

Shire of
Gunnedah
 Land of Opportunity

MEETING NOTICE

COMMITTEE	PLANNING ENVIRONMENT AND DEVELOPMENT COMMITTEE
DIRECTORATE	Planning and Environmental Services
DATE	Wednesday 7 October 2015
TIME	4:00pm
VENUE	Council Chambers, 63 Elgin Street, Gunnedah
ATTACHMENTS	1. Planning Environment and Development Committee Meeting Minutes – 2 September 2015 2. Acting Director Planning and Environmental Services Report

AGENDA

Present

Apologies

Declarations of Interest

Confirmation of Previous Minutes – 2 September 2015

Report of Acting Director of Planning and Environmental Services

1. Planning Proposal – Lot 1 DP 825588, ‘Glenbrae’, 3935 Longarm Road, Rangari; Lot 2 DP178083, “Fourways”, 4000 Kelvin Road, Rangari; Lot 87 DP754946, “The Meadows”, 2670 Rangari Road, Rangari; Lots 96-98 DP754955, Lots 9 and 11 DP 114885, Lot 1 DP1089276 and Lot 18 DP114885, Kelvin Road, Rangari; Lot 1 DP190411, “Rangari”, 3103 Kelvin Road, Rangari; Lot 99 DP1140224, Rangari Road, Rangari; Lots 7001 and 7002 DP1073061, Lot 2 DP1172836 10
2. Development Application No. 2015/071 – Construction of new horse stables – Lot 7035 DP1029310, Gunnedah Showground, View Street, Gunnedah 14

Objectives

Donna Ausling
 ACTING DIRECTOR PLANNING AND ENVIRONMENTAL SERVICES

Apologies to: 02 6740 2120

* See Over

The ordinary, extraordinary open and Committee meetings of Council will be audio recorded for minute-taking purposes, please note meetings held in the Council Chambers are recorded on tape for the purposes of verifying the accuracy of minutes and the tapes are not disclosed to any third party under section 12(6) of the Local Government Act, except as allowed under section 18(1) or section 19(1) of the PPIP Act, or where Council is compelled to do so by court order, warrant or subpoena or by any other legislation.

*** Local Government Act 1993 – Definition of Closed Meeting Items**

10A Which parts of a meeting can be closed to the public?

- (1) A council, or a committee of the council of which all the members are councillors, may close to the public so much of its meeting as comprises:
- (a) the discussion of any of the matters listed in subclause (2), or
 - (b) the receipt or discussion of any of the information so listed.
- (2) The matters and information are the following:
- (a) personnel matters concerning particular individuals (other than councillors),
 - (b) the personal hardship of any resident or ratepayer,
 - (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business,
 - (d) commercial information of a confidential nature that would, if disclosed:
 - (i) prejudice the commercial position of the person who supplied it, or
 - (ii) confer a commercial advantage on a competitor of the council, or
 - (iii) reveal a trade secret,
 - (e) information that would, if disclosed, prejudice the maintenance of law,
 - (f) matters affecting the security of the council, councillors, council staff or council property,
 - (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege,
 - (h) information concerning the nature and location of a place or an item of Aboriginal significance on community land.

VISION

**TO BE A FOCUSED COMMUNITY VALUING GUNNEDAH'S IDENTITY
AND QUALITY LIFESTYLE.**

MISSION

**TO PROMOTE, ENHANCE AND SUSTAIN THE QUALITY OF LIFE IN GUNNEDAH SHIRE
THROUGH BALANCED ECONOMIC, ENVIRONMENTAL
AND SOCIAL MANAGEMENT IN PARTNERSHIP WITH THE PEOPLE.**

ORGANISATIONAL VALUES

In partnership with the community:

- 1. EQUITY**
- 2. INTEGRITY**
- 3. LEADERSHIP**
- 4. OPENNESS & ACCOUNTABILITY**
- 5. CUSTOMER SATISFACTION**
- 6. COMMITMENT TO SAFETY**
- 7. EFFICIENT & EFFECTIVE USE OF RESOURCES**

Planning Environment and Development Committee Minutes 4:03pm Wednesday 2 September 2015

COUNCILLOR	PRESENT	LEAVE	APOLOGY	ABSENT
OC Hasler	X			
RG Swain (Chair)	X			
T Duddy	X			
C Fuller	X			
GA Griffen	X			
D Quince	X			
R Ryan	X			
SJ Smith	X			
SENIOR STAFF				
General Manager (E Groth)	X			
Executive Manager Business Systems and Governance (C Formann)	X			
Acting Director Planning and Environmental Services (D Ausling)			X	
Manager Development and Planning (C Hunt)	X			

*** A casual vacancy exists due to the recent passing of the Late Hans Allgayer.*

DECLARATION OF INTEREST

COUNCILLOR	ITEM	REPORT	P	SNP	NSNP	RC	REASON
NIL							
STAFF	ITEM	REPORT	P	SNP	NSNP	RC	REASON
NIL							

P – Pecuniary

SNP – Significant Non Pecuniary

NSNP – Not Significant Non Pecuniary

RC – Remain in Chamber during consideration/discussion of item

ITEM 1	<p>Koala Plan of Management – Development Application 2015/062 – Lots 33, 334, 336, 337, 338 and 339 DP755503 Lot 1 DP111136 and Lots 1 and 2 DP120946 – 131 Quia Road, Gunnedah</p>
MEETING	Planning Environment and Development Committee – 2 September 2015
DIRECTORATE	Planning and Environmental Services
AUTHOR	Town Planner
POLICY	Nil
LEGAL	Environmental Planning & Assessment Act, 1979 Gunnedah Local Environmental Plan, 2012 State Environmental Planning Policy No. 44 – Koala Habitat Protection
FINANCIAL	Nil
STRATEGIC LINK	Community Strategic Plan 4.1.3 Ensure that green spaces support and encourage our valuable Koala population to traverse the area and encourage animal health and breeding. 4.3.3 Provide the Shire with strategies to protect and nurture the Koala population. Operational Plan 4.1.3.1 Consideration of inclusion of suitable koala habitat during assessment of major developments. 4.3.3.1 Creation and implementation of strategies to sustain the koala population across the Shire.
ATTACHMENTS	Koala Plan of Management – 131 Quia Road

1.09/15P COUNCIL RESOLUTIONS:

That Council endorse the Koala Plan of Management, prepared by David C Paull, dated August 2015, submitted with Development Application No. 2015/062 – for the Subdivision of 9 lots into 24 lots, Construction of Electrical Generation Works (Solar Energy System) and Community title subdivision of electrical generation works into 272 lots, at Lots 333, 334, 336, 337, 338 and 339 DP755503, Lot 1 DP111136 and Lots 1 and 2 DP120946, 131 Quia Road, Gunnedah, subject to the following amendments:

- a. The removal from the report of references to Council undertaking ongoing monitoring and management of the site upon implementation of Council's Draft Comprehensive Koala Plan of Management; and
- b. Inclusion within the report that any and all ongoing monitoring and rehabilitation efforts are to be undertaken by the developer.
- c. Require an environmental bond at an appropriate figure as deemed by Council for the species.

Council Resolution

Moved Councillor OC HASLER

Seconded Councillor GA GRIFFEN

COUNCILLOR	COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING AN INTEREST
OC Hasler	X			
RG Swain	X			
T Duddy	X			
C Fuller	X			
GA Griffen	X			
D Quince	X			
R Ryan	X			
SJ Smith	X			

PURPOSE

This report is seeking endorsement of the Koala Plan of Management that has been submitted as part of Development Application No. 2015/062, as the development site has been identified as core Koala Habitat.

Applicant: Ironbark Energy C/- Geolyse
 Owner: North West Projects (NSW) Pty Ltd
 Property Description: Lots 333, 334, 336, 337, 338 and 339 DP755503 Lot 1 DP111136 and Lots 1 and 2 DP120946
 131 Quia Road, Gunnedah

BACKGROUND

Council received Development Application No. 2015/062 for the subdivision of 9 lots into 24 lots, Construction of Electrical Generation Works (Solar Energy System) and community title subdivision of electrical generation works into 272 lots on 6 July 2015. As part of the proposed development, an amended Koala Plan of Management was submitted on 18 August 2015.

Under the provisions of State Environmental Planning Policy No. 44 – Koala Habitat Protection, before Council is able to determine a development application, a Koala Plan of Management is to be prepared and approved by Council and the Director of Planning.

COMMENTARY

Assessment

The development application identified that the site was regarded as 'core' Koala Habitat as per the definition within the State Environmental Planning Policy No. 44 – Koala Habitat Protection. Hence a Koala Plan of Management (KPoM) was prepared and submitted to Council.

“core koala habitat means an area of land with a resident population of koalas, evidenced by attributes such as breeding females (that is, females with young) and recent sightings of and historical records of a population.” – SEPP 44, Koala Habitat Protection”

Proposed Development

The Koala Plan of Management has been prepared for outlining of suitable management practices that will ensure preservation and enhancement of Koala habitat and protection of Koala populations within the surrounding areas of the site as well as within the development boundaries.

Assessment of Proposed Koala Plan of Management

During the survey of the development site one Koala was observed within the development boundaries. It is anticipated that due to the adjoining development containing high numbers of Koala feed trees and denser vegetation, Koala populations may be present within these adjoining vegetated areas. The site investigation noted the presence of Koala scats under identified Koala feed trees, depicting a high use of the area by Koala populations. With the observed levels of faeces and estimates of 0.3 individuals per hectare, it is estimated that population of approximately 4-12 Koalas may be located within the surrounds of the development site.

The development site contains three vegetation communities, being Ironbark-cypress woodland, Cypress-White Box-Hilltop Red Gum Woodland and Exotic Grasslands. The plan identifies a large concentration of Koala Feed Trees within the south eastern region of the site as depicted in Figure 4 overleaf, as extracted from the report. The vegetated area has identified 20% of species population being Eucalyptus Albens (White Box), which is an identified Koala Feed Tree Species as listed within SEPP 44.

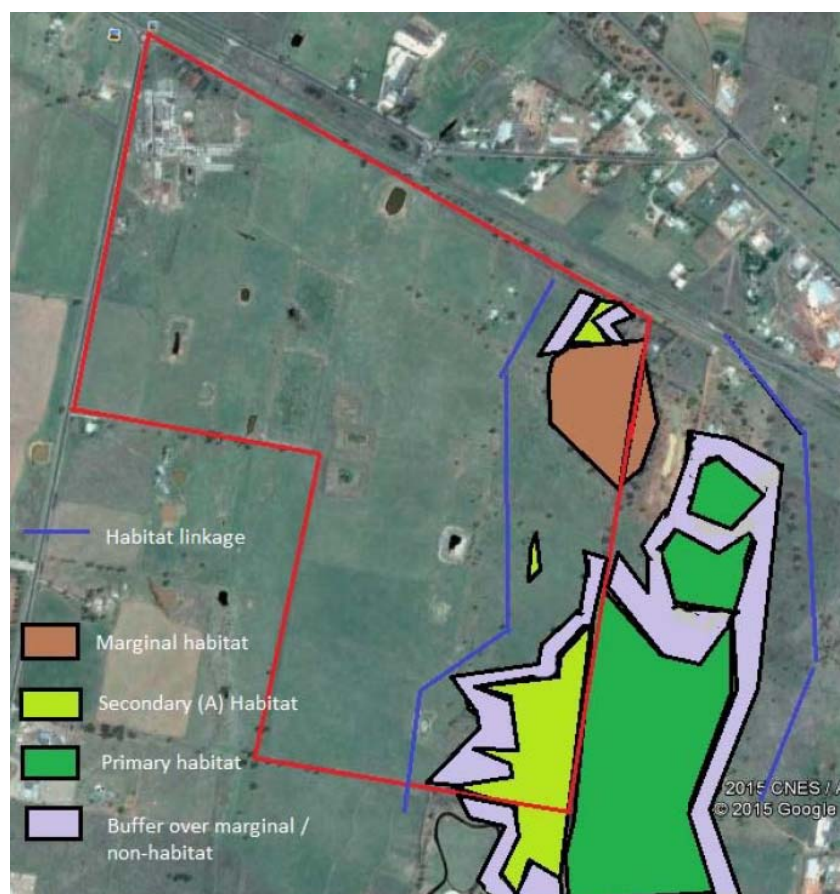


Figure 4. Koala Habitat Mapping of the site and adjacent lands

The adjoining allotment contains primary Koala habitat with a concentration of primary Koala feed trees comprising of at least 50% of the over storey. The adjoining primary habitat does not spread into the development site. However, due to the close proximity of this primary habitat area and the lack of any substantial barrier in between the sites, it is concluded that the site is being regularly used by resident Koala populations. The existing boundary fence is constructed using wooden fence posts and has holes in some places allowing passage of Koalas from the adjoining habitat onto the development site. The Koala Plan of Management recommends that the existing fence be maintained and repaired with retention of wooden posts being essential.

The Koala Plan of Management identifies that the threat to Koala populations within and adjacent to the site arises from grazing of the site, attack from dogs, tree removal, loss of habitat connectivity, disease and rubbish. The plan identifies that there is no signs of dog activity on the site and due to the land zoning and adjoining land use for industrial usage it is not likely that dog activity on the site will occur. A previous study of the site in 2013 by Biolearning Greenstudies identified that the resident population within the vicinity of the site is disease free. All other factors are included within the plan as being recommendations for enhancement of the site.

Any tree removal is to be undertaken with care to ensure that there are no individuals inhabiting the tree prior to removal. In the event that there is a koala present within the tree removal of this tree is to be postponed until the koala moves from the tree on its own accord.

The Koala Plan of Management has identified that there is to be tree replanting undertaken in the areas marked Zone A, B & C. Within these areas feed tree species planting, targeted weed removal within the revegetation areas and removal of the existing rubbish onsite is recommended to increase and enhance the existing habitat areas of the site. Rehabilitation efforts aim to produce around 30 mature trees per hectare of the site. Estimations of mortality rates assume that at least 25% of species planted will survive to maturity. To achieve the desired result a density of 200 established young trees per hectare would achieve the desired rejuvenation, which will require the planting of approximately 1,340 young trees across the three zones.

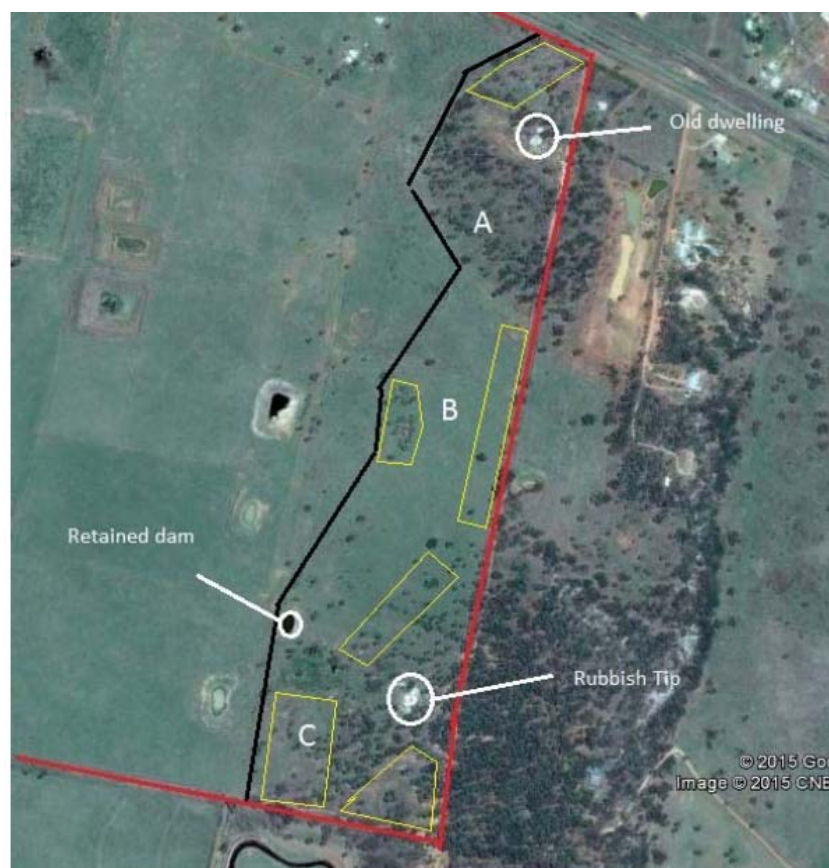


Figure 5. Koala Management Area (recommended revegetation zones marked as yellow polygons)

To ensure suitable establishment of restoration areas, no firewood or timber cutting is to be undertaken with all fallen timber to be retained. No deliberate burning is to occur within the site for growth purposes during the first 20 years of rehabilitation to ensure that infant trees are protected. Grazing on the site is to be restricted to promote natural regeneration of native species within the understorey.

The Koala Plan of Management submitted with the application identifies monitoring and a criteria for assessment against to ensure suitable reestablishment of Koala Habitat and supporting of existing or future Koala populations. Monitoring and rehabilitation efforts are to be undertaken by the developer. Successful reestablishment of habitat and success of the Koala Plan of Management is to be accessed by evidence of or Koala populations not dropping below 30%, evidence of breeding females onsite and an increase in number of identified Koala Feed Tree Species.

Conclusion

The submitted development site Koala Plan of Management is considered to be consistent with the legislation requirements as set under State Environmental Planning Policy No. 44 – Koala Habitat Protection. The proposed management strategies and performance criteria are satisfactory, with regard to the impacts of the proposed development. The current report indicates that ongoing monitoring and management of the identified Koala habitat is to be undertaken by Council in conjunction with Council's Comprehensive Koala Plan of Management. With the Council now preparing a Koala Strategy, all monitoring is to be undertaken by the developer. It is recommended that this reference be removed from the Koala Plan of Management and amended to reflect all required maintenance and monitoring is to be undertaken by the developer. The submitted Koala Plan of Management is recommended for endorsement by Council, with the proposed variations.

Other Comments

The Koala Plan of Management has been referred to the Department of Planning and Environment for approval by the Director.

PLANNING ENVIRONMENT AND DEVELOPMENT OBJECTIVES 2015/16

OBJECTIVE NO	MANAGEMENT PLAN REF. PAGE	OBJECTIVE	HOW WILL THIS BE ACHIEVED	TARGET DATE	STATUS	REVISED DATE
1.		Waste Management Strategy	Implementation of Waste Management and Environmental Initiative	June 2019		
2.		Namoi Parklands Riverine Program	Biannual Review	August 2016	Stage 1 Complete Stage 2 Complete Stage 3 Work Commenced Stage 4 Work Commenced	
3.		Gunnedah Strategic Planning Review		September 2016	Draft Urban Landuse Strategy presented to Planning Environment & Development Committee May 2015 for endorsement for exhibition. Referred to June 2015 Council meeting. Draft Gunnedah Urban Landuse Strategy on exhibition- closes 28 August 2015	
4.	Koala Habitat Improvement	Adoption and implementation of Koala Management Strategy	Consideration at August 2015 Planning Environment & Development Meeting for exhibition	September 2016		
5.	Enforcement Policy	Development and adoption of Enforcement Policy	June 2016	June 2016		
6.	Floodplain Management	Completion of Blackjack Creek Flood Mitigation Project	Property Acquisition Commenced	June 2017 Negotiations Ongoing. Compulsory Acquisition Commenced		

There being no further business, the meeting concluded the time being 4:18pm.

