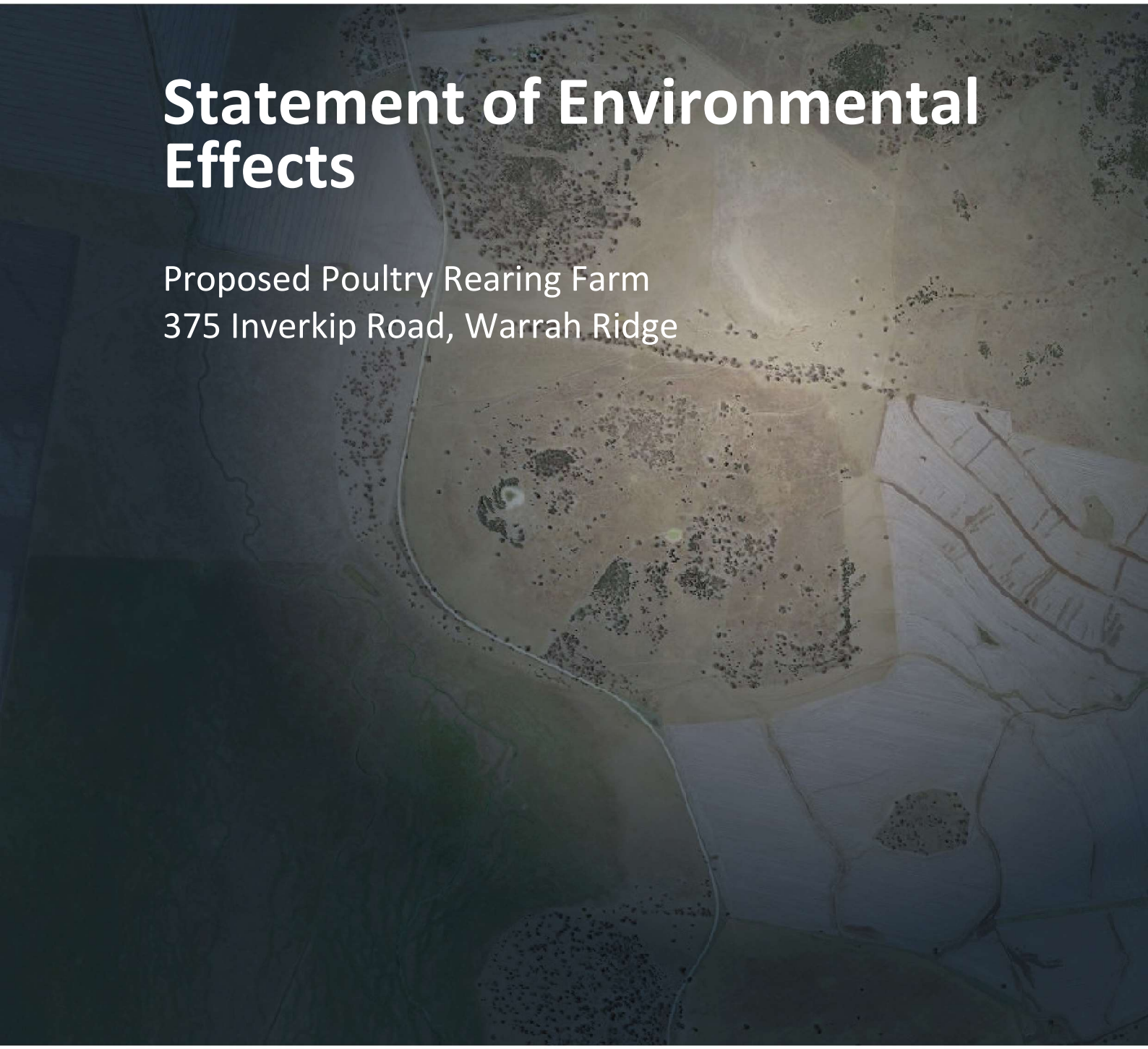
PSA CONSULTING

Statement of Environmental Effects

Proposed Poultry Rearing Farm
375 Inverkip Road, Warrah Ridge



19 October 2021

pace farm
the enjoyable egg

Document Control

Document: Project Name: Warrah Ridge Farm
PSA Job Number: 1225
Report Name: Statement of Environmental Effects – Proposed Rearing Farm

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Revision History

VERSION	DATE	DETAILS	AUTHOR	AUTHORISATION
V2	19 October 2021	FINAL	Nicole Boulton	David Ireland

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LIST OF ACRONYMS

AECL	Australian Egg Corporation Limited
AHIMS	Aboriginal Heritage Information Management System
AHIP	Aboriginal Heritage Impact Permit
BAL	Basic Left Turn
BAR	Basic Right Turn
BC Act	Biodiversity Conservation Act
BHAMP	Bushfire Hazard Assessment and Management Plan
BOS	Biodiversity Offset Scheme
CIV	Capital investment value
DA	Development Application
dB	decibels
DCP	Development control plan
DPI	Department of Primary Industries
DPIE	Department of Planning, Industry and Environment
EIS	Environmental Impact Statement
ESA	Egg Standards Australia
FTE	Full time equivalent
ha	hectare
HACCP	Hazard Analysis Critical Control Point
l	litre
LEP	Local Environmental Plan
LPG	Liquified petroleum gas
LPSC	Liverpool Plains Shire Council
NPfI	Noise policy for industry
NSW	New South Wales
ODIA	Odour and dust impact assessment
ou	Odour unit
PBP 2019	Planning for Bush Fire Protection 2019
PCT	Plant Community Types
RBL	Rating Background Levels
RNP	Road Noise Policy
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
TIA	Traffic Impact Assessment
WMP	Waste Management Plan

1 INTRODUCTION

PSA Consulting (Australia) Pty Ltd, has been engaged by Pace Farm Pty Ltd to prepare this Statement of Environmental Effects (SEE) to accompany a Development Application seeking Development Consent for the construction of a poultry rearing farm consisting of four (4) on land at 375 Inverkip Road, Warrah Ridge (described as Lot 391 on DP556635). Plans of the proposed development are provided in **Appendix 1**.

As a result of the consistent growth in demand for eggs within the Australian market, Pace Farm are looking to expand their operations and propose to develop a new poultry rearing farm on the site with the capacity for 248,000 birds.

1.1 BACKGROUND

Since the early 1970's, Pace Farm have been supplying and distributing eggs (including free range, cage free, cage and organic eggs) to the Australian marketplace. Pace Farm have a presence in each of the eastern states of Australia, although their major production, processing, warehousing, and distributions facilities are predominantly located within New South Wales and Victoria. The company sells a large percentage of their eggs through major supermarket chains and selected independents in Australia, with the balance of eggs sold as egg products and ingredients to commercial kitchens and food manufacturers.

As shown in Figure 1, research undertaken by the Australian Egg Corporation Limited (AECL) indicates that the sale of retail eggs has steadily increased since 2015. This trend is projected to continue in the short to medium term.

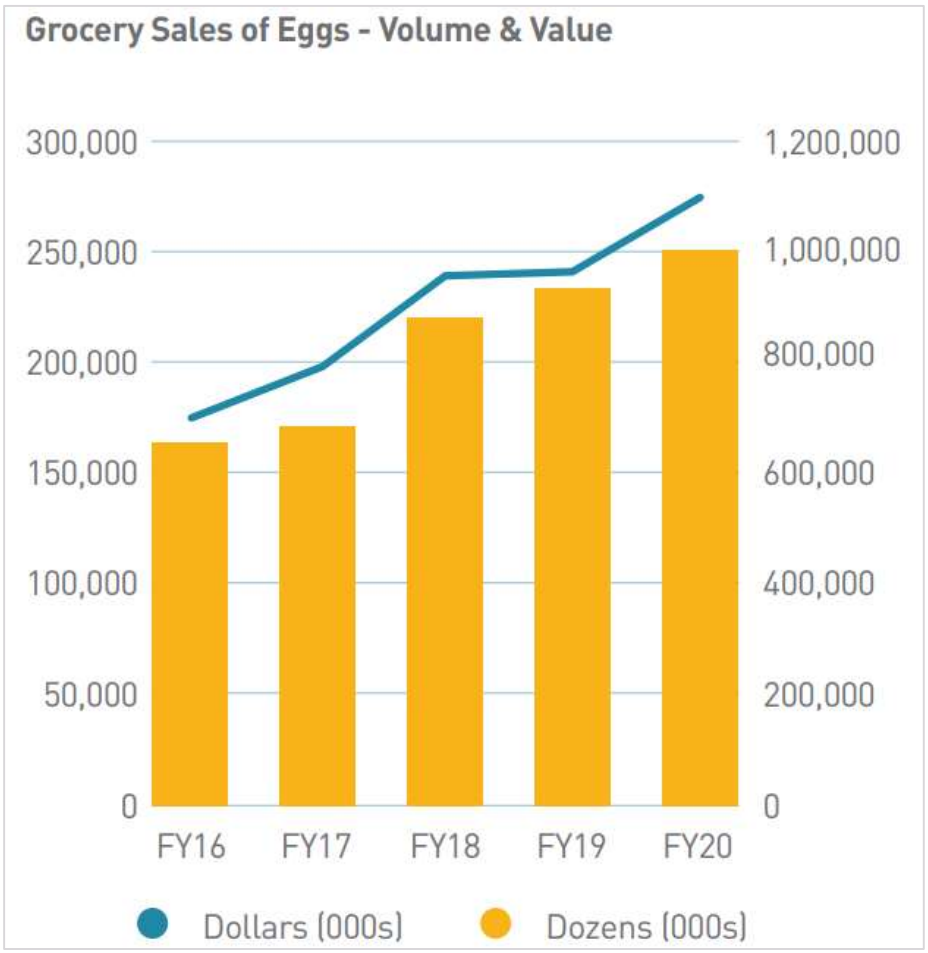

Figure 1 Egg production and market value (AECL, 2020)

In response to the historic growth and continued demand for eggs in Australia, as well the changes in demand for the types of egg products, Pace are investing in a new poultry rearing farm to be located on the subject site. The proposed rearing sheds align with the requirements for free range eggs and will allow for future growth in this market.

1.2 SITE DESCRIPTION

The proposed development site is located at 375 Inverkip Road, Warrah Ridge and is currently vacant, rural land. The site has been historically used for a range of agricultural activities including cropping and grazing.

Topographically, the subject site contains a central elevated area which falls gently to the north, west and southern boundaries. The proposed rearing farms is situated in the north west corner of the site wholly with the cleared and cultivated area. Access to the site is provided via Inverkip Road, running along the western boundary.

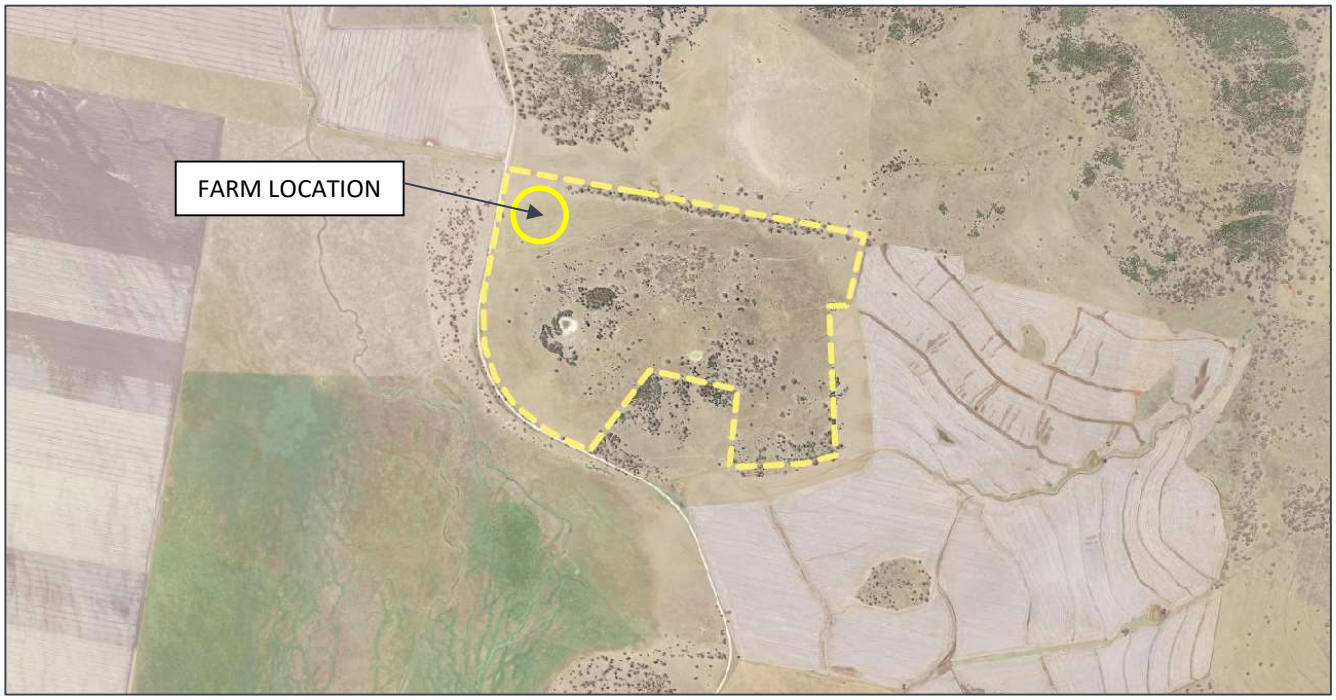

Figure 2 Site Location (NSW Spatial, 2021)

Table 1 Site Details

ADDRESS	375 Inverkip Road Warrah Ridge 2343
PROPERTY DESCRIPTION	Lot 391 DP556635
APPLICANT	Pace Farm Pty Limited
LAND OWNER	Annangrove Agriculture Pty Limited
TOTAL SITE AREA	150.88 ha
EXISTING USE	Agriculture (Cropping and Grazing)
PROPOSED DEVELOPMENT	Poultry rearing farm
CONSENT AUTHORITY	Liverpool Plains Shire Council
LOCAL ENVIRONMENTAL PLAN	Liverpool Plains Local Environmental Plan 2011
ZONE	RU1 – Primary Production

1.3 SURROUNDING LAND USES

The subject site is located approximately 15km south-east of Quirindi, which is the closest population centre. The site is located in a rural area characterised by cropping and grazing activities. There are 3 rural dwellings to the north of the site on Inverkip Road. The closest rural dwelling is setback approximately 850m from the proposed rearing farm which includes intervening topography and vegetation. An aerial photo showing the site and the surrounds is provided in Figure 3.

