driver of regulatory action, confirmation that environmental nuisance has or is likely to have occurred is the driver. In these instances there is generally a trend toward compliance. This is verified by a reduction in complaints at sites where DAFF has taken action. Where this is yet to occur, compliance action by DAFF persists.**

If you can get back to me either by phone or direct email with a response within the next couple of days would be great.

Thanks,

Jack Lewis
Development Planner | Noosa Council

Phone: 07 5329 6236
Email: jack.lewis@noosa.qld.gov.au
Website: www.noosa.qld.gov.au
Location: Level 2, 9 Pelican Street, Tewantin
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RTI DL RELEASE - DAF

Environmental authority

This environmental authority is issued by the delegate of the administering authority under Chapter 5 of the Environmental Protection Act 1994.

Permit¹ number: <insert environmental authority number>

Environmental authority takes effect <insert effective date>

The first annual fee is payable within 20 business days of the effective date.

The anniversary date of this environmental authority is the same day each year as the effective date. Payment of the annual fee will be due each year on this day.

Environmental authority holder(s)

Name and Suitable Operator Reference	Registered address
<insert registered suitable operator name> Suitable operator reference: <insert suitable operator number>	<insert postal address> <INSERT TOWN/LOCALITY> QLD <insert postcode>

Environmentally relevant activity and location details

Environmentally relevant activity	Location
ERA <insert ERA number> — <insert ERA name> <insert ERA threshold(i.e. (1)(b))> — <insert threshold description>	<insert Lot and Plan details> <insert site location> <INSERT TOWN/LOCALITY> QLD

Additional information for holders of environmental authorities

Environmentally relevant activities

The description of any environmentally relevant activity (ERA) for which an environmental authority is issued is a restatement of the ERA as defined by legislation at the time the approval is issued. Where there is any inconsistency between that description of an ERA and the conditions stated by an environmental authority as to the scale, intensity or manner of carrying out an ERA, then the conditions prevail to the extent of the inconsistency.

An environmental authority authorises the carrying out of an ERA and does not authorise any environmental harm unless a condition stated by the authority specifically authorises environmental harm.

¹ Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation

A person carrying out an ERA must also be a registered suitable operator under the *Environmental Protection Act 1994* (the Act).

Contaminated land

It is a requirement of the Act that if an owner or occupier of land becomes aware that a notifiable activity (as defined in Schedule 3 and Schedule 4) is being carried out on the land, or that the land has been, or is being, contaminated by a hazardous contaminant, the owner or occupier must, within 22 business days after becoming so aware, give written notice to the chief executive.

PLEASE DO NOT SIGN

Signature

Date

Mitchell Furness
Manager, Environmental Regulation

Delegate of the administering authority
Environmental Protection Act 1994

Enquiries
Department of Agriculture and Fisheries
Animal Industries (J. Block)
203 Tor St
TOOWOOMBA QLD 4350

Phone: 13 25 23
Fax: 07 4688 1192
Email: livestockregulator@daf.qld.gov.au



Department of Agriculture and Fisheries

Obligations under the *Environmental Protection Act 1994*

In addition to the requirements found in the conditions of this environmental authority, the holder must also meet their obligations under the Act, and the regulations made under the Act. For example, the holder must comply with the following provisions of the Act:

- general environmental duty (section 319)
- duty to notify environmental harm (section 320-320G)
- offence of causing serious or material environmental harm (sections 437-439)
- offence of causing environmental nuisance (section 440)
- offence of depositing prescribed water contaminants in waters and related matters (section 440ZG)
- offence to place contaminant where environmental harm or nuisance may be caused (section 443)

Conditions of environmental authority

The environmentally relevant activity conducted at the location as described above must be conducted in accordance with the following site specific conditions of approval.

Agency interest: General	
Condition number	Condition
G1	Any breach of a condition of this environmental authority must be reported to the delegate of the administering authority within 24 hours of becoming aware of the breach and record full details of the breach and any subsequent actions.
G2	This environmental authority authorises you to conduct the activity listed above at the level specified.
G3	All reasonable and practicable measures must be taken to minimise the likelihood of environmental harm being caused.
G4	The activity must be undertaken in accordance with written procedures that: <ul style="list-style-type: none"> • identify potential risks to the environment from the activity during routine operations and emergencies • establish and maintain control measures that minimise the potential for environmental harm • ensure plant, equipment and measures are maintained in a proper and effective condition • ensure plant, equipment and measures are operated in a proper and effective manner • ensure that staff are trained and aware of their obligations under the <i>Environmental Protection Act 1994</i> • ensure that reviews of environmental performance are undertaken at least annually
G5	All information and records that are required by the conditions of this environmental authority must be kept for a period of at least 5 years.

G6	Storage of chemicals and fuels in bulk or in containers of greater than 15 litres must be within a secondary containment system and releases from the containment system controlled in a manner that prevents environmental harm.
G7	If you become aware of any adverse impact on an environmental value likely to have been caused by the operation of the activity , you must notify the delegate of the administering authority in writing of the full details of the adverse impact within 24 hours of becoming aware of the impact.
Agency interest: Air	
Condition number	Condition
A1	Odours or airborne contaminants which are noxious or offensive or otherwise unreasonably disruptive to public amenity or safety must not cause nuisance to any nuisance sensitive place or commercial place .
A2	Dust and particulate matter emissions must not exceed the following concentrations at any sensitive place or commercial place : a) dust deposition of 120 milligrams per square metre per day, when monitored in accordance with Australian Standard AS 3580.10.1 (or more recent editions), or b) a concentration of particulate matter with an aerodynamic diameter of less than 10 micrometre (µm) (PM10) suspended in the atmosphere of 50 micrograms per cubic metre over a 24 hour averaging time, when monitored in accordance with Australian Standard AS 3580.9.6 (or more recent editions)
Agency interest: Water	
Condition number	Condition
WT1	Other than as permitted within this authority, contaminants must not be released from the site to any waters or the bed and banks of any waters .
WT2	Contaminants must not be released to groundwater or at a location where they are likely to release to groundwater .
WT3	Contaminants must not be released to surface waters.

Agency interest: Noise																																																													
Condition number	Condition																																																												
N1	<p>Noise from the activity must not exceed the levels identified in Table 3 – Noise limits and the associated requirements at any nuisance sensitive place or commercial place.</p> <p>Table 3 – Noise limits</p> <table border="1"> <thead> <tr> <th rowspan="2">Noise level measured in dB(A)</th> <th colspan="3">Monday to Saturday</th> <th colspan="3">Sunday and Public Holidays</th> </tr> <tr> <th>7am-6pm</th> <th>6pm-10pm</th> <th>10pm-7am</th> <th>9am-6pm</th> <th>6pm-10pm</th> <th>10pm-9am</th> </tr> </thead> <tbody> <tr> <td colspan="7" style="text-align: center;">Noise measured at a nuisance sensitive place</td> </tr> <tr> <td>L_{Aeq adj,T}</td> <td>Background +5</td> <td>Background +3</td> <td>Background +3</td> <td>Background +5</td> <td>Background + 3</td> <td>Background + 3</td> </tr> <tr> <td>MaxL_{pA,T}</td> <td>Background +10</td> <td>Background +8</td> <td>Background +5</td> <td>Background +10</td> <td>Background +8</td> <td>Background +5</td> </tr> <tr> <td colspan="7" style="text-align: center;">Noise measured at a commercial place</td> </tr> <tr> <td>L_{Aeq adj,T}</td> <td>Background +10</td> <td>Background +8</td> <td>Background +5</td> <td>Background +10</td> <td>Background +8</td> <td>Background +5</td> </tr> <tr> <td>MaxL_{pA,T}</td> <td>Background +15</td> <td>Background +13</td> <td>Background +10</td> <td>Background +15</td> <td>Background +13</td> <td>Background +10</td> </tr> </tbody> </table>						Noise level measured in dB(A)	Monday to Saturday			Sunday and Public Holidays			7am-6pm	6pm-10pm	10pm-7am	9am-6pm	6pm-10pm	10pm-9am	Noise measured at a nuisance sensitive place							L_{Aeq adj,T}	Background +5	Background +3	Background +3	Background +5	Background + 3	Background + 3	MaxL_{pA,T}	Background +10	Background +8	Background +5	Background +10	Background +8	Background +5	Noise measured at a commercial place							L_{Aeq adj,T}	Background +10	Background +8	Background +5	Background +10	Background +8	Background +5	MaxL_{pA,T}	Background +15	Background +13	Background +10	Background +15	Background +13	Background +10
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Agency interest: Land																																																													
Condition number	Condition																																																												
L1	Any release of contaminants generated by the activity to land must not cause environmental harm.																																																												
L2	Before surrendering this environmental authority the site must be rehabilitated to achieve a safe, stable, non-polluting landform.																																																												
Agency interest: Waste																																																													
Condition number	Condition																																																												
WS1	All waste generated in carrying out the activity must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.																																																												
WS2	Any release or utilisation of waste products generated by the activity must not cause environmental harm.																																																												

