

Statement of Reasons
Section 63(4) and (5) of the *Planning Act 2016*

SITE DETAILS	
Site Address	62 Byculla Road, NORTH BRANCH QLD 4356
Real Property Description	Lot 1745 A34901, Lot 1 RP77752, Lot 1 RP94672, Lot 2 RP94672, Lot 1220 AG2988, Lot 2 RP72658 and Lot 928 A34655.
Site Area	370.64 ha (Development Site (Lot 1745 A34901) - 80.9370 ha)
Owner	Slalom Investments Pty Ltd and Alpair Pty Ltd

PROPOSED DEVELOPMENT		
Name of Applicant	Alpair Pty Ltd	
Type of Application	Development Permit Material Change of Use; and Environmental Relevant Activity ERA (Poultry Farming)	
Proposed Development	Intensive Animal Industry (Poultry Farm - Maximum 400,000 birds); and Environmentally Relevant Activity (ERA) - ERA 4 Poultry farming (1)(b)	
Level of Assessment	Impact Assessment	
Gross Floor Area	11,080m ² (1,108m ² per shed)	
Service Vehicle Provision	19m Semi-trailer	
Submissions Received	Objection:	Three (3)
	Support:	Nil
Decision	Approval	
Decision Date	2 April 2025	

ASSESSMENT MATTERS		
Assessment benchmarks	The proposed development was assessed against the following assessment benchmarks: • Schedules 9 and 10 of the <i>Planning Regulation 2017</i> (as relevant); • <i>State Planning Policy July 2017</i> (as relevant); • Darling Downs Regional Plan (as relevant); • The Local Government Infrastructure Plan; and • <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28): ▪ Strategic Framework ▪ Rural Zone Code ▪ Agricultural Land Overlay Code ▪ Bushfire Hazard Overlay Code ▪ Environmental Significance Overlay Code; ▪ Flood Hazard Overlay ▪ Rural Uses Code ▪ Environmental Standards Code ▪ Integrated Water Cycle Management Code ▪ Landscaping Code ▪ Transport, Access and Parking Code and ▪ Works and Services Code	
Relevant matters	N/A – no other relevant matters considered in the assessment.	
Matters raised in submissions	Issue	How matter was dealt with
	<u>Odour and Air Quality</u> Concerns have been raised regarding existing odour issues from the current composting	Council acknowledges the residents concern regarding the odour issues and Council officers have reviewed this matter. The submitted planning report states that the bird mortalities will be removed and composted on site on a daily basis (as needed), before being transported to a composting facility. It is noted that the existing compost facility operates under a separate development approval (MCUI/2015/4088/A) and holds an ERA 53 (Composting & Soil Conditioner

	facility and the potential for increased odour emissions resulting from the additional waste that will be generated by the proposed development.	Manufacturing) approval, which sets limits on the maximum volume of material that can be processed. No changes to the approved operations or capacity of the composting facility are proposed or required as part of this application. Any future material increase in processing capacity of the compost facility would require a new or amended development application as well as a revised ERA approval. Furthermore, an amended Odour assessment prepared in support of this development application has been assessed by SARA who have issued their Referral agency response with no requirements/conditions. The Department of Primary Industries have also assessed the odour assessment and have issued the Environmental Authority on the basis that the odour from the development will comply with DESI (2024) Guideline: Odour Impact Assessment from Developments.
	<u>Waste volumes exceeding the Compost facility limits</u> Concerns have been raised that the current waste volumes from the existing operations may have likely exceeded the approved licence limits of the existing Compost Facility.	This is not relevant to the assessment of the proposed development. Anticipations of non-compliance relating to existing operations cannot be considered as a valid planning ground. The proposed development does seek to alter the current operations of the existing compost facility. This facility is regulated by its existing approval, and any non-compliance matters have to be raised with Council's compliance team for action/investigations.
	<u>Water Quality, Runoff & Contamination</u> Concerns have been raised about the potential for contaminated runoffs from the sites to impacts surrounding waterways, creeks and underground water systems, posing environmental threats.	This matter is relevant to the assessment of the proposed development. An Environment Assessment report prepared by Agricultural Development Services Australia Pty Ltd (AgDSA) was submitted with the application addressing potential impacts relating to water quality, runoffs and contamination. Council's Environmental team have assessed the proposed development and determined that risk of contaminated runoff impacting nearby ecological and underground water systems is very low to negligible. The proposed rearing sheds are fully enclosed, with bird rearing and manure handling activities entirely contained within sheds. Manure will be directly loaded into covered trucks for off-site removal, with no outdoor stockpiling or handling proposed. This operational approach substantially reduces the potential for runoff-related contamination. In addition, the proposed transition from cropping activities to indoor poultry production, together with the provision of detention basin and implementation of erosion and sediment control measures (including silt

		fencing, contour banks, and retention of grassed areas surrounding the construction site), will further minimise sediment and nutrient export risks. A Site-Based Management Plan was also provided to Council in response to the Information Request Notice. This Plan outlines strategies to manage environmental impacts associated with the proposed development and has been recommended for approval. The Plan is intended to be fit for purpose and implemented as part of the site's day-to-day operations. To ensure appropriate environmental outcomes are achieved and maintained, conditions of approval have been imposed to approve the Site Based Management Plan to mitigate and manage stormwater runoff impacts.
	<u>Road Infrastructure, Heavy Vehicles and Road Train Use</u> Concerns have been raised regarding increased heavy vehicle and road train movements to be generated by the proposed development. Potential impacts identified include road deterioration, increased safety risks to road users, and reduced local amenity due to noise, dust, and vibration.	Council acknowledges the residents concern regarding the road condition. The extension of the Poultry Farm is proposed to be accessed through Clifton Road and Byculla Road. Traffic Impact Assessment prepared by RMA Engineers was submitted that includes estimated traffic generation for both light and heavy vehicles as well as the Pavement Impact Assessment. The assessment indicates that the proposed development will generate relatively low daily traffic volumes, comprising an average of two (2) heavy vehicle movements and six (6) light vehicle movements per day. The largest heavy vehicle servicing the site will be a 19m semi-trailer with no AB triple or road train trucks to access the site. Based on the information submitted by the applicant, the development extension seems to have negligible impact on the road network. Thus, Council does not anticipate imposing any road upgrade requirement for the development. However, as per the recommendations of the Traffic Impact Assessment Report the development is required to provide a "Give-way Sign" and "line marking" to improve safety at Clifton Road/Byculla Road intersection. Conditions of approval have been imposed that require these works to be completed at the first stage of the development.
	Reasons for decision	The development was assessed against all of the assessment benchmarks listed above and complies with all of these without any exceptions.

For further details on the assessment of this development application, please see the Delegated Report available for public viewing on the Toowoomba Regional Council Planning and Development Online website at: <https://developmenti.tr.qld.gov.au/>. When accessing Council's website please use the following Application Number: MCUI/2025/438