Figure 3 Subject Site and surrounds (Google Maps, 2021)

1.4 PRE-DA MEETING

An on-site pre-DA meeting was held between the applicant and Liverpool Plains Shire Council (LPSC). Council has provided written advice following this meeting (refer to **Appendix 2**). The feedback provided by Council has guided the design of the proposed rearing farm and the preparation of this SEE.

2 PROPOSED DEVELOPMENT

2.1 DEVELOPMENT OVERVIEW

The proposed development involves the establishment of a new, poultry rearing farm on land 375 Inverkip Road, Warrah Ridge, which is formally described as Lot 391 on DP556635. As outlined above, the development is proposed in response to the ongoing growth in demand for eggs and egg products in Australia, as well as changes in the market place, including increases in customer demand for free range eggs.

The farm will be used to raise hens from day old chicks to around 16 weeks old (when they start to lay). Day old chicks are brought to the site from an off-site hatchery and placed within the proposed rearing sheds. The hens are then kept within the bio-secure sheds and provided with optimal food, water and environmental conditions until they are around 16 weeks for age. The hens are then collected from the sheds and placed in an off site company layer farm which where they will produce free range eggs for human consumption.

The proposed site plan is provided in Figure 4 below. Detailed development plans are included in **Appendix 1**. The proposed development site has been carefully chosen based on consideration of a number of factors including:

- The site is free from environmental (significant flora or fauna or threatened ecological communities) and physical constraints (steep gradient, unsuitable geology, flooding and other natural hazards).
- The site is appropriately zoned and free from planning constraints which enable a development application to be considered.
- The site has suitable road access allowing for the movement of heavy vehicles and staff to and from the site.
- The farm is located within a grain growing region to minimise transport costs associated with feed.
- The farm is located in proximity to a population centre which can provide employees and accommodation to support the operation.
- The farm will have access to adequate and reliable bore water supply.
- The site has suitable separation distances to sensitive receptors (the closest house is ~ 850m) to ensure no amenity impacts.
- Have suitable separation distances to other poultry farms, intensive livestock operations and other land uses which may introduce a bio-security risk.

As demonstrated in this SEE, the subject site exhibits all of these features and is inherently suitable for development of the proposed rearing farm.

2.2 BUILDING WORKS

As shown on the development plans (**Appendix 1**), the proposed rearing farm will consist of the following components:

- Four (4) rearing sheds (112m x 20m) accommodating a maximum of 62,000 birds each.
- Two x 2 megalitre water tanks.
- A staff amenities building.
- Services building.
- One 15,000L liquified petroleum gas (LPG) tank.
- An enclosed composting facility.
- Internal access and manoeuvring areas.
- Associated plant and infrastructure.

The proposed sheds are low profile buildings, 112m long, 20m wide with a maximum roof height of 5.9m above ground level. The sheds will utilise muted colours (colorbond paper bark) to ensure that their appearance is complementary to the surrounding rural area. The supporting buildings on site (staff amenities, services building etc) are lower than the poultry sheds and will also be finished with high quality building materials with similar colours.

Tree planting and screening is also proposed between the nearest poultry shed and Inverkip Road to provide an additional visual buffer.

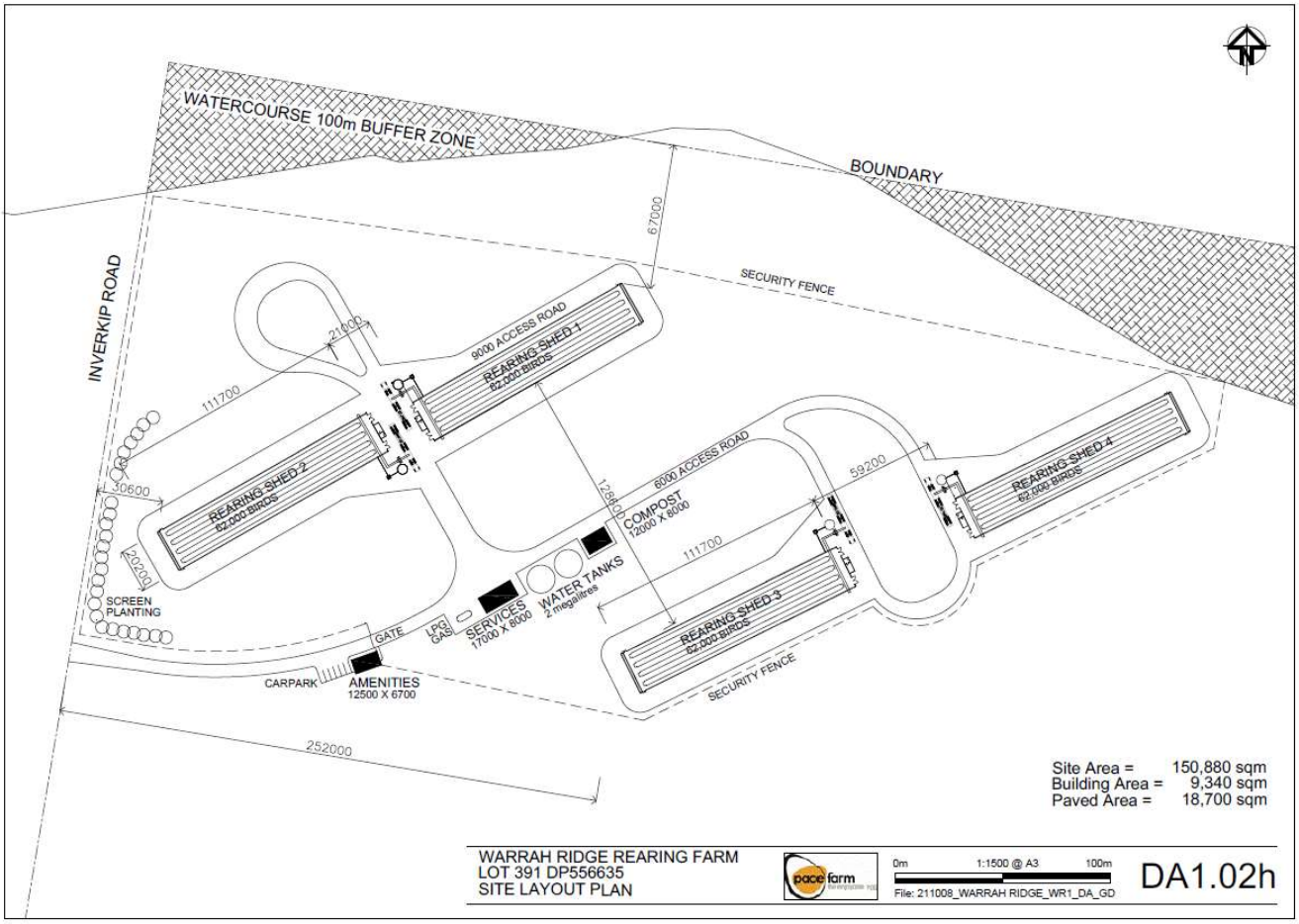

Figure 4: Site Layout (Pace Farm, 2021)

2.3 ACCESS AND PARKING

Access to the farm will be achieved via an internal driveaway connecting to Inverkip Road. Inverkip Road is a local road which connects to Warrah Ridge Road to the North and Merriwah Road to the South. Merriwah Road is a Regional Road and a designated B-Double Route. Inverkip Road and Warrah Ridge Road fall within the "*Approved Area with Travel Conditions*", which allows for B-doubles access with the following considerations:

- It is the responsibility of the driver of the B-Double transport to satisfy themselves that the proposed route is suitable for use under the conditions existing at the time and undertake a risk assessment of the route prior to travelling the route to assess the suitability of travel along the route.
- Temporary route restrictions may be imposed when routes become impassable for heavy vehicles.
- Following rainfall the driver of a B-Double transport must check with the Liverpool Plains Shire Council, or the RTA Area Office, regarding possible road closures.
- Extreme care must be taken on the route especially during wet weather or during school bus hours.

Heavy Vehicles trips associated with the farm activities include the following:

- delivery of day old chicks;
- delivery and removal of bedding material;
- delivery of feed;
- removal of manure;
- delivery of LPG; and
- collection of hens at the end of the cycle.

As there are only 4 full time staff members and visitors are minimal, light vehicles trip are also expected to be low (an average of 12 trips per day) and six (6) informal car parking spaces are provided for staff and visitor parking.

Based on similar sized farms, on average, heavy vehicles accessing the farm will be in the order of two trucks per day (2 incoming / 2 outgoing trips).

The largest design vehicle accessing the site is a B-Double which may be utilised for bird collection, deliver of feed and bedding material and collection of hens at the end of the rearing cycle.

2.4 INFRASTRUCTURE AND SERVICING

Power to the site will be provided via connection to Essential Energy overhead network which runs along the western side of Inverkip Road from the Quirindi zone substation. The applicant is currently working with Endeavour Energy to confirm connection requirements.

LPG is used for heating of the rearing sheds (when required) and will be provided to the site via a licensed contractor and stored in a single tank (15,000L) located centrally on the site.

Water will be sourced from an existing bore on site. The applicant holds and will maintain the appropriate licences to use this bore. Water usage at the farm is expected to be in the order of 20 megalitres per year. Water for staff amenities will be provided via on-site rainwater tanks which can be topped up via water tankers if required.

The staff amenities will be serviced by a standard septic system (Envirocycle/Ecosystem or similar). Installation of this system will require separate approval from Council and can be conditioned accordingly.

Stormwater will be managed in accordance with the Concept Stormwater Plan (refer to **Appendix 3**).

2.5 HOURS OF OPERATION

The farm will operate 24 hours per day, 7 days per week, however most activity on the farm will during daylight hours. Occasional night collections of reared birds may occur if a collection date corresponds with a particularly hot period in summer where animal welfare requirements will dictate that birds are collected and transported during the cooler night time period.

2.6 EMPLOYEES

The farm will provide employment for four (4) full time equivalent (FTE) workers. Additional contractors will be employed separately on an as needed basis for collection and placement of birds, cleanout, and set up of the rearing sheds in between batches.

2.7 INDUSTRY STANDARDS

The Warrah Ridge Rearing Farm will be operated in accordance with the Egg Standards of Australia (ESA) for Rearing and Laying Farms. This standard covers the industry practices relating to day old chicks or started pullets to the farm, up to the point of removal of started pullets, spent hens and eggs for human consumption from the farm.

ESA is a voluntary quality assurance program developed through an extensive consultation process with industry and represents a robust, credible and workable QA standard that meets the needs of regulators and retailers. ESA is a practical mechanism for delivering consistency across the egg industry and provides a framework for producers to demonstrate compliance.

The ESA provides a robust set of compliance standards that have been independently reviewed against current Australian retailer and regulatory requirements.

ESA is based on the principles of Hazard Analysis Critical Control Point (HACCP) and addresses many aspects of egg production including hen welfare, egg quality, biosecurity, food safety, work health and safety and environmental management.

The components are structured into multiple levels to enable adoption at a level that suits the farm business' needs and customer requirements. The proposed farm will be certified as Level 3 – Comprehensive, which is an advanced level suited to egg farmers with a fully developed compliance system and record keeping procedures, to meet the

requirements of major retail customers. Egg farms certified at this level must be audited against all three levels of compliance criteria.

In addition to the Egg Standards of Australia for Rearing and Laying farms, the farm will also be operated in accordance with the following documents:

- Land Transport of Poultry Standards and Guidelines, September 2011.
- Code of Practice for Shell Egg, Production, Grading, Packing and Distribution, August 2010.
- Code of Practice for Biosecurity in the Egg Industry Second Edition, January 2015.
- Model Code of Practice for the Welfare of Animals Domestic Poultry 4th Edition – SCARM Report 83, 2002.
- National Farm Biosecurity Manual Poultry Production, May 2009.
- National Water Biosecurity Manual Poultry Production, August 2009.
- National Farm Biosecurity Technical Manual for Egg Production, April 2015.
- Egg Industry Environmental Guidelines, May 2018.
- Development and Extension of Industry Best Practice for On- Farm Euthanasia of Spent Layer Hens May 2015.
- Biosecurity (Salmonella Enteritidis) Control 2020.
- Any DPI Directives.
- Specific Customer Requirements.