END OF PERMIT

Attachments

NIL

Definitions

Key terms and/or phrases used in this document are defined in this section and **bolded** throughout this document. Applicants should note that where a term is not defined, the definition in the *Environmental Protection Act 1994* (the Act), its regulations or environmental protection policies must be used. If a word remains undefined it has its ordinary meaning.

activity means the environmentally relevant activities, whether resource activities or prescribed activities, to which the environmental authority relates.

administering authority means the Department of Environment and Heritage Protection or its successor or predecessors.

background means noise, measured in the absence of the noise under investigation, as $L_{A90,T}$ being the A-weighted sound pressure level exceeded for 90 percent of the time period of not less than 15 minutes, using Fast response.

commercial place means a place used as a workplace, an office or for business or commercial purposes and includes a place within the curtilage of such a place reasonably used by persons at that place.

delegate of the administering authority means an officer of the Department of Agriculture and Fisheries (DAF) or its successor as cited by the administering authority.

environmental nuisance (the Act) is unreasonable interference or likely interference with an **environmental value** caused by—

- a) aerosols, fumes, light, noise, odour, particles or smoke; or
- b) an unhealthy, **offensive** or unsightly condition because of contamination; or
- c) another way prescribed by regulation.

environmental value (the Act) is—

- a) a quality or physical characteristic of the environment that is conducive to ecological health or public amenity or safety; or
- b) another quality of the environment identified and declared to be an **environmental value** under an environmental protection policy or regulation.

$L_{Aeq,adj,T}$ means the adjusted A weighted equivalent continuous sound pressure level measures on fast response, adjusted for tonality and impulsiveness, during the time period T, where T is measured for a period no less than 15 minutes when the activity is causing a steady state noise, and no shorter than one hour when the approved activity is causing an intermittent noise.

Max $L_{pA,T}$ means the maximum A-weighted sound pressure level measured over a time period T of not less than 15 minutes, using Fast response.

measures has the broadest interpretation and includes plant, equipment, physical objects, monitoring, procedures, actions, directions and competency.

noxious means harmful or injurious to health or physical well-being.

offensive means causing offence or displeasure; is unreasonably disagreeable to the sense; disgusting, nauseous or repulsive.

prescribed contaminants means contaminants listed within Schedule 9 of the Environmental Protection Regulation 2008.

release of a contaminant into the environment includes:

1. to deposit, discharge, emit or disturb the contaminant; and
2. to cause or allow the contaminant to be deposited, discharged, emitted or disturbed; and
3. to fail to prevent the contaminant from being deposited, discharged emitted or disturbed; and
4. to allow the contaminant to escape; and
5. to fail to prevent the contaminant from escaping.

sensitive place includes the following and includes a place within the curtilage of such a place reasonably used by persons at that place:

- a) a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
- b) a motel, hotel or hostel; or
- c) a kindergarten, school, university or other educational institution; or
- d) a medical centre or hospital; or
- e) a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 1992* or a World Heritage Area; or
- f) for noise, a place defined as a sensitive receptor for the purposes of the Environmental Protection (Noise) Policy 2008.

waters includes all or any part of a river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water in natural or artificial watercourses, bed and banks of a watercourse, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and groundwater.

you means the holder of the environmental authority.

1. APPLICATION DETAILS

Application No:	MCU12/0184
Street Address:	136 Top Forestry Rd RIDGEWOOD QLD 4563
Real Property Description:	Lot 21 SP 226606
Planning Scheme:	The Noosa Plan (8 August 2011)

2. DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Material Change of Use of Premises (Animal Husbandry Type 2 - Intensive); and
- Development Permit for Environmentally Relevant Activity (ERA 4 – Poultry Farming)

3. RELEVANT PERIOD OF APPROVAL

The relevant period for this development approval is 4 years starting the day that this development approval takes effect.

4. ASSESSMENT MANAGER CONDITIONS

PLANNING

When Conditions must be Complied With

1. Unless otherwise stated, all conditions of this Decision Notice must be complied with prior to the use commencing, and then compliance maintained at all times while the use continues.

Approved Plans

2. Development authorised by this approval must be undertaken generally in accordance with the Approved Plans listed within this Decision Notice.
3. The maximum number of chickens at any one time shall not exceed 236,000. A register is to be kept on site at all times detailing the number of chickens in each shed, which is to be available for inspection by council officers upon written request.

Performance Bond

4. Security in the form of a cash bond or trading bank guarantee to the sum of **\$50,000** must be submitted to Council, to secure performance of all conditions of this approval, prior to the issue of a Development Permit for Operational Works. The cash bond or trading bank guarantee will be returned on performance of the conditions of approval less any costs incurred by Council in respect of enforcing performance of this permit. Council reserves the right to call upon the bond or guaranteed sum to effect compliance with conditions.

Building Appearance

5. All sheds and associated structures must be finished with subdued external building colours, so as to blend in with the surrounding landscape. Building plans, elevations and colours of the structures shall be submitted and approved by Council prior to the issue of a Development Permit for Operational Works.

Landscaping Works

6. The development site must be landscaped with a 20m wide landscaping strip along the perimeters of each shed.
7. All landscape works must be established and maintained in accordance with the approved design for the life of the development, and in a manner that ensures healthy, sustained and vigorous plant growth. All plant material must be allowed to grow to full form and be refurbished when its life expectancy is reached.

ENGINEERING

External Works

8. That part of Top Forestry Road extending from the intersection with Old Ceylon Road to the entrance to the site must be upgraded. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
 - a. widening and sealing of the existing road pavement to a width sufficient to allow two heavy vehicles to pass. The new formation must be sufficient to cater for the expected vehicles.

Traffic Management

9. No heavy vehicles associated with the use are to park, wait or "hold" on:
 - a. The residential streets of Cooroy township,
 - b. Cooroy Belli Creek Road,
 - c. Old Ceylon Road, or
 - d. Top Forestry Road
10. The maximum number of heavy vehicle movements associated with the use of the site (including existing cropping and poultry operations) must not exceed 24 trips (in and out) in any one day. A register is to be kept on site at all times detailing the number of heavy vehicle movements travelling to and from the site, which is to be available for inspection by council officers upon written request.

Site Access and Driveways

11. An access driveway must be provided from Top Forestry Road to all parking and manoeuvring areas of the development. The works must be undertaken in accordance with an Operational Works approval and must be generally in accordance with Callaghan and Toth drawings numbered 1209-09, 1209-10, 1209-11, 1209-12, 1209-13, 1209-14, 1209-15, 1209-16 and 1209-17.
12. All redundant vehicular crossings to the site must be removed and replaced by landscaping such as trees and grasses in accordance with Council's Standard specifications prior to commencement of the use permitted by this permit

Earthworks

13. The earthworks proposed on-site for the construction of the sheds, access driveway and manoeuvring areas must be undertaken in accordance with an Operational Works approval and must be:

- a. generally in accordance with Callaghan and Toth drawings numbered 1209-05, 1209-6, 1209-7, 1209-8, 1209-09, 1209-10, 1209-11, 1209-12, 1209-13, 1209-14, 1209-15, 1209-16 and 1209-17,
 - b. in accordance with the recommendations of the Geotechnical and Slope Stability Investigation prepared by Coffey Geotechnics reference GEOTKPAR01945AA/A dated 23 April 2013.
14. Prior to the commencement of the use certification must be submitted to Council from a qualified person* which certifies that the development has been constructed in accordance with the recommendations of the Geotechnical and Slope Stability Investigation prepared by Coffey Geotechnics reference GEOTKPAR01945AA/A dated 23 April 2013 and that the development has a minimum factor of safety against landslip of 1.5 in the long term. *(Refer to advisory Note)

Damage to Services and Assets

15. Any damage caused to existing services and assets as a result of the development works must be repaired at no cost to the asset owner at the following times:
- a. where the damage would cause a hazard to pedestrian or vehicle safety, immediately; or
 - b. where otherwise, upon completion of the works associated with the development.
 - c. Any repair work which proposes to alter the alignment or level of existing services and assets must first be referred to the relevant service authority for approval.

