

Questions for Noosa Council Planners from the **Broiler Farm Q&A** 12.11.15

1. What is the capacity of the shire to accommodate more intensive chicken meat farms?
2. Why is there just a one-year commitment for the applicant to maintain Top Forestry Road?
3. Is there a bond to help meet the costs of damage to the other rural and town roads?
4. Given that a legal turn into Old Ceylon Rd from Cooroy-Belli Creek Rd will be impossible, why is there no requirement that the applicant reconstruct the intersection, to accommodate the turning radius of b-doubles?
5. Given that the broiler farm will be the second largest producer of organic waste in the shire, where will this waste be disposed of?
6. Given that emissions containing dust pathogens and ammonia are continually expelled from the sheds, will dam water and water collected from shed roofs be suitable for chickens to drink?
7. How great is the threat of erosion from the site works, given geology of the area and the extensive levelling of the ridge tops to accommodate the sheds and infrastructure?
8. Why did the council relax the road engineering requirements for Top Forestry Road? Under the Noosa Plan policies, 'Local Roads' require an 8m paved width, whereas the council has only required 6m.
10. The council is aware that 20 properties have direct line of sight and that vegetation on the steep slopes won't hide the sheds. Why did the council relax the visual amenity requirements?
11. Can conditions be applied, so that a proposal will comply with the Noosa Plan? Is this good planning policy, especially if the conditions are unenforceable?
12. Why has the Council relied on operational conditions that it admits are unenforceable?
13. Would odour and dust emissions from the broiler sheds be scientifically monitored?
14. Give the council's previous concerns re the impossibility of enforcing conditions on dust and odour, how can the conditions on the emission of dust and odour be enforceable now?
15. Why is there a condition governing the hours that heavy vehicles can operate if the condition is unenforceable?
16. Why did the council ignore issues of congestion on Crystal and Myall streets?
17. Given that 2.47 OU result is very close to 2.5 OU, why has the council accepted marginal odour impact modeling figures for very near neighbours?
18. Why was there no EIS required to protect endangered frog species in the nearby creek?
19. Why is there no condition that protects neighbourhood rainwater tanks (drinking water) from dust, pathogen and ammonia pollution?
20. Given that site-specific data is crucial when modeling the impact of chicken meat shed emissions, why has the council not required emission impact modelling based on a year of on-site weather data, to calculate the impacts on neighbours before making a decision on this proposal?