Farms are subject to regular independent audits and inspections in accordance with the above standards and hence are well run, highly managed, and regularly audited operations.

2.8 BIOSECURITY

Biosecurity measures are essential to the successful operation of the Warrah Ridge Rearing Farm and in preventing and minimising the risks of introducing disease or other infectious agents into a flock. The critical control points to prevent disease are primarily identified in the *Code of Practice for Biosecurity in the Egg Industry* and include:

- Entry of bedding material, started pullets (day old chicks), adult fowls, equipment, vehicles, people and feed into egg production farms.
- The presence of wild birds and rodents in or around sheds.
- Water sanitation on farms using surface water for internal shed fogging or bird drinking water and for disposal systems for dead birds, reject eggs and manure from the farm.
- The presence of non-poultry bird species, other poultry and pigs on the farm.

To ensure that these critical control points are considered, monitored and controlled, the Warrah Ridge Rearing Farm will have stringent bio-security protocols in place including:

- Ensuring all farm boundaries are fenced and secure to prevent access of unauthorised visitors or animals.
- Only bringing birds, litter, feed etc in from reliable sources that are disease-free.
- Not allowing visitors or vehicles and equipment onto the farm if they have been in contact with other poultry within 48 hours.
- Ensuring only treated bore water is used for fogging or drinking water.
- Minimising the risks access of wild birds and other animals to the birds through maintenance of fencing and sheds, control of feed sources, pest control programs, and keeping the farm areas clean and clear of contaminants.
- No storing of water in open dams on the site that may attract waterfowl.
- Disinfecting vehicles that need to enter or closely approach sheds by an approved method.
- Disinfect shed equipment in between flocks.
- Disposal of manure within the proposed composting facility in the approved manner.

2.9 ANIMAL WELFARE

Animal welfare refers to the protection of the health and well-being of animals. It concerns how an animal is coping in its living environment in terms of freedom from hunger and thirst, fear and distress, discomfort, pain injury or disease, and the freedom to express natural behaviours.

Pace Farm are committed to achieving high standards of bird welfare and understand that bird welfare and economic performance go hand-in-hand. As well as being in the bird's best interest, it makes sound economic sense to ensure that flocks are maintained in an environment in which they are safe, comfortable and free from injury or harm.

With respect to animal welfare, the proposed rearing farm will be operated in accordance with the *Model Code of Practice for the Welfare of Animals, Domestic Poultry 4th Edition SCARM Report 83* as well as additional internal standards and customer requirements.

Farms are also subject to regular independent audits and inspections to ensure compliance in accordance with the above requirements and hence are well run, highly managed, and regularly audited operations.

3 ENVIRONMENTAL ASSESSMENT

A detailed assessment of the potential environmental impacts associated with the proposed development is provided in the following sections.

3.1 ODOUR IMPACT ASSESSMENT

3.1.1 Modelling

An Odour and Dust Impact Assessment (ODIA) has been prepared by Astute Environmental Consulting to assess the potential impact of the development in terms of odour and dust. This assessment is included as **Appendix 4**.

The odour modelling has been prepared in accordance with the NSW EPA's *Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales*.

The scope of work for the odour impact assessment included:

- Obtaining information about the proposed sheds;
- Analysing regional weather data;
- Analysing on site weather data;
- Modelling meteorology for the area using TAPM/CALMET;
- Estimating dust emissions based on data in Poultry CRC (2011);
- Predicting odour dispersion using CALPUFF; and
- Documenting the findings and recommendations.

The odour criteria used in New South Wales are detailed in the Approved Methods. For a complex mixture of odorants (i.e. odour measured as odour units), the criterion is selected based on the population density in an area. This is based on the concept that as population density increases, the number of people who may be sensitive to an odour increases. The impact assessment criteria for varying populations is shown in Figure 5 below.

Population of affected Community	Impact assessment criterion for complex mixtures of odorous air pollutants (ou)
Urban (≥~2000) and/or schools and hospitals	2.0
~500	3.0
~125	4.0
~30	5.0
~10	6.0
Single rural residence (≤~2)	7.0

Figure 5: Odour Impact Assessment Criteria

As outlined in the Odour Impact Assessment, application of the standard methodology identifies that a criterion of 7 odour units (ou) would apply. However, to ensure conservatism in the modelling, an odour criterion of 5 ou has been adopted.

The K factor is a scaling factor which is used to reflect the odour emissions / performance of a poultry shed. For the proposed farm, a K factor of 2.0 has been used which is typical for meat chicken farms.

However, Astute note that layer / rearer farms typically have lower emissions, and less offensive odour than meat chicken farms with the same sized sheds and that a realistic average K factor of 0.8 may be appropriate. To be conservative and test the veracity of the modelling results both scenarios have been run.

3.1.2 Results

The modelling results shown that the predicted ground level 99th percentile 1 second concentrations comply with the conservative odour criterion for the proposed site. The highest predicted concentration (with the conservative K-Factor

of 2.0) is 2.1 ou at sensitive receptor 21 which is located northwest of the proposed sheds. This predicted concentration is less than half the conservative 5 ou criterion. When the K-Factor is reduced to 0.8 the predicted concentration is reduced to 0.8 ou.

The conservative modelling undertaken for the proposed rearing farm shows clear compliance with the NSW EPA odour Impact Assessment Criteria of 5ou and indicates that the proposed site would not lead to any exceedances of the odour criterion of 5 ou at the nearest sensitive locations.

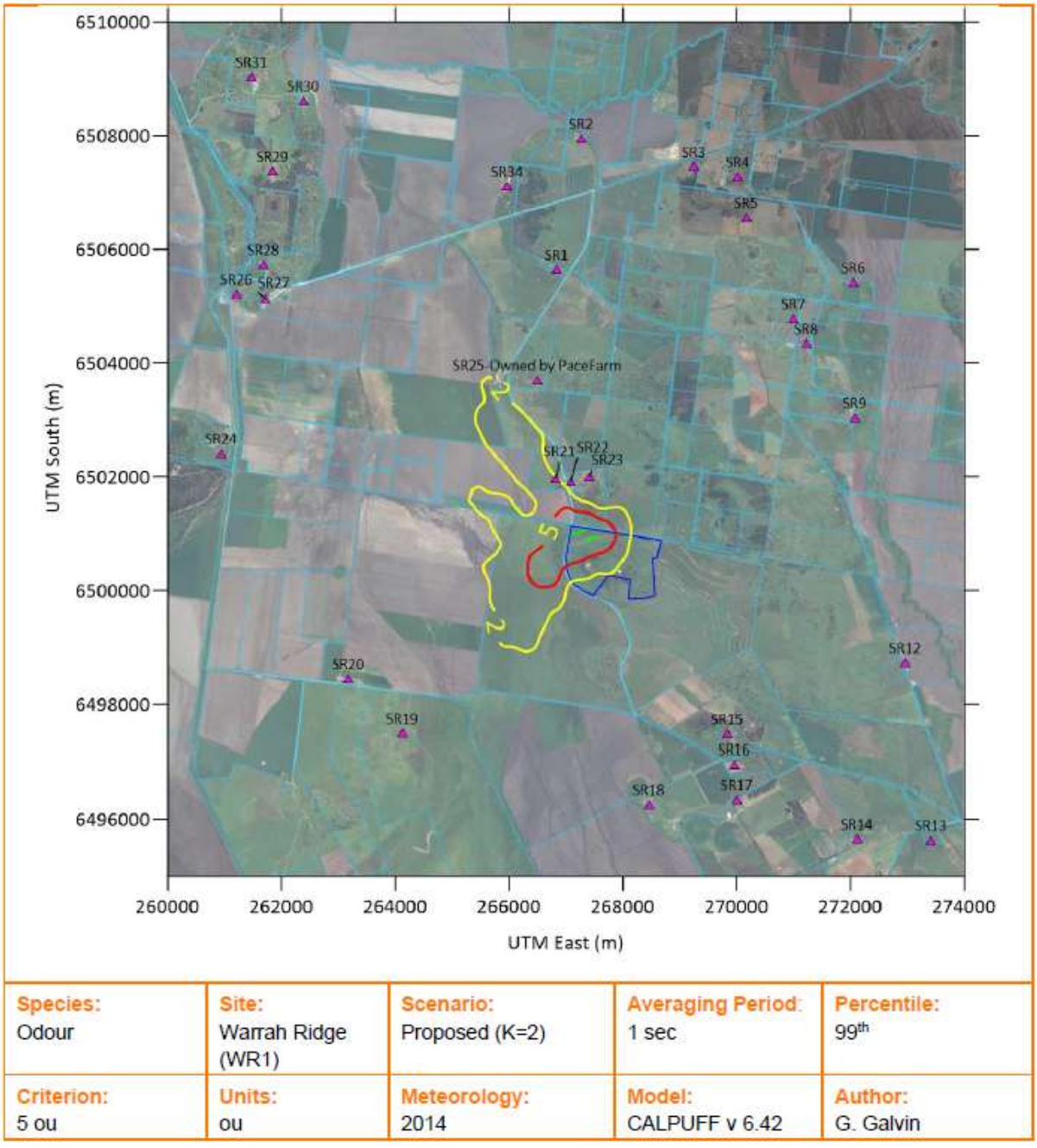

Figure 6: Predicted 1 second 99th Percentile Odour Concentration K=2 (Astute Environmental Consulting, 2021)

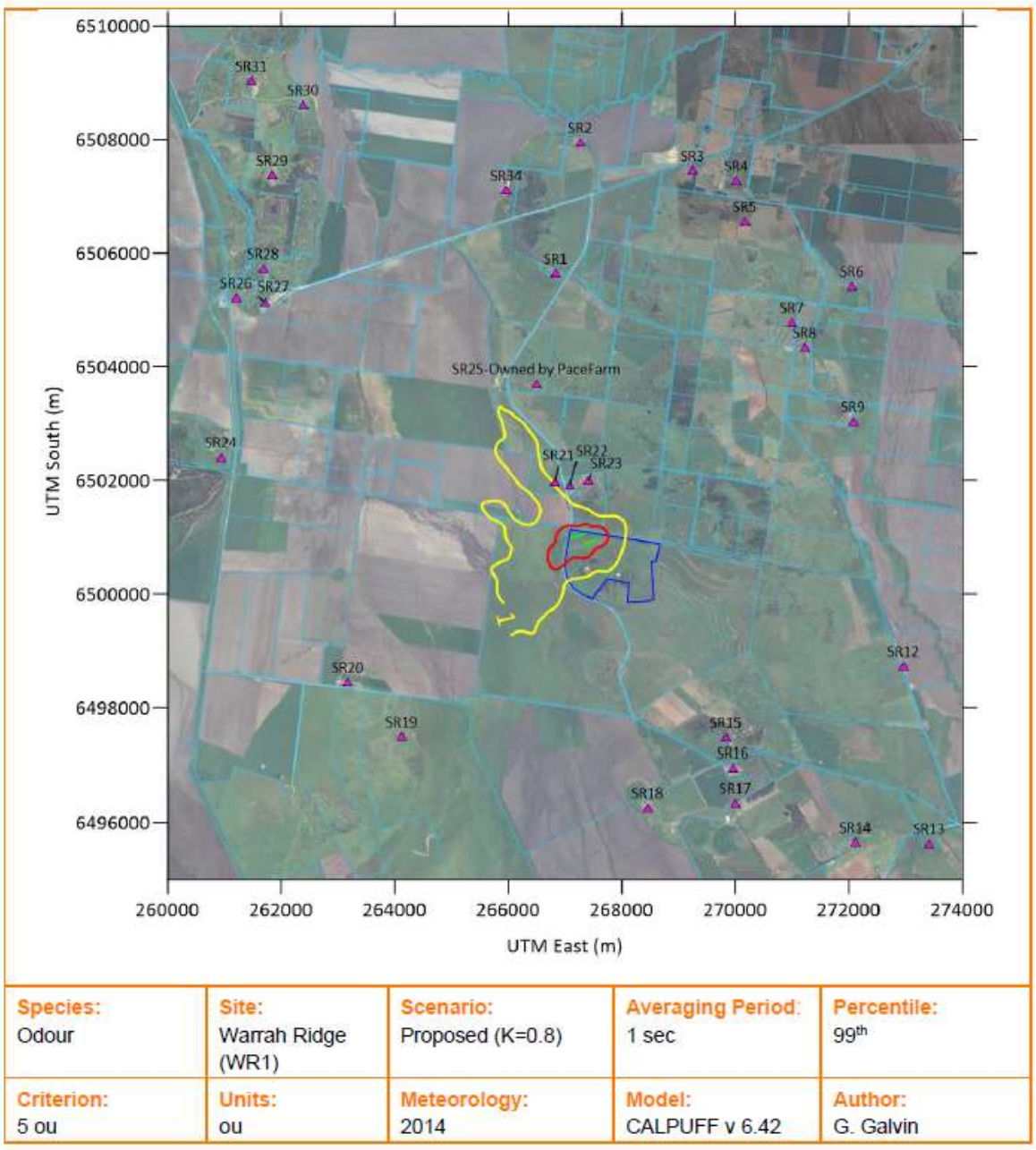

Figure 7: Predicted 1 second 99th percentile Odour Concentrations K = 0.8 (Astute Environmental Consulting, 2021)

3.2 DUST IMPACT ASSESSMENT

An ODIA has been prepared by Astute Environmental Consulting to assess the potential impact of the development in terms of odour and dust. This assessment is included as **Appendix 4**.