STORMWATER

Stormwater Drainage

16. The site must be provided with a stormwater drainage system connecting to a lawful point of discharge. The works must be undertaken in accordance with an Operational Works approval and, and must include in particular:
- a. the works described in the Stormwater Treatment and Water Quality Management Plan referenced in this Decision.

Stormwater Quality Management

17. A stormwater quality treatment system must be provided for the development. The works must be undertaken in accordance with an Operational Works approval and the latest version of the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland, and must include in particular:
- a. stormwater quality treatment devices of a size and location generally in accordance with those shown in the Stormwater Treatment and Water Quality Management Plan referenced in this Decision Notice.
18. All stormwater quality treatment devices must be maintained in accordance with the *Water by Design (2009) Maintaining Vegetated Stormwater Assets (Version 1)*. The approved Operational Works drawings for the stormwater quality treatment system and detailed life cycle costing of the system must be attached as an addendum to this document.

WASTE

Waste Management

19. The development must be provided with a permanent refuse container storage area. This area is to be designed in accordance with Planning Scheme Policy No. 9 "Waste Management Multi-Dwellings and Commercial and Industrial Premises", including an

external imperviously paved area correctly sized for all refuse and recycling containers and suitably screened from public places and neighbouring properties. A bin wash area must be provided with a cold-water tap, hose and drain outlet connected to an effluent disposal system, via a bucket trap. The drain outlet is to be designed to prevent storm water entry to the effluent system and this can be achieved with a nib wall 50mm high and up to 700mm x 700mm wide (max 0.5m²), or alternatively the waste area can be roofed, or any other design approved by Council.

20. On refuse collection day, the site manager shall be responsible for the placement of refuse bins at a location which affords easy, safe and unobstructed access for the cleansing contractor.
21. Where on site refuse collection is requested and agreed by Council, the following must occur:
22. The development shall enable the refuse collection vehicle to enter and exit the site in a forward motion without the need for unsafe turning manoeuvres, and
23. the site management entity shall lodge with the Council a "Collection Service Authority & Release" for each land parcel which it requires Council's contractor(s) to traverse to collect waste or recycle. Should Council change its authorised waste & recycling collection contractor(s) the site manager shall execute a new "Collection Service Authority & Release" in favour of the new contractor should it wish the collection of waste & recycle to continue upon private property.

ENVIRONMENTALLY RELEVANT ACTIVITY (ERA 4): POULTRY FARMING SCHEDULE A - GENERAL CONDITIONS

- A1 This development approval authorises the conduct of environmentally relevant activity 4 - Poultry Farming (2) more than 200,000 birds.
- A2 This development approval does not authorise the conduct of any other environmentally relevant activity on site.
- A3 Environmental harm is not authorised by this Authority except to the extent that the harm is expressly authorised by a condition of this Authority.
- A4 The holder of the relevant environmental authority registered operator must keep a copy of the development approval conditions for the activity in a location readily accessible to personnel carrying out this activity.
- A5 The registered operator must ensure that the activities at the premises comply with the development approval conditions.
- A6 The registered operator must not change, replace or operate any plant or equipment installed at the premises if the change, replacement or operation increases, or is likely to substantially increase, the risk of environmental harm.
- A7 Any visible light released from the environmentally relevant activity must be of the appropriate type, and positioned to ensure spill and obtrusive light does not exceed the recommended maximum values of AS 4282-1997 'Control of the obtrusive effects

of outdoor lighting' Table 2.1 & 2.2 so as not to cause an environmental nuisance at or beyond the boundary of the approved development.

A8 The Operator must keep all records and documents required to be kept by a condition of this Development Approval at the Premises for a period of not less than 12 months and make the records and documents available for examination by an Authorised Person immediately upon request.

A9 Copies of any record required by a condition of this development approval must be provided to any authorised person or the administering authority on request.

A10 In carrying out the environmentally relevant activity, all reasonable and practical measures must be implemented to minimise releases and the likelihood of releases of contaminants to the environment, except as otherwise provided by the conditions of this development approval.

A11 The operator of the environmentally relevant activity must:

- (i) Install all plant and equipment necessary to ensure compliance with the conditions; and
- (ii) Maintain such plant and equipment in a proper and efficient condition; and
- (iii) Operate such plant and equipment in a proper and efficient manner.

In this condition, "plant and equipment" includes:

- (i) Plant and equipment used to prevent and/or minimise the likelihood of environmental harm being caused;
- (ii) Devices and structures to contain foreseeable escapes of contaminants and waste;
- (iii) Vehicles used to transport waste;
- (iv) Devices and structures used to store, handle, treat and dispose of waste;
- (v) Monitoring equipment and associated alarms; and
- (vi) Backup systems that act in the event of failure of a primary system.

A12 Material safety data sheets for all chemicals used and/or stored on the premises must be kept on site and be readily available for reference by staff.

A13 All trafficable areas on site must be sealed.

SCHEDULE B - SITE SPECIFIC

B1 Within three (3) months of the granting of this development approval, the operator must develop and implement a Site Based Management Plan (SBMP) that addresses the management of environmental impacts of the activities under this approval. The SBMP must identify all potential sources of environmental harm, including but not

limited to the actual and potential release of all contaminants, the potential impact of these sources and what actions will be taken to prevent the likelihood of environmental harm being caused. The SBMP must also provide for the review and 'continual improvement' in the overall environmental performance of all activities that are carried out.

The SBMP must address the following matters:

- Environmental commitments - a commitment by senior management to achieve specified and relevant environmental goals;
- Organisational structure and responsibility and effective communication;
- Identification of environmental issues and potential impacts;
- Control measures and operating procedures for routine operations to minimise likelihood of environmental harm;
- Maintenance practices and procedures;
- Routine observations of odour and dust and recording the management response to elevated levels;
- Monitoring and sampling of stormwater nutrient and contaminant levels associated with shed litter clean out at lawful points of site discharge;
- Contingency plans and emergency procedures to deal with risks and hazards including corrective responses to prevent and minimise environmental harm;
- Monitoring of contaminant releases;
- Environmental impact assessments to be undertaken where identified as required in relation to carrying out the objectives of the SBMP;
- Vermin control measures;
- Record keeping, staff training and handling and review of environmental complaints;
- Periodic review of environmental performance and continual improvement;

B2 The operator must ensure that the activities at the premises comply with the SBMP.

B3 Where it is established by assessment that the provisions of Table 1: Noise limits of this development permit are not being met Council may direct the registered operator to upgrade the sound reduction index (R) value of windows, doors and/or shield mechanical plant within the premises to prevent environmental harm and have such upgrades certified by a suitably qualified acoustic consultant.

B4 A maximum of 236,000 poultry are permitted on the farm at any time.

B5 The operator must conduct daily inspections to identify wet litter.

B6 ~~Wet litter (in excess of 30% moisture content, wet basis) must be immediately removed from sheds and replaced with clean, dry litter material.~~

~~Litter that cannot be returned to a friable state within 48 hours of turning or treating must be removed from poultry sheds.~~

B7 A minimum shed litter depth of 45 mm must be maintained at all times.

B8 Shed litter must be completely replaced in each poultry shed at the end of each batch.

B9 The design and construction of the shed flooring system and bunded litter storage areas must include an impervious membrane e.g. concrete, such that moisture and/or contaminants are not released to subsurface soil or groundwater.

B10 Sheds must be designed and constructed with tunnel ventilation exhaust fans located in accordance with the following:

Shed 1 - Eastern Wall

Shed 2 - South-western Wall

Shed 3 - Northern Wall

Shed 4 - Sothern Wall

Shed 5 - Northern Wall

Shed 6 - North-eastern Wall

Shed 7 - Western Wall

Shed 8 - Western Wall

SCHEDULE C – AIR & DUST

C1 The poultry sheds and environmental controls at the poultry farm must be designed so emissions do not exceed the odour exposure criteria of $C_{99.5}$ 1-hour = 2.5 ou at any sensitive place beyond the boundary of the Premises, unless subject to a restrictive covenant relating to odour impacts.

C2 If odour from the operation of the poultry farm exceeds $C_{99.5}$ 1-hour = 2.5 ou corrective actions must be

i) implemented immediately; and

ii) taken to reduce odour emissions to the odour exposure design criteria of $C_{99.5}$ 1-hour = 2.5 ou.

