

Attachment 4 - Applicant's response to Peer Review



Consulting • Technologies • Monitoring • Toxicology

5 July 2016

Mark Toombs
Principal Planner
TJ Kelly Surveys Pty Ltd
by email: mark@kellynet.com.au

Dear Mark

RE: Information Requestion – Scenic Rim Regional Council – MCBn15/012 –Peer Review

In their email request, Scenic Rim Regional Council (Council) requested further information in three areas namely (paraphrased):

- Point 1 - A sensitivity analysis to confirm that the 2008 prognostic meteorology utilised in the air dispersion modelling is representative of the longer term meteorology.
- Point 2 - Verification of the adopted meteorology through reference to on-site meteorological data.
- Point 3 - Assessment of the cumulative impacts on land to the southwest as a result of the nearby Murrays Crossing farm, should the council criterion be adopted in the assessment.

Background

The meteorology for the site was modelled as per the methodology described in our odour modelling report. This included the use of TAPM for upper air data, and observation data (with a suitable radius of influence) to drive CALMET. The observation data was taken from the Mutdapilly, Amberley and Gatton sites. These sites are within the domain and provide suitable input data for the model as they are spread across the modelling domain and are to the north west, east and south east of the subject site.

Overall 71% of winds were light (at or below 3 m/s), which is consistent with the terrain in the area. In line with observations made in the area and at other sites further up the Bremer River, the winds were predicted to be predominantly from the south. This is consistent with the terrain in the area, which rises to the south towards the Tarome area (i.e. drops south to north, leading to southerly light winds). As expected, sea breezes which are associated with stronger winds occur in the afternoon as easterly winds. However, lighter southerly winds, from evening hours through to early mornings are strongly influenced by local terrain.

ADELAIDE

BRISBANE

MELBOURNE

PERTH

SYDNEY

Pacific Environment Operations Pty Ltd
GPO Box 1677, Brisbane Qld 4000

(ASX: PEH) ABN: 86 127 101 642
www.pacific-environment.com

Table 1: Example Significance Testing – 3PM Wind Speed ($\alpha = 0.05$)

Year	M1-M2	MSE	n	s	t	Df	Critical Value	Null Hypothesis
2005	0.403	0.297	12.000	0.222	1.813	22	2.074	Accept
2006	0.392	0.373	12.000	0.249	1.572			Accept
2007	0.787	0.376	12.000	0.250	3.144			Reject
2008	0.326	0.286	12.000	0.218	1.494			Accept
2009	0.706	0.333	12.000	0.236	2.994			Reject

Table 2: Summary of Significance Testing (year selected grey)

Year	Max T	Min T		9AM WS	3PM WS
2005	Pass	Pass		Pass	Pass
2006	Pass	Pass		Pass	Pass
2007	Pass	Pass		Pass	Fail
2008	Pass	Pass		Pass	Pass
2009	Pass	Pass		Pass	Fail