3.2.1 Modelling

The Approved Methods (NSW EPA, 2016) also specifies the air quality assessment criteria relevant for assessing impacts from dust-generating activities. For this assessment, particulate matter less than 10 micrometres (PM_{10}) was included as the assessment parameter for dust emissions. PM_{10} is the size fraction that is generally the limiting dust parameter from poultry farms as it is generated by normal activities in the sheds (as opposed to combustion sources). This means that if the PM_{10} criteria are met, there is minimal risk of exceedances of dust deposition or particulate matter less than 2.5 micrometres ($PM_{2.5}$).

The PM_{10} emission rates have been calculated using an emission rate for layers and the predicted ventilation rates. The relationships were derived based on emission rate data from Poultry CRC (2011).

3.2.2 Results

When considered in isolation (i.e. without background), the highest maximum PM10 24 hour concentration is 10.7µg at Sensitive Receptor 21. The predicted ground level concentrations are shown to comply with the relevant criteria (when considered in isolation).

When the background PM_{10} concentrations are added to the modelling, the results show that the development would exceed the relevant criteria. However, it should be noted that the maximum background concentration without the development is already in exceedance of the relevant criteria.

As the maximum background concentration was above the criterion, a contemporaneous assessment where the hourly predicted PM_{10} concentrations from the farm at each receptor for each hour were added to the hourly background data.

The assessment shows that the highest background concentrations did not occur at the same time as the highest predicted impacts from the farm. Furthermore, the results did not show any additional exceedances of the 24 hour PM_{10} at any sensitive receptors resulting from the farm activities. The modelling has therefore demonstrated that the risk associated with dust emissions from the farm is low.

3.3 NOISE IMPACT ASSESSMENT

A Noise Impact Assessment has been prepared by Reverb Acoustics (refer to **Appendix 5**).

3.3.1 Project Noise Trigger Levels

Background noise levels have not been measured for the project and as such, the lowest possible Rating Background Levels (RBLs) of 30dB(A),L90 for evening and night and 35dB(A),L90 for day have been adopted in accordance EPA's Noise Policy for Industry (NPfI).

Project Noise Trigger Levels for the project, have been selected as the more stringent of the intrusiveness criteria and the amenity / high traffic criteria, and are as follows:

- Day **40dB LAeq,15 Minute** 7am to 6pm Mon to Sat or 8am to 6pm Sun and Pub Holidays
- Evening **35dB LAeq,15 Minute** 6pm to 10pm
- Night **35dB LAeq,15 Minute** 10pm to 7am Mon to Sat or 10pm to 8am Sun and Pub Holidays

3.3.2 Operational Noise

There will be a range of plant and equipment operating at the site, including ventilation fans, trucks, generators, fork lifts and the like. To be conservative, the modelling undertaken assumes that that all ventilation fans, truck movements and the emergency generator are operating simultaneously.

The modelling shows that site operations are predicted to be compliant with the criteria at all nearby residential receivers during the day and night for neutral and adverse weather conditions. However, a minor 1dB(A) exceedance is predicted at residences R1-R3 during worst case inversion conditions at night.

As noted above, the modelling assumes all site activities are operating concurrently whereas in reality, all items and activities will not occur at the same time. In addition, as noted in the Acoustic Report, the ventilation fans are the main noise sources of concern, followed by feed silo refuelling, truck movements and loading/unloading which again are unlikely to occurring simultaneously at night.

Further, the number of fans that will run during the night time period at each shed will typically reduce from 10 per shed to 2 - 4 per shed depending on ambient temperatures. As a result, fan noise levels are expected to reduce by 3-4dB(A) at receivers, implying compliance, during inversion conditions.

With consideration of the modelling result, Reverb Acoustics concludes that no special acoustic modifications are necessary to achieve compliance with the project noise trigger levels.

3.3.3 Road Traffic Noise

In addition, the assessment of road traffic noise has also shown that the noise from cars and truck travelling to and from the proposed farm are predicted to be compliant with the Roads Noise Policy (RNP) day and night criteria for all residences.

3.4 TRAFFIC IMPACT ASSESSMENT

A Traffic Impact Assessment (TIA) has been prepared by PSA Consulting (refer to **Appendix 6**) which covers the following aspects:

- Calculation of design traffic volumes for year of opening and 10-year design horizon.
- Assessment of turn warrants.
- Adequacy review of on-site parking requirements.
- Adequacy review of site access condition and site distance.
- Assessment of the swept path of the largest vehicle proposed to access the site.

3.4.1 Traffic

Due to the remote location and limited number of entry and exit points on Inverkip Road, historic traffic counts were not obtained for the site. While traffic has been observed to be incredibly light, as an extremely conservative estimate the assessment assumed that the bidirectional light vehicle traffic on Inverkip Road will be 50 vehicles (10% will be heavy vehicles) in the AM and PM peak times.

Based on similar farms, proposed development has been assumed to generate an average of 16 trips per day, where a trip is defined as a vehicle entering or exiting the development (i.e. 8 incoming and 8 outgoing trips). Of these trips, 8 are assumed to be light vehicles (i.e. staff coming and going) while the remainder have been assumed to be heavy vehicles, associated with operation of the rearing farm e.g. delivery of feed, bird collection or bedding.

3.4.2 Assessment Results

3.4.2.1 Intersections

Using the assumptions above, and a conservative background traffic growth rate of 3%, future year background traffic volumes have been calculated and combined with the development generated traffic volumes to obtain the design traffic volumes for this assessment. Austroads *Guide to Traffic Management Part 3: Traffic Study and Analysis Methods (2009)* lists the intersection capacity – uninterrupted flow conditions for a range of traffic volumes for unsignalised intersections. As the year of opening and 10-year design horizon traffic volumes are less than the uninterrupted flow conditions, intersection analysis was not necessary.

3.4.2.2 Site Access

A turn warrants assessment has been carried out for the Inverkip Road and site access T-intersection. Both the year of opening (2023) and 10-year design horizon (2033) traffic volumes have been analysed. The turning warrants assessment has found that for both the year of opening and the 10-year design horizon warrant the construction of a Basic Right and Basic Left (BAR and BAL, respectively) at the intersection of Inverkip Road and the site access. The sight distance was also confirmed to exceed the requirements as per Austroads.

3.4.2.3 Parking and Manoeuvring

The Liverpool Plains Shire Council DCP does not require a specific parking rate be met for intensive animal industries. For Intensive Agriculture, the DCP refers to the NSW Government Department of Primary Industries (DPI) Guidelines with regard to industry-specific farm management practices. The DPI *Best Practice Management for Meat Chicken Production in NSW* requires "adequate provision for the parking of vehicles anticipated to be using the farm". Provision has been made at the site entrance for staff and visitors to safely enter and exit the facility in accordance with bio-security protocols.

Swept path analysis has been undertaken which confirms that the largest design vehicle (B-Double) can safely manoeuvre through the site and enter and exit the farm in forward gear.

3.5 BIODIVERSITY IMPACT

3.5.1 Biodiversity Conservation Act 2016

A Flora and Fauna Report has been prepared by 28 South Environmental (refer to **Appendix 7**) to assess the impacts from the proposed development against the provisions of the *Biodiversity Conservation Act 2016* (BC Act) and its associated

regulations. As noted in the assessment, the location of the rearing farm has been carefully chosen and informed by the ecological investigations to avoid any impacts to native vegetation and environmental features.

In this regard the proposed development footprint is wholly located in the north west corner of Lot 391 which has been historically cleared and cultivated with exotic pastures. As such, this portion of the site is classified as Category 1 Land (under the Local Land Service Act). While clearing of this portion of the site does not require assessment of offsets under the Biodiversity Assessment Method, the Flora and Fauna report has also considered the potential impacts of the development on other values such as threatened species, ecological communities or their habitats.

The ecological assessment has determined that the area to be affected by the proposed development (cultivated land) has low inherent ecological values, and minimal strategic value for fauna occupying adjoining parts of the landscape.

While the balance of lot 391 has also been historically cleared, it does contain some patches of remnant woodland in a poor to moderate condition. These areas have been highly disturbed and lack native understorey due to historical agricultural activities and cropping. The Flora and Fauna Assessment confirms that these remnant woodland areas will not be impacted either directly or indirectly as a result of the development.

The biodiversity impacts of the proposed development are expected to be very low, because effort has been made to locate the development footprint in an area of low ecological value.

In particular, the assessment finds that there will be no direct or indirect impacts to identified or mapped protected matters under the *Environment Protection and Biodiversity Conservation Act 1999,* mapped Plant Community Types (PCT) under the BC Act. In addition, there are no habitat or nesting opportunities which will be removed as a result of this development, and no credits are required to be retired in accordance with the NSW Biodiversity Offset Scheme (BOS).

3.5.2 Koala Habitat Protection SEPP

The Koala Habitat Protection SEPP 2021 and SEPP 2020 provide provisions for retaining koala habitat in NSW. Under the SEPP, if the site meets the definition of potential Koala habitat, and is zoned RU1, it must be assessed under the Core Koala habitat guidelines as detailed in the Koala SEPP 2020. The site was assessed against the criteria for potential Koala habitat and determined that all patches of PCT 435 on Lot 391 meet the definition of potential Koala habitat, as >15 % of the tree species were comprised of primary feed tree species listed in Schedule 2 of the SEPP.

While it is identified that additional survey is required to determine if the PCT 435 meets the definition of "Core Koala habitat" the proposed development has been sited and designed to ensure no direct or indirect impact to PCT 435 will occur. As outlined above, the development site is completely cleared and does not provide koala habitat.

As such, a Koala Plan of Management consistent with the SEPP 2020 and the Planning Circular B35 is not required for approval by the Department of Planning, Industry and Environment (DPIE) as part of this application.

3.6 BUSH FIRE MANAGEMENT

A Bush Fire Hazard Assessment and Management Plan (BHAMP) has been prepared by Meridian Urban and is included as **Appendix 8**. The BHAMP has been prepared in accordance with Planning for Bush Fire Protection, 2019 published by the Rural Fire Service.

As shown in Figure 8, the subject site is mapped as Bush Fire Prone Land - Vegetation Category 3. This mapping covers areas with 'medium' bush fire risk and includes grasslands and semi-arid woodlands, which is reflected of the subject site.

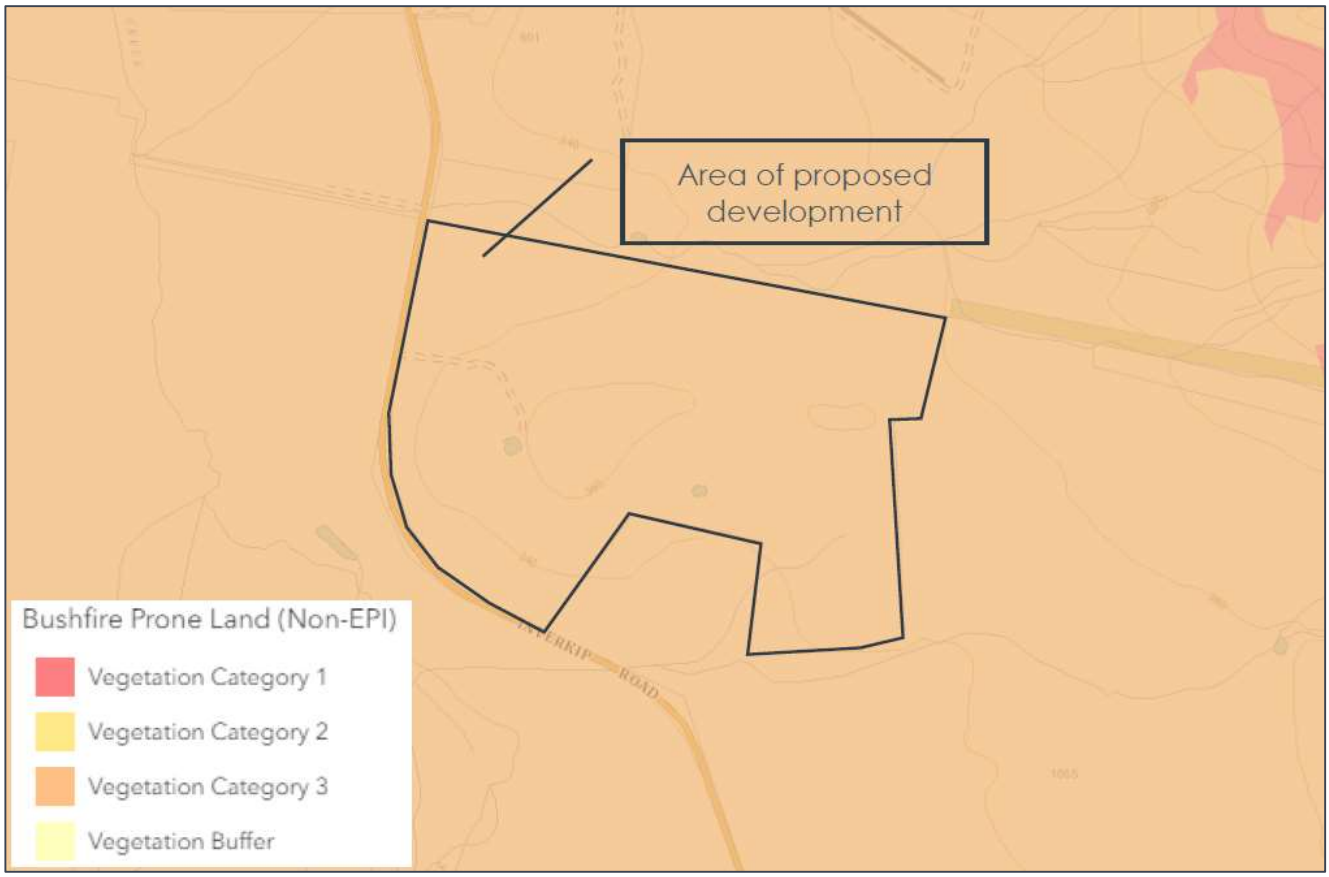

Figure 8: Liverpool Plains Bush Fire Mapping (NSW e-Spatial and Meridian Urban, 2021)