A1	Odours or airborne contaminants which are noxious or offensive or otherwise unreasonably disruptive to public amenity or safety must not cause nuisance to any nuisance sensitive place or commercial place .
A2	Dust and particulate matter emissions must not exceed the following concentrations at any sensitive place or commercial place : <ul style="list-style-type: none"> a) dust deposition of 120 milligrams per square metre per day, when monitored in accordance with Australian Standard AS 3580.10.1 (or more recent editions), or b) a concentration of particulate matter with an aerodynamic diameter of less than 10 micrometre (μm) (PM10) suspended in the atmosphere of 50 micrograms per cubic metre over a 24 hour averaging time, when monitored in accordance with Australian Standard AS 3580.9.6 (or more recent editions)

C3 There must be no release of noxious or offensive odours beyond the boundary of the premises that causes environmental harm or environmental nuisance at any sensitive place.

C4 There must be no release of particulate matter or visible contaminant, including dust, smoke, fumes and aerosols or airborne contaminants beyond the boundary of the site that causes environmental harm or environmental nuisance at any sensitive place.

~~C5 Dust emissions from each poultry shed shall not exceed~~

- ~~i) 0.14 g/s as TSP~~
- ~~ii) 0.11 g/s as PM₁₀~~
- ~~iii) 0.03 g/s as PM_{2.5}~~

See insert above.

~~C6 If dust from the operation of the poultry farm sheds exceeds the thresholds stated in the above condition, corrective actions must be~~

- ~~i) implemented immediately; and~~
- ~~ii) taken to reduce dust emissions so as not to exceed the threshold(s).~~

SCHEDULE D – WATER

D1 Contaminants or contaminated water must not be directly or indirectly released from the premises to surface water or groundwater at or outside the Premises except for:

- (i) uncontaminated overland stormwater flow; or
- (ii) uncontaminated stormwater to the stormwater system.

D2 Contaminants or contaminated water may be released to sewer under and in accordance with a trade waste permit granted by Unity Water under the *Water Supply (Safety & Reliability) Act 2008*.

D3 The Operator must ensure that:

- (i) maintenance and cleaning of equipment (including, but not limited to, vehicles and plant) is carried out in an area where contaminants cannot be released into stormwater drainage, a roadside gutter, water or onto unsealed ground;
- (ii) any spillage of contaminants is cleaned up immediately by a method other than hosing, sweeping or otherwise releasing the contaminants into stormwater drainage, a roadside gutter or water; and
- (iii) incident rainfall and overland flow of stormwater does not contact contaminants (for example, areas with contaminants should be roofed or be protected by diversion drains).

D4 Contaminants must not be directly or indirectly released from the Premises to land at or outside the Premises.

D5 All areas that contain contaminants, or areas where potentially contaminating activities are carried out, must be drained to a treatment device for treatment prior to

release or reuse on site. The design and construction of the treatment device must be undertaken in accordance with an Operational Works approval.

D6 Nutrient, pathogen and contaminant levels in stormwater discharged from the site must not exceed the water quality guideline levels of the *Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2000*, and/or result in the exceedance of the water quality objectives for waters listed in Schedule 1 of the *Environmental Protection (Water) Policy 2009*.

SCHEDULE E – NOISE

Noise

E1 If a complaint (other than a frivolous or vexatious complaint) is made to the Administering Authority about noise from the Premises directly relating to the Activity, the emission of noise from the Premises at a Noise Sensitive Place must not be more than the levels specified in Table 1.

TABLE 1 Replace with DAF draft environmental authority N1 condition.

For noise that is continuous noise measured as the $L_{A90,T}$	Period
No more than nil dB(A) greater than the existing acoustic environment measured by $L_{A90,T}$ <u>This condition is unachievable if running fans, pumps, bird noise etc etc</u>	All periods
For noise that varies over time measured as the $L_{Aeq,adj,T}$	Period
No more than 5 dB(A) greater than the existing acoustic environment measured by $L_{A90,T}$	All periods
For noise measured as the maximum sound pressure level adjusted $L_{Amax,adj,T}$	Period
No more than 45 dB(A) inside bedroom from a discrete noise event	10 pm – 7am
No more than 50 dB(A) outside bedroom windows from a discrete noise event.	

~~E2 Within three (3) months of the use commencing granting of this development approval, the services of a qualified person shall be engaged to conduct operational noise compliance verification testing to demonstrate that the noise limits set in Table 1 have been complied with. A report prepared by the qualified person shall be submitted to Council for endorsement demonstrating that the measured levels comply with the noise limits in Table 1. This condition does not apply to operational~~

fixed plant & equipment that does not emit audible noise beyond the boundary of the premises;

SCHEDULE F – WASTE

Waste

F1 Deceased poultry must be refrigerated or frozen under storage prior to removal from the premises.

Mass death contingency??

F2 Deceased poultry must not be buried or composted on the Premises.

(a) The owner and/or operator of the Activity shall not:

- (i) burn waste at or on the Premises;
- (ii) allow waste to burn or be burned at or on the Premises; or
- (iii) remove waste from the Premises and burn such waste elsewhere, unless disposed of at an approved waste disposal facility.

F3 All Regulated Wastes must be removed from the Premises by a registered regulated waste transporter. Where Regulated Waste is removed from the Premises, records must be kept of the following:

- (a) the date, quantity and type of waste removed;
- (b) the name of the waste transporter and/or disposal operator that removed the waste; and
- (c) the intended treatment/disposal destination of the waste.

F4 A contaminant (including a waste) must not:

- (i) be buried at the Premises;
- (ii) be in contact with soil at the Premises; or
- (iii) directly or indirectly seep or penetrate into the soil or groundwater at the Premises.

F5 All pollution control equipment including the wastewater treatment system, extraction devices and filtering devices etc are to be routinely checked and maintained in accordance with the manufacturer's specifications/recommendations. The material extracted from the device(s) when being serviced and cleaned out is to be removed from the site and disposed of by either a licensed waste removal contractor or by other lawful means.

F6 All wastewater and liquid wastes must be contained and/or directed to the approved waste water treatment system or disposed of by other lawful means.

SCHEDULE G – CHEMICAL STORAGE

Chemical Storage

- G1 All chemical tank storage (including, but not limited to, oil or waste oil, paint, lacquers, thinners, adhesives, and cleaning solvents) must be banded so that the capacity of the bund is sufficient to contain at least one hundred and ten percent (110%) of the largest storage tank plus ten percent (10%) of the second largest tank within the bund.
- G2 All chemical drum storage (including, but not limited to, oil or waste oil, paint, lacquers, thinners, adhesives, and cleaning solvents, sanitising agents, detergents and the like) must be banded so that the capacity of the bund is sufficient to contain at least one hundred percent (100%) of the largest container plus twenty-five percent (25%) of the total storage capacity.
- G3 All bunding must be constructed of materials which are impervious to the materials stored.

SCHEDULE H - MONITORING AND REPORTING

Notification of Emergencies and Incidents

- H1 As soon as practicable after becoming aware of any emergency or incident which results in the release of contaminants not in accordance, or reasonably expected to be not in accordance with these conditions, the holder of the environmental authority must notify the administering authority of the release by telephone, facsimile or other means. The notification of emergencies or incidents must include but not be limited to the following:
- (i) the registered operator of the activity and property owner;
 - (ii) the location of the emergency or incident;
 - (iii) the number of the registration certificate;
 - (iv) the name and telephone number of the designated contact person;
 - (v) the time of the release;
 - (vi) the time the registered operator of the activity became aware of the release;
 - (vii) the suspected cause of the release;
 - (viii) the environmental harm and or environmental nuisance caused, threatened, or suspected to be caused by the release; and
 - (ix) actions taken to prevent any further release and to mitigate any environmental harm and or environmental nuisance caused by the release.

Release monitoring and registers

The conditions below are time limited and thereby reduce the responsibility of producer to continuously perform and innovate with regards to dust and odour. Compliance does not confirm long term performance.

H2 — Duplicate samples of air are to be taken in each poultry shed for measurement of odour by dynamic olfactometry within 12 months of the sheds being commissioned. Duplicate samples are to be collected and analysed during four separate batches with at least one of the four batches conducted during the summer months. The sampling must occur within the five day period immediately before the first catch out and within the five day period immediately before the final catch out. The data is to be used to calculate the k factor. The measurement must comply with Australian Standard AS/NZS 4323.3:2001.