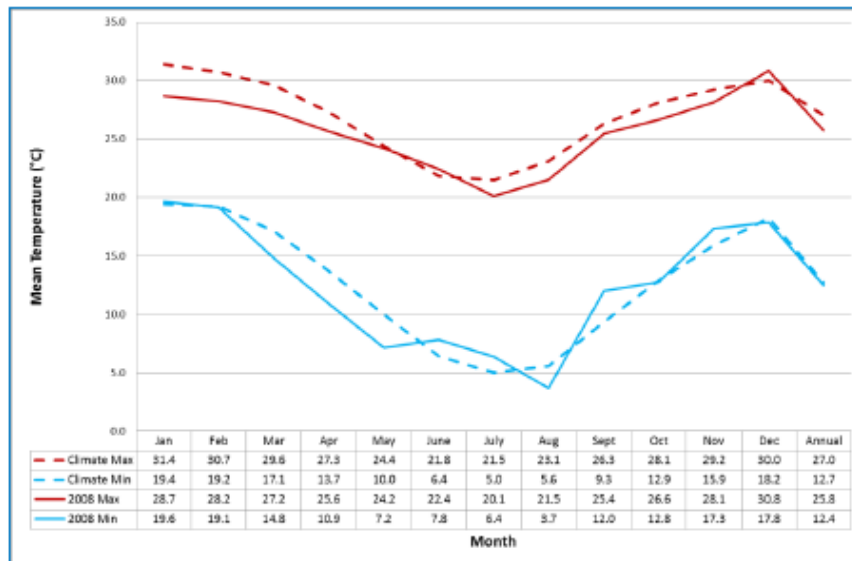


Figure 2: Temperature – 9AM & 3PM 2008 and Long Term

Point 1 – Representativeness of 2008

To determine which year to model we assessed the years 2005-2009. Data from the BoM station at Amberley were obtained and compared against long term averages (30 year average) at Amberley. Amberley was selected as it was the nearest BoM station to the subject site.

We first analysed the frequency of winds in wind speed categories, with a focus on light winds as these often are most important to odour studies. It was found that all years had a similar frequency of light winds, although 2009 had a lower frequency of light winds and a higher frequency of stronger winds than the other years. This is shown in Figure 1.

We then performed tests on the data by comparing monthly data for maximum and minimum temperature and 9 am and 3pm wind speeds. This allowed us to determine which years were consistent with the long term trends. An example of the test methods derived by Dr Peter D'Abreton of our office is shown in Table 1 and a summary of the tests is shown in Table 2. We then visually checked the wind speed and temperature data for the suitable years and the year 2008 was selected. The data for 2008 is summarised below in Figure 2 for temperature and Figure 3 for wind speed.

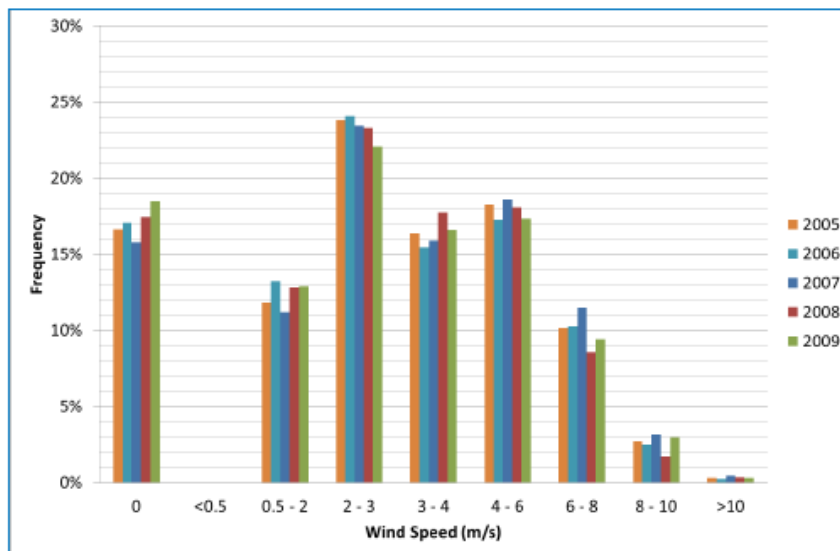


Figure 1: Comparison of Wind Speed Frequency by Year

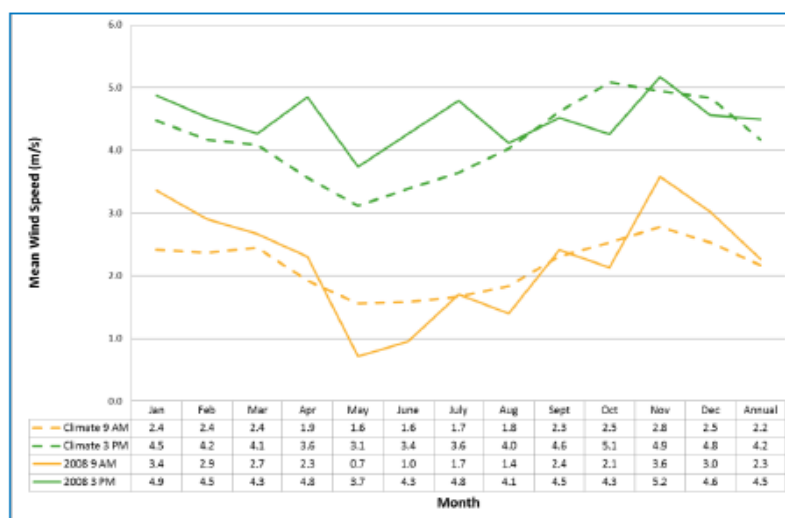


Figure 3: Wind Speed – 9AM & 3PM 2008

Point 2 – Verification of the adopted meteorology through reference to on-site meteorological data

We were unable to verify the modelled data against on site measurements as there are none.

