

18 August 2021

Pace Farm Pty Ltd
Locked bag 800
Rooty Hill N.S.W 2766

Attention: Geoff Dunlop, Project Manager

PRELIMINARY DEVELOPMENT APPLICATION ADVICE

Description of proposed development: Proposed Poultry Farms at Warrah Ridge Road, Inverkip Road and Harrison's Plains Road, Warrah Ridge
Property: Lot 391 DP556635, Lot 6 DP1255766 and Lot 82 DP1255767.

Reference is made to the abovementioned proposed development for two poultry farms, comprising a rearing farm and a layer farm, on the land described as Lot 391 DP556635, Lot 6 DP1255766 and Lot 82 DP1255767 at Warrah Ridge. Council wish to thank you for taking the time to meet with us onsite and discussing the proposal prior to lodgement.

Council notes that the land is zoned RU1 Primary Production and that the proposed land use is permissible as

***Intensive livestock agriculture** means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses, sheep or other livestock, and includes any of the following—*

(a) dairies (restricted),

(b) feedlots,

(c) pig farms,

(d) poultry farms,

but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.

Note—

Intensive livestock agriculture is a type of agriculture—see the definition of that term in this Dictionary.

The preliminary proposal put to Council identifies that the applicant proposes to lodge two development applications, the first being for the rearing farm and the second for the laying farm. Council ask that the Statement of Environmental Effects provide a detailed justification to address the proposed staging and include a concept plan for the overall development proposed on site.

Each development application will be required to detail how site constraints will be addressed and managed to minimise impact from the proposed development. Council will require each development application to provide the following supporting studies:

- Koala Impact Assessment and Plan of Management prepared in accordance with the [State Environmental Planning Policy \(Koala Habitat Protection\) 2021](#) and [State Environmental Planning Policy \(Koala Habitat Protection\) 2020](#).

Liverpool Plains Shire Council

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- An ecological assessment prepared in accordance with the Biodiversity Assessment Methodology (BAM).
- Biodiversity Development Assessment Report (BDAR).
- Watercourse Assessment prepared in accordance with the [Water Management Act 2000](#).
- Noise and Odour Impact Assessments prepared in accordance with the Environmental Protection Authority Guidelines.
- Traffic Study addressing the traffic generation of the development/s and satisfying the requirements of all relevant legislation.
- Bushfire Report prepared in accordance with the *Planning for Bush Fire Protection 2019*.
- Heritage impact statement addressing the impact of the proposal on adjoining heritage listed item, this can be included as a component of the statement of environmental effects.
- Cultural Impact Assessment detailing appropriate due diligence assessments and AHIMS searches have been completed.
- Economic Impact Assessment for the proposed operation.
- An Operational Plan outlining how the proposed poultry farms will comply with relevant industry guidelines, such as the Department of Industries Guidelines for Intensive Livestock Agriculture and the Department of Primary Industries Poultry Planning and Keeping; as well as the Australian Standards.
- Waste management plan outlining how farm waste, including manure and litter and dead birds will be processed.

In addition to the abovementioned supporting studies, Council request that each development application include a:

- Statement of Environmental Effects;
- Site Plans; and
- Detailed development plans for all components of the proposals; and
- A waste management plan for the construction period.

The statement of environmental effects will need to consider the [Liverpool Plains Local Environmental Plan 2011](#) and [State Environmental Planning Policy \(Primary Production and Rural Development\) 2019](#) and other legislation as relevant to the proposal.

Lot 82 DP 1255767 is mapped as Crown Land on the ePlanning Spatial Viewer. Confirmation of the status of this land will be required as part of the development application.

Council note that this is preliminary advice only. Upon receipt of the development application and completion of an initial assessment, Council may require additional information be provided to allow for the assessment of the application to continue.

Should you have any further questions please contact me on 02 6746 4518 or via email hannah.mccauley@liverpoolplains.nsw.gov.au.

Yours faithfully,



Hannah McCauley
Manager Planning and Regulation