The BHAMP provides and assessment of bush fire exposure and protection measures required for the proposed development. Based upon a range of analysis methodologies, protection measures have been identified for incorporation as part of the proposed development to aid in the defence against grass fire with respect to classifiable vegetation surrounding the development site. The recommendations of the report are summarised below and will be adopted by the applicant as part of the construction and operational plans:

- Internal road network design and dimensions comply with those set out by the bush fire management plan;
- Defensible space areas are provided which comply with those illustrated by the bush fire management plan;
- Consider the preparation of a bush fire emergency management and evacuation plan to support the safe operation of the facility.
- The static water supply for the facility meets the following recommendations of this assessment:
  - a 6 metre defensible space area is provided around each tank.
  - each steel tank is to facilitate fire appliance access by providing an outlet within 4 metres of the standing position of a Category 1 tanking, which is likely to pull up on the central access road. The outlet is to be fitted with a 65mm metal Storz outlet with gate or ball valve.
  - the tanks are to be topped up to full capacity at the start of each regulated fire season and water levels observed throughout each fire season to ensure sufficient firefighting capacity is maintained for the duration of the season.
  - ensure the fire safety provisions of the National Construction Code are implemented and consider the ability for fire fighting equipment provided on site to protect the entirety of each building (i.e. hoses are located and can stretch the perimeter around buildings, etc.).
- In relation to the LPG tank, a 10 metre defensible space area is to be provided. The LPG tank is also required to be shielded by a radiant heat screen in a manner outlined by the bush fire management plan. Plastic gas fittings are not acceptable in a grass fire hazard area and are not to be used.
- Provide electricity supply in a manner which complies with the requirements of *Planning for Bush Fire Protection 2019* (PBP 2019) and undertake annual checks and maintenance to limit the ignition hazard posed by electricity supply.

- Consider the implementation of the Inverkip Road frontage screen landscaping in a manner which complies with the 'outer protection zone' provisions of PBP 2019.
- Continue to maintain the existing trail and track network across the broader subject site.

3.7 CULTURAL HERITAGE

Niche Environment and Heritage (Niche) was engaged to undertake an Aboriginal Due Diligence Assessment for the proposed development (refer to **Appendix 9**). Niche had followed the methodology provided by NSW Environment, Climate Change & Water's *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW*.

Research of the property confirmed that no Heritage items were listed in the relevant heritage registers (i.e. AHIMS, Australian World Heritage Database, the Commonwealth Heritage List, National Heritage List, State Heritage Register, State Heritage Inventory, the Liverpool Plains LEP 2011 and the Liverpool Plains DCP 2012).

A Niche Heritage consultant undertook a visual inspection of the study area on 17 June 2021. The inspection involved walking over the proposed areas of disturbance and inspecting the ground surface for Aboriginal objects and/or features. The proposed development is within 200m of waters which is likely to indicate the presence of Aboriginal objects. A non-perennial tributary of Big Jack Creek passes through the study area which was identified during the visual inspection, however no Aboriginal objects or Aboriginal cultural heritage constraints were identified. The desktop research did not identify any Aboriginal objects or Aboriginal cultural heritage constraints, and this was confirmed during the visual inspection.

During the visual inspection, the heritage consultant confirmed that the study area has be subject to extensive disturbance including clearing of existing native vegetation and agricultural activities. The assessment concludes that an Aboriginal Heritage Impact Permit (AHIP) will not be required.

Regardless of the findings, the assessment includes the following standard recommendations:

- Further impact assessment must be undertaken if earthworks outside the footprint assessed in this document is considered.
- All site workers and contractors should be inducted to the area and informed of their obligations under the *National Parks and Wildife Act 1974*.
- In the unlikely event that Aboriginal objects are found, all activities with the potential to impact the objects must be stopped. A fence must be erected with a 10m buffer and an appropriately qualified archaeologist is to be engaged to assess the findings.
- In the unlikely event that suspected human remains are encountered, all work in the rea that must be stopped. A fence must be erected with a 20m buffer and NSW Police must be contacted immediately.

3.8 STORMWATER MANAGEMENT

3.8.1 Stormwater Quantity

A Concept Stormwater Plan has been prepared by Hanlons Consulting and is included in **Appendix 3**.

The concept arrangement proposes to utilise the existing contour bank present above the proposed rearing farm to prevent upslope flow from entering the site. The area below this contour bank will utilise a series of three (3) metre wide trapezoidal channels and other drainage structures to collect and divert stormwater flows.

The channels and drainage structures have been sized to accommodate the anticipated design flows and convey them to downstream areas. All discharge points associated with the drainage structures will feature appropriate scour protection measures to dissipate slow velocities and reduce any sediments loads.

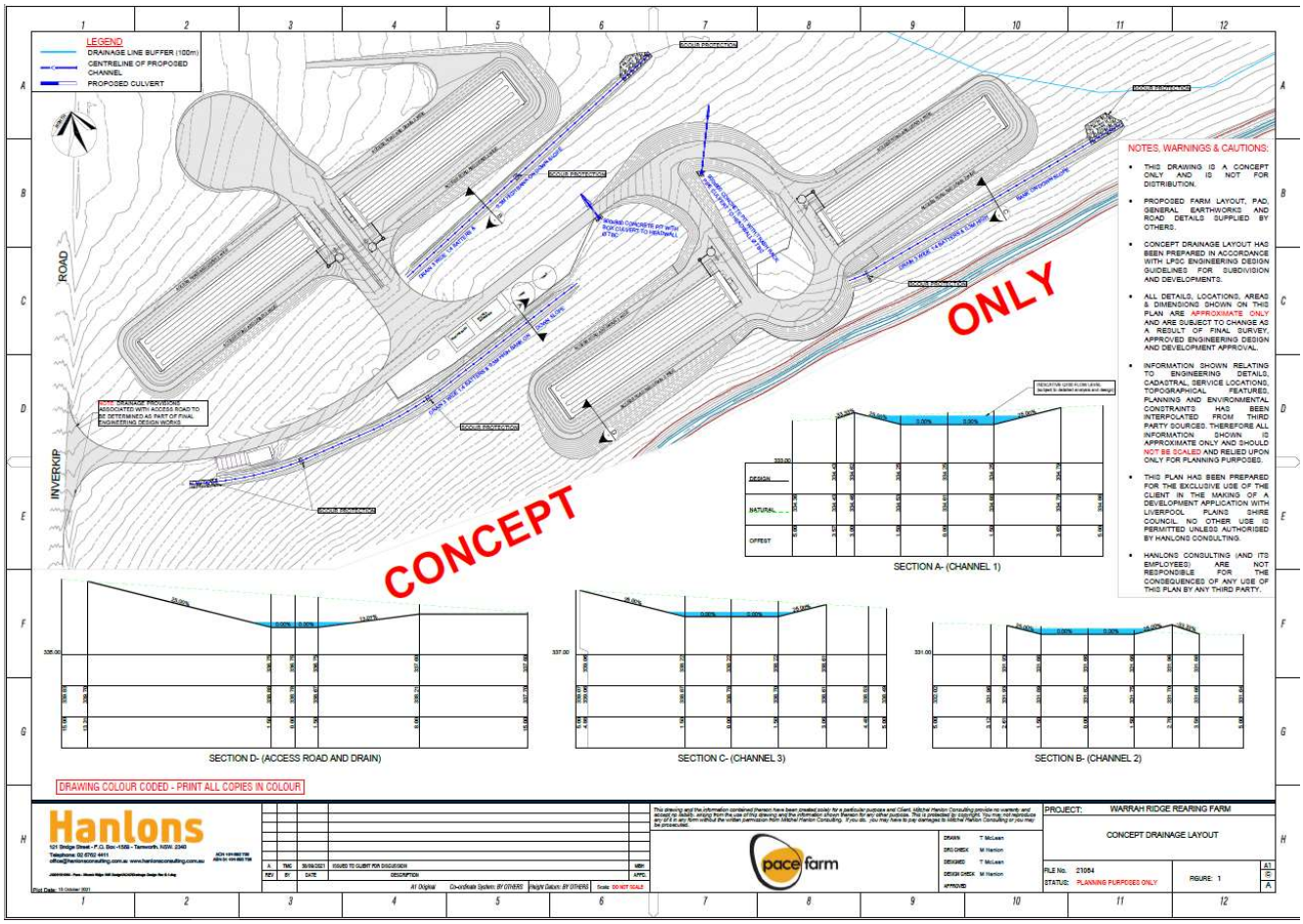

Figure 9: Concept Drainage Layout (Hanlons Consulting, 2021)

3.8.2 Stormwater Quality

The proposed poultry sheds are constructed on an elevated pad and concrete slab and surrounded by a waterproof blockwork at the base of the insulated panel wall. As such internal shed areas are entirely separated from interaction with stormwater or roof water. Any stormwater runoff from the site is therefore expected to be of high quality, similar to the quality of water runoff from the surrounding area, and as such not capable of generating issues of water contamination in waterways or water dependent ecosystems.

Given the controlled environment in which the proposed poultry development will operate, along with the approval development conditions it will need to comply with, the proposed farm will pose a minimal risk with respect to stormwater quality.

3.8.3 Stormwater Management

In spite of the low risk to downstream water quality, the following standard management and mitigation measure are proposed to further minimise risks.

During Construction

- Implementation of an Erosion and Sediment Control Plan to limit discharge of sediment into water courses;
- Overland flows upslope will be diverted around areas of disturbance;
- Minimise clearing of ground covers to construction areas only;
- Construction managers are required to regular inspect and maintain erosion and sediment control will be implemented to ensure the continued integrity of the temporary erosion and sediment control structures.

Development Design

- The poultry sheds will be constructed on a concrete slab with a poured solid concrete wall to ensure no interaction of external water movement (roof water and stormwater);

- Shed roof will be constructed with an overhang to ensure roof water is separated from the internal bird accommodation areas;
- Stormwater runoff over the sheds is collected and diverted within grass swales running lengthwise each of the building pads and discharged via scour protection spillways to the natural downstream areas; and
- Stormwater discharge points will be constructed of loose packed rock to slow velocities, disperse water and minimise the risk of erosion at the outlet.

Operation, Monitoring and Maintenance

- There will not be any on-site stockpiling of bedding material, manure or waste materials on site;
- At the end of each rearing cycle, bedding material will be promptly removed from the sheds, loaded trucks and transported off-site in covered trucks for disposal;
- The poultry sheds will be cleaned and sanitised at the end of each production cycle;
- Wash down water is retained within the sheds which are dried by evaporation to ensure no run-off of wash down water from the sheds; and
- The waste water generated by the staff amenities will be appropriately treated by a standard septic system in accordance with the requirements of Council.

3.9 WASTE MANAGEMENT

Waste management is critical to the operation of an efficient and bio-secure poultry farm. As on similar sites, Pace Farm will adopt measures to ensure that all waste generated from activities on the site are reused and recycled where practical or otherwise managed and disposed of in a manner that will not cause environmental harm.

3.9.1 Non-Recyclable Waste

Day to day general waste (e.g. packaging, used personal bio-security clothing) will be placed into enclosed skip bins and removed from the farm by a licensed contractor on a regular / as needed basis. This type of waste will be transported to and disposed of at a local landfill site.

3.9.2 Recyclable Waste

Provision of collection bins for collection of recycling material such as plastic, paper, cardboard, and waste metal will also be provided and removed from the farm by a licensed contractor on a regular / as needed basis.

3.9.3 Bedding Material & Litter

At the end of each rearing cycle, accumulated bedding material and floor litter (comprising of soft wood shavings/rice hulls/chopped straw and manure accumulated) will be removed from each of the sheds. For bio-security and quarantine control reasons, litter is not stockpiled or disposed of on-site.

At the end of each cycle, the material will be collected from the sheds and loaded directly into trucks for removal from the site. Truck loads will be covered to minimise emissions of odour and particulate matter into the surrounding environment.