In a discussion with Mr Bob Logan on 16 June 2016 he described the normal winds on site as follows:

- In the early morning and late night, the winds were light and normally from the south.
- During the day winds can be from the southeast through to northeast and typically light. During the winter the winds are more south-easterly, the rest of the year the winds are often from the northeast.
- The easterly winds "stiffen" in the afternoon.

In summary, the wind roses shown in Figure 4-2 of the report appear consistent with Mr Logan's on site observations.

Point 3 - Assessment of the cumulative impacts on land to the southwest

This point relates to the potential cumulative impact of the existing farms as well as the inclusion of the proposed sheds. In particular it was requested that this be done "should the council criterion be adopted in the Planning Assessment".

With regard to the council criterion, as noted elsewhere, the criterion is regarded as unrealistically stringent. In the two most recent Joint Experts report prepared for the Planning &

Environment Court for the Deenerygold^a and Fat Hen^b matter, the state criterion was again agreed as being the criterion relevant for poultry farms in Queensland.

The $C_{99.5\ 1hr}$ and $C_{99.9\ 3\ min}$ cumulative contours for the existing and expanded operations are shown in Figure 4 as red and blue lines respectively. Figure 4 shows that both farms are far enough apart that the $C_{99.5\ 1hr} = 2.5$ ou contours do not overlap. The blue line, which shows the $C_{99.9\ 3\ min} = 5$ ou council criterion does not change much beyond that for the farms individually. There is a minor change to the southwest (compared to the information already provided to Council). The change is considered to not be significant as the blue line to the southwest would not restrict development on any lots not already developed. Moreover, the site has a long history of K factors being below 2. We assessed the farm with a K factor of 2.2, therefore the predicted odour concentrations are expected to be higher than what will occur.



Figure 4: Cumulative Assessment – Murray's Crossing Road Farm and Warri View Road Farm - State Criterion (Red), Council Criterion (Blue)- K = 2.2

Yours Sincerely,



Geordie Galvin
B.Eng (Env Eng) M.Eng (Env) MIEAust A.AirQual
Principal Environmental Engineer

T J KELLY SURVEYS ^{PTY.} LTD.

CONSULTING SURVEYORS & TOWN PLANNERS

Our ref: 3568

25 May 2016

The Chief Executive Officer
Scenic Rim Regional Council
PO Box 25
BEAUDESERT QLD 4285



Attn: Ms Judy Sandmann (Your Ref. MCBn15/012).

Dear Judy,

RE: Response to Public Submissions

**Material Change of Use (Intensive Animal Industry and Environmentally Relevant Activity - ERA 4(2))
Rosewood-Warrill View Road, Lower Mount Walker.
Lot 22 on RP202967, Lot 23 on RP28482 and Lot 24 on CC2345.**

We refer to the public submissions submitted to Council in response to the proposed development. The key issues raised in these submissions are summarised below, along with our brief response.

Dust and Odour

The Submitters hold the view that the proposed expansion will detrimentally impact on the locality by way of odour and dust emissions.

Comment: In terms of dust emissions, the Report by Pacific Environment Limited recommends a vegetative buffer be established around the perimeter of the sheds to enhance the dispersion of air emitted from the sheds and to assist in filtering airborne particles. This recommendation will be implemented to safeguard the amenity of the locality. The dust assessment confirms the development will meet the State's air quality criteria as it applies to dust emission.

In reference to the odour impacts, the dispersion modelling of predicted odour emissions from the expanded farm indicates that odour levels associated with the farm at the nearest sensitive receptor will be well within the State's odour guideline criterion. We expect this conclusion to be verified through the peer review process being conducted by an independent air quality expert.

Noise

Submitters raise concerns about the noise emissions increasing as a result of the expansion.