The k factor is to be calculated as follows:

$$K = 40 \times OER$$

$$ADV^{0.5}$$

Where:

OER is the measured odour emission rate from the shed ($ou.m^3/s$);

A is the total floor area of the shed that is occupied by chickens (m^2);

D is the average bird density in the shed (kg/m^2); and

V is the volumetric flow rate of air from the shed (m^3/s).

H3 — If the calculated k factor exceeds 2.2 then corrective action is to be taken to reduce odour emissions.

H4 — Copies of the final sampling reports and k factor calculations are to be provided to the Administering Authority within 60 days of the reports being finalised.

H5 — The dust emission rate from each shed is to be continuously measured over four complete batches within 12 months of the sheds being commissioned. The method of measurement must be submitted to the Administering Authority for approval.

H6 — Copies of the reports for dust emission rates are to be provided to the Administering Authority within 60 days of the reports being finalised.

H7 From the commencement of use of the first poultry shed, the Holder of this Authority shall maintain an automatic weather station on the Premises. The weather station must

- i) be sited and operated in accordance with the requirements of Australian Standards AS2922-1987 "Guide for Siting of Sampling Units" and AS2923 "Guide for Measurement of Horizontal Winds for Air Quality Applications";
- ii) measure at least air temperature, wind speed at ten (10) metres above ground level, wind direction at ten (10) metres above ground level and rainfall; and
- iii) be maintained to achieve a long-term return rate for valid data of at least ninety (90) percent.

Measurements of wind speed, wind direction and temperature shall be recorded as 15-

minute averages. Measurements of rainfall shall be recorded as daily totals. All measurements shall be kept in electronic format for a minimum of 3 years and shall be made available to the Administering Authority on request.

H8 A complaints register must be kept at the Premises and all complaints received about the Activity must be recorded in the register with the following details:

- (i) time, date and nature of complaint;
- (ii) type of communication (telephone, letter, personal, etc);
- (iii) name, contact address and contact phone number of the complainant (if the complainant does not wish to be identified then 'not identified' is to be recorded);
- (iv) response and investigation undertaken in response to the complaint;
- (v) name of the person responsible for investigating the complaint; and
- (vi) action taken as a result of the complaint and the investigation and the signature of or under the authorisation of the Operator.

H9 An incidents register must be kept at the Premises and it must record any incidents including but not limited to:

- (i) any fire at the Premises; and
- (ii) any release not in accordance with this Development Approval.

SCHEDULE D - DEFINITIONS

“Activity” means environmentally relevant activity ERA 4 - Poultry Farming 2 (more than 200,000 birds) pursuant to the *Environmental Protection Regulation 2008*.

“Administering authority” means the local government.

‘Authorised person’ means an authorised person authorised under the *Environmental Protection Act 1994*.

‘Background Noise Level’ means the A-weighted sound pressure level, obtained using time-weighting ‘F’, that is exceeded for 90% of the measuring period (T) not less than 15 minutes using fast response.

A **“Contaminant”** can be:

- (a) a gas, liquid or solid; or
- (b) an odour; or
- (c) an organism (whether alive or dead), including a virus; or
- (d) energy, including noise, heat, radioactivity and electromagnetic radiation; or
- (e) a combination of contaminants

“Environment” includes—

- (a) ecosystems and their constituent parts, including people and communities; and

- (b) all natural and physical resources; and
- (c) the qualities and characteristics of locations, places and areas, however large or small, that contribute to their biological diversity and integrity, intrinsic or attributed scientific value or interest, amenity, harmony and sense of community; and
- (d) the social, economic, aesthetic and cultural conditions that affect, or are affected by, things mentioned in paragraphs (a) to (c).

“Environmental harm” is any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value, and includes environmental nuisance.

“Environmental value” is:

- (a) a quality or physical characteristic of the environment that is conducive to ecological health or public amenity or safety; or
- (b) another quality of the environment identified and declared to be an environmental value under an environmental protection policy or regulation.
- (c) another quality of the environment identified and declared to be an environmental value under an environmental protection policy or regulation.

“Environmental nuisance” is unreasonable interference or likely interference with an environmental value caused by:

- (a) noise, dust, odour, light; or
- (b) an unhealthy, offensive or unsightly condition because of contamination; or
- (c) another way prescribed by regulation.

“ $L_{Aeq,adj,T}$ ” means an A-weighted sound pressure level of a continuous steady sound, adjusted for tonal character, that within a measuring period (T) of not less than 15 minutes has the same mean square sound pressure as a sound level that varies with time.

means the A weighted sound pressure level of a continuous steady sound, adjusted for tonal character, that within a 15 minute time interval has the same mean square sound pressure level of a sound that varies with time.

$L_{Amax,adj,T}$ the Adjusted Maximum Sound Pressure Level’ means the average maximum A-weighted sound pressure level, adjusted for noise character and measured over a time period of not less than 15 minutes, using fast response.

‘Noise Sensitive Place’ means any of the following places –

- (a) a dwelling;
- (b) a library, childcare centre, kindergarten, school, college, university or other educational institution;
- (c) a hospital, surgery or other medical institution;
- (d) a protected area, or an area identified under a conservation plan as a critical habitat or an area of major interest, under the *Nature Conservation Act 1992*;
- (e) a marine park under the *Marine Parks Act 1982*; and
- (f) a park or garden that is open to the public (whether or not on payment of money) for use other than for sport or organised entertainment.
- (g) a ‘sensitive receptor’ as defined in the *Environmental Protection (Noise) Policy 2008*.

'Sensitive Place' means any of the following places –

- (a) a dwelling, residential allotment, residential open space areas;
- (b) a library, childcare centre, kindergarten, school, college, university or other educational institution;
- (c) a hospital, surgery or other medical institution;
- (d) a protected area, or an area identified under a conservation plan as a critical habitat or an area of major interest, under the *Nature Conservation Act 1992*;
- (e) a marine park under the *Marine Parks Act 1982*; and
- (f) a park or garden that is open to the public (whether or not on payment of money) for use other than for sport or organised entertainment.

In determining whether noxious or offensive odours are being emitted from the boundary reference is made to the latest edition of the EPA guideline 'Odour impact Assessment from Developments' (latest edition).

"Petroleum" means any fuel that consists predominantly of a mixture of hydrocarbons derived from crude oil, whether or not the fuel includes additives (such as ethanol), and includes used oil.

"PM_{2.5}" means particles in the air environment with an equivalent aerodynamic diameter of not more than 2.5 microns.

"PM₁₀" means particles in the air environment with an equivalent aerodynamic diameter of not more than 10 microns.

"Premises" means 136 Top Forestry Road, RIDGEWOOD QLD; Lot 21 SP226606

"Registration Certificate" is a certificate issued in accordance with section 73F of the *Environmental Protection Act 1994*.

"Registered Operator" means the holder of a registration certificate, for a chapter 4 activity, issued under section 73F of the *Environmental Protection Act 1994* and in force.

"Regulated waste" is a waste referred to in Schedule 7 of the *Environmental Protection Regulation 2008*.

"Regulatory authority" means either Sunshine Coast Regional Council and/or the Queensland Department of Environment and Heritage Protection.

"Significant modification/significantly modified" in relation to an ERA means any modification to the system that:

- (a) involves the replacement of half or more of the system, or
- (b) triggers an Material Change of Use under the Sunshine Coast Council Planning Scheme

"Qualified Person" means for the purpose of certifying acoustic matters for the development, a qualified person is considered to be either:

- (a) a Registered Professional Engineer of Queensland;

(b) an environmental consultant with a minimum of 3 years current experience in the field of acoustics.

“Suitably qualified and experienced person” or “duly qualified person” means a person who has such competence and experience in relation to that activity as is recognised in the relevant industry as appropriate for that activity. A suitably qualified and experienced person includes personnel that have been trained, authorised and accredited by the manufacturer of a specific item of equipment and/or process. Only a suitably qualified and experienced person can test, repair and reset the equipment after a fault.

“TSP” means particles in the air environment with an equivalent aerodynamic diameter of not more than 50 microns.

“Uncontaminated Overland Stormwater Flow” and “Uncontaminated Stormwater” refers to stormwater that does not contain contaminants.

“Waters” includes the bed and banks of waters.

‘Operator’ means the entity that conducts the Activity to which this Development Approval relates and includes the registered operator.

5. REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	Department Of Transport & Main Roads PO Box 1600 Sunshine Plaza Postal Shop MAROOCHYDORE QLD 4558	State Controlled Road Matters	The agency provided its response on 12 December 2012.
Advice	Powerlink Transmission Environment Group Attn: Glen Masterson (Team Leader, Property Services) PO Box 1193 VIRGINIA QLD 4014	Electricity Easement	The agency provided its response on 20 December 2012.

6. APPROVED PLANS

The following plans are Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
12-002-3	D	Stormwater Quality Catchment Layout, prepared by Callaghan & Toth	11/09/2013

1209-05	D	Shed 1 & 2 Cross Sections, prepared by <i>Callaghan & Toth</i>	01/03/2013
1209-06	D	Shed 3 & 4 Cross Sections, prepared by <i>Callaghan & Toth</i>	01/03/2013
1209-07	D	Shed 5 & 6 Cross Sections, prepared by <i>Callaghan & Toth</i>	01/03/2013
1209-08	D	Shed 7 & 8 Cross Sections, prepared by <i>Callaghan & Toth</i>	01/03/2013
1209-09	D	Preliminary Road Layout Plan 1, prepared by <i>Callaghan & Toth</i>	01/03/2013
1209-10	D	Preliminary Road Layout Plan 2, prepared by <i>Callaghan & Toth</i>	01/03/2013

7. REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
1209 SWQMP	0	Stormwater Treatment and Water Quality Management Plan for proposed animal husbandry type 2 at 136 Top Forestry Road, Ridgewood, prepared by <i>Callaghan & Toth</i> .	April 2013
GEOTKPAR0194 5AA/A		Geotechnical and Slope Stability Investigation prepared by <i>Coffey Geotechnics</i>	23 April 2013

8. ADVISORY NOTES

ENVIRONMENTALLY RELEVANT ACTIVITY

Applicable Statutory Legislation

- The applicable statutory legislation for this development approval is listed as follows:

Environmental Protection Act 1994

Environmental Protection Regulation 2008

Environmental Protection (Air) Policy 2008

Environmental Protection (Noise) Policy 2008

Environmental Protection (Water) Policy 2009

Environmental Protection (Waste Management) 2000

Sustainable Planning Act 2009

Sustainable Planning Regulation 2009

Conversion to Environmental Authority

2. Recent changes to the *Environmental Protection Regulation 2008* now prescribe Environmentally Relevant Activity 4 *Poultry Farming* as an activity administered by the federal Department of Agriculture Fisheries & Forestry. This means that the applicant will be required to apply for a Conversion to Environmental Authority through Department of Environment and Heritage Protection (DEHP). Application forms are available at DEHP on 1300 007 272.

Public Health Act 2005

3. In accordance with the *Public Health Act 2005*, rainwater tanks must be constructed with mosquito proof screens (made from either brass, copper, aluminium or stainless steel), and constructed with a mesh size of no more than 1mm, and must be installed in a way that does not accelerate corrosion. Tanks that contain flap valves must be installed so that when closed, mosquitoes cannot pass through the valve. It is unlawful under the *Public Health Act 2005* to construct, install or be in possession of a tank that does not comply with these requirements.

Co-ordination of Operational Works Assessment

4. To assist Council to undertake an integrated assessment of the operational works application, it is our preference that all aspects of the works be included in one (1) application and be in accordance with Council's planning scheme. Additional application fees apply to applications where the different aspects of the works are lodged separately. Significant savings in application fees will result if all works are lodged in a single application.

Lawful Point of Discharge

5. The applicant is advised that a lawful point of discharge for the development will need to be determined and demonstrated as part of a detailed design solution included with the Operational Works application.

9. PROPERTY NOTES

Not Applicable.

10. PRELIMINARY APPROVAL OVERRIDING PLANNING SCHEME

Not Applicable.

11. FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work (External Works and Driveways, Earthworks, Stormwater Drainage Landscaping)
- Development Permit for Building Work

12. SELF ASSESSABLE CODES

Not Applicable.

13. SUBMISSIONS

There were 12 properly made submissions about the application. In accordance with *Sustainable Planning Act 2009*, the name and address of the principal submitter for each properly made submission is provided and attached.

14. REASONS / GROUNDS FOR APPROVAL DESPITE CONFLICT WITH SCHEME

Not Applicable

15. RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Sustainable Planning Act 2009* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to Council about the conditions contained within the development approval. If Council agrees or agrees in part with the representations, a “negotiated decision notice” will be issued. Only one “negotiated decision notice” may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a “negotiated decision notice”.

16. OTHER DETAILS

If you wish to obtain more information about Council's decision, electronic copies are available on line at www.sunshinecoast.qld.gov.au, or at Council Offices.

RTI DL RELEASE - DFE

Environmental Risk Assessment- Operational Assessment

Name of Site/Operator

Milligan Poultry – 136 Top Forestry Road, Ridgewood.

Type of Activity

Poultry >200,000

RTI/DL RELEASE - DAF

Consequence	Probability				
	A	B	C	D	E
1	H	H	H	M	M
2	H	H	H	M	M
3	H	M	M	M	L
4	M	M	L	L	L
5	L	L	L	L	L

Likelihood	Environmental Impact	
A	Expected to occur, quite common	Major
B	Will probably occur, has happened	Significant
C	May occur at some time	Moderate
D	Could occur at some time although unlikely	Minor
E	Might occur at some time in exceptional circumstances	Insignificant

- Serious or Material environmental impacts e.g major pollution incident causing significant damage to the environment
- Long term or serious environmental damage.
- Moderate environmental impact.
- Minimal environmental impact.
- Little or no environmental impact.

AIR	Performance Outcome	Adverse effect	Likelihood	Environmental Impact	Risk Ranking	Justification
The activity will be operated in a way that protects the environmental values of air.	1. There is no discharge to air of contaminants that may cause an adverse effect on the environment from the operation of the activity.	Discharge of contaminants to air as a result of the operation of the activity.	N/A	N/A	N/A	<ul style="list-style-type: none"> • The site has a high potential to generate odour and dust from the sheds, as well as mortality disposal. Odour may cause an adverse effect on sensitive receptors: • Nearest sensitive receptor is approximately 800m from the closest shed. • There are 10 sensitive receptors located within a 1.5km radius of the proposed development. • The site was odour modelled at 2.5ou with an average time of 1 hour using CALPUFF V6.42. Modelling shows that the nearest sensitive receptor is beyond the 2.5 ou line. • The applicant has not conducted a risk assessment and, an auditable, risk based management system has not been provided. A site based management plan has been proposed but has not been provided.

Environmental Risk Assessment- Operational Assessment

	(2a) fugitive emissions of contaminants from storage, handling and processing of materials and transporting materials within the site are prevented or minimised;	Material management contributes fugitive emissions.	D - Could occur at some time although unlikely	4 - Minimal environmental impact	LOW	<ul style="list-style-type: none"> Fugitive emissions are generated by poultry farming activities, particularly dust and odour emissions from ventilated sheds. The risk of fugitive emissions impacting on the environmental value of air is low due to: <ul style="list-style-type: none"> Large separation distance (>800m) Terrain is very steep and generally drains away from the nearest sensitive receptors
	(2b) contingency measures will prevent or minimise adverse effects on the environment from unplanned emissions and shut down and start up emissions of contaminants to air;	Contaminant emissions to air due to inadequate, or lack of contingency measures in place.	D - Could occur at some time although unlikely	4 - Minimal environmental impact	LOW	<ul style="list-style-type: none"> Likelihood of unplanned emissions low if sheds are well managed Applicant has suggested that staggering the shed cycles may be implemented if required.
	(2c) releases of contaminants to the atmosphere for dispersion will be managed to prevent or minimise adverse effects on environmental values.	Air contaminants released to the atmosphere are not dispersed.	C - May occur at some time	4 - Minimal environmental impact	LOW	<ul style="list-style-type: none"> Sheds are constructed with ventilation fans which create a direct release of contaminants such as dust and odour to the atmosphere. The applicant has not conducted a risk assessment and, an auditable, risk based management system has not been provided. A site based management plan has been proposed but has not been provided. Although no specific management strategies have been provided, the separation distance available, undulating topography which drains away from the nearest receptors and the prevailing winds (9am and 3PM at Tewartin) which indicate a dominance of SE and NE winds indicates a generally low risk of adverse effects on the environmental value of amenity to neighbours. Operation of the poultry farming activity under an appropriate environmental management system that is independently audited may assist in ensuring a low risk of adverse impacts to neighbours from emissions to air.