Spent litter and used bedding material is commonly used by farmers within the region as an organic fertiliser, soil additives and rehabilitation agent for agricultural lands. The collected material will be taken from the site by an approved contractor and sold directly to regional farmers or provided to a commercial composter for creation of value added products (such as palletised fertiliser or compost).

3.9.4 Mortalities

The sheds will be checked regularly for deceased birds which will be promptly removed from the sheds and disposed of via on-site composting. The facility will consist of an above ground, fenced bunker with an area of approximately 20m^2. Mortalities will be collected, placed in the designated compost area and covered with a small amount of organic material (e.g. straw or woodchips), poultry manure and soil. A small amount of water is added to ensure water content levels remain between 40-60%, which aids in the breakdown of organic matter into compost. The process of composting mortalities is an efficient, organic and low-carbon footprint approach and is regularly adopted by poultry operations throughout Australia.

3.9.5 Waste water

No liquid wastes are generated from the day to day operations at the farm.

Effluent from the staff amenities and manager residences will be treated and disposed of via a standard on-site septic system. It is proposed that the waste to be treated and irrigated on-site. Signage will be erected advising that the water is reclaimed effluent and not suitable for drinking.

A separate application to install and operate the septic system will be submitted to Council in accordance with the provisions of Section 68 of the *Local Government Act 1993*, prior to the commencement of operations.

3.9.6 Construction Waste

Waste generated during construction may contain materials such as steel, metals, plastics, paper, cardboard, glass and food waste. The waste will be managed through being stored in secure receptacles to mitigate against waste becoming airborne or accessible to other animals. This will be disposed of to a licensed facility via a waste contractor on an as need basis. A Waste Management Plan has been prepared (refer to **Appendix 10**).

4 PLANNING ASSESSMENT

The development proposal is assessed below the relevant matters for consideration pursuant to Section 4.15 of the *Environmental Planning & Assessment Act 1979.* Under section 4.5(d) of the *Environmental Planning and Assessment Act 1979*, the Liverpool Plains Shire Council is the Consent Authority for Local Development.

4.1 DESIGNATED DEVELOPMENT (NOT REQUIRED)

Under Schedule 3, Item 21 of the *Environment Planning and Assessment Regulation 2000,* Livestock Intensive Industries are identified as Designated Development (Requiring an EIS) if the following criteria are met.

> *(4) Poultry farms for the commercial production of birds (such as domestic fowls, turkeys, ducks, geese, game birds and emus), whether as meat birds, layers for egg production or breeders and whether as free range or shedded birds—*
>
> *(a) that accommodate more than 250,000 birds, or*
>
> *(b) that are located—*
>
> *(i) within 100 metres of a natural waterbody or wetland, or*
>
> *(ii) within a drinking water catchment, or*
>
> *(iii) within 500 metres of another poultry farm, or*
>
> *(iv) within 500 metres of a residential zone or 150 metres of a dwelling not associated with the development and, in the opinion of the consent authority, having regard to topography and local meteorological conditions, are likely to significantly affect the amenity of the neighbourhood by reason of noise, odour, dust, lights, traffic or waste.*

With respect to the above criteria, the proposed rearing farm:

- has a maximum capacity of 248,000 birds;
- is not within 100m of natural waterbody or wetland;
- is not within a drinking water catchment;
- is not within 500m of another poultry farm;
- is not within 500m of a residential zone;
- is not within 150m of a dwelling not associated with the development (nearest receptor is 850m).

With respect to distance to watercourses, a Waterways Constraints Assessment has been commissioned by the applicant to confirm the location of watercourses on the site and surrounding land holdings. A copy of this report is provided in **Appendix 11**. While a watercourse is identified along the southern boundary of the site, a 100m setback is provided to this watercourse and all works and infrastructure associated with the development are located outside of this area.

With consideration of above factors, the proposed poultry rearing farm does not constitute designated development.

4.2 INTEGRATED AUTHORITIES

There are no triggers for integrated development under Clause 4.46 of *Environment Planning and Assessment Act 1979* applicable to this development application.

It is noted that under Schedule 1, Item 22 of the *Protection of Environmental Operations Act 1997*, Livestock Intensive Industries (bird accommodation) is identified as a Scheduled Premise if they accommodate more than 250,000 birds. As the proposed development will accommodate a maximum of 248,000 birds on the site, the proposal is not a Scheduled Premise and will therefore not require referral to the EPA.

4.3 CONCURRENCE AND REFERRALS

This DA does not trigger a requirement for concurrence or referral under any other Environmental Planning Instrument.

4.4 STATE ENVIRONMENTAL PLANNING POLICIES

An assessment of the proposed development has been undertaken against the relevant State Environmental Planning Policies (SEPPs).

SEPP	APPLICABILITY
SEPP 19—Bushland in Urban Areas	**Not Applicable** – the development will not impact upon bushland in urban areas.
SEPP 21—Caravan Parks	**Not Applicable** – the development does not involve a caravan park.
SEPP 36—Manufactured Home Estates	**Not Applicable** – the development does not involve manufactured home estates.
SEPP 33 – Hazardous and Offensive Development	**Not Applicable** – The proposed development is not defined as 'industry' or 'storage establishment' as outlined in the Liverpool Plains LEP 2011 . Therefore, in accordance with s 2.1 of the Applying SEPP 33 Guideline and Clause 3 of the SEPP33, the SEPP does not apply to the proposed development.
SEPP 47—Moore Park Showground	**Not Applicable** – the development is not located in proximity to the Moore Park Showground.
SEPP 50—Canal Estate Development	**Not Applicable** – the development does not involve canal estate development.
SEPP 55 - Remediation of Land	**Not Applicable** - The subject site is currently vacant with previous uses being low-impact agricultural uses (cropping and grazing), which are not expected to have resulted in any significant risk of contamination. The site is also not listed on the NSW EPA contaminated land register. As the proposed development involves the construction of a poultry farm which is not a sensitive land use, further assessment of this SEPP is not required.
SEPP 64—Advertising and Signage	**Not Applicable** – the development will not require any new advertising or signage.
SEPP 65—Design Quality of Residential Apartment Development	**Not Applicable** – the development does not involve residential apartment development.
SEPP 70—Affordable Housing (Revised Schemes)	**Not Applicable** – the development does not involve affordable housing.
SEPP (Aboriginal Land) 2019	**Not Applicable –** the development does not involve Aboriginal Land
SEPP (Activation Precincts) 2020	**Not Applicable –** the development does not involve activation precincts.
SEPP (Affordable Rental Housing) 2009	**Not Applicable** – the development does not involve affordable rental housing.
SEPP (Building Sustainability Index: BASIX) 2004	**Not Applicable –** BASIX approvals will be required for the caretaker's dwellings. This will be sought after planning approval has been granted.
SEPP (Coastal Management) 2018	**Not Applicable** – the development is not located in the coastal zone.
SEPP (Concurrences and Consents) 2018	**Not Applicable –** the development does not involve concurrences and consents of this instance.
SEPP (Educational Establishments and Child Care Facilities) 2017	**Not Applicable –** the development does not involve educational establishments and child care facilities.
SEPP (Exempt and Complying Development Codes) 2008	**Not Applicable** – the development is not classified as exempt or complying development.

SEPP	APPLICABILITY
SEPP (Gosford City Centre) 2018	**Not Applicable –** the development is not located within the Gosford City Centre.
SEPP (Housing for Seniors or People with a Disability) 2004	**Not Applicable** – the development does not involve housing for seniors or people with a disability.
SEPP (Infrastructure) 2007	**Not Applicable –** the development does not involve delivery of infrastructure and is not located within proximity to major pieces of infrastructure covered by the SEPP.
SEPP (Koala Habitat Protection) 2020 SEPP (Koala Habitat Protection) 2021	**Applicant's Response** - The Koala habitat protection SEPP 2021 and SEPP 2020 provides provisions for retaining Koala habitat. Under the SEPP, if the site meets the definition of potential Koala habitat, and is zoned RU1 it must be assessed under the Core Koala habitat guidelines as detailed in the Koala SEPP 2020. The Development Site is completely clearing and does not provide koala habitat. As such, a Koala Plan of Management consistent with the SEPP 2020 and the Planning Circular B35 is not required for approval by the Department of Planning, Industry and Environment (DPIE) as part of this application.
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	**Not Applicable** – the development is not located in the Kosciuszko National Park.
SEPP (Kurnell Peninsula) 1989	**Not Applicable** – the development is not located in the Kurnell Peninsula
SEPP (Major Infrastructure Corridors) 2020	**Not Applicable –** the development does not involve major infrastructure corridors.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	**Not Applicable** – the development is not for mining, petroleum production and extractive industries.
SEPP (Penrith Lakes Scheme) 1989	**Not Applicable** – the development is not located within proximity to the Penrith Lakes.
SEPP (Primary Production and Rural Development) 2019	**Applicant's Response –** the assessment considerations for intensive livestock agriculture outlined in Schedule 4, Part 3 (4) of the SEPP are replicated within the LEP. An assessment against these provisions is provided in Section 4.5.3 of this SEE. As demonstrated, the proposed development has adequately addressed the relevant consideration and shown the proposed development can proceed without any unacceptable environmental impacts.
SEPP (State and Regional Development) 2011	**Not Applicable** – the development is not located in a State Significant Precinct.
SEPP (State Significant Precincts) 2005	**Not Applicable** – the development is not located in a State Significant Precinct.
SEPP (Sydney Drinking Water Catchment) 2011	**Not Applicable** – the development is not located in the Sydney drinking water catchment.
SEPP (Sydney Region Growth Centres) 2006	**Not Applicable –** the development is not located in a Sydney region growth centre.
SEPP (Three Ports) 2013	**Not Applicable –** the development is not located in any three ports.
SEPP (Urban Renewal) 2010	**Not Applicable –** the development is not located in an urban renewal precinct.
SEPP (Vegetation in Non-Rural Areas) 2017	**Not Applicable –** the development is located in a rural area.
SEPP (Western Sydney Aerotropolis) 2020	**Not Applicable –** the development is not located within the Western Sydney Aerotropolis area.

SEPP	APPLICABILITY
SEPP (Western Sydney Parklands) 2009	**Not Applicable –** The development is not located in the Western Sydney Parklands.
SEPP (Western Sydney Employment Area) 2009	**Not Applicable** – The development is not located in the western Sydney Employment Area.

4.5 LOCAL ENVIRONMENTAL PLAN

4.5.1 Zoning and Permissibility

The site is contained within the Liverpool Plains Local Government Area and as such is subject to the *Liverpool Plains Local Environmental Plan 2011* (LEP). In accordance with the Liverpool Plains Local Environmental Plan 2011 (LEP), the subject site is located within the RU1 Primary Production Zone.

The proposed poultry rearing farm is defined as **Intensive Livestock Agriculture** and is listed is the RU1 Primary Production Zone land use table as development that is Permitted with Consent.

The objectives of the RU1 Primary Production Zone are as follows:

1 Objectives of 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.*

The proposed poultry rearing farm is a primary industry use which will support ongoing expansion and diversification of the egg industry in the region. The proposed rearing farm has a small foot print and will not alienate or fragment important agricultural land and does not preclude rural activities on supporting land holdings. As demonstrated in this SEE, the proposed development has been subject to a rigorous environmental assessment which confirms the project can be undertaken in a manner that will not introduce unacceptable impacts on adjoining zones or nearby sensitive receptors. As such, the proposed poultry rearing farm is considered to align with the objectives of the RU1 Primary Production Zone.

4.5.2 Principal Development Standards

There are no principal development standards identified in Part 4 of the LEP applicable to the development.

4.5.3 Other Provisions

The miscellaneous provisions identified in Part 5 of the LEP applicable to the development are identified and assessed below.

4.5.3.1 Heritage conservation

The subject site itself does not contain any listed heritage items, however an adjoining lot to the west of Inverkip Road is listed as Heritage Item no. I106 – 'Old Warrah Ridge Station' under Schedule 5 of the LEP. This item is identified as having local heritage significance (See Figure 10).

Warrah Station was the original farm headquarters for the Australian Agricultural Companies. While the original homestead on the site was burnt down in 1896, and there are no remains. A few associated buildings remain including two shingle roofed huts, the old dairy & the single men's quarters. These building are located approximately 2.5km south of the proposed rearing farm, on the opposing side of Inverkip Road and are not visible from the site. With consideration of this separation, the proposed development is not considered to impact on identified local heritage values.