Comment: Noise is an issue that is managed in accordance with the Environmental Authority. Noise conditions will be imposed on the expanded farm consistent with the existing conditions. Noise will be monitored for compliance in accordance with an approved Site Based Management Plan to ensure the operation of the farm does not cause environmental nuisance.

Vegetation Removal

One Submitter raises a concern about the destruction of trees.

Comment: Clearing associated with the new sheds will be minimal. The removal of trees will be limited to the footprint of the pads and along the proposed internal road, where required. The loss of trees within the pad area will be compensated by the planting of additional trees around the sheds as recommended by the Air Quality Consultants.

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Telephone: (07) 5541 4722
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Web: www.tkellynet.com.au

Heavy Vehicle Traffic

Submitters raise concerns in regards to impacts on the road network caused by additional heavy vehicles.

Comment: The potential impacts associated with the expansion have been investigated by a traffic engineer. It is concluded that the traffic generation of the proposed expansion will only result in an overall trip generation of approximately 21 vehicles movements per day, and four movements per peak hour. This volume is low and will not have a significant impact upon the operation of the surrounding road network.

The farm is accessed by the State-controlled road network. It is noted that the Department of Transport & Main Roads has assessed the submitted Traffic Impact Report and Pavement Impact Assessment and have granted a concurrence approval subject to conditions. A monetary contribution will be paid by the Proponent which will go towards the maintenance of the state-controlled roads.

Truck Lights

One Submitter has raised a concern that truck lights occasionally shine into their bedroom.

Comment: Trucks associated with this farm would not be passing the Submitter's house as they will be travelling east towards the Highway. The Submitter's house is in excess of 3.5 kilometres to the north-west of the poultry farm (refer to attached aerial locality plan). At this distance truck lights would not be causing a nuisance at the Submitter's house. It is more likely that the lights she has referred to have been from trucks associated with other farms or activities in the region.

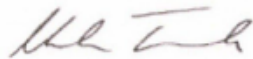
Impact on the Bremer River

Concerns are raised that runoff from the farm will cause environmental damage to the Bremer River.

Comment: The separation distance between the current sheds and the river is approximately 1.1 kilometres. All runoff is managed strictly in accordance with the Site Based Management Plan and there has been no environmental harm caused to the river. The additional sheds will achieve a similar setback and will be managed to the same high standards.

Yours faithfully

T J Kelly Surveys Pty Ltd



Mark Toombs
Principal Planner

Cc.: TGL Holdings Pty Ltd

Submitter 1 - Mr Robert Riethmuller

From: ☐ Robert & Gail Riethmuller <rogar.012@bigpond.com> Sent: Fri 4/03/2016 9:5
To: ☐ Scenic Rim Regional Council Mail
Cc:
Subject: Proposed expansion

X 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32

Good morning,

Re: Proposed expansion by 6 sheds to poultry farm on Rosewood-Warrill View Road, Lower Mt. Walker.

We would like to forward our objections to the above expansion.

We live in this area and since the building of this poultry farm, there has been an increase of poultry dust and smell in the district. This farm is to the south-east of our property and the prevailing winds can easily spread this contaminant over a large area; in particular, at night when dust leaves the sheds and spreads over the land like a fog.

We are currently surrounded in this district by 5 poultry farms of different types and with the development of the quarry, an expansion to this poultry farm just adds another environmental problem to all those who live and work in the Lower Mt. Walker and Mt. Walker districts. When we moved here 32 years ago there were two poultry farms and this valley was a pristine and beautiful place to live and work. Now there is much visual pollution in the form of these sheds (and soon a quarry) and the valley is no longer the place it was 32 years ago.

On a personal note, since this farm has been built, I now suffer from hayfever and sore throat on an almost daily basis and dread the expansion of the poultry farm as I know that this will make my situation worse.

We therefore ask that you take into consideration our objections to this expansion.