**Councillor RG Swain
CHAIRPERSON**

Shire of
Gunnedah
Land of Opportunity

Acting Director Planning and Environmental Services' Report

ITEM 1	Planning Proposal – Lot 1 DP 825588, ‘Glenbrae’, 3935 Longarm Road, Rangari; Lot 2 DP178083, “Fourways”, 4000 Kelvin Road, Rangari; Lot 87 DP754946, “The Meadows”, 2670 Rangari Road, Rangari; Lots 96-98 DP754955, Lots 9 and 11 DP114885, Lot 1 DP1089276 and Lot 18 DP114885, Kelvin Road, Rangari; Lot 1 DP190411, “Rangari”, 3103 Kelvin Road, Rangari; Lot 99 DP1140224, Rangari Road, Rangari; Lots 7001 and 7002 DP1073061, Lot 2 DP1172836
MEETING	Planning, Environment and Development – 7 October 2015
DIRECTORATE	Planning and Environmental Services
AUTHOR	Project Town Planner
POLICY	Nil
LEGAL	Gunnedah Local Environmental Plan, 2012 Environmental Planning & Assessment Act, 1979
FINANCIAL	Nil
STRATEGIC LINK	Community Strategic Plan 1.2.2 Implement a fully integrated planning framework that aligns to Council plans and guides the development of Gunnedah area. Operational Plan 1.2.2.4 Assess and process development proposals in accordance with the Environmental Planning and Assessment Act.
ATTACHMENTS	Planning Proposal – Gateway Application

OFFICER’S RECOMMENDATIONS:

That Council:

1. Prepare a draft planning proposal, pursuant to Section 55 of the Environmental Planning and Assessment Act, 1979, for the amendment of the Gunnedah Local Environmental Plan 2012, to amend the ‘Land Zoning Map’ for all of Lot 1 DP825588, “Glenbrae” 3935 Longarm Road, Gunnedah, and part of the following lots - Lot 2 DP178083, “Fourways”, 4000 Kelvin Road, Rangari; Lot 87 DP754946, “The Meadows”, 2670 Rangari Road, Rangari; Lots 96-98 DP754955, Lots 9 and 11 DP114885, Lot 1 DP1089276 and Lot 18 DP114885, Kelvin Road, Rangari; Lot 1 DP190411, “Rangari”, 3103 Kelvin Road, Rangari; Lot 99 DP1140224, Rangari Road, Rangari; Lots 7001 and 7002 DP1073061, Lot 2 DP1172836 from E3 *Environmental Management* to RU1 *Primary Production*;
2. Forward the draft planning proposal to the Department of Planning and Infrastructure for a Gateway Determination, and exhibit the proposal in accordance with that determination, pursuant to Sections 56-58 of the Act; and
3. Request that the Director General of the Department of Planning and Infrastructure issue a Written Authorisation to Council to Exercise Delegation of the plan making functions under Section 59 of the Act in respect of the planning proposal.

PURPOSE

This report is seeking the Council's determination of a Planning Proposal to amend the *Gunnedah Local Environmental Plan* (LEP) 2012.

Background

Council resolved at the September Extraordinary meeting to give favourable consideration to a Planning Proposal to rezone Lot 1 DP 825588, 'Glenbrae', 3935 Longarm Road, Gunnedah. The report also noted that adjacent land, which is of similar characteristics, should also be investigated for possible rezoning.

COMMENTARY

Council has received a planning proposal to rezone Lot 1 DP 825588, 'Glenbrae', 3935 Longarm Road, Rangari from E3 Environmental Management to RU1 Primary Production. The land is located on Longarm Road, approximately 40 kilometres north, north-east of Gunnedah.

Figure 1. Location Plan

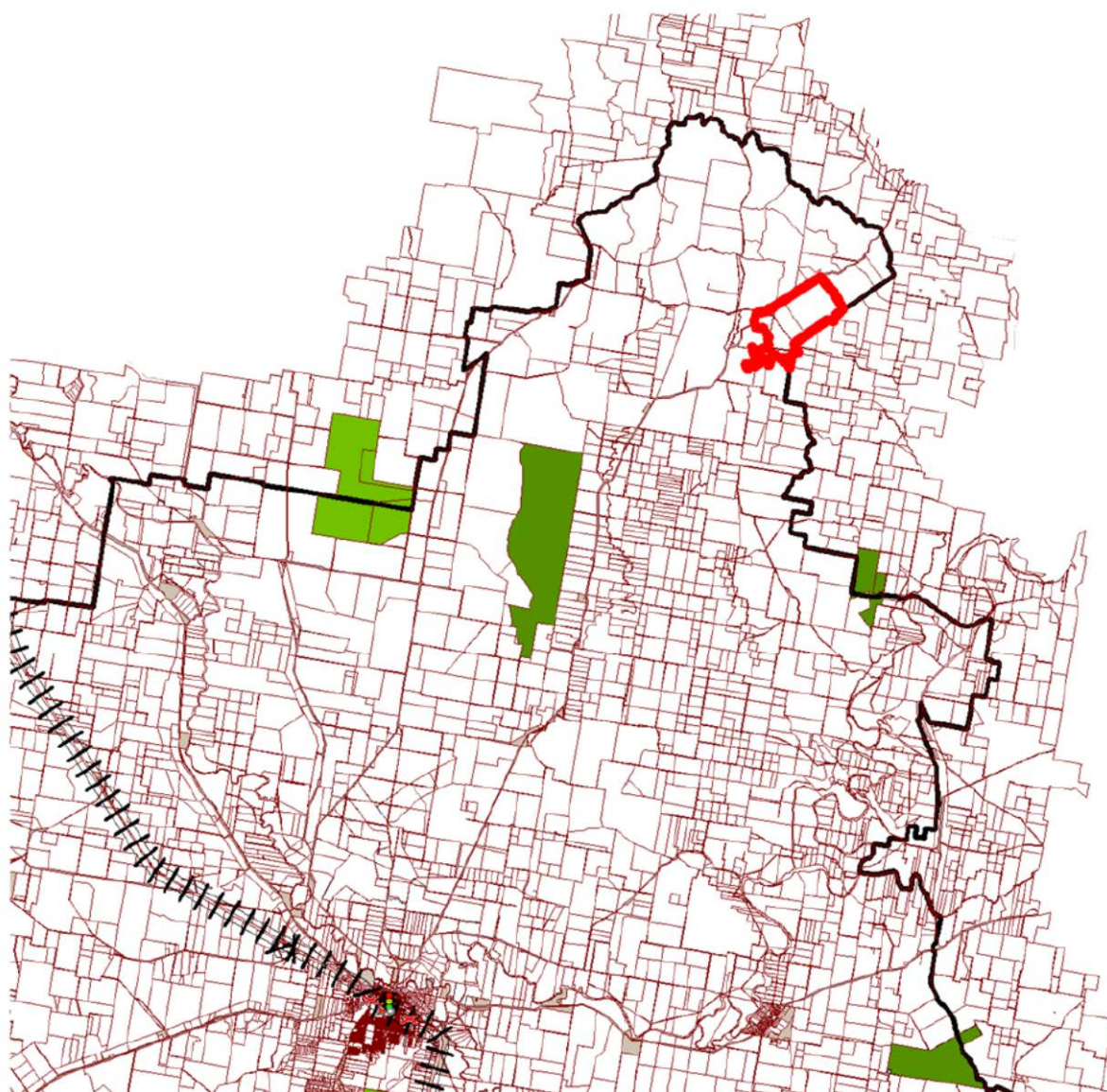


Figure 2. Subject land illustrating current land zoning map

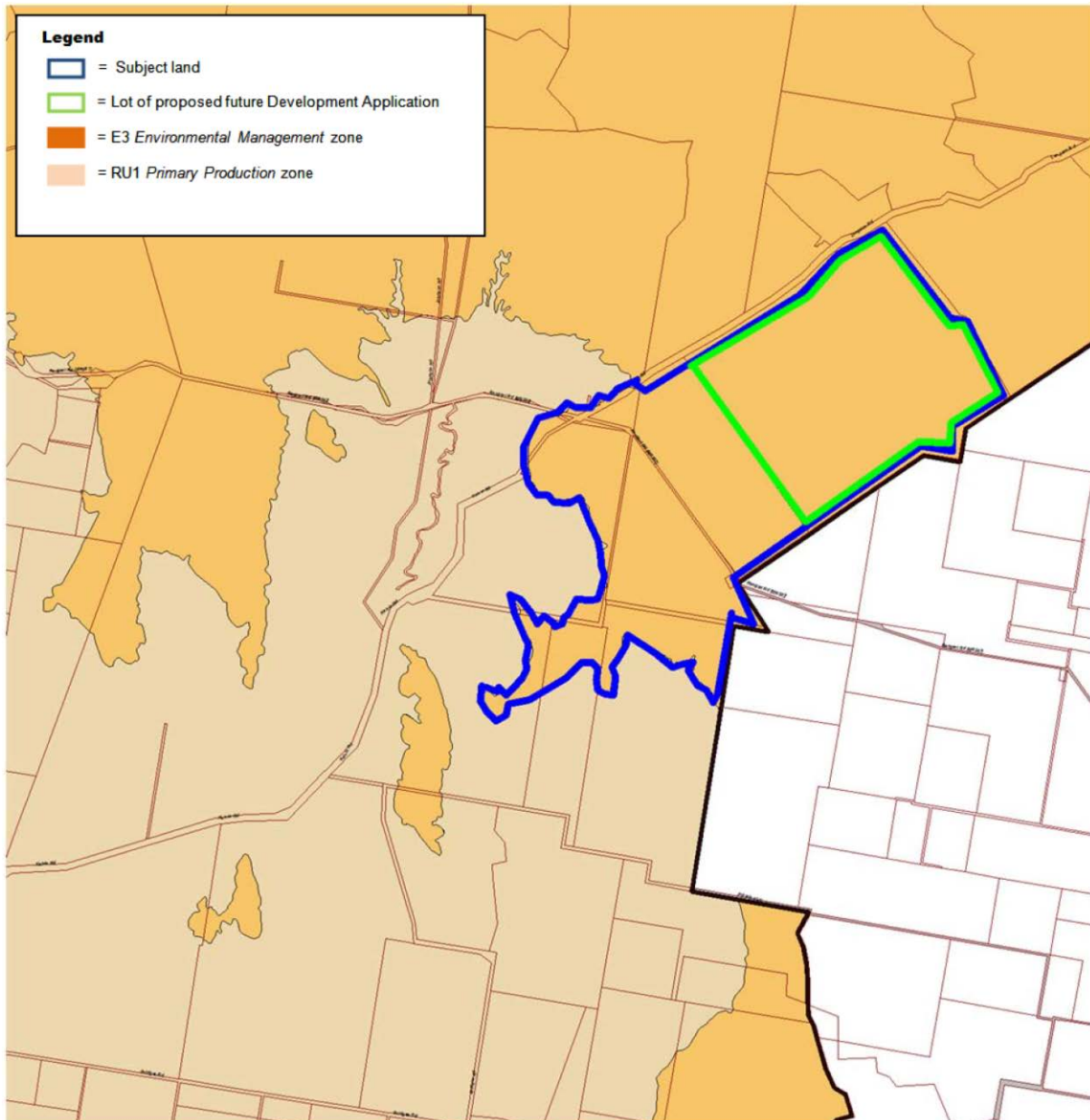
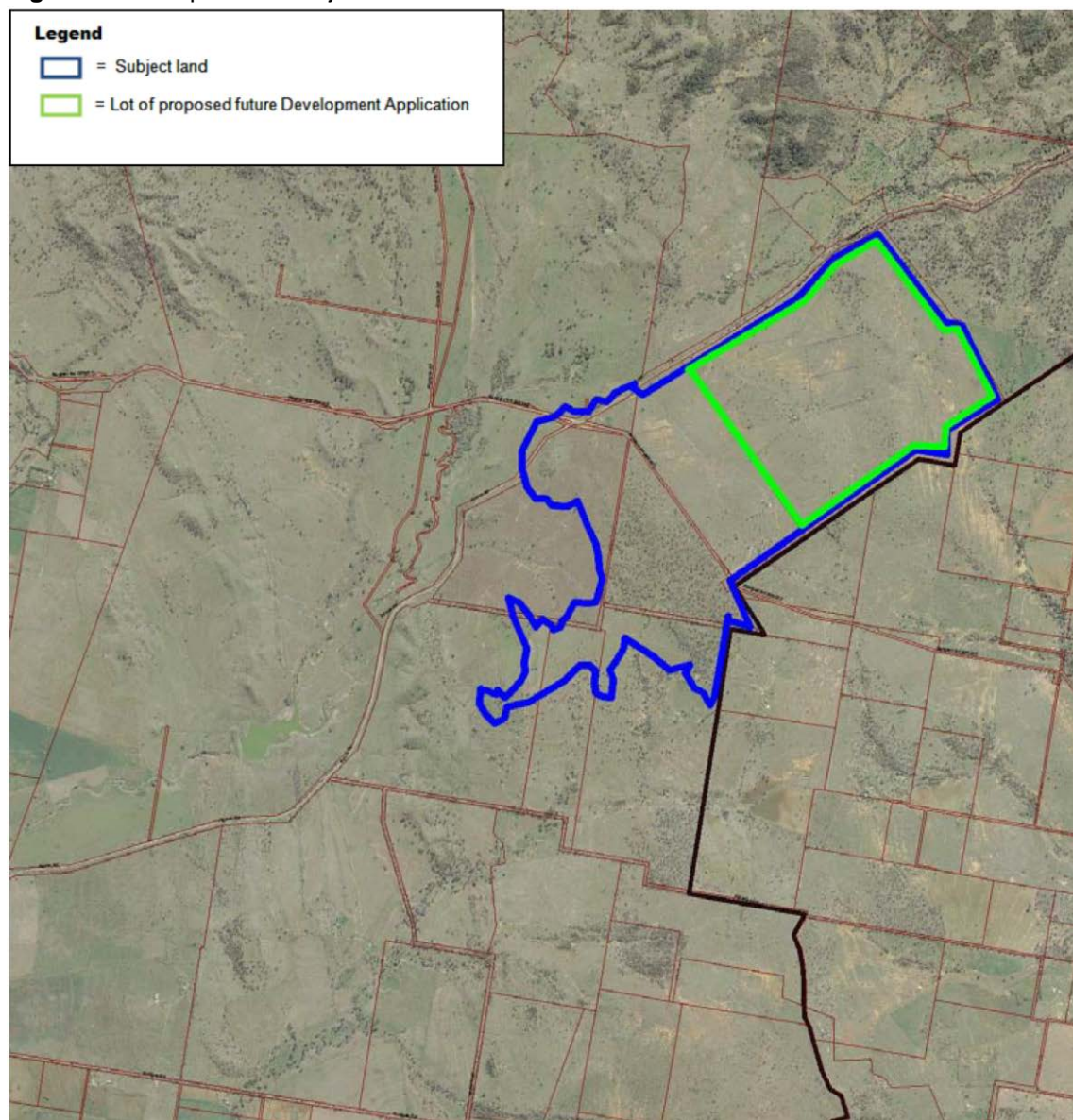


Figure 3. Aerial photo of subject land

Current Zoning

The subject land is currently zoned E3 *Environmental Management* under the provisions of the *Gunnedah LEP (2012)*. The delineation of E3 *Environmental Management* and RU1 *Primary Production* zones was determined by topographic mapping, with land greater than 450 metres Australian Height Datum (AHD) in elevation being zoned E3 *Environmental Management*. The environmental management zone generally contains land which has undulating topography and large areas of remnant vegetation. The objective of this zone is to:

- *Protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.*
- *Provide for a limited range of development that does not have an adverse effect on those values.*

Planning Proposal

The planning proposal aims to rezone the subject land from E3 *Environmental Management* to RU1 *Primary Production* under the *Gunnedah LEP (2012)*. The purpose of the rezoning is to enable future development of the site for an '*intensive livestock agriculture*' operation. '*Intensive livestock agriculture*' operations are prohibited within the E3 *Environmental Management* zone, but are a permitted use within the RU1 *Primary Production* zone.

The subject land has a long history of agricultural use and has been extensively cleared for agricultural use. It does not present qualities such as special ecological, scientific or aesthetic value, which are a feature of the E3 Environmental Management zone. It was identified in the 1983 topographic mapping as having large areas of eroded ground. However, much of this eroded ground has improved with the installation of contour banks and tree planting to manage runoff. The land is fairly evenly graded with low relief over the site. The land is not dissimilar in character or land-use to other surrounding land which is zoned RU1 *Primary Production*.

As noted in the report to the August Planning, Environment and Development Committee, that adjacent land should also be included in the proposed rezoning to ensure that there is not an isolated parcel of RU1 *Primary Production* land within the E3 *Environmental Management* zone. The identified land is also consistent with the characteristics of the subject site. Consequently, it is recommended that the following land (as illustrated in Figure 2) also be included in the planning proposal as:

- part of Lot 2 DP178083, "Fourways", 4000 Kelvin Road, Rangari;
- Lot 87 DP754946, "The Meadows", 2670 Rangari Road, Rangari;
- part of Lots 96-98 DP754955, Lots 9 and 11 DP114885, Lot 1 DP1089276 and Lot 18 DP114885, Kelvin Road, Rangari;
- part of Lot 1 DP190411, "Rangari", 3103 Kelvin Road, Rangari;
- Lot 99 DP1140224, Rangari Road, Rangari;
- Lots 7001 and 7002 DP1073061,
- Lot 2 DP1172836

Conclusion

It is recommended that the Planning Proposal to amend the *Gunnedah LEP 2012 'Land Zoning Map'* for the identified lands from E3 *Environmental Management* to RU1 *Primary Production* under the *Gunnedah Local Environmental Plan (2012)*, be supported.

ITEM 2	Development Application No. 2015/071 – Construction of New Horse Stables – Lot 7035 DP1029310, Gunnedah Showground, View Street, Gunnedah
MEETING	Planning Environment and Development – 7 October 2015
DIRECTORATE	Planning and Environmental Services
AUTHOR	Project Town Planner
POLICY	Nil
LEGAL	Environmental Planning & Assessment Act, 1979 Gunnedah Local Environmental Plan, 2012 Gunnedah Development Control Plan, 2012
FINANCIAL	Nil
STRATEGIC LINK	Community Strategic Plan 1.2.2 Implement a fully integrated planning framework that aligns to Councils plans and guides the development of Gunnedah area. Operational Plan 1.2.2.4 Assess and process development proposals in accordance with the Environmental Planning and Assessment Act
ATTACHMENTS	Nil

OFFICER'S RECOMMENDATIONS:

1. That Development Application No. 2015/071 involving the construction of two new stable blocks, removal of one tree and vehicle loading ramp, alteration of existing light pole, at Lot 7035 DP 1029310, Gunnedah Showground, View Street, Gunnedah, be approved subject to the following conditions of consent:

A. That development consent be granted subject to the following conditions:

- A1.** The proposed development shall be carried out generally in accordance with the details set out in the following
- Development Application form lodged 23 July 2015
 - Statement of Environmental Effects, prepared by, Robert Witts; dated 1 April 2015; and
 - Submitted plans:
 - Prepared by, State Wide Sheds; dated Dec 2007; Rev. B; Drawing No, 12108-S01 (Elevation & Structural Details),
 - Prepared by, State Wide Sheds; dated, March 06; Rev, H; Drawing No. 9734-H (Engineering)
 - Prepared by, State Wide Sheds; dated, 07/09/2015; Quote, 020745; Rev, 07/09/2015 (Floor Plan),
 - Prepared by, applicant; Drawing Ref, (Site Plan), and
 - Prepared by, applicant; Drawing Ref, (Proposed Stable Layout).
 - Supporting Documentation:
 - Prepared by, Barson Design; dated, 10 September 2015; Drawing Ref, (Structural Design Certification).

except as otherwise provided by the conditions of consent.

Reason: To ensure compliance with application and plans.

B. Prior to Commencement of Building Works

- B1.** Appropriate measures are to be implemented in relation to erosion and sediment control prior to work commencing. Such measures are to be maintained during the construction of the development in accordance with Council's Gunnedah Development Control Plan 2012.