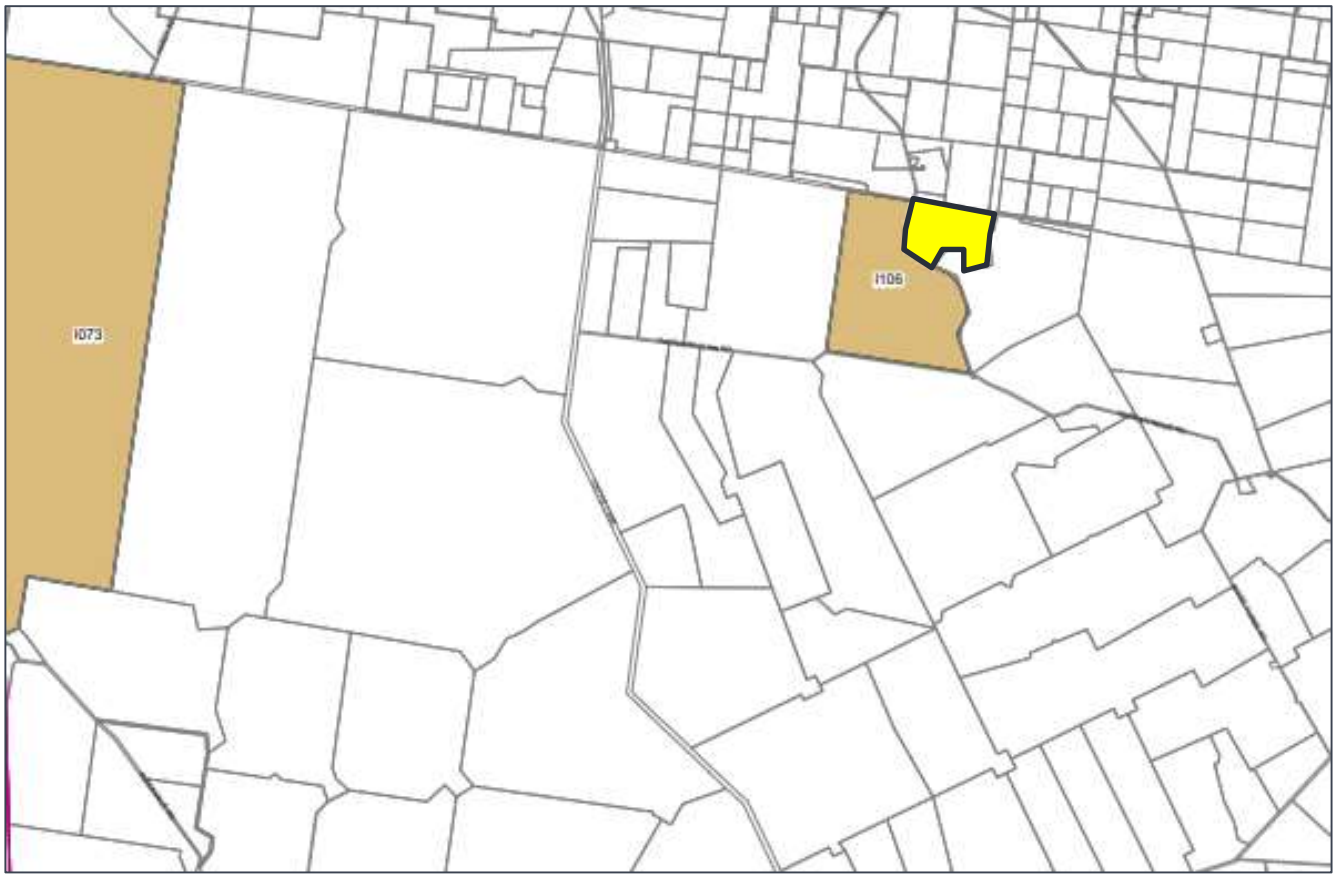

Figure 10: Liverpool Plains LEP 2011 Heritage Map (Liverpool Plains Shire Council, 2021)

4.5.3.2 Clause 5.18 - Intensive Livestock Agriculture

A response to the specific provision of Clause 5.18 of the LEP is provide below.

PROVISION	APPLICANT'S RESPONSE
(3) In determining whether or not to grant development consent under this Plan to development for the purpose of intensive livestock agriculture, the consent authority must take the following into consideration—	
(a) the adequacy of the information provided in the statement of environmental effects or (if the development is designated development) the environmental impact statement accompanying the development application,	**Complies.** A detailed SEE has been prepared by PSA Consulting and various technical specialists to provide a thorough assessment against all relevant matters of consideration.
(b) the potential for odours to adversely impact on the amenity of residences or other land uses within the vicinity of the site,	**Complies.** An Odour and Dust Impact Assessment has been prepared by Astute Environmental and is included as **Appendix 4**. The conservative modelling undertaken for the proposed rearing farm shows clear compliance with the NSW EPA odour Impact Assessment Criteria of 5 ou and indicates that the proposed site would not lead to any exceedances of the odour criterion of 5 ou at the nearest sensitive locations.
(c) the potential for the pollution of surface water and ground water,	**Complies.** Stormwater runoff from the sheds and other impervious areas will be directed to swales running between and away from the shed. Stormwater detention basins will be provided (where

PROVISION	APPLICANT'S RESPONSE
	required) to ensure there is no nuisance associated with post development flows. With respect to water quality, the proposed poultry sheds are constructed on an elevated pad and concrete slab and surrounded by a waterproof blockwork at the base of the insulated panel wall. As such internal shed areas are entirely separated from interaction with stormwater or roof water. Any stormwater runoff from the site is therefore expected to be of high quality, similar to the quality of water runoff from the surrounding area, and as such not capable of generating issues of water contamination in waterways or water dependent ecosystems. Given the controlled environment in which the proposed poultry development will operate, along with the approval development conditions it will need to comply with, the proposed farm will pose a minimal risk with respect to stormwater quality.
(d) the potential for the degradation of soils,	**Complies**. The site has a small footprint and is located within an agricultural paddock historically used for cropping and grazing. The site will be constructed and operated in manner to ensure there is minimal impact on the receiving environment and no degradation of surrounding soils.
(f) the suitability of the site in the circumstances,	**Complies.** The proposed development site has been carefully chosen based on consideration of a number of factors including: • The site is free from environmental (significant flora or fauna or threatened ecological communities) and physical constraints (steep gradient, unsuitable geology, flooding and other natural hazards). • The site is appropriately zoned and free from planning constraints which enable a development application to be considered. • The site has suitable road access allowing for the movement of heavy vehicles and staff to and from the site. • The farm is located within a grain growing region to minimise transport costs associated with feed. • The farm is located in proximity to a population centre which can provide employees and accommodation to support the operation. • The farm will have access to adequate and reliable bore water supply. • The site has suitable separation distances to sensitive receptors (the closest house is ~ 850m) to ensure no amenity impacts. • Have suitable separation distances to other poultry farms, intensive livestock operations and other land uses which may introduce a bio-security risk. As demonstrated in this SEE, the subject site exhibits all of these features and is inherently suitable for development of the proposed rearing farm.
(e) the measures proposed to mitigate any potential adverse impacts,	**Complies.** As demonstrated in this SEE, the proposed development is not expected to generate any unacceptable adverse impacts. Management and mitigation measures with respect to the various

PROVISION	APPLICANT'S RESPONSE
	considerations have been identified and will adopted by the operator to ensure the farm operates as intended.
(g) whether the applicant has indicated an intention to comply with relevant industry codes of practice for the health and welfare of animals,	**Complies.** The Warrah Ridge Rearing Farm will be operated in accordance with the Egg Standards of Australia (ESA) for Rearing and Laying Farms. This standard covers the industry practices relating to day old chicks or started pullets to the farm, up to the point of removal of started pullets, spent hens and eggs for human consumption from the farm. With respect to biosecurity, proposed rearing farm will operate in accordance with the *Code of Practice for Biosecurity in the Egg Industry* as we as other industry standards and requirements. With respect to animal welfare, the proposed rearing farm will be operated in accordance with the *Model Code of Practice for the Welfare of Animals, Domestic Poultry 4th Edition SCARM Report 83* as well as additional internal standards and customer requirements. Additional standards applicable to the various aspects of the operations are documented in Section 2.7 of this SEE. Farms are subject to regular independent audits and inspections in accordance with the above standards and hence are well run, highly managed, and regularly audited operations.
(h) the consistency of the proposal with, and any reasons for departing from, the environmental planning and assessment aspects of any guidelines for the establishment and operation of relevant types of intensive livestock agriculture published, and made available to the consent authority, by the Department of Primary Industries (within the Department of Industry) and approved by the Planning Secretary.	**Complies.** The Warrah Ridge Rearing Farm will be operated in accordance with the Egg Standards of Australia (ESA) for Rearing and Laying Farms. ESA is a voluntary quality assurance program developed through an extensive consultation process with industry and represents a robust, credible and workable QA standard that meets the needs of regulators and retailers. The proposed farm will be certified as Level 3 – Comprehensive, which is an advanced level suited to egg farmers with a fully developed compliance system and record keeping procedures, to meet the requirements of major retail customers. Egg farms certified at this level must be audited against all three levels of compliance criteria. Additional standards applicable to the various aspects of the operations are documented in Section 2.7 of this SEE. Farms are subject to regular independent audits and inspections in accordance with the above standards and hence are well run, highly managed, and regularly audited operations.

4.5.3.3 Clause 5.21 Flood planning

The subject site is not mapped within a Flood Planning Area. The Office of Environment and Heritage has prepared Floodplain Management Plan for the Warrah Creek Catchment which identifies a majority of the Warrah Creek Flooding on the western side of Inverkip Road. An excerpt from this plan is shown in **Figure 11** which aligns with the findings of the Waterway Constraints Assessment which did not identify the site as flood affected land.

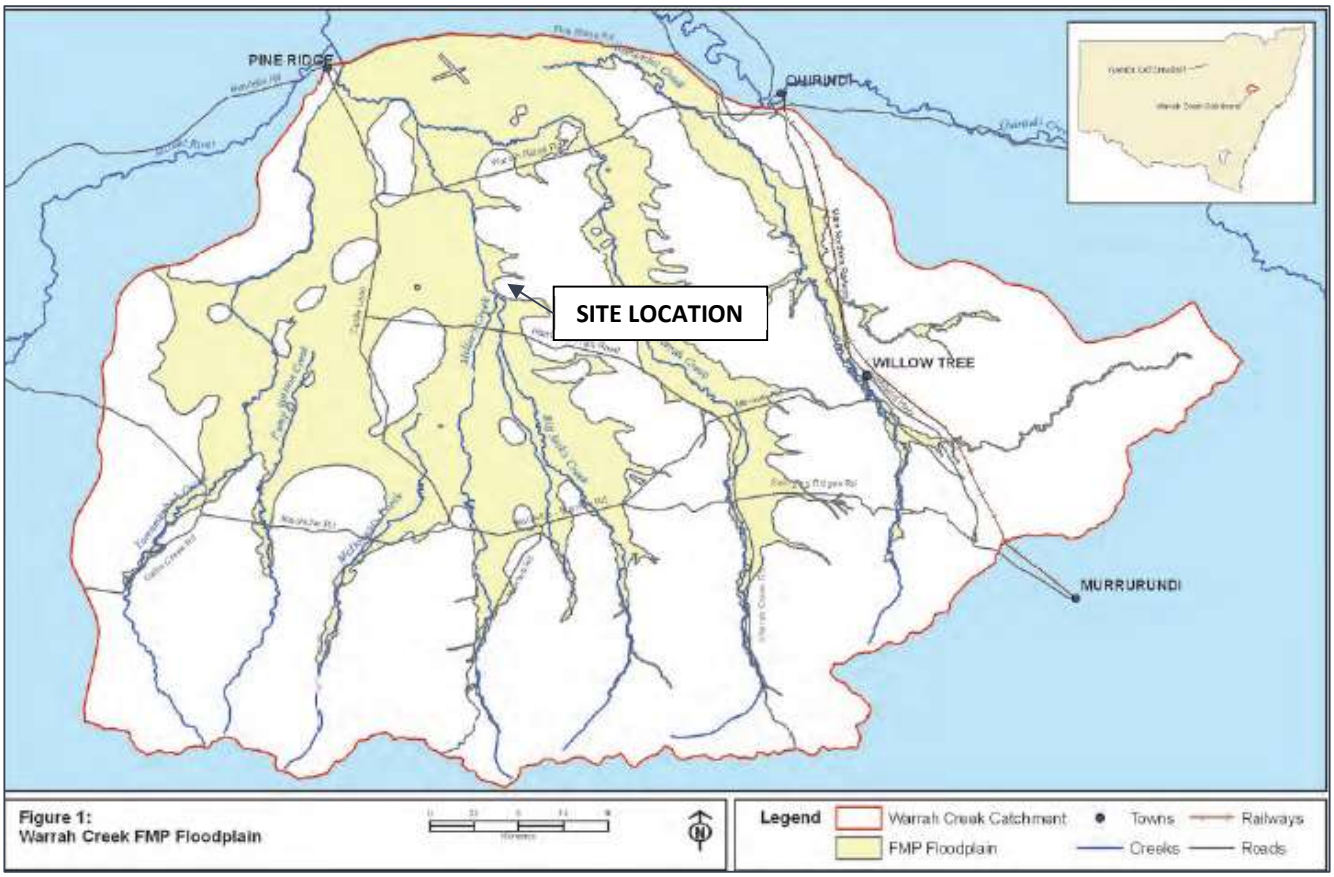

Figure 11: Warrah Creek Floodplain Management Plan (Office of Environment and Heritage, 2012)

4.5.3.4 Clause 7.1 Earthworks

Clause 7.1 of the LEP requires earthworks to be undertaken in an appropriate manner, as follows:

(3) Before granting development consent for earthworks, the consent authority must consider the following matters—

(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,

(b) the effect of the proposed development on the likely future use or redevelopment of the land,

(c) the quality of the fill or the soil to be excavated, or both,

(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,

(e) the source of any fill material and the destination of any excavated material,

(f) the likelihood of disturbing relics,

(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.

