



Land Use Conflict Risk Assessment

Gillieston Public School redevelopment
and new public preschool

Report Date

24/01/2025

Prepared for:

Department of Education

Prepared by:

Stantec Australia Pty Ltd

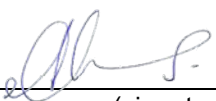
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**LAND USE CONFLICT RISK ASSESSMENT
GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL**

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**LAND USE CONFLICT RISK ASSESSMENT
GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL**

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Table of Contents

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION AND BACKGROUND.....	3
1.1 THE ACTIVITY	3
1.2 PURPOSE AND SCOPE OF REPORT.....	3
1.3 SITE DESCRIPTION.....	4
2.0 GATHER INFORMATION.....	8
2.1 SUBJECT SITE: NATURE OF THE ACTIVITY PROPOSED	8
2.2 SURROUNDING LAND: EXISTING CONDITIONS	10
2.3 HISTORICAL AND FUTURE LAND USES OF THE PRECINCT	14
2.3.1 Historical Use of the Site and Precinct	14
2.3.2 Existing and Proposed Land Use Plans and Guidelines	16
2.4 TOPOGRAPHY, CLIMATE AND NATURAL FEATURES.....	19
2.4.1 Topography	19
2.4.2 Natural Features.....	20
2.4.3 Climate	20
2.5 SITE INSPECTION AND CONSULTATION.....	21
2.6 SUMMARY OF POTENTIAL LAND USE CONFLICT ISSUES.....	22
3.0 LAND USE CONFLICT RISK ASSESSMENT	25
3.1 INTRODUCTION.....	25
3.2 INITIAL RISK IDENTIFICATION AND RISK RANKING.....	25
3.3 RISK REDUCTION CONTROLS	28
3.4 PERFORMANCE MONITORING	30
4.0 CONCLUSION AND MITIGATION MEASURES.....	31
5.0 REFERENCES.....	33

LIST OF TABLES

<i>Table 2-1 Assessment of Potential Conflicts</i>	<i>23</i>
<i>Table 3-1 Risk Ranking Matrix.....</i>	<i>25</i>
<i>Table 3-2: Risk assessment of potential land use conflicts.</i>	<i>26</i>
<i>Table 3-3 Management Strategy, revised risk ranking and performance targets.</i>	<i>28</i>
<i>Table 4-1: Suggested risk reduction mitigation measures and project implementation stages.....</i>	<i>31</i>

LIST OF APPENDICES

APPENDIX A DEPARTMENT OF PRIMARY INDUSTRIES CORRESPONDENCE	A.1
APPENDIX B MEASURES OF CONSEQUENCE (LUCRA GUIDELINES, DPI)	B.2

EXECUTIVE SUMMARY

Stantec has been engaged by the Department of Education to prepare a Land Use Conflict Risk Assessment (LUCRA) report to accompany a Review of Environmental Factors (REF) for the proposed redevelopment of Gillieston Public School, located at 100 Ryans Road and 19 Northview Street, Gillieston Heights. This LUCRA report is prepared in accordance with the following requirements issued for the project:

“In consultation with the Department of Primary Industries and Regional Development, provide a Land Use Conflicts Risk Assessment to identify and assess the potential for land use conflicts to occur between neighbouring land uses, including an existing farm located northeast of the site.”

The LUCRA methodology within this report conforms with the ‘Land Use Conflict Risk Assessment Guide’ Factsheet published by the Department of Primary Industries (DPI, 2011) as relevant to the project and surroundings and involves the following key steps:

1. gather information about proposed land use change and associated activities.
2. evaluate the risk level of each activity.
3. identify risk reduction management.
4. record results.

This LUCRA report has been prepared on consultation with DPI.

The redevelopment will involve the demolition and/or removal of most of the existing school buildings located at the north-western portion of the site and construction of three buildings and a car park on the vacant eastern half of the land. The buildings will service the public primary school and a childcare facility for the local area. The subject site’s boundary is to additionally expand to include the area immediately to the south east and allow for a local road parallel to the boundary.

A risk assessment was undertaken for activities of potential conflict and evaluated through a Risk Ranking Matrix. The leading potential land use conflicts identified and risk assessment undertaken principally related to:

- Existing intensive agriculture (poultry farm) with concern to odour impacts and increase of complaints from increase of school population;
- Traffic noise, vehicle safety, and noise impacts from expanded school population on existing and future existing residential areas;
- Visual impacts from an increase in built form and vegetation removal.

Overall the assessment determined that this risk is low and does not change from the existing situation. Notwithstanding this, measures to mitigate potential land use conflict are recommended in the report and include:

- Internal ventilation units such as air-conditioning for filtration.
- Ensuring there is no poultry kept at Gillieston Public School to reduce the biosecurity risk to the poultry farm.
- Installing engineering controls such as dust covers and first flush systems for rainwater tanks on site and ensuring rainwater collected on site is not utilised as drinking water.