Reason: To ensure erosion and sediment control on the development site.

- B2.** Prior to the commencement of any building works the developer is to apply to an Accredited Private Certifier or Council for a Construction Certificate for the erection of the building. **NO BUILDING WORKS SHALL COMMENCE WITHOUT FIRST OBTAINING A CONSTRUCTION CERTIFICATE.**

Reason: To meet statutory requirements.

C. General

- C1.** All stormwater and surface water runoff from the development and any future or proposed rain water tank shall be collected within the property boundary and directed into the kerb and gutter in View Street.

Reason: To ensure satisfactory drainage whilst ensuring that the surface water is not diverted onto adjoining properties.

- C2.** Colours and textures of materials of external walls, roof and ancillary structures including water tanks shall be non-reflective and as such will not conflict with the existing landscape.

Reason: To ensure visual amenity of the area is maintained.

- C3.** All electrical work, must be carried out by a licensed electrician, in accordance with Australian Standard 3000 - 2000.

Reason: To ensure compliance.

C4. Excavations and backfilling

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards and must be properly guarded and protected to prevent them from being dangerous to life or property.

Reason: To ensure compliance.

D. During Construction Works

D1. Inspections by the Principal Certifying Authority – Mandatory Critical Stage Inspections

48 hours prior to the covering of the following works, the Principal Certifying Authority appointed pursuant to Section 81(2)(b) of the Environmental Planning and Assessment Act 1979 shall be notified that works are ready for inspection. (Note: Inspections in **bold type** are mandatory critical stage inspections under the Act and **MUST** be carried out by the Principal Certifying Authority. If these inspections are not carried out by the Principal Certifying Authority an Occupation Certificate cannot be issued).

- (a) **Piers (if any) prior to pouring of concrete**
- (b) **Final inspection prior to use of the building.**

The above listed works may not be covered until approval is obtained from the Principal Certifying Authority or his/her duly appointed delegate.

Reason: To ensure compliance before, during and after construction.

D2. A stamped copy of the development consent, the approved plans and specifications are to be kept at the construction site at all times during the construction period.

Reason: To ensure compliance with approved application and plans.

D3. Protection of public places

If the work involved in the construction of a building:

- (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (b) building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

Reason: To ensure site safety.

D4. Toilet facilities

Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided:

- (a) must be a standard flushing toilet, and

- (b) must be connected:
 - (i) to a public sewer, or
 - (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or
 - (iii) if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.

The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced. In this clause:

accredited sewage management facility means a sewage management facility to which Division 4A of Part 3 of the *Local Government (Approvals) Regulation 1993* applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 95B of the Regulation.

approved by the Council means the subject of an approval in force under Division 1 of Part 3 of the *Local Government (Approvals) Regulation 1993*.

public sewer has the same meaning as it has in the *Local Government (Approvals) Regulation 1993*.

sewage management facility has the same meaning as it has in the *Local Government (Approvals) Regulation 1993*.

Reason: To ensure environmental health standards are met.

- D5.** Work on the development shall be limited to the following hours to prevent unreasonable disturbance to the amenity of the area:-

Monday to Friday	- 7.00am to 5.00pm;
Saturday	- 8.00am to 1.00pm if audible on other residential premises, otherwise 7.00am to 5.00pm;

No work to be carried out on Sunday or Public Holidays.

Note: The builder shall be responsible to instruct and control sub-contractors regarding the hours of work.

Council will exercise its powers under the Protection of the Environment Operations Act, 1997, in the event that the building operations cause noise to emanate from the property on Sundays or Public Holidays or otherwise than between the hours detailed above.

Reason: To ensure amenity of the neighbourhood is maintained.

E. Prior to the issue of an Occupation Certificate

- E1.** Occupation of the building is not to occur until all work has been completed, the conditions of consent satisfied and an Occupation Certificate issued by the Principal Certifying Authority.

Reason: To meet statutory requirements.

PURPOSE

This development application is being referred to Council for determination as the proposed development site is a Crown Licence, of which Gunnedah Shire Council is the Trustee.

Applicant: Gunnedah Show Society
 Owner: Gunnedah Shire Council
 Property Description: Lot 7305 DP1029310,
 Gunnedah Showground, View Street, Gunnedah

BACKGROUND

The applicant has previously been granted development consent for the demolition and replacement of stable blocks at the Gunnedah Showground (DA 2013/105). However, upon receipt of the determination by Council, the applicant requested to relinquish their development consent and apply for two separate development consents, one for the demolition of the existing stable block, and one for the construction of a new stable block. The applicant has since submitted a development application for the demolition of the existing stable block (DA 2015/014), which was determined by Council at the February 2015 Ordinary Meeting, with development consent being granted.

The applicant has now lodged a Development Application involving the construction of a new stable block, removal of existing tree and loading ramp, and modification to an existing light pole.

Proposed Development

The proposed development involves the construction of two new stable blocks of 30m x 14.64m x 6.50m, removal of an existing loading ramp and tree, and the alteration of an existing light pole at the Gunnedah Showground.

Image one: Site plan and location of proposed new stables

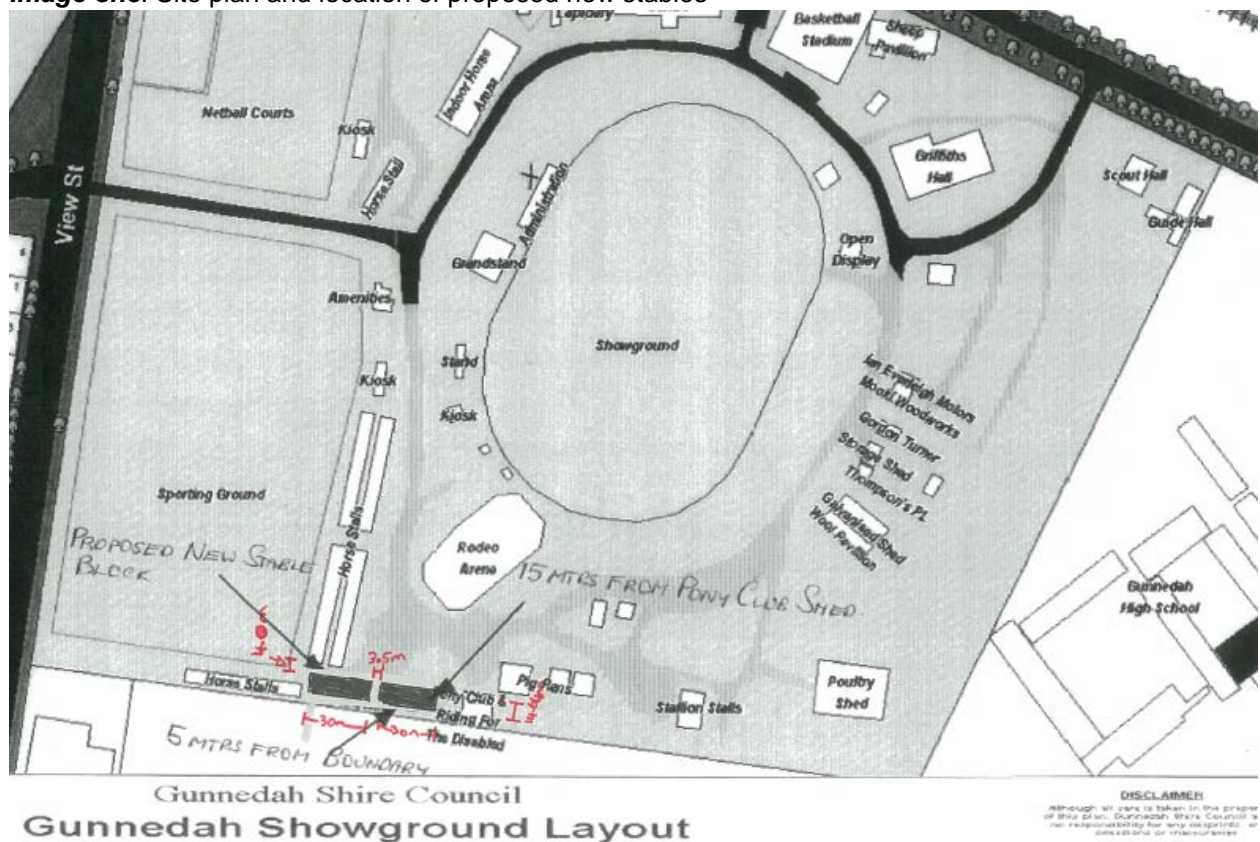


Image two: Floor Plan

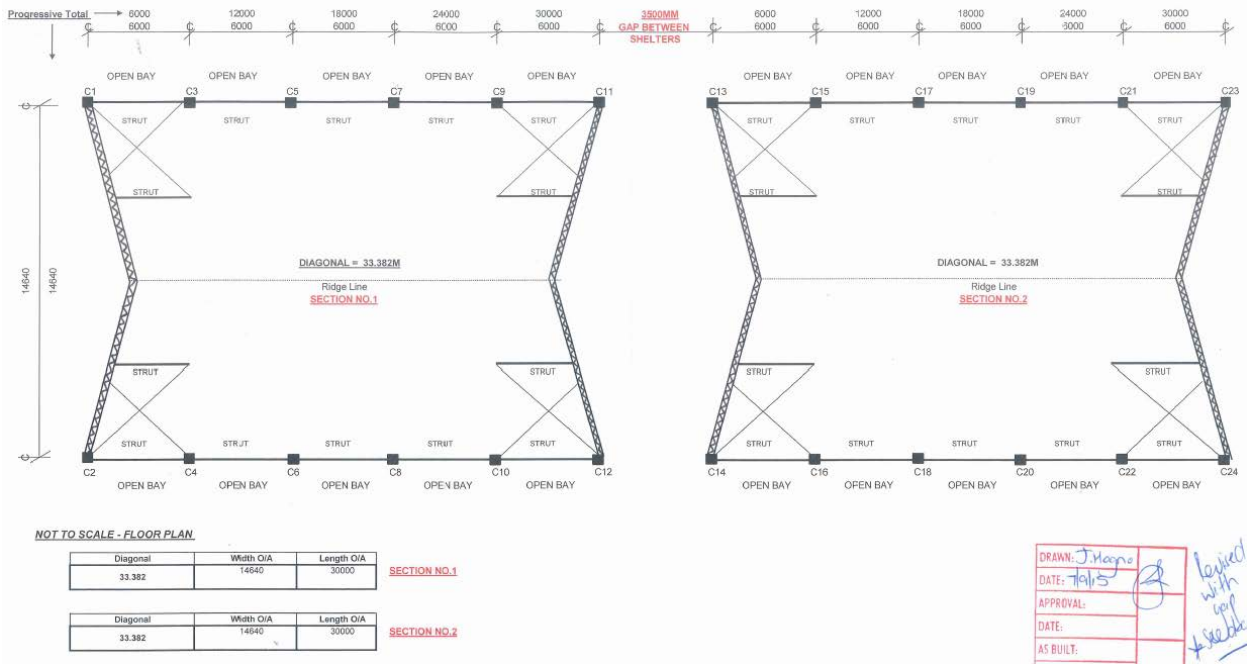
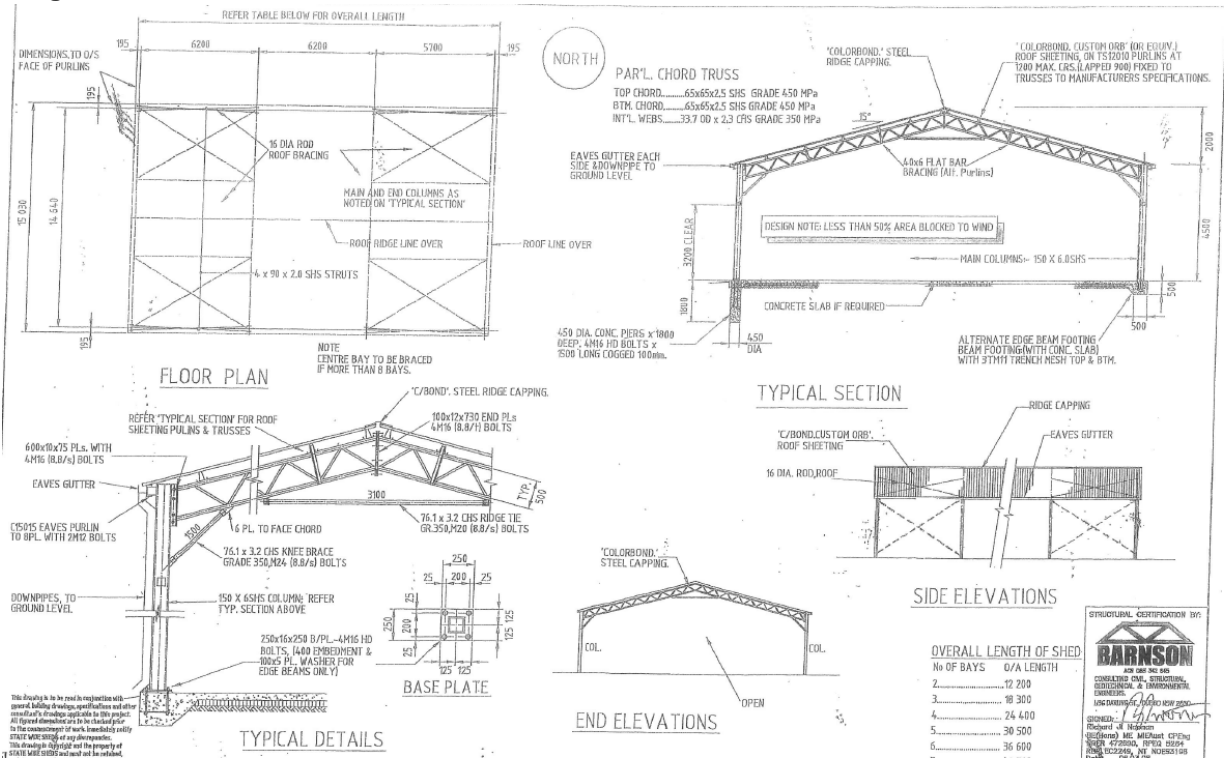


Image Three: Elevations



COMMENTARY

Issues

S79C(1)(a)(i) the provisions of any environmental planning instrument

The development site is zoned RE1 *Public Recreation* under the *Gunnedah Local Environmental Plan 2012*. The proposed development is to be utilised for outdoor recreation activities and is complimentary to existing development located on the site. The proposed development is a permissible land use within the site zoning.

Gunnedah Local Environmental Plan 2012*5.9 Tree Preservation Order.*

The proposed development will require the removal of one 'Mille Tree' from the development site. Council's DCP do3s not contain any provisions pertaining to the protection of trees.

OTHER – SEPP*State Environmental Planning Policy No. 44 – Koala Habitat*

The development site has previously been highly modified and does not contain greater than 15% koala feed trees.

State Environmental Planning Policy No. 55 – Remediation of Land

An assessment of Council records and documents submitted with the development application do not indicate any past uses of the development site that may have led to site contamination.

S79C(1)(a)(iii) provisions of any development control plan*1.7 – Consultation*

The development application is considered consistent with existing land uses and is considered to have nil to minor impact on adjoining allotments. Hence, notification of the application was not deemed necessary.

6.6.1 – Environmental Effects

A condition will be imposed that control measures for erosion and sediment runoff be put in place during construction of the proposed development. The proposed development is to replace existing stables located on the development site, with the footprint of the existing building to be slightly increased. The proposed development is not expected to result in increased noise generation above acceptable levels.

S79C91)(b) *the likely environmental impacts on the natural and built environment and social and economic impacts in the locality**Context and setting*

The development site is located within the Gunnedah Showground, which is zoned RE1 *Public Recreation* under the *Gunnedah Local Environmental Plan 2012*. The development site contains existing stables and various other recreational developments. The proposed development will not result in a change of use of the locality. The proposed development is considered complimentary to existing site development.

Access, transport and traffic

The development site contains existing access and vehicle parking which are considered sufficient and capable of supporting the volume of traffic that will be associated with the use of the proposed development. The proposed development will therefore not require the provision of extra vehicle access or parking.

Site design and internal design

The proposed development will result in an increase in building footprint; however it is to be located in a similar position to the existing stable block (which has been previously granted demolition consent), reducing the likelihood of any adverse environmental impacts associated with the development. The proposed development is to be located with adequate setback between the adjoining site boundary (5m), pony club shed (15m), existing horse stalls (4.0m), with a separation of 3.5m between the proposed stable blocks.

The suitability of the Site for the Development

The proposed development is to be located in a similar position to the existing stable block, minimising any adverse environmental impacts on the site. The proposed development is to be located with adequate setbacks from existing site infrastructure and boundaries. The proposed development is considered suitable for the development site.

Conclusion

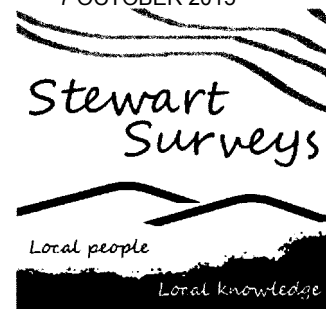
The proposed development is considered to be appropriate for the development site and complimentary to existing development on the subject site. It is recommended that the development application be granted consent, subject to conditions.

Donna Ausling
ACTING DIRECTOR PLANNING AND ENVIRONMENTAL SERVICES

PLANNING ENVIRONMENT AND DEVELOPMENT OBJECTIVES 2015/16

OBJECTIVE NO	MANAGEMENT PLAN REF. PAGE	OBJECTIVE	HOW WILL THIS BE ACHIEVED	TARGET DATE	STATUS	REVISED DATE
1.		Waste Management Strategy	Implementation of Waste Management and Environmental Initiative	June 2019		
2.		Namoi Parklands Riverine Program	Biannual Review	August 2016	Stage 1 Complete Stage 2 Complete Stage 3 Work Commenced Stage 4 Work Commenced	
3.		Gunnedah Strategic Planning Review		September 2016	Draft Urban Landuse Strategy presented to Planning Environment & Development Committee May 2015 for endorsement for exhibition. Referred to June 2015 Council meeting. Draft Gunnedah Urban Landuse Strategy on exhibition- closes 28 August 2015	
4.	Koala Habitat Improvement	Adoption and implementation of Koala Management Strategy	Consideration at August 2015 Planning Environment & Development Meeting for exhibition	September 2016		
5.	Enforcement Policy	Development and adoption of Enforcement Policy	June 2016	June 2016		
6.	Floodplain Management	Completion of Blackjack Creek Flood Mitigation Project	Property Acquisition Commenced	June 2017 Negotiations Ongoing. Compulsory Acquisition Commenced		

7 OCTOBER 2015



16 September 2015
Our Ref: 4428

The General Manager
Gunnedah Shire Council
PO Box 63
GUNNEDAH NSW 2380

Dear Sir,

GATEWAY APPLICATION-MR C.WARD
PROPOSED REZONING OF LOT 1 IN DP 825588
'GLENBRAE',KELVIN ROAD,KELVIN

Enclosed is a planning proposal which applies to the whole of lot 1 in DP 825588. The proposal outlines an application to amend the Gunnedah local Environment Plan 2012 land zoning map LZN-003 at the site from E3 Environmental Management to RU1Primary Production.

The intended outcome of this gateway application is to enable the lodgement of a development application for a 20,000 bird poultry operation on the site.

This gateway application has been prepared in accordance with the document *A guide to preparing planning proposals*, published by the NSW Department of Planning in July 2009 hereby referred to as the guideline.

We enclose a completed development application form, planning proposal and cheque to cover Council's fees of \$4,500.00. We believe this is a minor amendment to the IEP as it only applies to one lot and the lot is currently utilised for agricultural purposes.