Environmental Risk Assessment- Operational Assessment

WATER	Performance Outcome	Adverse effect	Likelihood	Environmental Impact	Risk Ranking	Justification
<p>The activity will be operated in a way that protects environmental values of waters.</p>	<p>1. There is no actual or potential discharge to waters of contaminants that may cause an adverse effect on an environmental value from the operation of the activity.</p>	<p>Discharge of contaminants to waters as a result of the operation of the activity.</p>	<p>D - Could occur at some time although unlikely</p>	<p>4 - Minimal environmental impact</p>	<p>LOW</p>	<ul style="list-style-type: none"> The proposed activity site has a natural drainage direction due west with stream orders of 2 occurring which turn into stream orders of 3 approximately 2.6km west of the site. The site already takes advantage of the natural drainage occurring through the use of strategically placed dams/reservoirs. These dams/reservoirs will act as catchments, potentially stopping any discharge of contaminants that may occur. Sheds will utilise the present soils on site, which are classed as a clay based soil and, be compacting earth to provide suitable foundations. Risk of surface water contamination is considered low due to poultry manure being either contained within poultry sheds or exported off the Lot for processing.
	<p>(2a) the storage and handling of contaminants will include effective means of secondary containment to prevent or minimise releases to the environment from spillage or leaks;</p>	<p>Release of contaminants due to inadequate, or lack of effective means of secondary containment.</p>	<p>D - Could occur at some time although unlikely</p>	<p>4 - Minimal environmental impact</p>	<p>LOW</p>	<ul style="list-style-type: none"> Applicant has not provided any details on potential contaminants/chemicals and how they will be stored and/or banded. It is assumed that all chemicals will be kept in existing sheds located on site and as stated previously, if a spill were to occur, dams/reservoirs will act as catchments, potentially stopping any discharge of contaminants that may occur.
	<p>(2b) contingency measures will prevent or minimise adverse effects on the environment due to unplanned releases or discharges of contaminants to water;</p>	<p>Contaminant discharged to waters due to inadequate, or lack of contingency measures in place.</p>	<p>D - Could occur at some time although unlikely</p>	<p>4 - Minimal environmental impact</p>	<p>LOW</p>	<ul style="list-style-type: none"> Applicant has not provided any contingency plans for the values of groundwater however, has proposed to create a site based management plan. Risk of surface water contamination is considered low due to poultry manure being either contained within poultry sheds or exported off the Lot for processing.
	<p>(2c) the activity will be managed so that stormwater contaminated by the activity that may cause an adverse effect on an environmental</p>	<p>Untreated contaminated stormwater is released off-site.</p>	<p>D - Could occur at some time although unlikely</p>	<p>4 - Minimal environmental impact</p>	<p>LOW</p>	<ul style="list-style-type: none"> Applicant has various methods proposed in order to treat contaminated stormwater before it is either released of site or reused. These methods include; Bioretention swales: The applicant has proposed

Environmental Risk Assessment- Operational Assessment

<p>The activity will be operated in a way that protects environmental values of waters.</p>	<p>(2d) the disturbance of any acid sulphate soil, or potential acid sulphate soil, will be managed to prevent or minimise adverse effects on environmental values; (2e) acid producing rock will be managed to ensure that the production and release of acidic waste is prevented or minimised, including impacts during operation and</p>	<p>Release of sulphuric acid into waters due to disturbance of acid sulphate soils. Release of sulphuric acid into waters due to disturbance of acid producing rock.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>to create a swale that is 0.6m wide at the base and will be vegetated with effective nutrient removal plants. This treated runoff will be directed to vegetated areas within the property which eventually drain into dams. This water will later be used for irrigation purposes.</p> <ul style="list-style-type: none"> • Grass swales: Swales will be 0.6m wide at the base and divert runoff. • Bioretention basins: These particular basins will treat the stormwater runoff from access roads car parks and, catchments around the proposed sheds. The catchment bioretention basin will be 55m² in area. • Vegetative buffers: These particular buffers will be 5m in width and run the length of each catchment. Applicant has proposed that these vegetative buffers will consist of grass. • Rainwater tanks: These tanks will be used for the collection of water from the shed roofs. They are to be placed above ground with an overflow pipe discharging to the previously mentioned adjacent swales. • Therefore the applicant has provided various management practices to mitigate stormwater runoff but has not provided any contingency plans if contaminated stormwater were to be released into the waterways. A site based management plan has been proposed however, not yet received. • No acid sulphate soils on site 	<ul style="list-style-type: none"> • No Acid producing rock on site
<p>value will not leave the site without prior treatment;</p>		<p>N/A</p>	<p>N/A</p>	<p>N/A</p>			

RTI DL RELEASE - DAF

Environmental Risk Assessment-Operational Assessment

WETLANDS	Performance Outcome	Adverse effect	Likelihood	Environmental Impact	Risk Ranking	Justification
<p>The activity will be operated in a way that protects the environmental values of wetlands.</p>	<p>1. There will be no potential or actual adverse effect on a wetland as part of carrying out the activity.</p>	<p>There are wetlands that are at risk due to the operation of the activity.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<ul style="list-style-type: none"> Applicant is not located to any nearby wetlands considered of any significance and therefore is of minimal risk to this environmental value.
	<p>2. The activity will be managed in a way that prevents or minimises adverse effects on wetlands.</p>	<p>Wetlands are contaminated due to the operation of the activity.</p>	<p>E - Might occur at some time in exceptional circumstances</p>	<p>4 - Minimal environmental impact</p>	<p>LOW</p>	<ul style="list-style-type: none"> Applicant has not provided any details on contingency plans regarding discharge of water to a watercourse. Applicant is not located to any nearby wetlands considered of any significance and therefore is of minimal risk to this environmental value.
<p>(2f) any discharge to water or a watercourse or wetland will be managed so that there will be no adverse effects due to the altering of existing flow regimes for water or a watercourse or wetland;</p>	<p>Existing flow regimes for waters are altered due to direct discharge of waste water.</p>	<p>D - Could occur at some time although unlikely</p>	<p>4 - Minimal environmental impact</p>	<p>LOW</p>	<ul style="list-style-type: none"> Applicant has not provided any details on contingency plans regarding discharge of water to a watercourse. Applicant is not located to any nearby wetlands considered of any significance and therefore is of minimal risk to this environmental value. 	
<p>(2g) for a petroleum activity, the activity will be managed in a way that is consistent with the coal seam gas water management policy, including the prioritisation hierarchy for managing and using coal seam gas water and the prioritisation hierarchy for managing saline waste;</p>	<p>Petroleum products are released to waters.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<ul style="list-style-type: none"> Not a Petroleum activity 	
<p>(2h) the activity will be managed so that adverse effects on environmental values are prevented or minimised.</p>	<p>Waters are contaminated as a result of the operation of the activity.</p>	<p>C - May occur at some time</p>	<p>4 - Minimal environmental impact</p>	<p>LOW</p>	<ul style="list-style-type: none"> Management strategies detailed above indicate that the risk to environmental values is low. 	

Environmental Risk Assessment- Operational Assessment

GROUNDWATER	Performance Outcome	Adverse effect	Likelihood	Environmental Impact	Risk Ranking	Justification
<p>The activity will be operated in a way that protects the environmental values of groundwater and any associated surface ecological systems.</p>	<p>(1a) there will be no direct or indirect release of contaminants to groundwater from the operation of the activity;</p>	<p>Contaminants are released to groundwaters.</p>	<p>C - May occur at some time</p>	<p>4 - Minimal environmental impact</p>	<p>N/A</p>	<ul style="list-style-type: none"> There may be an indirect release to groundwater due to the stockpiling of manure in the sheds for 6 weeks if the shed floors are made of earth. The risk of this occurring will be reduced if the earthen floors are compacted to Australian Std specification or further reduced if they are concrete floors.
	<p>(1b) there will be no actual or potential adverse effect on groundwater from the operation of the activity.</p>	<p>Groundwaters are contaminated due to the direct or indirect release of contaminants.</p>	<p>C - May occur at some time</p>	<p>4 - Minimal environmental impact</p>	<p>N/A</p>	<ul style="list-style-type: none"> Manure has a low risk of impact on groundwaters due to management practices.
	<p>2. The activity will be managed to prevent or minimise adverse effects on groundwater or any associated surface ecological systems. Note - Some activities involving direct releases to groundwater are prohibited under section 56 of this regulation.</p>	<p>Groundwaters or associated surface ecological systems are contaminated due to management practices.</p>	<p>C - May occur at some time</p>	<p>4 - Minimal environmental impact</p>	<p style="text-align: center;">LOW</p>	<ul style="list-style-type: none"> The nearest bore card which provided sufficient information to accurately interpret was located approximately 4km North-East of the proposed poultry farm site. The elevation on the proposed site varies between 165m-171m and, the location of the bore sits on an elevation of 131m. The bore card indicated that the depth to water table is 6.00m and the soil stratum preceding this consists of; 0-2m, brown clay, 2-3m, pink clay, 3-6m white clay and at 6m, weathered shale occurring. Applicant has not provided any contingency plans in respect to groundwater and if it were to become contaminated due to management practices. Applicant has proposed a site based management plan however, not yet provided one.