Earthworks are required to create level building pad suitable for construction of the proposed rearing sheds. The extent of earthworks associated with the project are shown on the concept drainage plans prepared by Hanlons Consulting and included as **Appendix 3**.

As shown on the plans, the extent of earthworks has been minimised by running the sheds along the slope avoiding the need for extensive cut and fill and located within the existing cultivation paddocks to avoid areas of ecological and cultural significance. The design has adopted a balance cut and fill approach which will avoid the need for importing fill from offsite sources. Preliminary investigations have indicated that the soils available on site are fit for purpose.

Earthwork will be undertaken in accordance with all applicable standards and can be conditioned accordingly. As such, the proposed earthworks are considered to align with the requirements of Clause 7.1 of the LEP.

4.5.3.5 Essential services

Clause 7.4 of the LEP requires development to be provided with a suitable level of urban infrastructure, as follows:

> *Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required—*
>
> *(a) the supply of water,*
>
> *(b) the supply of electricity,*
>
> *(c) the disposal and management of sewage,*
>
> *(d) stormwater drainage or on-site conservation,*
>
> *(e) suitable road access.*

As outlined below, the proposed rearing farm has access to all necessary urban infrastructure and services:

- Water usage for the proposed rearing farm will be sourced from an existing bore on site. The applicant holds and will maintain the appropriate licences to use this bore. Water for staff amenities will be provided via on-site rainwater tanks which can be topped up via water tankers if required.
- Power to the site will be provided via connection to Essential Energy overhead network which runs along the western side of Inverkip Road from the Quirindi zone substation. The applicant is currently working with Endeavour Energy to confirm connection requirements.
- The staff amenities will be serviced by a standard septic system (Envirocycle/Ecosystem or similar). Installation of this system will require separate approval from Council and can be conditioned accordingly.
- Stormwater is collected and diverted in grass swales & discharged via scour protection spillways to the existing natural downstream areas.
- The site has access to Inverkip Road which is suitable for the development traffic and the largest design vehicles (B-Double).
- The proposed access driveway will be constructed in accordance with the recommendations of the Traffic Impact Assessment and the relevant Australian Standards.

4.6 DEVELOPMENT CONTROL PLAN

4.6.1 Liverpool Plains Development Control Plan 2012

PROVISION	RESPONSE
3.7 Intensive Agriculture	
The development of any form of intensive agriculture shall have due regard to the applicable NSW Government Department of Primary Industries (DPI) Guidelines with regard to industry-specific farm management practices.	**Complies**. The Warrah Ridge Rearing Farm will be operated in accordance with the Egg Standards of Australia (ESA) for Rearing and Laying Farms. ESA is a voluntary quality assurance program developed through an extensive consultation process with industry and represents a robust, credible and workable QA standard that meets the needs of regulators and retailers. The proposed farm will be certified as Level 3 – Comprehensive, which is an advanced level suited to egg farmers with a fully developed compliance system and record keeping procedures, to meet the requirements of major retail customers. Egg farms certified at this level must be audited against all three levels of compliance criteria. Additional standards applicable to the various aspects of the operations are documented in Section 2.7 of this SEE. Farms are subject to regular independent audits and

PROVISION	RESPONSE
	inspections in accordance with the above standards and hence are well run, highly managed, and regularly audited operations.
4.1 Other Types of Development Controls	
4.1.1 Development on Flood Affected Land	**Not Applicable –** the site is located on flood affected land.
4.1.2 Outdoor Signage	**Not Applicable –** the development does not involve any outdoor signage.
4.1.3 Outdoor lighting	**Not Applicable –** the development does not involve any outdoor signage.
4.1.4 Parking Where there are no specifies rates listed above, refer to the RTA's Guide for Traffic Generating Developments or demonstrate requirement for parking will be met based on a Traffic Assessment Report, prepared by a suitably qualified consultant. Parking and traffic requirements will be based on consideration of: • Likely peak usage times; • The availability of public transport; • Likely demand for off street parking generated by the development; • Existing traffic volumes on the surrounding street network; and • Efficiency of existing parking provision in the location. Comply with AS2890.1 Parking Facilities	**Complies.** The Liverpool Plains Shire Council DCP does not require a specific parking rate be met for intensive animal industries. For Intensive Agriculture, the DCP refers to the NSW Government Department of Primary Industries (DPI) Guidelines with regard to industry-specific farm management practices. The DPI Best Practice Management for Meat Chicken Production in NSW requires "adequate provision for the parking of vehicles anticipated to be using the farm". Provision has been made at the site entrance for staff and visitors to safely enter and exit the facility in accordance with bio-security protocols. Swept path analysis has been undertaken which confirms that the largest design vehicle (B-Double) can safely manoeuvre through the site and enter and exit the farm in forward gear. A Traffic Impact Assessment has been prepared and confirms: - The development will not have any significant impacts on the external road network; - There is sufficient sight distance for the site access on Inverkip Road - The site design is sufficient for the necessary design vehicles to manoeuvre throughout the site - There is sufficient space on the site for parking and manoeuvring to be provided for all staff and visitors.
4.1.5 Landscaping	Screen planting is provided along Inverkip Road and along the access road (near Inverkip Road).
4.1.6 Heritage	The site is not mapped as a Local of State Heritage Items. With respect to Aboriginal heritage, a Cultural Heritage Assessment has been undertaken for the project, which included both a desktop assessment and site visit. The desktop inspection concluded that no Aboriginal objects or Aboriginal cultural heritage constraints were identified, which was confirmed during the visual inspection. During the visual inspection, the heritage consultant confirmed that the study area has be subject to extensive disturbance including clearing of existing native vegetation and agricultural activities. The assessment

PROVISION	RESPONSE
	concludes that an Aboriginal Heritage Impact Permit (AHIP) will not be required.
4.2 ENVIRONMENTAL CONTROLS	
4.2.4 On-site waste management systems	
If on-site sewage management is determined to be the best long-term option for an area certain development standards will apply to relevant applications, including, but not limited to: • Minimum Lot Size • Climate • Soil • Geography • Environmental sensitivity • Potential risks to public health. Reference should be made to the guide On-site Sewage Management for Single Households (Environment & Health Protection Guidelines), for additional guidance with regard on on-site sewage management.	No liquid wastes are generated from the day to day operations at the farm. Effluent from the staff amenities will be treated and disposed of via a standard on-site septic system (e.g. Envirocycle or Ecosystem system). A separate application to install and operate the septic system will be submitted to Council in accordance with the provisions of Section 68 of the Local Government Act 1993, prior to the commencement of operations.
4.2.5 Waste management	
General waste storage and collection arrangements shall be specified.	Details of the waste storage and collection arrangement for the site are detailed in Section 3.9 of this SEE.
4.2.6 Stormwater management	
Reference should be made to Council's Engineering Guidelines for Subdivision and Development.	A Stormwater Management Plan has been prepared and is provided in **Appendix 3**. Stormwater is collected in grass swales & discharged via scour protection spillways to the surrounding paddocks.
4.2.7 Noise	
Where relevant, applications are to contain information about likely noise generation and the method of mitigation**.**	A Noise Impact Assessment has been prepared by Reverb Acoustics and is included as **Appendix 5**. With consideration of the modelling results, Reverb Acoustics concludes that no special acoustic modifications are necessary to achieve compliance with the project noise trigger levels for site operations. In addition, the assessment of road traffic noise has also shown that the noise from cars and truck travelling to and from the proposed farm are predicted to be compliant with the Roads Noise Policy (RNP) day and night criteria for all residences.

4.7 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

The proposed development is not subject to any Draft Environmental Planning Instruments.

4.8 PLANNING AGREEMENTS

The proposed development is not subject to any planning agreements.

4.9 THE REGULATIONS

There are no specific provisions of the regulations which are applicable to the project.

5 EVALUATION

This section provides an environmental assessment of the proposal using the relevant heads of consideration under Section 79c(1) (b) – (e) of the *Environmental Planning and Assessment 1979.*

5.1 LIKELY IMPACTS OF DEVELOPMENT

5.1.1 Bio-Physical Considerations

Based on the assessments undertaken by the relevant technical specialists, it has been demonstrated that the proposed development can be undertaken in a manner consistent with the statutory obligations in relation to:

- Stormwater management and treatment;
- Ecological impacts;
- Acoustic impact;
- Odour impact;
- Cultural heritage impact;
- Waste management; and
- Environmental management.

As such, it is considered that there are no bio-physical considerations which would preclude approval of the proposed development.

5.1.2 Social Considerations

This SEE has considered the impact on the nearby sensitive receptors and has found that the potential impacts within the accepted standards, including for odour, noise and traffic. The proposed development will be in also consist of low scale, rural buildings with a complementary colour scheme, in a remote rural area, that are not expected to be visible from the nearest rural dwellings. Additional tree planting is also proposed between the farm and Inverkip Road to reduce visible to passing traffic. With respect to social impacts, the findings of the detailed technical assessments undertaken in relation to proposed farm demonstrate that construction is unlikely to have significant, negative social impacts.

5.1.3 Economic Considerations

The development will have a positive economic impact in terms of significant construction works and ongoing employment opportunities for local residents.

The proposed development represents an investment of $11.11 million, a majority of which is associated with construction of the proposed rearing farm. In this regards, it is estimated that the project will create 20 construction jobs to deliver the project, as well as indirect opportunities for local tradespersons to assist with the build (e.g. electricians, plumbers etc).

Once operational , the project will create four (4) FTE positions. In addition to the direct employment, the additional farm will create additional opportunities for numerous contractors who support poultry farming including:

- Transport Contractors – transporting day old chicks and reared hens, clean bedding material, poultry feed, gas, manure and litter;
- Live Bird Collection Crews;
- Shed cleaning and set up crews; and
- Local maintenance contractors including electrician and plumbers, etc.

With consideration of these investment and employment opportunities, the project is considered to have a positive economic impact for the region.

5.2 SITE SUITABILITY

The proposed development site has been carefully chosen based on consideration of a number of factors including:

- Be free from environmental (significant flora or fauna or threatened ecological communities) and physical constraints (steep gradient, unsuitable geology, flooding and other natural hazards).
- Be appropriately zoned and free from planning constraints to allow a development application to be considered.
- Have adequate water supply.
- Suitable Road Access allowing for the movement of heavy vehicles and staff to and from the site.
- Be located within a grain growing region to minimise transport cost associated with feed.
- Have suitable separation distances to other poultry farms, intensive livestock operations and other land uses which may introduce a bio-security risk.
- Located in proximity to a population centre which can provide employees and accommodation to support the operation.
- Have suitable separation distances to surrounding residents to ensure no odour impacts.
- Be available for purchase at a price which makes the operation financially viable.

The subject site exhibits all of these features and is inherently suitable for the proposed rearing farm.

In addition, the subject site is contained within the RU1 zone under the Liverpool Plains LEP 2011 and aligns with the zone objectives. As demonstrated in this SEE, the proposed development will not result in an unacceptable amenity or environmental impacts on the surrounding area. As such, the subject site is considered to be highly suitable of the development.

5.3 PUBLIC INTEREST

The proposed development is not considered to result in any unacceptable environmental impacts, or amenity impacts in terms of odour, dust, noise, visual impacts or traffic. The proposed development is consistent with the nature of the rural locality and will be operated in accordance with all relevant standards and environmental safeguards. The development will also establish 4 additional full time positions and result in significant financial investment in the site. As such, the proposal is therefore considered to be in the public interest.

6 CONCLUSION

PSA Consulting (Australia) Pty Ltd, has been engaged by Pace Farm Pty Ltd to prepare this Statement of Environmental Effects (SEE) to accompany a Development Application seeking Development Consent for the construction of a poultry rearing farm consisting of four (4) on land at 375 Inverkip Road, Warrah Ridge (described as Lot 391 on DP556635).

As a result of the consistent growth in demand for eggs within the Australian market, Pace Farm are looking to expand their operations and propose to develop a new poultry rearing farm on the site with the capacity for 248,000 birds.

This SEE has been prepared in accordance with the requirements of the relevant State and local statutory planning requirements and assesses all relevant impacts of the proposed development. Where impacts have been identified, appropriate management and mitigation measures have been prescribed.

The proposed development is not predicted to result in unacceptable impacts on the receiving environment or local community and represents a significant economic benefit in terms of capital investment and employment. Accordingly, the development is recommended for approval, subject to relevant and reasonable conditions.

APPENDIX 1: DEVELOPMENT PLANS

AP01

APPENDIX 2: PRE-DA MEETING MINUTES

AP02

APPENDIX 3: CIVIL PLANS AND STORMWATER MANAGEMENT PLAN

AP03

APPENDIX 4: ODOUR REPORT

AP04

APPENDIX 5: NOISE REPORT

AP05

APPENDIX 6: TRAFFIC IMPACT ASSESSMENT

AP06

APPENDIX 7: FLORA AND FAUNA REPORT

AP07

APPENDIX 8: BUSHFIRE MANAGEMENT PLAN

AP08

APPENDIX 9: CULTURAL HERITAGE REPORT

AP09

APPENDIX 10: WASTE MANAGEMENT PLAN

AP10

APPENDIX 11: WATERWAYS CONSTRAINTS ASSESSMENT

AP11