A digital copy of these reports has been emailed to council@infogunnedah.com.au

If you have any queries relating to this application please contact our office.

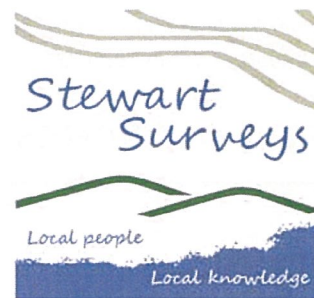
Yours faithfully
STEWART SURVEYS PTY LTD

Kathryn Yigman
landscape Architect & Environmental Consultant

Development Consultants – Surveying, Environmental & Landscape Architecture Services

Stewart Surveys Pty Ltd
ABN 65 002 886 508

109 Conadilly Street
PO Box 592
Gunnedah NSW 2380
T 02 6742 2966
F 02 6742 0684
cstewart@stewart-surveys.com



Gateway Application

PLANNING PROPOSAL

Proposed Rezoning of Lot 1 in DP 825588
'Glenbrae', Kelvin Road, Gunnedah

September 2015

Prepared for:
Mr C. Ward

Prepared by:
Kathryn Yigman
Bachelor of Landscape Architecture (UNSW)
Masters of Environmental Management (UNSW)
Registered Landscape Architect (#001493)

Development Consultants - Surveying, Environmental & Landscape Architecture Services

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INTRODUCTION

This Gateway Application has been prepared for the applicant Mr C. Ward by Kathryn Yigman, Stewart Surveys Pty Ltd.

The land to which this application applies is Lot 1 in DP 825588, known as the property 'Glenbrae' located on Kelvin Road approximately 40 kilometres north of Gunnedah. The land is located within the zone E3 Environmental Management under the Gunnedah Local Environment Plan, 2012. The land also comes under the provisions of the Gunnedah Development Control Plan 2012 (referred to as the DCP).

This gateway application has been prepared in accordance with the document *A guide to preparing planning proposals*, published by the NSW Department of Planning in July 2009 hereby referred to as the guideline.

As outlined in the guideline this application is presented in the following format:

- Part 1 – Objective or intended outcome
- Part 2 – Explanation of the provisions
- Part 3 – Justification
- Part 4 – Maps
- Part 5 – Community Consultation

Part 6 – Project Timeline

SUBJECT SITE PARTICULARS

This gateway applies to the following lots:

Lot No.	DP	Zoning
1	825588	E3

Figure 1 illustrates the zoning of the subject site as illustrated in the Gunnedah Local Environment Plan 2012 Map LZN-004.

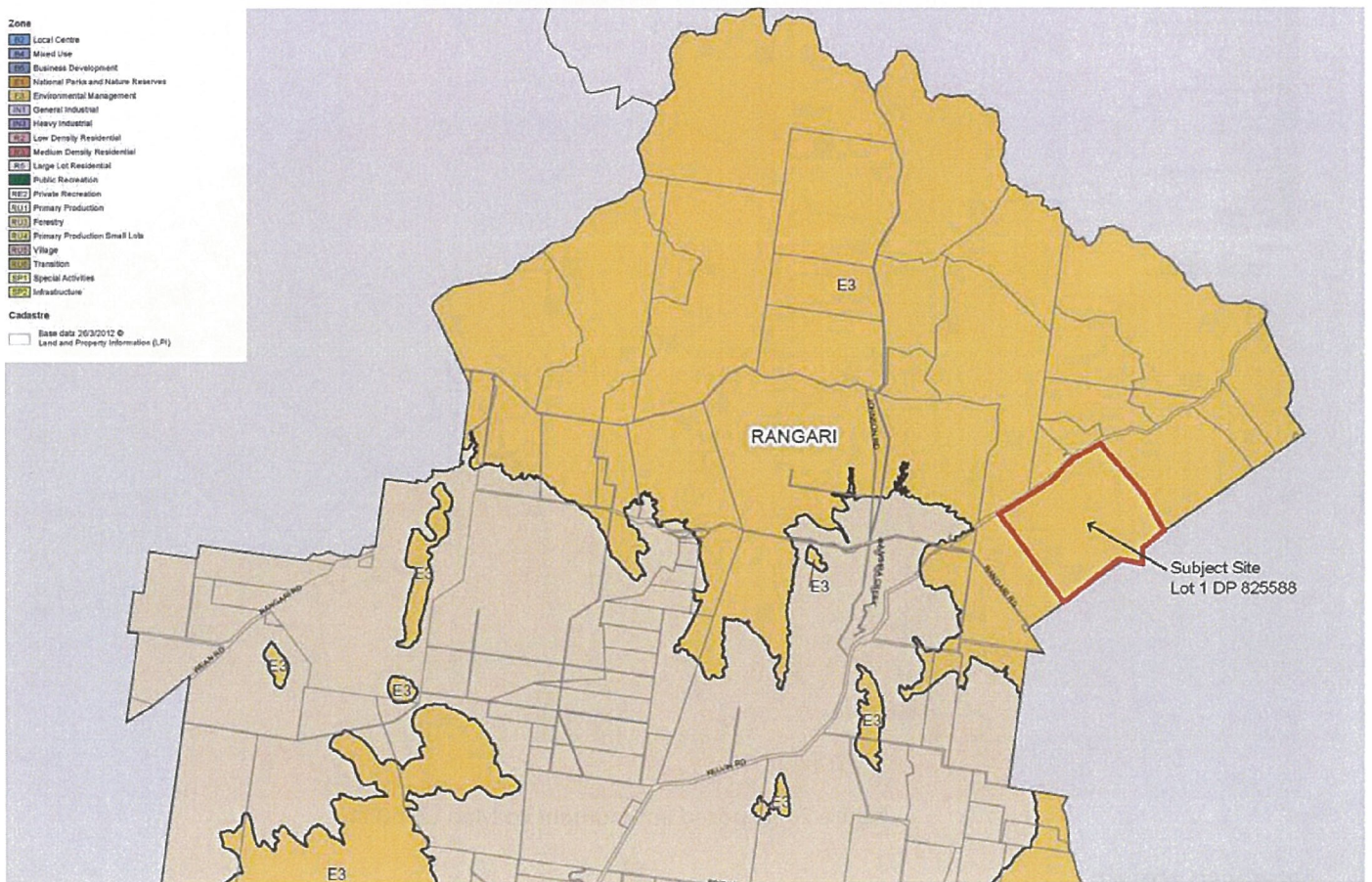


Figure 1 – Zoning Map (extract from LZN-004)

PART ONE – STATEMENT OF INTENDED OUTCOME

The intended outcome of this gateway application is to rezone the subject site to RU1 Primary Production to enable the construction and operation of a 20,000 bird, poultry operation on the site. The proposed development is classified as Intensive Agriculture, which is prohibited in the current zoning.

PART TWO – EXPLANATION OF PROVISIONS

The proposed outcome will be achieved by amending the Gunnedah Local Environment Plan 2012 land zoning map LNZ-004 on Lot 1 in DP 825588 being ‘Glenbrae’ Kelvin, to RU1 Primary Production in accordance with the proposed land zoning map in figure 2.

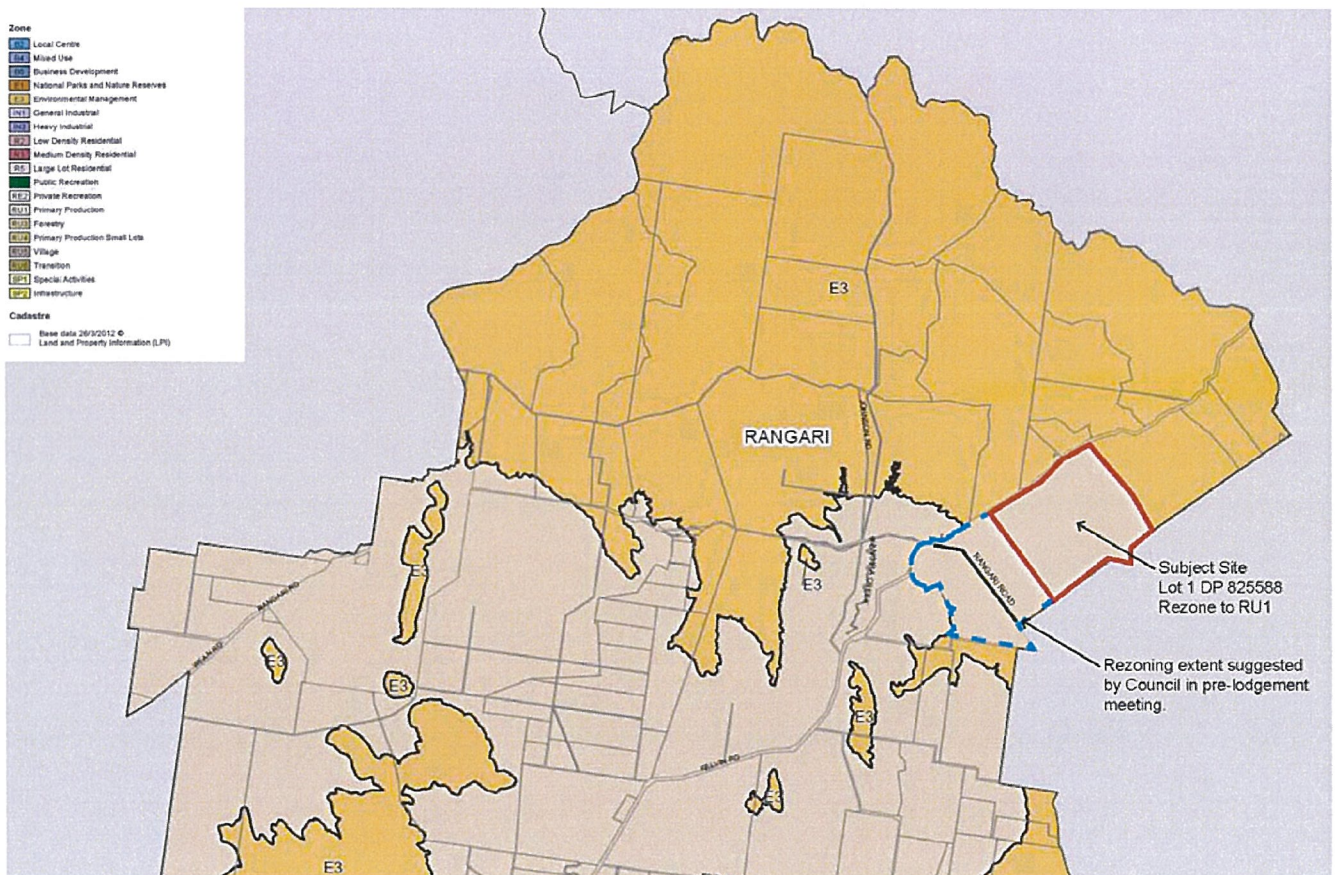


Figure 2. Proposed amendment to Map LZN-004.

PROPOSED ZONING

Lot No.	DP	Zoning
1	825588	RU1

PART THREE - JUSTIFICATION

DESCRIPTION OF PROPOSED DEVELOPMENT

The proponent intends to seek approval for a poultry operation where Chinese Silkie chickens will be bred to 10 weeks of age for export to the Chinese food market for human consumption.

The chicks will be bred off site at a facility in Manilla. They will be collected at 2-3 days of age in batches of up to 2,000 chicks in a utility vehicle and transported to the site. On site they will be housed in a 10.85 by 4.925 metre custom built shed bay. Each shed is 21.7 by 4.925 metres and contains two bays. At 10 weeks of age the batch of chickens will be delivered to Game Farm processors in Galston just north of Sydney for slaughter, processing and dispatch into the market place. There is high demand for this product in the Asian food markets.

Each two weeks a new batch of chicks will be delivered to site and a mature batch will be dispatched off site. The maximum number of birds to be accommodated at the site at any one time is 20,000. Over a period of a year the maximum number of birds to pass through the facility will be 100,000 birds, equating to a maximum of 5 batches of 2,000 per shed bay (10 bays).

Stage 1 is to construct 3 sheds 21.7 by 4.925 metres to house two batches of 2,000 birds in each, to total a maximum of 12,000 birds on the site at any one time.

Stage 2 is to construct an additional 2 sheds of the same design to total a maximum of 20,000 birds on site at any one time.

Sheds have been custom designed by the proponent and engineered by Matrix Engineering Solutions. They are 21.7 metres by 4.925 metres sheds with two self-contained bays in each shed. There are three sheds proposed. These sheds will be located within the project area (shown in figure 4), with fixed power and water supply. The sheds are orientated in a north south direction for optimum solar access and natural ventilation. The three sheds are 5 metres apart.

The sheds will be controlled by a computer system operating the lighting, heating, ventilation, windows and feed distribution etc. There is one stir fan in each bay of the shed. Natural ventilation will be used through the opening of windows on 3 sides of the shed. Sheds are installed with micro-vents, dimmer lighting which comes slowly on and off to replicate the natural light patterns, gas heating system and fixed power and water supply. Figure 3 shows the shed design (prepared by: Matrix Engineering Solutions)

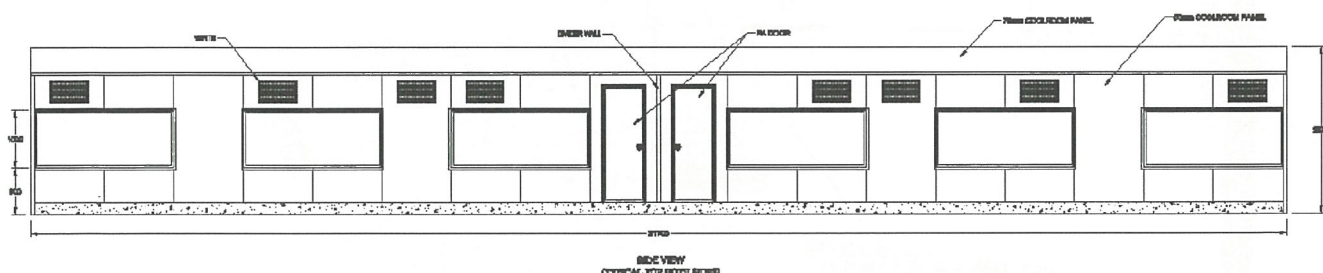


Figure 3: Shed Elevation

Deliveries and storage of materials will be at the property storage shed as shown in figure 4. The shed is located approximately 1 kilometre from Kelvin Road. This complex contains a locked chemicals shed. Access from Kelvin Road to the sheds is via a 3-4 metre wide gravel road. This road is regularly maintained to ensure an even surface and to minimise dust generation. There is ample circulation space around the shed to enable delivery vehicles to turn around.

Access to the chicken paddock will be via the main property access road. The proponent intends to construct a 3 metre wide gravel access road from the main access to the sheds for chicken loading and unloading as shown in figure 4.

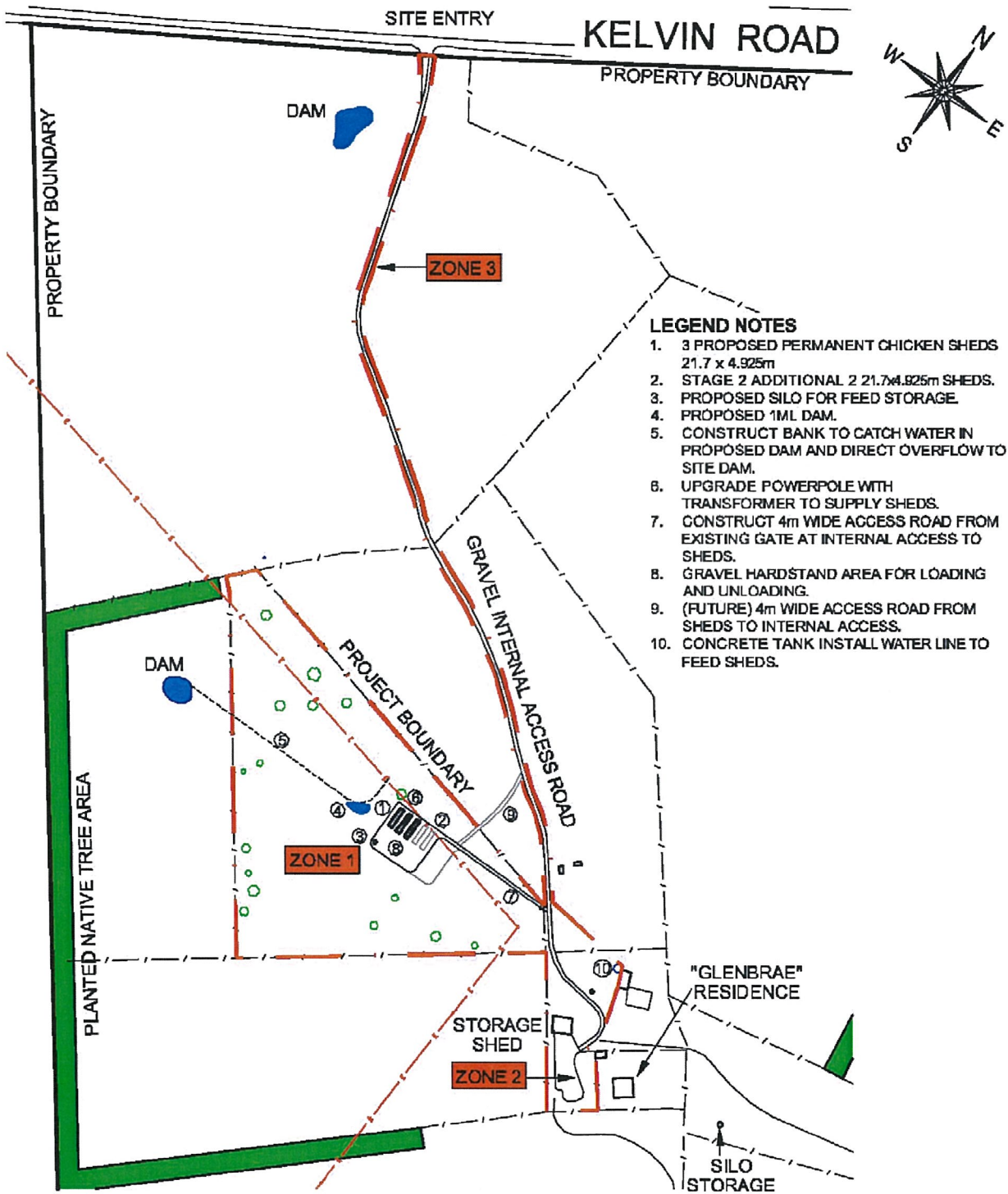


Figure 4: Site Plan – Project Area (refer appendix for scaled plan)

The proponent is intending to gain approval as an RSPCA approved farming scheme. The scheme is noted to have the following attributes:

- establishing animal welfare standards that go beyond regulatory requirements and that are commercially viable;
- enabling differentiation and marketing of products from RSPCA Approved farms; and
- offering consumers who buy chicken a higher welfare alternative.

In order to become accredited there is a standard for meat chickens which outlines a number of housing requirements to ensure good bird welfare.

SITE DESCRIPTION

The subject site is a 435.47 hectare agricultural property, located approximately 40 kilometres from Gunnedah in the Kelvin area. The surrounding properties are low density with agricultural land uses similar to the subject site.

The subject site has been primarily used for cattle and sheep grazing. It is fairly evenly graded with low relief over the site. The site falls into two catchments, the northern section of the site which fronts Kelvin Road falls into the Rangari Creek Catchment and the southern section of the site falls into the Keepit Dam catchment.