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NOISE	Performance Outcome	Adverse effect	Likelihood	Environmental Impact	Risk Ranking	Justification
<p>The activity will be operated in a way that protects the environmental values of the acoustic environment.</p>	<p>1. Sound from the activity is not audible at a sensitive receptor.</p>	<p>Sound from the activity is audible at a sensitive receptor.</p>	N/A	N/A	N/A	<ul style="list-style-type: none"> • Nearest sensitive receptor is 800m from the closest shed. • There are 10 sensitive receptors located within a 1.5km radius of the proposed development. • Noise modelling was carried out using SoundPLAN 7.3 software and applying the ISO9613 standard whilst implementing 5.5km x 5.5km boundary. • Topography of the applicants proposed site varies in elevation across the keeping and access areas. This therefore poses the potential for noise to occur due to truck and machinery movements on and offsite and may be audible at a sensitive receptor. The highest risk activity for noise nuisance will be truck movements for feed, birds, and waste product removal. • Due to the topography being best described as an open valley, it is likely that noise will be able to travel easily to nearby sensitive receptors.
	<p>2. The release of sound to the environment from the activity is managed so that adverse effects on environmental values including health and wellbeing and sensitive ecosystems are prevented or minimised.</p>	<p>Unreasonable noise is detected at a sensitive receptor.</p>	<p>A - Expected to occur, quite common</p>	<p>3 - Moderate environmental impact</p>	<p>HIGH</p>	<ul style="list-style-type: none"> • Applicant has not provided any contingency plans if unreasonable noise were to be detected at a sensitive receptor. • However, applicant has proposed to implement a site based management plan, which has the potential to include future contingency plans for the acoustic environment. • These future management practices and contingency plans may include the implementation of noise reducing equipment installed on machinery and ensuring that they are properly maintained. • Preventing poultry catchout and transport movements to between hours of 10PM and 7AM would reduce the risk of noise nuisance to nearest neighbours.
WASTE	Performance Outcome	Adverse effect	Likelihood	Environmental Impact	Risk Ranking	Justification
<p>Any waste</p>	<p>(1a) waste generated,</p>	<p>Waste generated,</p>	<p>C - May</p>	<p>4 - Minimal</p>	<p>LOW</p>	<ul style="list-style-type: none"> • Waste generated at the proposed site is inclusive

Environmental Risk Assessment- Operational Assessment

<p>generated, transported, or received as part of carrying out the activity is managed in a way that protects all environmental values.</p>	<p>transported or received in accordance with the waste and resource management hierarchy in the Waste Reduction and Recycling Act 2011;</p>	<p>transported or received is not managed in accordance with the waste management hierarchy and causes harm to environmental values.</p>	<p>occur at some time</p>	<p>environmental impact</p>	<p style="text-align: center;">LOW</p>	<p>of dead birds. Applicant has proposed to store dead birds on site in a refrigerated environment (below 4°C). Dead birds will be transferred to animal and fly-proof bins, in the morning before collection.</p>
<p>(1b) if waste is disposed of, it is disposed of in a way that prevents or minimises adverse effects on environmental values.</p>	<p>(1b) if waste is disposed of, it is disposed of in a way that prevents or minimises adverse effects on environmental values.</p>	<p>Waste disposed of causes environmental harm.</p>	<p>C - May occur at some time</p>	<p>4 - Minimal environmental impact</p>	<p style="text-align: center;">LOW</p>	<ul style="list-style-type: none"> Applicant has proposed to dispose of dead birds through the implementation of collection from animal and fly-proof bins. Dead birds will be stored in a refrigerated area, below 4°C, until the day of collection.

PROPOSED RELEASE - DAF

Environmental Risk Assessment-Operational Assessment

LAND	Performance Outcome	Adverse effect	Likelihood	Environmental Impact	Risk Ranking	Justification
<p>The activity is operated in a way that protects the environmental values of land including soils, subsoils, landforms and associated flora and fauna.</p>	<p>1 There is no actual or potential disturbance or adverse effect to the environmental values of land as part of carrying out the activity.</p>	<p>The land is disturbed and or contaminated due to carrying out the activity.</p>	<p>C - May occur at some time</p>	<p>4 - Minimal environmental impact</p>	<p>LOW</p>	<ul style="list-style-type: none"> The proposed poultry farm site has some amounts of remnant vegetation present along with some amounts of area that is considered of a least concern regional ecosystem. It is also noteworthy that the proposed site is located approximately 1km to the east of an area which inhabits vulnerable and endangered species of frog. This area of significance is located directly on a stream order of 2 which drains from the proposed poultry farm. Due south, approximately 450m to the proposed keeping area, there is an area to be considered of essential habitat.
	<p>(2a) activities that disturb land, soils, subsoils, landforms and associated flora and fauna will be managed in a way that prevents or minimises adverse effects on the environmental values of land;</p>	<p>Management practices that lead to disturbance of the land, soils, subsoils, landforms and associated flora and fauna result in the environmental values of land being impacted.</p>	<p>C - May occur at some time</p>	<p>4 - Minimal environmental impact</p>	<p>LOW</p>	<ul style="list-style-type: none"> There is a potential for management practices, in the form of surface water and stormwater runoff controls, to have adverse effects on associated flora and fauna. As the proposed sites surface water runoff drains to the west there is a potential for harm to occur to vulnerable and endangered species of frog. The applicant has proposed the implementation of rainwater tanks to catch any stormwater runoff from the sheds. With this in mind, essentially there should be no change in practice to what is already occurring at this moment in time and, the degradation of soils and subsoils would be of low risk.
	<p>(2b) areas disturbed will be rehabilitated or restored to achieve sites that are: (i) safe to humans and wildlife; and (ii) non-polluting; and (iii) stable; and (iv) able to sustain an appropriate land use after rehabilitation or restoration; (2c) the activity will be managed to prevent or</p>	<p>Disturbed areas cannot be or are not rehabilitated or restored to achieve the performance outcome.</p>	<p>D - Could occur at some time although unlikely</p>	<p>4 - Minimal environmental impact</p>	<p>LOW</p>	<ul style="list-style-type: none"> Due to the applicants proposed management strategies and the current use for the land, it is unlikely that areas will become disturbed to such an extent that it cannot be rehabilitated or restored. If contaminated surface water and/or stormwater runoff were to occur, vegetative buffers and dams in place would be able to stop any significant impact.
		<p>The land is contaminated due to carrying out the activity.</p>	<p>C - May occur at some time</p>	<p>4 - Minimal environmental impact</p>	<p>LOW</p>	<ul style="list-style-type: none"> Applicant has not provided any details outlining what action would be taken in place during an

Environmental Risk Assessment- Operational Assessment

	<p>minimise adverse effects on the environmental values of land due to unplanned releases or discharges, including spills and leaks of contaminants;</p>	<p>to unplanned releases or discharges.</p>	<p>some time</p>	<p>impact</p>		<p>unplanned release or discharge were to occur upon the land.</p> <ul style="list-style-type: none"> Applicant has however, proposed a site based management plan which is yet to be received.
<p>(2d) the application of water or waste to the land is sustainable and is managed to prevent or minimise adverse effects on the composition or structure of soils and subsoils.</p>	<p>The composition and structure of the soils and subsoils are degraded as a result of applying water or waste to the land.</p>	<p>C - May occur at some time</p>	<p>4 - Minimal environmental impact</p>	<p>LOW</p>		<ul style="list-style-type: none"> The applicant has proposed the implementation of rainwater tanks to catch any stormwater runoff from the sheds. With this in mind, essentially there should be no change in practice to what is already occurring at this moment in time and, the degradation of soils and subsoils would be of low risk.

RELEASE - DAF