Robert and Gail Riethmuller
160 Mt Walker West Road
Lower Mt. Walker, 4340

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For more information please visit <http://www.symanteccloud.com>

Submitter 2 - Ms Felicia Anstey

25/02/16

361 Mount Walker West Road
LOWER MOUNT WALKER QLD 4340

Scenic rim Regional Council
PO BOX 25
BEAUDESERT QLD 4285

RE: OPPOSED DEVELOPMENT FOR POULTRY FARM EXPANSION – MCBn15/012

I live on a ridge about 4klms as the crow flies from the poultry farm. We were unaware of the application for the initial poultry farm as we rarely drive on Rosewood – Warrill View Road past the Mount Walker West road turn off. The first we knew of the poultry farm was one morning we woke to a dozer running, the engine noise and tracks squeaking was so clear, we thought it was about to drive through our house. In fright we jumped out of bed to discover it was on a ridge that is level to the ridge we are on, where a tin eyesore now stands.

We opposed the expansion based on

1. Noise pollution from the fans. When the fans are running the Woof Woof noise rings in your ears. Even if I'm working in the Brisbane, I can still here the Woof Woof noise ringing in my ears for hours later. I would invite any councillor to come out when the fans are running so they can hear the noise for themselves. The fans keep me awake at night, driving me crazy. When the fans are turned off through the night, it takes hours to settle down as my ears still hear the Woof Woof noise. We have had visitors asking if we had a wind farm in the area!
2. The smell. When the wind direction is from the East, we can smell the chook farm. It is a disgusting smell. For the smell to travel across klms, one would have to ask themselves how? The dust containments are not being contained on the property. As you would be aware chicken manure contains, Nitrogen, Phosphorous, Sulphur, Calcium, Magnesium, Sodium and Carbon. What environmental damage is occurring to our community and the Bremer river as it is between us and the chicken farm? Current environment and contamination procedures and policies are not working, increasing the size of the chook farm will have devastating effects to the community and environment.
3. Scenery. Our Main verandah is facing the ridge where the chook farm is. The eye sore of tin and metal reflecting the sun back into your eyes. The initial trees that were knocked down have they been replanted? The entire positioning of the house is to look out at Mount

Walker, whom should we be seeking compensation from, as the key aspect of our property is littered with a tin eye sore?

4. Trucks lights at night. Occasionally, I have been woken by truck lights shining into our bedroom. I race out of bed thinking there is someone on our property, when the lights are beaming across the valley.

Our property along with the majority of the properties are classed **Rural residential**. With this classification we are unable to sub-divide due to the land being classed as prime agricultural land. The operation of the chook farm does not require to be placed on prime agricultural land. How does it seem fitting that council is allowing a chook farm to operate in an area classed **Rural residential**? The residents in our community chose to live here, away from commercial and high density areas.

**STOP DESTROYING OUR ENVIRONMENT, SCENERY, PEACE AND
QUITE!**

Yours Sincerely,



0412 79 7723

FELICIA ANSTEY

Submitter 3 - Ms Deborah Coombs

Deborah Coombs.....

42 Christensen Rd

Mt Walker Q4340

4 March 2016

To: Scenic Rim Council,

PO Box 25 →

Attention: CEO,

I am writing to object to the proposed extension of the existing poultry farm located at 1250 Rosewood Warrill View Road, Lower Mt Walker described as Lot 22-PP202967, Lot 23-PP28482 and Lot CC2345, Application Number MCBn15/012.

I wish to lodge an objection to this proposal for the following reasons:

1. ➔ Currently my family is forced to drive in the centre of Rosewood Warrill View Road due to the very large pot holes and diverts in the road caused by the trucks coming in and out of the poultry farm. This is dangerous as the road is 100km and the section in front of the poultry farm has poor visibility leading up to a sharp bend on both sides of the farm. The extra trucks needed to service the poultry farm will continue to damage the road making it unsafe and dangerous for residents to drive on.
2. ➔ The water being used for the poultry farm is being drawn from a domestic bore. How is this allowed to continue and how much water will they be taking unmetered with 6 more sheds?
3. ➔ The poultry farm owners were also required to do mandatory tree plantings after the original 8 sheds were erected. To date this has not happened causing residents to be subjected to the unsightly view of the sheds which does not fit in with the surrounding rural landscape. This mandatory tree planting is also important for the long term care of residents in helping cut down the noise of shed fans and truck movements as well as protecting them from odour and bacterial particles they are now forced to breathe in.
4. ➔ Poultry trucks and Staggles feed trucks are using Ebenzer Road and Coopers Road to access the Cunningham Highway. Ebenzer Rd is also in very poor condition it is patchy, very uneven and extremely difficult to travel on. Wildlife is also abundant on this road and Wallabies and Kangaroos are constantly being hit as they travel and graze on the side of the road. The increased trucks will only worsen this situation. Why are truck drivers allowed to take this route and get away with it?
5. ➔ The sound of the fans at night is devastatingly loud and very disturbing to the point where we need to keep our windows closed all year round—very uncomfortable in the summer months. We are also impacted by the noise of the trucks at night especially when they are filling the silos. Four of the six new sheds will be closer to the boundary of our property increased sheds means increased noise a lot closer to our home and property.
6. ➔ The smell of the sheds is revolting. Not only are we breathing in the dust but also airborne particles containing bacteria from the birds. This dust and particles lands on our roof and washes into our tanks which is our only source of drinking water. Six more sheds—four closer to the boundary of our property is going to impact on my family greatly.
7. ➔ Lastly our property value has been directly affected by the existing poultry farm—six more shed will only increase this negative slide on the value of our property—who wants to buy a property adjacent to a poultry farm?

Yours Sincerely,

Deborah Coombs

Deborah Coombs

Submitter 4 - Ms Leigh Purshouse

Leigh Merryl Pershouse

1116 Rosewood – Warrill View Rd,

Lower Mt. Walker, Qld 4340

Ph: 0400 849 203

16/02/2016

To: Scenic Rim Regional Council,

PO Box 25

Beaudesert Qld 4285

Attention CEO,

SCENIC RIM REGIONAL COUNCIL	
File No: <u>MCBn15/012</u>	
22 FEB 2016	
Doc. Set No:	
Resp. Officer: <u>DA Admin</u>	
2. <u>CHAS</u>	

PROP 31343
L23 RP28482
L22 RP202967 L24 CC2345

Together with David Duncombe, we own a property at 1116 Rosewood - Warrill View Road, Lower Mt. Walker in which we reside with members of our family. I am writing to voice my concerns regarding the proposed extension of the existing poultry farm located at 1250 Rosewood – Warrill View Road, Lower Mount Walker described as lots 22 RP202967, 23 RP28482 and lot 24 CC2345. Application Number MCBn15/012

I understand that the application is to extend the farm by 6 sheds adding 300,000 additional birds. The farm would then have a capacity of 14 sheds and 700,000 birds in total.

I wish to lodge an **objection** to this proposal at Lower Mount Walker for the following reasons:

- Airborne emissions, dust and odour that we already have to contend with whenever we have wind blowing from the vicinity of the farm, when the air is still and every morning during winter. The odour after periods of rain is very strong. This negatively impacts on both our amenity and our health. As a chronic asthma sufferer any airborne contaminants are of particular concern. If you can smell these emissions, you are breathing in these particles. More birds will mean more emissions.
- These Airborne emissions carrying small particles of dust also carry microorganisms and endotoxins. We depend solely on tank water and invariably these particles will end up in our tanks and in our drinking water.
- Shed noise will also increase with the amount of birds. We hear the fans continuously at night and particularly after rain. We purchased the property in early 2000, confident that we were in an area that would not be disturbed by loud and persistent noise especially at night.
- The earthworks necessary for the shed construction will produce more noise / more dust and more trucks. Tree destruction is also of concern.
- The increased heavy vehicle traffic will negatively affect our everyday lives. More feed trucks, more waste disposal trucks and more trucks carrying the poultry for processing will lead to more wear and tear of our roads. We live on the down side of the hill close to the farm. The noise from the trucks gearing down and braking is of continual annoyance during the night when "harvesting" has occurred. Just exiting our driveway of a morning can be extremely dangerous.
- The large amount of toxic organic waste that will be produced annually.
- 700000 birds will require an abundant amount of water for drinking and cooling purposes. This will pull an enormous amount from our underground water supplies. I sincerely hope that this will be monitored.
- Environmental damage from runoff containing sediment and contaminants into the nearby Bremer River.