Native vegetation on the site would have been woodland vegetation, however over time it is likely that land clearing has occurred for farming purposes and the quality of the vegetation communities on the site has been degraded due to livestock grazing on the property. A number of tree corridors have been planted on the property. These tree corridors contain a mix of native species and provide habitat for native fauna and shade for livestock. To protect establishing trees and maintain these corridors they have been fenced either side.

The site contains two stock water bores, which feed into a tank storage system. This water is utilised for livestock watering. There are a number of dams located on the property, particularly along Dam Gully and Wongo Creek. These dams are also utilised for livestock watering and runoff management.

Generally the site can be described as a typical livestock property, with a weatherboard residence, storage sheds, yards, shearing shed, shearing quarters and fencing improvements. The property shows minor signs of gully erosion, however this environmental degradation appears to have improved over time, with large areas of eroded ground noted on the 1983 topographic mapping, which no longer exist on site. Contour banks are installed to manage overland flow and tree corridors would assist in managing the water table and any potential salinity problems.

Site photographs appended to this report show the character of the subject site.

OBJECTIVES OF THE ZONING

We have met with council's planning department, who advised that the delineation between zone E3 and RU1 was determined by topographic mapping, where land which was greater than 450 metres AHD was zoned environmental

management (E3). The environmental management zone generally contains land which has undulating topography and large areas of remnant vegetation. The objective of this zone is:

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.

When reviewing the subject site, which has a long history of agricultural use against the environmental management objectives, it does not present qualities such as special ecological, scientific or aesthetic value, which are a feature of this zoning.

The subject site has been extensively cleared for agriculture in the past. It was identified in the 1983 topographic mapping as having large areas of eroded ground. Much of this eroded ground has improved with the installation of contour banks and tree planting to manage runoff. The land is fairly evenly graded with low relief over the site.

The appended aerial photography illustrates the site's character and the character of the surrounding area.

Objectives of RU1 Zone:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To provide for a range of ecologically sustainable agricultural and rural land uses and development on broad acre rural lands.
- To protect significant agricultural resources (soil, water and vegetation) in recognition of their value to Gunnedah's longer term economic sustainability.
- To conserve and enhance the quality of valuable environmental assets, including waterways, riparian land, wetlands and other surface and groundwater resources, remnant native vegetation and fauna movement corridors as part of all new development and land use.

The proposed poultry operation meets these objectives, without fragmenting resource land and presenting conflicts with the nearby E3 zoned land. We believe that the objectives of RU1 primary production better fit the site than the objectives of zone E3.

SECTION A – NEED FOR PLANNING PROPOSAL

Section A of the Guideline outlines the need for the planning proposal criteria.

This planning proposal does not form part of any strategic report or study. It is believed that this proposal is the best means for achieving the intended outcome of intensive industry (poultry operation) on the subject site. The planning proposal is the legal method of amending the Gunnedah Local Environment Plan 2012 to enable a poultry development on the subject site, which is currently utilised for agricultural purposes.

SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

Section B of the guideline requires a review of the proposal to any regional or sub-regional strategies. Gunnedah Shire Council is subject to the regional strategy; *New England – North West Region Action Plan (2012)*. One of the key directions in this action plan is to support sustainable economic growth, with priority actions to achieving this including:

- Foster growth sectors such as value-adding industries, agriculture, agribusiness and food processing, aviation and advanced technologies

Planning Proposal – Lot 1 in DP 825588
'Glenbrae' Kelvin Road, Gunnedah

Our Ref: 4528

- Support primary production in the region and build on competitive advantage.
- Promote the region to attract new residents and businesses.
- Continue to build a skilled local workforce.
- Provide support to primary industry to improve water efficiency ahead of the Murray Darling Basin Plan Implementation.

Under the priority action to support primary industry in the region and build on competitive advantage the commitment includes providing technical advice to the Central North Poultry Innovation group to develop a regional strategy in 2013 for increased chicken meat production. Gunnedah Shire Council is listed on their website as an associate member/supporter of this group. The Central North Poultry Innovation group describes itself as a cluster of innovative, community minded and business focused farmers with the aim of growing the poultry industry in our region.

The group quote a 2009 study into the poultry industry in Australia saying that the industry generates \$107 million total economic activity, comprising of \$39 million in wages, \$37 million in goods and services, \$26 million of which is spent in the North West/New England region and supplies/grain purchases of \$31 million. The study also noted that the industry returns a gross revenue of \$158 million to the overall cluster of farmers in the area. It had invested \$150 million in capital assets and is one of the largest private sectors in the region.

The proposed development of a 20,000 bird poultry operation on the subject site will achieve the key direction in the New England – North West Region Action Plan 2012 of supporting primary production in the region to build on competitive advantage.

Gunnedah Shire Council has developed the *Gunnedah Community Strategic Plan 2012-22*, as the co-ordinating plan that sets out the vision, direction and framework for the Gunnedah Shire into the future. Under this plan building our shires economy is a key area, where agricultural diversity is credited for contributing to our economy. The report outlines a number of strategies for improving our economic employment base diversification. This proposal directly meets strategy 2.5.2 which states to review the LEP and DCP to ensure unnecessary barriers to business establishment are removed.

As outlined in this report the site meets the objectives of the RU1 Primary Production Zone and this rezoning will meet the objectives of the Gunnedah Economic Development Strategy. If the rezoning was not to occur the proposed development could not proceed resulting in a loss of business to the Gunnedah Shire.

The Gunnedah Main Street/Small Towns Program - Grow Gunnedah Program – Community Strategic Plan prepared by de Greenlaw Consulting in August 2004 outlines the importance of expanding existing business and development new businesses and industry in Gunnedah. The proposed development is bringing new business and industry to the Gunnedah Shire and is meeting the key objectives of this program.

The proposed rezoning in this application provides opportunity for new poultry industry on a property which has a long history of cattle and sheep livestock farming. There is high demand for Chinese silkie breed chicken in the Australian marketplace with limited supply in NSW. The development of a 20,000 bird poultry operation with up to 100,000 birds bread in a year on 'Glenbrae' will not only meet the needs of this growing market, it will also provide diversification for this property allowing it to be more sustainable and less susceptible to risks such as decline in livestock prices. The development will only be permissible if the site is rezoned to Primary Production (RU1). We believe the proposed development is aligned with the objectives of the above mentioned regional and local strategic plans.

The guideline requires a review of relevant State Environmental Planning Policies (SEPP) for compatibility with the planning proposal. The table below reviews the compliance of the planning proposal with each SEPP.

State Environmental Planning Policy (SEPP)	Applicable	Consistency	Comment
SEPP 1 – Development Standards	No	N/a	Does not apply to Gunnedah Shire Council
SEPP 4 – Development without consent and miscellaneous exempt and complying development	Yes (N/a Cl. 6 and Parts 3 & 4)	Compliant	
SEPP 6 - Number of Storeys in a building	Yes	Compliant	Planning proposal does not affect the number of storeys for future buildings.
SEPP 15 – Rural land sharing communities	-	N/a	SEPP does not apply to Gunnedah Shire
SEPP 21 – Caravan Parks	-	N/a	Caravan Parks are prohibited in zone RU1 of the Gunnedah LEP
SEPP 30 – Intensive Agriculture	-	N/a	This SEPP applies to proposed cattle feedlots and piggeries, it does not apply to poultry developments
SEPP 32 Urban Consolidation	-	N/a	Does not apply to rural agricultural land.
SEPP 33 Hazardous and Offensive Development	No	N/a	Does not apply to the site. Previous operations are not listed in appendix 3: industries that may fall within SEPP33
SEPP 36 – Manufactured Home Estates	Yes	N/a	This SEPP only applies to land where Caravan parks are permitted. Caravan Parks are not permitted in primary production zoning RU1.
SEPP 44 – Koala Habitat Protection	-	N/a	SEPP 44 has been reviewed and the site does not meet the definition of potential Koala habitat therefore SEPP 44 does not apply to the site.
SEPP 50 - Canal Estate Development	No	N/a	Not applicable to Gunnedah Shire
SEPP 55 – Remediation of Land	Yes	Compliant	Refer to Section C: Land Contamination of this report.
SEPP 62 - Sustainable Aquaculture	No	N/a	There is no aquaculture proposed on the site
SEPP 64 – Advertising and signage	Yes	Compliant	There is no advertising signage proposed as part of this planning proposal.
SEPP 65 – Design Quality of Residential Flat Development	No	N/a	Residential flat accommodation is prohibited in zone RU1.

The guidelines requires a review of the ministerial directions issued by the Minister of Planning under the Environmental Planning and Assessment Act 1979 section 117(2) for compatibility. The table below reviews these directions and their application to this planning proposal.

Employment and Resources

Direction	Applicable	Consistency	Comment
1.1 Business and Industrial Zones	No	N/a	Business and Industrial uses are not permissible in RU1 and E3 zoning
1.2 Rural Zones	No	N/a	Does not apply to Gunnedah Shire
1.3 Mining, Petroleum Production and Extractive Industries	No	N/a	There is no mining or extractive industries on the subject site and the proposed development will not compromise any future extraction of minerals.
1.4 Oyster Aquaculture	No	N/a	Not applicable to Gunnedah Shire
1.5 Rural Lands	No	N/a	Does not apply to Gunnedah Shire

1. Environment and Heritage

Direction	Applicable	Consistency	Comment
2.1 Environmental protection zones	Yes	Compliant	The site is not considered to be environmentally sensitive.
2.2 Coastal Protection	No	N/a	This direction does not apply to Gunnedah Shire
2.3 Heritage Conservation	Yes	Compliant	As outlined in this report there are no items of cultural or Aboriginal Heritage located on or within 100m of the site.
2.4 Recreational Vehicle Areas	No	N/a	There is no recreational vehicle areas proposed.

2. Housing, Infrastructure and Urban Development

Direction	Applicable	Consistency	Comment
3.1 Residential Zones	Yes	Compliant	The proposed development is in a rural area and no urban development/housing is proposed or likely to be proposed in the future for this site.
3.2 Caravan Parks and Manufactured Estates	No	N/a	This direction does not apply as land is not Crown Reserve or dedicated under the National Parks and Wildlife Act 1974
3.3 Home Occupations	Yes	Compliant	The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses. The proposed rezoning does not impact the ability of a small business to be operated from the Glenbrae dwelling in the future.
3.4 Integrated land use and Transport	Yes	Compliant	This does not apply as the planning proposal will not result in the creation, altering or removing a zone or provision relating to urban land. It is proposed to alter the boundary between existing zones.
3.5 Development near licenced Aerodromes	No	N/a	The proposed development is not located near a licenced Aerodrome
3.6 Shooting Range	No	N/a	The site is not located near an existing shooting range.

3. Hazard and Risk

Direction	Applicable	Consistency	Comment
4.1 Acid Sulfate Soils	No	N/a	There are no acid sulphate soils identified in the Gunnedah Shire
4.2 Mine subsidence and unstable land	No	N/a	The site is not located in a mine subsidence district
4.3 Flood Prone Land	No	N/a	The site is not identified as flood prone land in the Gunnedah Local Environment Plan 2012
4.4 Planning for bushfire protection	No	N/a	The site is not identified as bushfire prone land in the Gunnedah shire.

4. Regional Planning

Direction	Applicable	Consistency	Comment
5.1 Implementation of Regional strategies	No	N/a	Does not apply to Gunnedah Shire
5.2 Sydney Drinking Water Catchment	No	N/a	Does not apply to Gunnedah Shire
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	N/a	Does not apply to Gunnedah Shire
5.4 Commercial and Retail development along the Pacific Highway, North Coast	No	N/a	Does not apply to Gunnedah Shire
5.8 Second Sydney Airport – Badgerys Creek	No	N/a	Does not apply to Gunnedah Shire
5.9 North West Rail Link Corridor Strategy	No	N/a	Does not apply to Gunnedah Shire

5. Local Plan Making

Direction	Applicable	Consistency	Comment
6.1 Approval and Referral Requirements	No	N/a	Does not apply to the New England North West region.
6.2 Reserving Land for Public Purposes	No	N/a	Does not apply to the Gunnedah/Namoi Catchment
6.3 Site Specific Provision	No	N/a	Does not apply to Gunnedah Shire

6. Metropolitan Planning

Direction	Applicable	Consistency	Comment
7.1 Implementation of the Metropolitan Plan for Sydney 2036	No	N/a	Does not apply to Gunnedah Shire

SECTION C – ENVIRONMENTAL SOCIAL AND ECONOMIC IMPACT

Section C of the guideline requires a review of any environmental, social and economic impacts of the planning proposal. This section reviews potential impacts of the proposed development and where necessary recommends mitigation measures.

4.1 ODOUR

Odour studies have followed the guidelines in the Technical framework: Assessment and management of odour from stationary sources in NSW, published in 2006 by DECC. The framework outlines that Level 1 is a simple screening-level technique based on generic parameter for the type of activity on the site. It is used to assess site suitability for small developments in sparsely populated areas where there is no existing or likely future sensitive receptors located nearby.

The EPA Level 1 odour assessment calculator has been completed for the site. This assessment has been carried out for the closest four residences, which are impacted the most by the proposed development. The proposed development will be located between 690 to 2,200 metres from these residences. The results for all test locations, are appended to this report. The results concluded that at R1 where there is the highest impact, 34 chicken sheds, containing up to 4,000 chickens in each could be located 690 metres from this residence and meet the Level 1 odour criteria in accordance with the DECC technical manual. Receptors R2 to R4 also meet the guidelines. Refer appendix for full results. The proposed development is for a maximum of 5 sheds containing up to 4,000 birds in each shed. It is therefore concluded that the proposed development complies with the EPA guidelines for odour and no further investigation or mitigation measures are required.

The "Glenbrae" residence is project related and therefore does not need to meet the EPA guidelines for odour. This residence is located more than 300 metres from the proposed sheds. A Level 1 assessment has been calculated for this residence and up to 10 sheds can be provided at the site without exceeding acceptable odour levels at the "Glenbrae" residence. The required separation for 5 sheds containing 4,000 birds in each is 174.1 metres. The results of this assessment are appended to this report.

4.2 AIR QUALITY

The EPA is the regulatory authority for the monitoring of air quality in NSW. The existing air quality is expected to be fairly good around the sites vicinity, typical of the rural area. Existing sources of air pollution include dust generated from traffic using Kelvin Road, which is unsealed; dust generated from farming practices and general farming operations; and wind erosion during high wind events.

The proposed development may emit the following air pollution sources:

- Dust generated from vehicle movement on unsealed roads,
- Dust or bioaerosols generated from spreading of used bedding material,
- Bioaerosols generated from spreading of feed, and
- Dust generated in waste management practices.

The proposed development site offers several advantages in terms of potential air quality impacts. These include that the site is removed from any urban areas. The topography of the site places a low ridge

between the proposed chicken sheds and Kelvin Road. The surrounding residences are low density and there are significant separation distances from any other intensive agricultural activity.

Good management practices play an important role in reducing potential for air quality emissions.

The proposed development may have up to 2 delivery trucks a week to transport chickens to and from the site and for feed deliveries. This volume of traffic generated by the development is considered to be low and within the holding capacity of the existing gravel roads. Internal roads will be regularly maintained to minimise dust emissions.

Feed silos will be fully enclosed to prevent the entry of rainwater. This will minimise the risk of bioaerosols developing and minimise dust/particulate matter emissions when loading and unloading.

Poultry sheds will be mechanically and naturally ventilated with windows proposed on three sides. This air circulation will promote optimum growing conditions for bird health and allow the dissipation of any odours. Generally the sheds and surrounds will be kept clean to promote a sanitary environment.

Poultry litter/bedding material will be removed from sheds at the end of each production cycle on a fortnightly basis and spread on site as compost. Where possible handling of material will be avoided during adverse climatic conditions such as time of strong winds. Generally spreading will occur at the shed location. However, if spreading is not to occur at the shed location loads will be transported in a ute and loads are to be covered.

The low density nature of the development and proposed mitigation measures outlined above are expected to abate any air quality impacts from the proposed development on the surrounding environment and sensitive receivers.

4.3 NOISE MANAGEMENT

In NSW, noise pollution is regulated through the Protection of the Environment Operations Act 1997 (POEO Act) which sets certain limits on noise emissions. Noise can be annoying, interfere with speech, disturb sleep or interfere with work. Prolonged exposure to loud noises can also result in a number of health issues.

Potential sources of noise emissions associated with the proposed development are:

- Truck movements along Kelvin Road and internally on the site in delivery and collection of birds and feed supplies.
- Ute and trailer movements within the property, maintain feed, birds, waste etc.

It is recommended that plant and machinery associated with the operations is maintained to meet industry standards and ensure optimal operation and minimal noise generation.

The sheds will be powered from a fixed source eliminating the need for standby diesel generators.

It is recommended that an internal road speed to 40km/hr is adopted and that internal roads are maintained to minimise noise levels. Design of circulation to the sheds will enable a turnaround area to minimise the use of reversing alarms.

Generally the noise emissions from a poultry production operation are considered to be low. It is expected that the noise generated from the proposed operations will be low and separation zones of 690 metres

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minimum from surrounding residents is expected to reduce all noise emissions associated with the operations to an acceptable level.

PEST MANAGEMENT

All chicks will be vaccinated prior to delivery to site.

The proponent will implement a pest and vermin control program, which will primarily comprise a preventative baiting system. Chicken sheds and yards will be kept as clean as possible in order to discourage pests from establishing residency within or around the shed environment. Any feed or grain spills will be promptly cleaned up and all general waste will be stored in designed areas for removal from site to a waste management facility.

The proponent intends to trial the use of Maremma sheep dogs to guard the flock from predators including foxes, crows etc. This species of dog has been successfully used in other poultry enterprises.

Dead birds will be collected on a daily basis and disposed of immediately as described in section 6.5 of this report.

At the end of each production cycle (every 10 weeks) poultry litter will be removed from the sheds and disposed of on site. Sheds will be thoroughly cleaned and sanitised before delivery of the next batch.

4.4 WASTE MANAGEMENT

There are three main sources of waste identified for this development. These are waste generated from bedding and litter material, dead birds and general operations wastes. Each of these sources are described below.

Bedding and Litter material

Sheds will be lined with bedding material prior to the occupation by chickens. This bedding material will comprise of sawdust, chaff or straw depending on what is available in the marketplace at the time.

At the conclusion of each batch cycle (10 weeks), bedding material and litter will be removed from the sheds and spread on site as compost. The volume of litter and bedding material will not be large due to the age and size of the chickens.

Climatic conditions should be considered prior to the spreading of bedding and litter material to ensure works are not carried out during strong winds. If material is dry and likely to generate dust, material is to be wetted down prior to and during spreading.

Dead birds

The proposed operations will adopt a composting disposal system for dead birds. This method of disposal is supported by the Australian Chicken Meat Federation (ACMF) as having the ability to reduce litter volume, dispose of carcasses, stabilise nutrients and trace elements and reduce pathogens.

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The method proposed on site includes a pit construction with sealed lid for onsite composting of dead birds. The sealed lid will keep rodents, cats, dogs, feral animals, scavenging birds and flies away from the composting carcasses.

Dead Birds are to be collected regularly and disposed of immediately to prevent the spread of disease. If the birds cannot be disposed of immediately they should be stored in a freezer and disposed of in a timely fashion.

The location of the compost pit will be kept away from the residence, sheds and boundary fences. Disposal equipment and containers used to collect dead birds must be washed and disinfected before returning them to the production area.

In the unlikely case that a mass burial is required, due to a biosecurity outbreak, a new composting pit will be dug on site.

General waste

General waste associated with the proposed development will be stored in a designated area at the sheds. This will be removed from site to a waste management facility on an as required basis.

4.5 BIOSECURITY

The National Farm Biosecurity Manual for Chicken Growers, published by the Australian Chicken Meat Federation (ACMF) refers to biosecurity as those measures taken to prevent or control the introduction and spread of infectious agents to a flock. The manual states it is essential that a risk assessment be conducted for each enterprise to establish the level of risk that exists.

The ACMF manual outlines the following causes of disease and pathogen transmission in chicken farms:

- Poultry – transfer of birds from production area to production areas and dead bird disposal.
- Other animals – native birds, feral and domestic animals including other livestock and pets, insects, rodents and domestic birds.
- People – farm personnel and family members living on site, contractors, maintenance personnel, neighbours, servicepersons and visitors. Disease can be transmitted by hands, boots, clothing, dirty hair.
- Equipment vehicles air – Transmission as an aerosol or dust
- Water Supply – water supplies may become contaminated with faeces from contact with avian or other animal species
- Feed – may be contaminated by raw materials used, post-production and during transport, or by exposure to rodents and birds on the property. Bacteria and mould in poor quality or damaged feed may also be a concern.
- Litter – transport of litter material on and off the farm site as well as storage of used litter on site may be a biosecurity risk.

There are no other poultry farms located in close proximity (within 5km radius) of subject site. This limits the risk of pathogen transfer from native birds to the property. The ACMF recommends that a biosecurity procedure be developed for each enterprise. It is recommended that a biosecurity procedure be developed for the site in accordance with the ACMF Level 1 guidelines appended to this report.

4.6 WATER SUPPLY

The main source of water on the property is from two domestic and stock water bores located on the property. These bores feed to three storage tanks and are used on the property for stock watering. There are a number of water storage dams located on the property as shown in topographic and aerial imagery. It is intended to use the bore water to supply the operations.

The National Water Biosecurity Manual – Poultry Production (hereby referred to as DAFF report) outlines that underground or bore water is commonly used in the poultry industry. It is usually considered to have a very low risk of containing avian pathogens and that requirement for on-farm sanitation is uncommon for this water source. Surface water dams are listed as providing the highest risk for potential contamination with avian pathogens, viruses and bacteria. There is also a risk of *E. coli*, *campylobacter* spp. and *salmonella* ssp. associated with water runoff. It is proposed that before dam water is used on site it is tested and treated to eliminate any contamination.

Generally site water sourced does not require treatment. However if required to kill pathogens, the proposed water treatment method, is using organic acids and acidifiers to sanitise water fit for chicken consumption.

To supply the water requirements for the poultry shed, a water main will be installed from the existing concrete tank located at a shearing shed near the site storage sheds. This water main will be connected to the automatic feeder system located in each shed. The bore has always been a reliable water source, with no history of shortage. It will adequately cater for 20,000 chicks requirements. Across the 3 proposed sheds the daily water requirement for the operation is around 600 litres. This will increase to 1,000 litres a day when Stage 2 is constructed.



Figure 5: Existing Concrete Storage Tank which will supply Chook Sheds.

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At this stage the proponent intends to cool the shed through natural means, of opening windows and positioning the sheds in shaded areas. There is an option to connect a fogger cooling system to the sheds to generate fine mist spray for animal cooling should the proposed system be insufficient.

Shed floors will be clean at the end of each batch cycle, which is 10 weeks. This cleaning will involve the hosing out of the shed and application of commercial sanitisers. Sheds have an area of 160 square metres, with two 80 square metre bays. The volume of water required for cleaning is not expected to be large.

In the case of an emergency, if bore and dam water are unavailable, water will be carted onto the site to meet the operations requirements.

It is recommended that the proponent complies with the National Water Biosecurity Manual for Poultry Production in the water sourcing, handling and treatment.

4.7 LANDFORM, SOIL AND SURFACE WATER RUNOFF

The Willuri topographic mapping from 1983, (figure 6) shows large areas of eroded ground over the property, particularly around Dam Gully and in the lower parts of the property facing Kelvin Road. A number of contour banks have been constructed over the property. These are visible in aerial photography shown in figure 3. Site inspections indicate that there was very little sign of erosion in the vicinity of the proposed development.

The site is gently undulating with slopes of 2% or less. The majority of the site falls to the south into the Lake Keepit Dam catchment. There is a small area along the northern Kelvin Road boundary which falls to the west into the Rangira Creek catchment. There are two watercourses mapped on the subject site. These watercourses are described as Wongo Creek and Dam Gully on topographic mapping.

Surface water is collected and stored in a number of site dams, utilised for stock water. The site is in the upper reaches of the Lake Keepit Catchment with Wongo Creek and Dam Gully, feeding into this catchment. Both these waterways could be described as generally dry depressed gullies fed by contour banks on the property. There are a number of dams along each watercourse, which hold water. In heavy rain events these watercourse carry and hold water for a short period. Both watercourses on the site would be described as intermittent.

The site is not mapped as flood prone in the Gunnedah Local Environment Plan 2012.

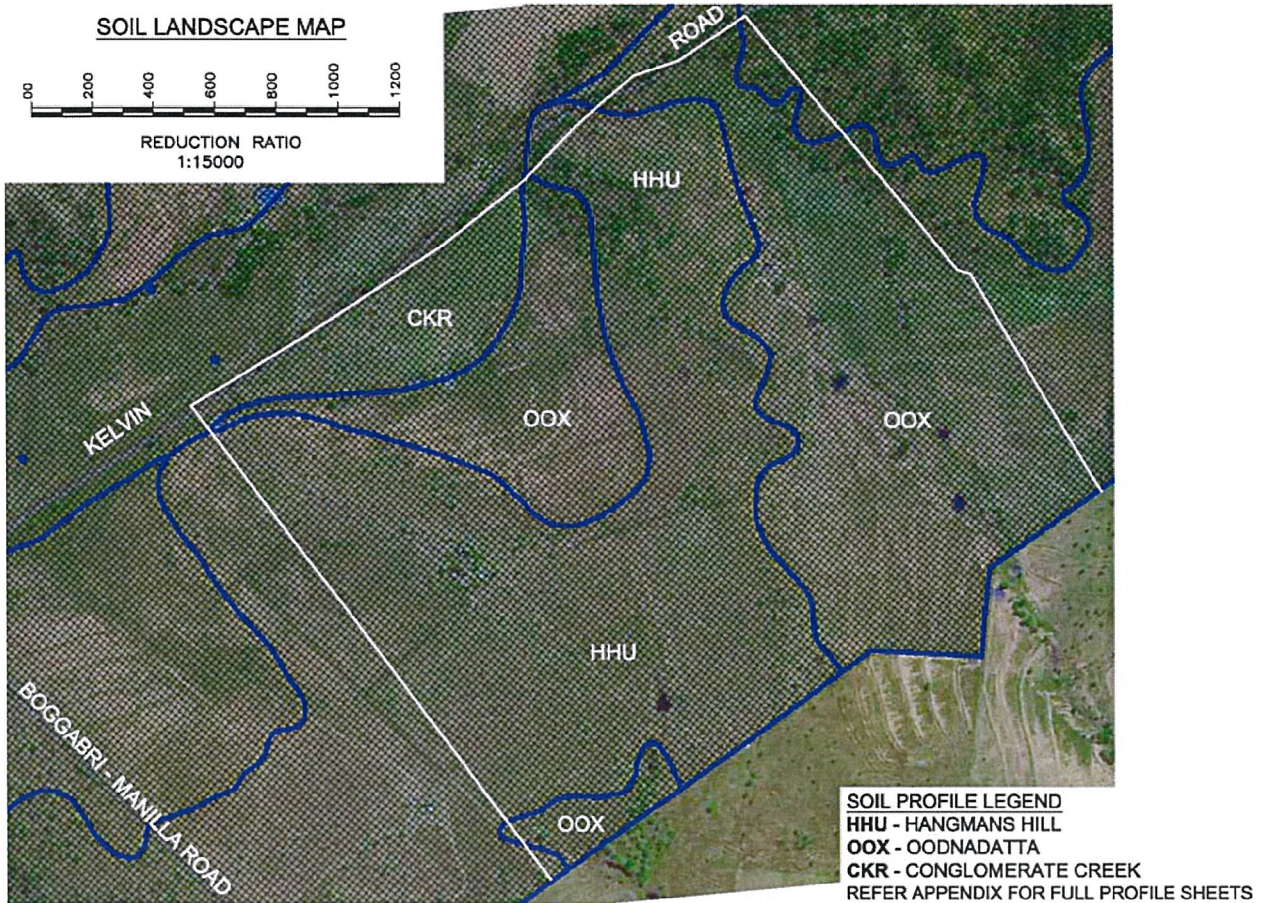


Figure 7: Soil Mapping on the site.

The Oodnadatta soil group is a transferral soil described by OEH as very gently to gently inclined footslopes and drainage plains with red soils on mixed Devonian and Carboniferous colluvium and alluvium. Soils are described as moderately deep to very deep, moderately well-drained red chromosols on upper to mid footslopes. Very deep, moderately well-drained brown chromosols on mid to lower footslopes and very deep to giant, moderately well drained bleached brown chromosols on lower footslopes. The limitations of the soil include moderate soil fertility, localised foundation hazard, localised salinity hazard, widespread gully erosion and wide-spread high runoff. The land is also described as widespread productive arable land. The distribution of this soil group over the site is approximately 50% with the group located along Dam Gully on the western boundary, and in a section in the middle and southern section of the site.

The Hangmans Hill soil group is described as undulating hills and low hills on mixed Devonian and Carboniferous sedimentary geologies of the eastern Duri Hills. The soil is described as moderately deep, well drained brown chromosols with shallow, moderately well-drained calcarosols on lime rich bedrocks. Limitations include localised shallow soils, moderate soil fertility, localised high runoff and widespread sheet erosion hazard. The hangmans hill soil group is located through the central and southern part of the site along the western boundary. This group adjoins the Oodnadatta group.

There is a small area of the Conglomerates Creek soil group situated in the northern section of the site along Kelvin Road. This soil group is described as very gently inclined footslopes, fans and small floodplains derived from colluvium of the upper Rangarai Creek Valley. The soil group description varies from very deep imperfectly drained clay loamy brown chromosols to giant, moderately well drained alluvial soils in the valley floor and drainage lines. The limitations of this group include localised poor moisture availability, moderate soil fertility, localised salinity hazard, localised sheet runoff erosion hazard, widespread high runoff and localised waterlogging.

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The proposed development is located with the Hangmans Hill soil group. It is predicted the proposed development will have a limited impact on the landform and soils on the site. The construction of poultry sheds will require the disturbance and regrading of approximately 750 metres square, with the surrounding hardstand area of 2,500 square metres. This localised disturbance will be temporary. The cleaning out of the shed bays will occur every 10 weeks when chooks are dispatched. This will include the spreading of bedding material and manure over the soil and wash out of the shed with water. The size of the shed bays being only 80 square metres will only require a small amount of water to clean out. The placement of bedding compost material at the discharge point will aid in preventing any wash out.

The proposed development site has been located away from Wongo Creek and Dam Gully. Separation between the project area and Wongo Creek is approximately 880 metres and separation from Dam Gully is approximately 1.35 kilometres. The site falls in a north westerly direction away from these two waterway catchment, therefore there is not expected to be any impact from the proposed operation on these watercourses.

To manage runoff from the proposed development it is proposed to construct a sedimentation dam northwest of the proposed shed as shown in figure 4. This dam will act as a sediment trap and first flush. The required sedimentation system volume is 81m³. With an absence of guidelines for poultry runoff the design has been based on the National Guidelines for Beef Cattle Feedlots in Australia and is calculated as follows:

Estimated Peak Flow Rate

$$Q = \frac{C \times I \times A}{360}$$

Where:

Q = peak flow rate (m³/s)

C = runoff coefficient – 0.8 has been applied as the area is gravel hardstand

I = rainfall intensity of 20 year ARI storm (mm/hr) – 49.2mm/hr (refer appended IFD Table)

A = Catchment Area (ha) – 0.5 hectares

$$Q = \frac{0.8 \times 49.2 \times 0.5}{360}$$

Peak flow rate m³/s (Q) = 0.054

Volumetric design capacity of the sedimentation system formula (Meat and Livestock Australia)

$$V_p = Q_p \times L/W \times \frac{\lambda}{v}$$

where:

V_p = required sedimentation system volumes (m³)

Q_p = peak flow rate (m³/s) for a 20 yr ARI storm event – 0.054 (as above)

L/W = length to width ratio of the system – guideline lists 2 -3 we have applied 3

λ = a scaling factor – guidelines lists 2.5 for a basin

v = design flow velocity - 0.005 m/s is the maximum recommended. This has been applied.

$$V_p = 0.054 \times 3 \times \frac{2.5}{0.005}$$

Volumetric Capacity required = 81m³

Thus it is recommended that a sediment basin with a capacity of 81m³ (ie. 8 by 10 by 1.0125 metres deep) be constructed north west of the proposed sheds. It is recommended that a bank be constructed to direct any overflow from the 0.5 hectare catchment area into this dam, then onto the existing dam just beyond the project limits. It is

also recommended that either the gravel hardstand area be built up or a small diversion bank be constructed to direct clean overland flow above the catchment to the existing site dam. These measures will safeguard the local catchment from any potential erosion or contaminate exposure as a result of the proposed development.

LAND CONTAMINATION & SEPP 55 – REMEDIATION OF LAND

SEPP 55 applies to the entire state and requires a development application to consider if there is any potential for contamination on the subject site.

The historic use of this site has been for traditional agricultural purposes, primarily sheep & cattle grazing.

The Australian and New Zealand Guidelines for the Assessment and Management of Contaminated sites outline the following agricultural activities which may cause contamination:

- Engine Works
- Landfill sites
- Extractive industries
- Sheep and cattle dips

The landholder is not aware of any of this above activities, which may cause contamination, occurring within the project site, and there is no evidence of contamination at the site.

A detailed testing and examination of soil samples from the development site has not been undertaken as part of this report. The risk of discovering significant land contamination within the site is considered to be minimal and further investigation is not warranted.

4.8 VEGETATION & HABITAT

The project area can be described as being in three zones;

- Zone 1 - Chicken Shed Paddock – 6.53 ha
- Zone 2 - Storage Sheds – 1 ha
- Zone 3 - Haul Road – 0.67 ha

Zone 1, the chicken shed paddock contains 16 *Brachychiton populneus* (Kurrajong) individual trees and native pasture grasses.

Zone 2 contains a mix of tree species including, *Acacia salicina* (River Cooba), *Brachychiton populneus* (Kurrajong), *Eucalyptus albens* (White Box), *Eucalyptus moluccana* (Grey box), and *Schinus areira* (Pepper tree). The dominate species in this area were Kurrajong and Pepper Trees.

Zone 3, the internal road contains only native grasses with no trees.

There is no proposed tree removal as part of this application.

Gunnedah Shire Council is listed as containing Koala habitat under SEPP 44. Under SEPP 44 before Council may grant consent to an application to carry out development on land it must first determine whether or not the land is a potential koala habitat. A potential koala habitat is defined as:

“Areas of native vegetation where the trees listed in Schedule 2 of SEPP 44 (Table 1) constitute at least 15% of the total number of trees in the upper and lower strata of the tree component”.

Scientific Name	Common Name
Eucalyptus tereticornis	Forest red gum
Eucalyptus microcorys	Tallowwood
Eucalyptus punctata	Grey Gum
Eucalyptus viminalis	Ribbon or manna gum
Eucalyptus camaldulensis	River red gum
Eucalyptus haemastoma	Broad leaved scribbly gum
Eucalyptus signata	Scribbly gum
Eucalyptus albens	White box
Eucalyptus populnea	Bimble box or poplar box
Eucalyptus robusta	Swamp mahogany

Table 1 List of SEPP 44 – Schedule 2 preferred koala Feed Trees

The following species listed in Schedule 2 that are found on the site are: *Eucalyptus albens*. The vegetation assessment carried out for the site estimates the distribution of *Eucalyptus albens* across the project site is limited to 2 individual trees, making around 5% of the tree species make up.

Thus under SEPP 44 the site is not classified as potential Koala habitat and under clause 7 of the SEPP Council is not prevented from granting consent to this development application.

The impact of the proposed development on native vegetation and habitat is expected to be negligible.

4.9 ACCESS AND TRAFFIC

The subject site faces Kelvin Road, located approximately 730 metres north of the intersection of Kelvin Road and Rangari Road, which links Manilla and Boggabri. Kelvin Road is of gravel formation, approximately 7 metres wide, with a reserve width across the sites frontage of 60.35 metres. The road is evenly graded and was in good condition at the time of site inspection.

The existing site access is located approximately 330 metres from the western boundary of the property. It has good sight lines in both direction along Kelvin Road as shown in figure 8 & 9.



Figure 8: Sightline along Kelvin Road looking north



Figure 9: Sightline along Kelvin Road looking south

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The proposed operation will be run by an owner/operator who is living in close proximity to the property. There will be no employees travelling to the site.

The current scheduled vehicle movements for the poultry operations with a batch rate of 700 head are as follows:

- Delivery of chicks – utility vehicle fortnightly
- Dispatch of chickens at 10 weeks – utility vehicle and box trailer fortnightly
- Delivery of feed and other materials is managed by the owner operator using a utility vehicle.

At full capacity for a batch rate of 2,000 head the following vehicle movements are expected to be associated with the proposed development:

- Deliver of chicks – 1 truck fortnightly
- Dispatch of chickens at 10 weeks – 1 truck fortnightly
- Deliveries of feed or other materials – 1 truck a fortnight

Thus the anticipated vehicle movements associated with the development is 1 to 2 truck movements a week.

All deliveries to site will be made to the storage shed (zone 2) or chicken shed paddock (zone 1) as identified in the site plan figure 4. Feed will be stored in the silo located in the chicken shed paddock (zone 1) in close proximity to the proposed sheds and supplies. Chemicals and other production related materials will be stored in the site sheds.

Chicks will be transported directly to the permanent chook sheds within the project area.

The impact of the proposed development on public roads is predicted at 1 to 2 truck movements a week. This low volume of movements would be similar to other agricultural operations in the sites vicinity and is expected to be within the current handling capacity of Kelvin Road. There are no proposed upgrade works as part of this application.

1.10 VISUAL IMPACT

The visual amenity of the subject site is that of a rural property that has been significantly modified by historical land clearing and long-term agricultural activities. There is some remnant woodland vegetation/scattered trees and a number of planted tree rows on the property.

Trees in these rows are a mix of native species approximately 10 years of maturity to an average height of 5-6 metres. These tree rows act to provide a visual screen between the neighbouring properties, Kelvin Road and the subject site.

The proposed development with up to 5 sheds of 160 square metres has been confined to a project area identified in this report. The site of the sheds will not be visible from Kelvin Road or nearby residences due to the topography of the site. The subject site is gently undulating with a shallow ridge located between the proposed shed site and Kelvin Road, the proposed chook sheds and the Glenbrae house.

There is a planted tree line along the western boundary of the property providing a visual buffer with the adjoining property, Lot 87 in DP 754946, which will screen the proposed development.

Lighting within the sheds will be through an automated dimmer system, designed to replicate natural daylight. Thus there will be no visual impact. A flood light will be installed on the sheds. However this will only be used in the case of an emergency night time check-up. Given the proposed location of the chook sheds, and proposed infrequent use, light spill from flood lighting is not likely to cause a nuisance to any nearby residence.

The visual impact of the proposed development on the surrounding amenity is expected to be low.

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1.24.2 HERITAGE ISSUES

There are no known items of heritage significance on the site.

The Gunnedah Local Environment Plan 2012 Heritage Map does not record any items of heritage significance on the site.

A search of the Office of Heritage and Environment Aboriginal Heritage Information Management System (AHIMS) for a 50 metre buffer around Lot 1 in DP 825588 has shown that there are no aboriginal sites recorded in or near the above location. The search results of this enquiry are attached to this report.