- The adverse impact on the scenic amenity of the area as 4 of the new sheds will be closer to Rosewood – Warrill View Road and 2 sheds will be closer to our property.
- We are also concerned with the fact that the original application was for a MAXIMUM of 8 sheds and 400000 birds. Now the expansion is for a further 6 sheds and 300000 birds. Will there be another expansion next year and the year after?
- We have invested a substantial amount into our property believing that we were building not only a future and lifestyle for ourselves, but one of our children and grandchildren to enjoy as well. This will further decrease the value of our property, if we wish to sell. No-one wants to live next to a mega broiler farm.

In conclusion we believe that further expansion of this poultry farm will adversely impact on not only our lives and lifestyle, but also our health and wellbeing.

Yours Sincerely,



L.M.Pershouse

Submitter 4 - Ms Leigh Purshouse

Michael and Jenelle Peters

21 Christensen Rd,

Mount Walker, Qld 4340

28/02/2016

To: Scenic Rim Regional Council,

PO Box 25

Beaudesert Qld 4285

Attention CEO, *

We are writing to object to the proposed extension of the existing poultry farm located at 1250 Rosewood – Warrill View Road, Lower Mount Walker described as lots 22 RP202967, 23 RP28482 and lot 24 CC2345. Application Number MCBn15/012

We wish to lodge an objection to this proposal for the following reasons:

- The acoustic impact from the fans at night adversely affects our lifestyle, we are forced to keep our windows closed even in summer. 4 of the 6 proposed new poultry sheds will be closer to our boundary on the corner of Christensen and Rosewood-Warrill View Rd increasing the noise. We are also impacted by the truck noise at night especially when the feed trucks are filling the silos.
- Clouds of dust caused from trucks using the gravel poultry farm driveway settles on our roofs and ends up in our drinking water. This will increase significantly if the approval is given for another 6 sheds.
- We are forced to drive down the centre of Rosewood Warrill View Rd as the trucks entering and leaving the poultry farm have destroyed both sides of the road. Therefore the extra trucks needed to service 6 more sheds will increase the destruction of the road rendering it dangerous.
- The poultry farm is unsightly and does not fit in with the surrounding rural landscape. As mandatory tree planting did not occur after the original 8 sheds were erected, we have no reason to believe that any effort would be put in to screen the new proposed sheds.
- Water being used for the existing 8 poultry sheds is being drawn from a domestic bore. If the proposed 6 new sheds are approved the water usage will almost double. Why isn't this water being metered?
- Our property value has been directly impacted by the poultry farm, expansion of another 6 sheds will only have a negative effect on our future value. Who will compensate us?
- Any increase in capacity will increase the odour from the poultry farm, often in the morning we have to put up with a putrid smell which fills our house.

Yours Sincerely,

Michael and Jenelle Peters

Submitter 5 - Mr Michael Peters

Michael and Jenelle Peters

21 Christensen Rd,

Mount Walker, Qld 4340

28/02/2016

To: Scenic Rim Regional Council,

PO Box 25

Beaudesert Qld 4285

Attention CEO,

We are writing to object to the proposed extension of the existing poultry farm located at 1250 Rosewood – Warrill View Road, Lower Mount Walker described as lots 22 RP202967, 23 RP28482 and lot 24 CC2345. Application Number MCBn15/012

We wish to lodge an objection to this proposal for the following reasons:

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- We are forced to drive down the centre of Rosewood Warrill View Rd as the trucks entering and leaving the poultry farm have destroyed both sides of the road. Therefore the extra trucks needed to service 6 more sheds will increase the destruction of the road rendering it dangerous.
- The poultry farm is unsightly and does not fit in with the surrounding rural landscape. As mandatory tree planting did not occur after the original 8 sheds were erected, we have no reason to believe that any effort would be put in to screen the new proposed sheds.
- Water being used for the existing 8 poultry sheds is being drawn from a domestic bore. If the proposed 6 new sheds are approved the water usage will almost double. Why isn't this water being metered?
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- Any increase in capacity will increase the odour from the poultry farm, often in the morning we have to put up with a putrid smell which fills our house.

Yours Sincerely,

Michael and Jenelle Peters