4.3 BUSHFIRE PRONE LAND

The subject site is not mapped as bushfire prone land in the Gunnedah Shire.

Fuels are to be carefully managed on the property especially around diesel generators to ensure that there is no long grass which could start a fire.

4.4 SOCIAL AND ECONOMIC ISSUES

The proposed development is not likely to adversely affect socio-economic impacts on the local area. Commercial pursuits, regardless of their size, increase economic activity within the locality which they are situated. The proposed development presents an opportunity for sustained economic activity in the area, unlike other rural production ventures which are largely seasonal.

The proposed development will directly employ 2 owner operators full time. There will be stimulus to local business through the construction of the sheds, purchase of feed and other consumables and flow on benefits from this increased stimulus.

The development site is isolated from any urban areas and will employ best management practices and mitigation measures to minimise adverse impacts upon the local environment.

The poultry industry in the Gunnedah area is not significant and this provides a diversification of industry which assists with the regions resilience in times of agricultural hardship such as drought or low stock prices.

SUMMARY OF MITIGATION MEASURES AND PROJECT JUSTIFICATION

The proposed development as outlined in this report is confined to 8.2 hectares of the property "Glenbrae" located in the Kelvin/Rangari locality. This small operation catering for up to 20,000 chick at any one time or up to 100,000 birds a year will provide an alternative income to the land holders, who currently run the property with sheep and cattle. This diversification will enable to the property to be more sustainable and less susceptible to risk such as decline in livestock prices.

There is strong demand for silkie chicken meat, with limited supply in NSW.

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The construction works associated with the proposed development includes:

- Stage 1: Construction of 3 x 21.7 by 4.925 metre permanent chook sheds.
- Stage 2: Construction of 2 additional 21.7 by 4.925 metre permanent chook sheds.
- Construction of internal road to chook sheds.
- Installation of fixed bore water supply line from an existing tank to the chook sheds.
- Installation of a transformer on an existing power pole to supply overhead electricity to the chook sheds.

The environmental impact of the proposed development is not significant due to the proposed scale of the operation. To mitigate the impacts the following measures are proposed:

- Construction of a 81 cubic metre (minimum) capacity sediment dam behind shed site to catch any water runoff
- Construction of a bank to direct overflow from this dam to an existing site dam
- Establishment of biosecurity, pest and waste management procedure for the site which meets the industries best practice
- Erosion and Sediment Control measures are to be installed while sheds are being constructed
- Regular regrading of the internal haul road to ensure even surface and minimal dust generation

The environmental impact of the proposed development is localised and the project site provides large separation from nearby receptors, exceeding 500 metres. Traffic generation from the proposed development is low and in keeping with other agricultural enterprises in the area.

The consequences of not proceeding with the development include:

- Adverse economic impact on regional grain growers as the opportunities to supply gain to the poultry market will be lost.
- Adverse economic impact on local businesses who supply goods and services to the poultry industry
- No employment opportunities or flow on benefits.

The proposed subject site is zoned RU1 primary production under the Gunnedah Local Environment Plan 2012. Intensive Agriculture is permissible within this zoning. The environmental impacts of the proposed development have been considered and appropriate mitigation measures proposed in this report to offset any impacts.

SECTION D - STATE AND COMMONWEALTH INTEREST

Is there adequate public infrastructure for the planning proposal?

The guideline states that this question typically applies to planning proposals which will result in 150 or more additional residential lots. The proposed development will not result in any additional residential lots. The demand on public infrastructure generated from this proposed is not expected to be significant. With impacts limited to some demand on the local road network.

State and commonwealth authorities consultation

There has not been any State or Commonwealth Government authority consultation as part of this gateway application. A meeting has been held between the proponent, Stewart Surveys and the Gunnedah Shire Council planners and the proposed rezoning has been presented to the Councillors at the August Council Ordinary Meeting, where council said they would favourably consider a rezoning proposal for the site. No issues regarding the proposed rezoning were raised at these meetings.

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PART FOUR – MAPPING

Gateway Application Maps

1. Plan showing proposed change to Land Zoning Map LZN-004 in the Gunnedah Local Environment Plan 2012

Supporting Documents

1. Proposed Development - Site Plan and Existing Features
2. Proposed Development – Site plan on aerial photo
3. Proposed Development – Project Area Plan
4. Site Photographs
5. Meat Chicken Boiler farm level 1 odor assessment calculator for nearby residences.
6. AHIMS search results

PART FIVE – COMMUNITY CONSULTATION

The guideline states that the planning proposal should outline the proposed community consultation to be undertaken following gateway determination. This consultation must be aligned with the NSW Department of Planning Guide to Prepare a Local Environment Plan (hereby referred to as LEP Guide).

The LEP guide defines a low impact proposal as a planning proposal that in the opinion of the person making the gateway determination is;

- Consistent with the patterns of surrounding land use zones and/or land uses
- Consistent with the strategic planning framework
- Presents no issues with regard to infrastructure servicing
- Not a principal LEP
- Does not reclassify land.

It is the opinion of the author of this application that this gateway application meets these requirements and should be considered a low impact proposal.

Community consultation for low impact proposals is undertaken for 14 days in the following manner as outlined in the LEP guide.

- Notification in the local newspaper
- Notification on the website of the RPA
- Notification in writing to affected and adjoining landholders.

PART SIX – PROJECT TIMELINE

The proponent wishes to lodge a combined development application and construction certificate for the proposed poultry development as soon as the rezoning is determined. The reports and plans for this application have already been prepared.

The project timeframe will be based on the date of gateway determination by the department and time frame for Gunnedah Shire Council to make the amendments to the Gunnedah Local Environment Plan. As these processes are removed from our control it is not possible for us to determine a project timeline.

Planning Proposal – Lot 1 in DP 825588
'Glenbrae' Kelvin Road, Gunnedah

Our Ref: 4528

CONCLUSION

This gateway proposal will enable the construction and operation of an intensive industry poultry operation on Lot 1 in DP 825588. The land is currently utilised for livestock grazing and is not dissimilar in character or landuse to other surrounding land which is zoned RU1 Primary Production. The proposed development meets the requirements of the ministerial directions and both local and regional planning provisions and is supported by Gunnedah Shire Council.

The approval of the rezoning and the poultry operation will meet a key objective of the New England North West Region Action Plan and the Gunnedah Strategic Plan 2012-22 by removing barriers to business and creating an opportunity for the poultry operation to be constructed and operate on the site.

REFERENCES

Australian Chicken Meat Federation (ACMF) Inc., February 2010, *National Farm Biosecurity Manual for Chicken Growers*, Australian Government Rural Industries Research and Development Corporation.

Carroll, S. (Poultry Meat Industry Committee), September 2012, *Best Practice Management for Meat Chicken Production in New South Wales. Manual 1 – Site selection and development*, NSW Department of Primary Industries.

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Department of Environment and Conservation NSW, November 2006, *Technical Framework: Assessment and Management of odour from stationary sources in NSW*, The Department

Department of Lands, *Spatial Information Exchange*, Available at [<https://six.maps.nsw.gov.au/wps/portal/>]
Abbreviated as DL SIX

Department of Agriculture, Fisheries and Forestry, August 2009, *National Water Biosecurity Manual: Poultry Production*, The department.

Gunnedah Shire Council, *Gunnedah Development Control Plan 2012, Amended January 2014*, Available at [<http://www.gunnedah.nsw.gov.au/index.php/planning-development/development-building/lep-dcp>]

Gunnedah Shire Council, *Engineering Guidelines for Subdivision and Development V2*, August 2013, Available at [<http://www.gunnedah.nsw.gov.au/index.php/planning-development/development-building/lep-dcp>]

Meat and Livestock Australia, June 2012, *National Guidelines for Beef Cattle Feedlots in Australia*, Meat and Livestock Australia Limited.

New South Wales Government, *Gunnedah Local Environmental Plan No. 5AA*, Available at [<http://www.legislation.nsw.gov.au>]

Office of Environment and Heritage NSW, 2012, *Soils and Landscapes of the Liverpool Plains Catchment*, the department.

RSPCA, May 2013, *Meat Chickens RSPCA Approved Farming Scheme Standards*, RSPCA Australia.

Gateway Application Maps

Current Gunnedah Local Environment Plan 2012, Land Zoning Map - LZN_004

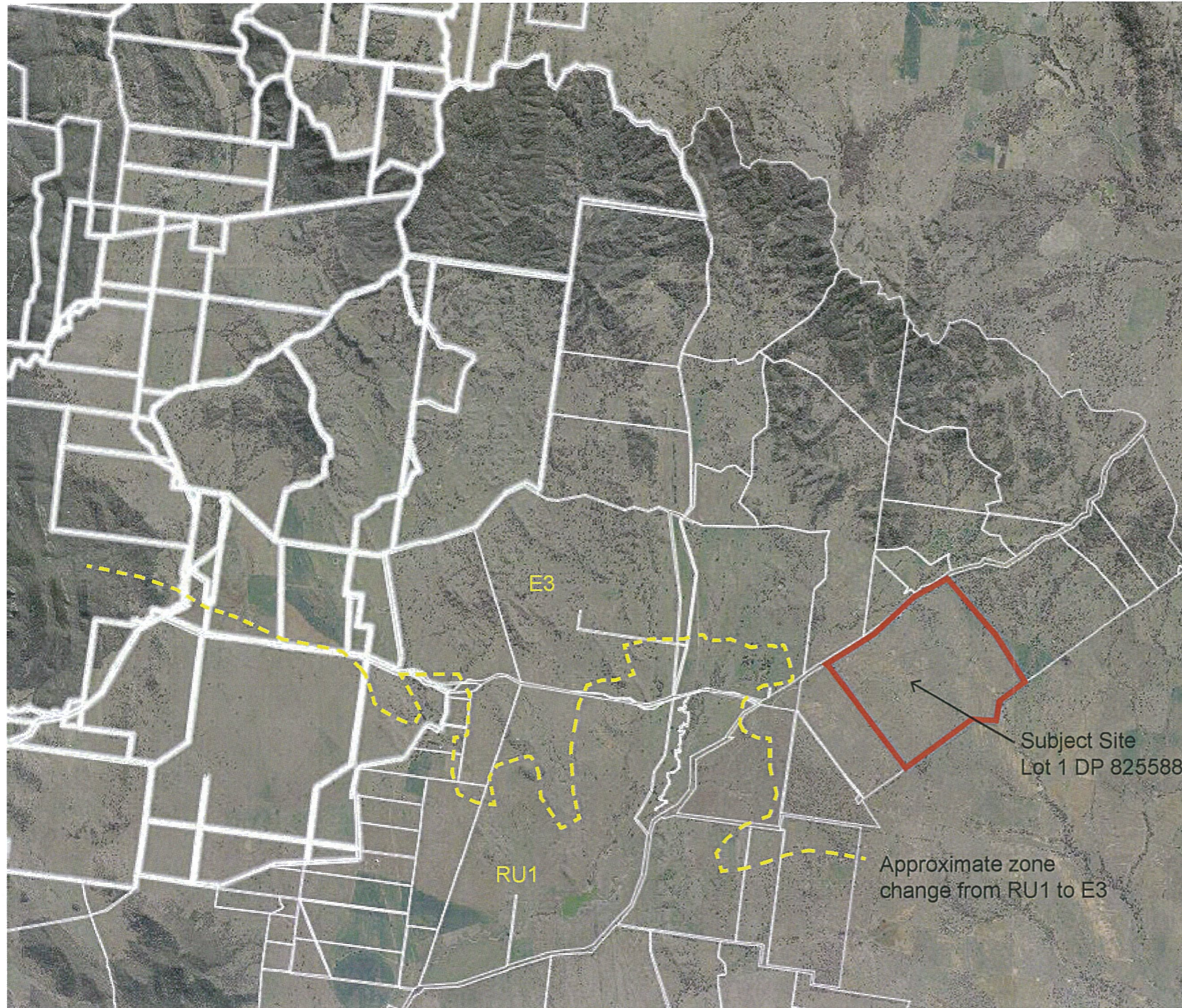
Extract From:
Land Zoning Map LZN 004

- Zone**
- B2 Local Centre
 - B4 Mixed Use
 - B5 Business Development
 - E1 National Parks and Nature Reserves
 - E3 Environmental Management
 - IN1 General Industrial
 - IN3 Heavy Industrial
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R5 Large Lot Residential
 - Public Recreation
 - RE2 Private Recreation
 - RU1 Primary Production
 - RU3 Forestry
 - RU4 Primary Production Small Lots
 - RU5 Village
 - RUB Transition
 - SP1 Special Activities
 - SP2 Infrastructure
- Cadastre**
- Base data 26/3/2012 ©
 - Land and Property Information (LPI)



Gateway Application Maps

Aerial Photo of the site and surrounding land showing character and tree cover.



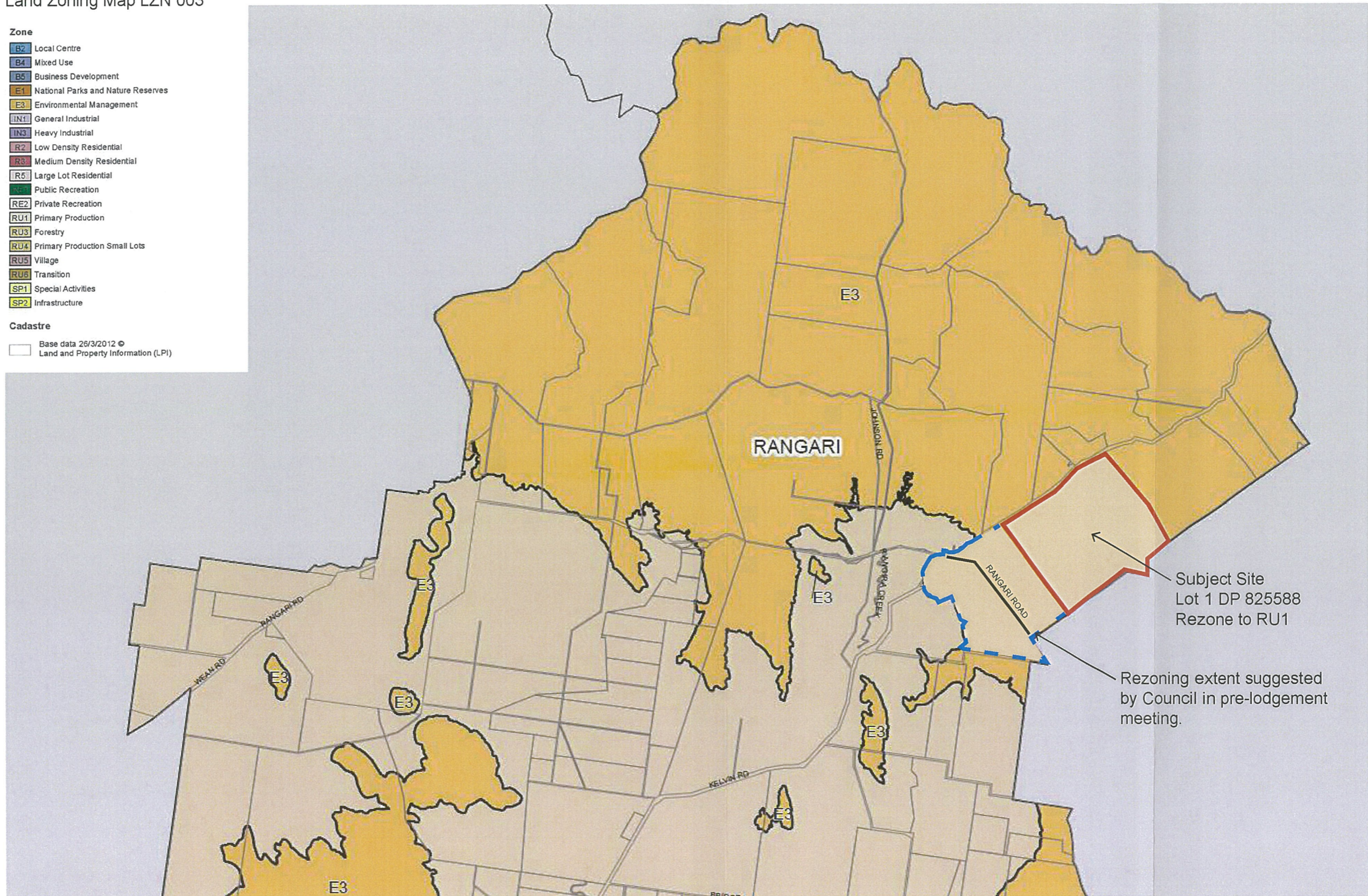
Gateway Application Maps

Proposed Amendment to the Gunnedah Local Environment Plan 2012, Land Zoning Map - LZN_004

Extract From:
Land Zoning Map LZN 003

- Zone**
- B2 Local Centre
 - B4 Mixed Use
 - B5 Business Development
 - E1 National Parks and Nature Reserves
 - E3 Environmental Management
 - IN1 General Industrial
 - IN3 Heavy Industrial
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R5 Large Lot Residential
 - Public Recreation
 - RE2 Private Recreation
 - RU1 Primary Production
 - RU3 Forestry
 - RU4 Primary Production Small Lots
 - RUS Village
 - RU8 Transition
 - SP1 Special Activities
 - SP2 Infrastructure

- Cadastre**
- Base data 26/3/2012 ©
 - Land and Property Information (LPI)



Site Photographs - Zone 1

24th March 2015



View west along southern edge of the project area from the internal road



Existing Kurrajong vegetation within the project area



Proposed shed site



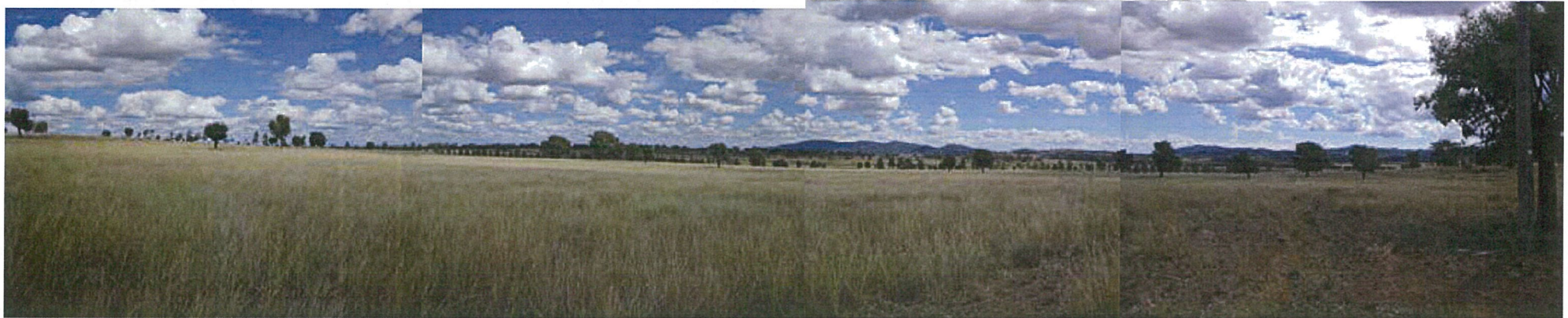
View south from proposed shed site to storage sheds and "Glenbrae" residence



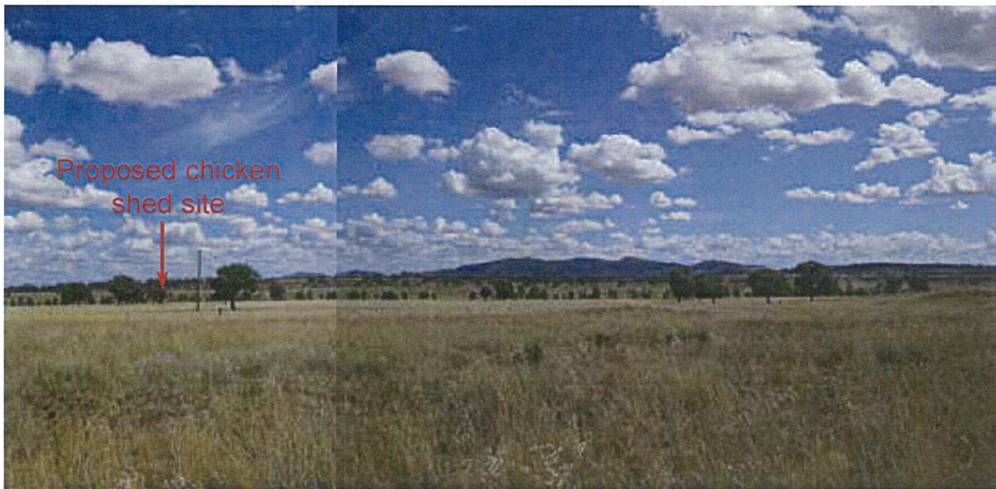
Existing power in south eastern corner of the chicken paddock

Site Photographs - Zone 1

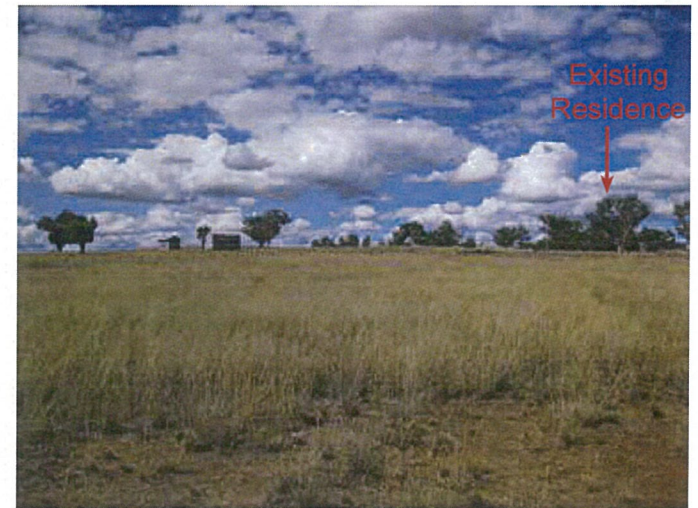
24th March 2015



Panorama from proposed chicken shed construction site looking North West



Panorama from internal access road across zone 1 looking west



View from proposed shed site looking South East.

Site Photographs - Zone 2

24th March 2015



Existing site storage sheds - view from the yard looking North



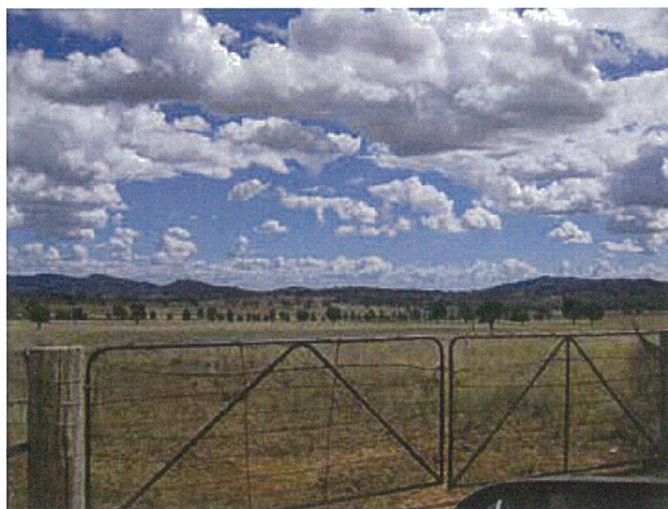
"Glenbrae" residence



Yard associated with farm storage sheds looking south



Entry to storage yards, looking east from within yards



Existing entry to zone 1
(proposed chicken shed paddock)

Site Photographs - Zone 3 24th March 2015



Internal access road looking to Kelvin Road



Existing access for Kelvin Road



Internal access road at southern boundary of zone 1
(proposed chicken shed paddock)



Internal access road along project area zone 1



Southern section of zone 1 (proposed chicken shed paddock)

Meat Chicken (Broiler) Farm Level 1 Odour Assessment Calculator

Instructions:-

- Fill in the site information in the cells highlighted in white.
- Obtain *Technical Notes: Assessment and management of odour from stationary source in NSW* from the link below-
<http://www.environment.nsw.gov.au/resources/air/20060441notes.pdf>
- Select the most appropriate Site Factors from each of the drop down menus in the area highlighted in yellow after consulting 'Chapter 5: Broiler Chicken Farms' of the above document.
- Type in the proposed shed size (i.e. the number of birds each shed will house) in the cell highlighted in green.
- There are two ways the calculator can be used as follows:
 - To calculate the number of sheds that can be built given a distance to the nearest receptor, type in the distance to the nearest residence, public building etc. in the cell highlighted in orange; or
 - To calculate the separation distance required given a number of proposed broiler sheds, type in the number of proposed sheds in the cell highlighted in blue.
- Calculated results are shown in the cells with the red borders. (Please note: Two different results are provided for the shed numbers calculated for sites where the distance to the nearest receptor is given. The 'No. of sheds allowable' figure provides the number of sheds of the size proposed in the green cell that can be constructed at the site. The 'Standard sheds allowed' figure is corrected to provide the number of standard 22,000 bird sheds permitted as used in the *Technical Notes* document).
- If level 1 assessment calculations from this calculator are to be used to support an application for the development of a broiler chicken farm, please print a copy once complete and submit it with your development application as a supporting document.

Site Information	
Property Name	"Glenbrae" Kelvin Road, Gunnedah (R4)
Lot & DP information	Lot 1 in DP 825588
Prevailing Winds (by season)	
Summer	South Easterly
Autumn	South Easterly
Winter	South Easterly
Spring	North Westerly
Site aspect	Westerly
Slope (Degrees)	
Above the site	Flat
Below the site	Flat
Direction to highest risk residence(s)	North
Direction to nearest residence	North
Distance to nearest residence (Metres)	65

Site Factors	
Composite site factor (S) = S1*S2*S3*S4*S5	
S1 - Shed Factor	
Natural ventilation	186
S2 - Receptor Factor	
Single rural residence	690
S3 - Terrain Factor	
Flat (<10% slope uphill of farm and <2% downslope & not in valley drainage zone)	0.3
S4 - Vegetation Factor	
Few trees long grass	1
S5 - Wind Frequency Factor	
Normal wind conditions	0.9
	1

Proposed Shed Size* (No. of birds per shed)	4000
Allowable Broiler Shed Numbers Given Distance to Nearest Receptor Distance to nearest receptor (Metres)	2200
No. of sheds* allowable	174.4
Standard sheds allowed	31.7
Separation Distance Given the Number of Broiler Sheds Number of sheds	1
Required Separation Distance (Metres)	55.5

Meat Chicken (Broiler) Farm Level 1 Odour Assessment Calculator

Instructions:-

- Fill in the site information in the cells highlighted in white.
- Obtain *Technical Notes: Assessment and management of odour from stationary source in NSW* from the link below.
<http://www.environment.nsw.gov.au/resources/air/20060441notes.pdf>
- Select the most appropriate Site Factors from each of the drop down menus in the area highlighted in yellow after consulting 'Chapter 5: Broiler Chicken Farms' of the above document.
- Type in the proposed shed size (i.e. the number of birds each shed will house) in the cell highlighted in green.
- There are two ways the calculator can be used as follows:
 - To calculate the number of sheds that can be built given a distance to the nearest receptor, type in the distance to the nearest residence, public building etc. in the cell highlighted in orange; or
 - To calculate the separation distance required given a number of proposed broiler sheds, type in the number of proposed sheds in the cell highlighted in blue.
- Calculated results are shown in the cells with the red borders. (Please note: Two different results are provided for the shed numbers calculated for sites where the distance to the nearest receptor is given. The 'No. of sheds allowable' figure provides the number of sheds of the size proposed in the green cell that can be constructed at the site. The 'Standard sheds allowed' figure is corrected to provide the number of standard 22,000 bird sheds permitted as used in the *Technical Notes* document).
- If level 1 assessment calculations from this calculator are to be used to support an application for the development of a broiler chicken farm, please print a copy once complete and submit it with your development application as a supporting document.

Site Information	
Property Name	"Glenbrae" Kelvin Road, Gunnedah (R3)
Lot & DP information	Lot 1 in DP 825588
Prevailing Winds (by season)	
Summer	South Easterly
Autumn	South Easterly
Winter	South Easterly
Spring	North Westerly
Site aspect	Westerly
Slope (Degrees)	
Above the site	Flat
Below the site	Flat
Direction to highest risk residence(s)	North
Direction to nearest residence	North
Distance to nearest residence (Metres)	65

Site Factors	
Composite site factor (S) = S1*S2*S3*S4*S5	
S1 - Shed Factor	
Natural ventilation	▼
S2 - Receptor Factor	
Single rural residence	▼
S3 - Terrain Factor	
Flat (<10% slope uphill of farm and <2% downslope & not in valley drainage zone)	▼
S4 - Vegetation Factor	
Few trees long grass	▼
S5 - Wind Frequency Factor	
Normal wind conditions	▼

Proposed Shed Size* (No. of birds per shed)	4000
186	
Allowable Broiler Shed Numbers Given Distance to Nearest Receptor	
Distance to nearest receptor (Metres)	
690	
1075	
No. of sheds* allowable	Standard sheds allowed
64.0	11.6
0.3	
Separation Distance Given the Number of Broiler Sheds	
Number of sheds	
1	
0.9	
Required Separation Distance (Metres)	
55.5	
1	

Meat Chicken (Broiler) Farm Level 1 Odour Assessment Calculator

Instructions: -

- Fill in the site information in the cells highlighted in white.
- Obtain *Technical Notes: Assessment and management of odour from stationary source in NSW* from the link below:-
<http://www.environment.nsw.gov.au/resources/air/20060441notes.pdf>
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 - To calculate the separation distance required given a number of proposed broiler sheds, type in the number of proposed sheds in the cell highlighted in blue.
- Calculated results are shown in the cells with the red borders. (Please note: Two different results are provided for the shed numbers calculated for sites where the distance to the nearest receptor is given. The 'No. of sheds allowable' figure provides the number of sheds of the size proposed in the green cell that can be constructed at the site. The 'Standard sheds allowed' figure is corrected to provide the number of standard 22,000 bird sheds permitted as used in the *Technical Notes* document).
- If level 1 assessment calculations from this calculator are to be used to support an application for the development of a broiler chicken farm, please print a copy once complete and submit it with your development application as a supporting document.

Site Information	
Property Name	"Glenbrae" Kelvin Road, Gunnedah (R2)
Lot & DP information	Lot 1 in DP 825588
Prevailing Winds (by season)	
Summer	South Easterly
Autumn	South Easterly
Winter	South Easterly
Spring	North Westerly
Site aspect	Westerly
Slope (Degrees)	
Above the site	Flat
Below the site	Flat
Direction to highest risk residence(s)	North
Direction to nearest residence	North
Distance to nearest residence (Metres)	65

Site Factors	
Composite site factor (S) = S1*S2*S3*S4*S5	
S1 - Shed Factor	
Natural ventilation	186
S2 - Receptor Factor	
Single rural residence	690
S3 - Terrain Factor	
Flat (<10% slope uphill of farm and <2% downslope & not in valley drainage zone)	0.3
S4 - Vegetation Factor	
Few trees long grass	0.9
S5 - Wind Frequency Factor	
Normal wind conditions	1

Proposed Shed Size* (No. of birds per shed)	4000
Allowable Broiler Shed Numbers Given Distance to Nearest Receptor	
Distance to nearest receptor (Metres)	
1100	
No. of sheds* allowable	Standard sheds allowed
66.1	12.0

Separation Distance Given the Number of Broiler Sheds	
Number of sheds	
1	
Required Separation Distance (Metres)	
55.5	

Meat Chicken (Broiler) Farm Level 1 Odour Assessment Calculator

Instructions:-

- Fill in the site information in the cells highlighted in white.
- Obtain *Technical Notes: Assessment and management of odour from stationary source in NSW* from the link below-
<http://www.environment.nsw.gov.au/resources/air/20060441notes.pdf>
- Select the most appropriate Site Factors from each of the drop down menus in the area highlighted in yellow after consulting 'Chapter 5: Broiler Chicken Farms' of the above document.
- Type in the proposed shed size (i.e. the number of birds each shed will house) in the cell highlighted in green.
- There are two ways the calculator can be used as follows:
 - To calculate the number of sheds that can be built given a distance to the nearest receptor, type in the distance to the nearest residence, public building etc. in the cell highlighted in orange; or
 - To calculate the separation distance required given a number of proposed broiler sheds, type in the number of proposed sheds in the cell highlighted in blue.
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- If level 1 assessment calculations from this calculator are to be used to support an application for the development of a broiler chicken farm, please print a copy once complete and submit it with your development application as a supporting document.

Site Information	
Property Name	"Glenbrae" Kelvin Road, Gunnedah (R1)
Lot & DP information	Lot 1 in DP 825588
Prevailing Winds (by season)	
Summer	South Easterly
Autumn	South Easterly
Winter	South Easterly
Spring	North Westerly
Site aspect	Westerly
Slope (Degrees)	
Above the site	Flat
Below the site	Flat
Direction to highest risk residence(s)	North
Direction to nearest residence	North
Distance to nearest residence (Metres)	65

Site Factors	
Composite site factor (S) = S1*S2*S3*S4*S5	
S1 - Shed Factor	
Natural ventilation	186
S2 - Receptor Factor	
Single rural residence	690
S3 - Terrain Factor	
Flat (<10% slope uphill of farm and <2% downslope & not in valley drainage zone)	0.3
S4 - Vegetation Factor	
Few trees long grass	1
S5 - Wind Frequency Factor	
Normal wind conditions	0.9

Proposed Shed Size* (No. of birds per shed)	4000
Allowable Broiler Shed Numbers Given Distance to Nearest Receptor Distance to nearest receptor (Metres)	65
No. of sheds* allowable	34.4
Standard sheds allowed	6.3
Separation Distance Given the Number of Broiler Sheds Number of sheds	1
Required Separation Distance (Metres)	55.5

Meat Chicken (Broiler) Farm Level 1 Odour Assessment Calculator

Instructions: -

- Fill in the site information in the cells highlighted in white.
- Obtain *Technical Notes: Assessment and management of odour from stationary source in NSW* from the link below:-
<http://www.environment.nsw.gov.au/resources/air/20060441notes.pdf>
- Select the most appropriate Site Factors from each of the drop down menus in the area highlighted in yellow after consulting 'Chapter 5: Broiler Chicken Farms' of the above document.
- Type in the proposed shed size (i.e. the number of birds each shed will house) in the cell highlighted in green.
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- If level 1 assessment calculations from this calculator are to be used to support an application for the development of a broiler chicken farm, please print a copy once complete and submit it with your development application as a supporting document.

Site Information	
Property Name	"Glenbrae" Kelvin Road, Gunnedah (project related residence)
Lot & DP information	Lot 1 in DP 825588
Prevailing Winds (by season)	
Summer	South Easterly
Autumn	South Easterly
Winter	South Easterly
Spring	North Westerly
Site aspect	Westerly
Slope (Degrees)	
Above the site	Flat
Below the site	Flat
Direction to highest risk residence(s)	North
Direction to nearest residence	North
Distance to nearest residence (Metres)	On the Site

Site Factors	
Composite site factor (S) = S1*S2*S3*S4*S5	
S1 - Shed Factor	
Natural ventilation	▼
S2 - Receptor Factor	
Single rural residence	▼
S3 - Terrain Factor	
Flat (<10% slope uphill of farm and <2% downslope & not in valley drainage zone)	▼
S4 - Vegetation Factor	
Few trees long grass	▼
S5 - Wind Frequency Factor	
Normal wind conditions	▼

Proposed Shed Size* (No. of birds per shed)	4000
186	
Allowable Broiler Shed Numbers Given Distance to Nearest Receptor	
Distance to nearest receptor (Metres)	
300	
690	
No. of sheds* allowable	Standard sheds allowed
10.7	1.9
1	
Separation Distance Given the Number of Broiler Sheds	
Number of sheds	
5	
1	
Required Separation Distance (Metres)	
174.1	



AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : pol

Client Service ID : 164549

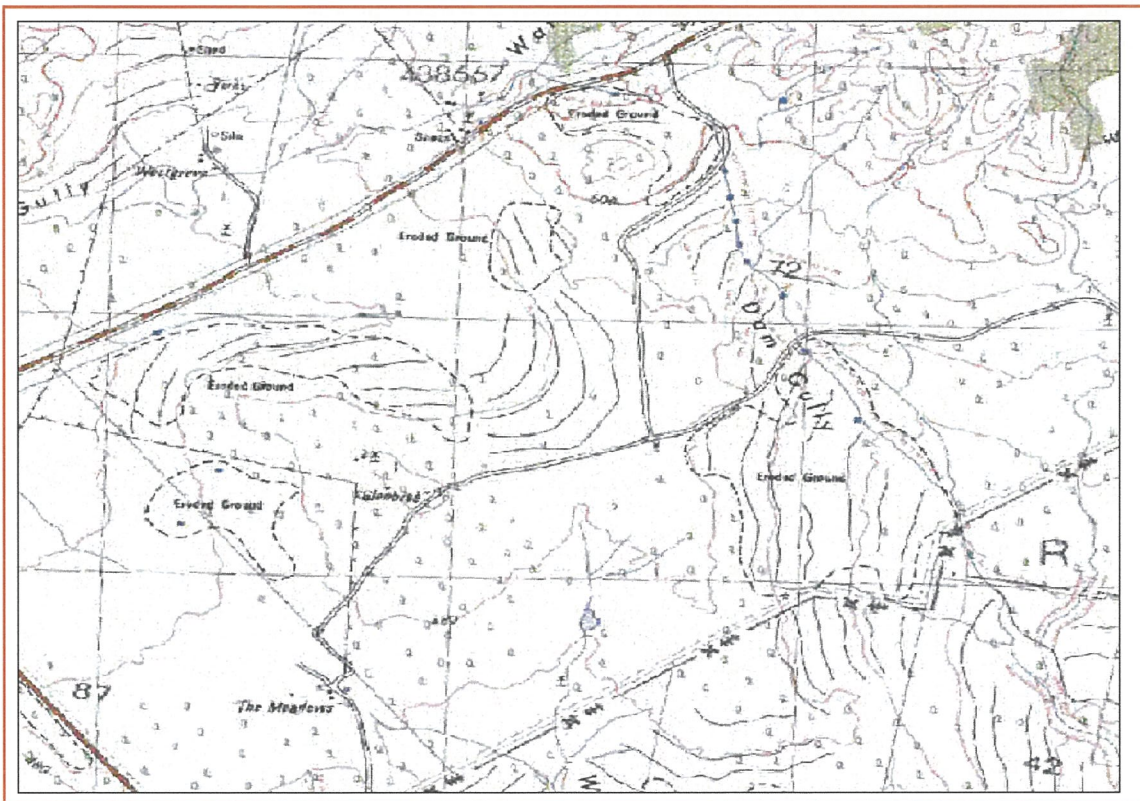
Stewart Surveys
PO Box 592
Gunnedah New South Wales 2380
Attention: Kathryn Yigman
Email: kathryn@stewart-surveys.com

Date: 04 March 2015

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 1. DP:DP825588 with a Buffer of 50 meters, conducted by Kathryn Yigman on 04 March 2015.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(http://www.nsw.gov.au/gazette\)](http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Shire of
Gunnedah
Land of Opportunity