LAND USE CONFLICT RISK ASSESSMENT
GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL

- Where possible, the school and landscape design should incorporate elements that reduce odour and noise conflicts and increase visual amenity.
- Limit outdoor play during odour incidences and close windows/doors facing the poultry farm during high wind/ odour events.
- Preparation of a Traffic Impact Assessment and Noise Impact Assessment, to address potential traffic-generated impacts from increased general population.



1.0 INTRODUCTION AND BACKGROUND

1.1 THE ACTIVITY

The Gillieston Public School has been identified by the NSW Department of Education (DoE) as requiring redevelopment. The proposed Gillieston Public School redevelopment and new public preschool is driven by service need including increase in expected student enrolments and the removing demountable structure and replacement with permanent teaching spaces.

The Gillieston Public School redevelopment and new public preschool comprises the following activity:

- Demolition and removal of existing temporary structures.
- Site preparation activity, including demolition, earthworks, tree removal.
- Construction of new:
 - 32 permanent general learning spaces and 3 support teaching spaces
 - Administration and staff hubs
 - Hall, canteen and library
 - Out of school hours care
 - Public preschool (standalone building for 60 places)
 - Covered Outdoor Learning Areas (COLAs)
 - Outdoor play areas, including games courts and yarning circle
 - New at-grade car parking
 - Extension of the existing drop-off / pick-up area and new bus bay
 - Realignment of the existing fencing
 - Associated stormwater infrastructure upgrades
 - Associated landscaping
 - Associated pedestrian and road upgrade activity

1.2 PURPOSE AND SCOPE OF REPORT

Stantec has been engaged by the Department of Education to prepare a Land Use Conflict Risk Assessment (LUCRA) report to accompany a Review of Environmental Factors (REF) for the proposed school redevelopment. The LUCRA report is prepared in accordance with the following requirement:

“In consultation with the Department of Primary Industries and Regional Development, provide a Land Use Conflicts Risk Assessment to identify and assess the potential for land use conflicts to occur between neighbouring land uses, including an existing farm located northeast of the site.”

The LUCRA methodology will conform with the ‘Land Use Conflict Risk Assessment Guide’ Factsheet published by the Department of Primary Industries (DPI, 2011) as relevant to the project and surroundings.

As stated in the LUCRA Guide, a LUCRA aims to:

- *accurately identify and address potential land use conflict issues and risk of occurrence before a new land use proceeds or a dispute arises*



LAND USE CONFLICT RISK ASSESSMENT GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL

- *objectively assess the effect of a proposed land use on neighbouring land uses*
- *increase the understanding of potential land use conflict to inform and complement development control and buffer requirements, and*
- *highlight or recommend strategies to help minimise the potential for land use conflicts to occur and contribute to the negotiation, proposal, implementation and evaluation of separation strategies.*

The assessment process in the LUCRA Guideline (DPI) has been applied to achieve the above aims. These steps are:

1. gather information about proposed land use change and associated activities
2. evaluate the risk level of each activity
3. identify risk reduction management
4. record LUCRA results.

Report Limitations: This LUCRA has been prepared principally based on a desktop assessment of the material as cited in the References, online property mapping and site information, site assessment and site photography, and consultation as indicated in the report.

1.3 SITE DESCRIPTION

The Site is identified as 100 Ryans Road and 19 Northview Street, Gillieston Heights, legally described as Lot 51 DP 1162489 and Lot 2 DP1308605.

The Site is located within the Maitland Local Government Area (LGA) and is zoned RU2 Rural Landscape and R1 General Residential zone under the provisions of the Maitland Local Environmental Plan 2011 (MLEP2011).

Existing attributes of the subject site are noted as follows:

- The subject site exhibits an area of approximately 23,385m² and is located in the suburb of Gillieston Heights;
- The subject site has a frontage to Ryans Road to the west, Gillieston Road to the north, and Northview Street to the south;
- In its existing state, the subject site comprises the existing Gillieston Public School. Existing school buildings are primarily located in the west portion of the subject site with a large area of open space situated in the eastern portion. There are limited permanent structures located on the subject site with thirteen (13) existing demountable classrooms currently occupying the subject site. Permanent buildings consist of the Main Administration Building, Original Brick Cottage, Library and GLS building located in the centre of the subject site; and
- Carparking is provided from Gillieston Road for staff. Pedestrian access is available via this main entrance from Gillieston Road and via a separate pedestrian-only access gates on Northview Street and Ryans Road.

The existing site context is shown in Figure 1-1 and Figure 1-2 below.

Additionally site photos from the school surrounds are shown in Figure 1-3 to Figure 1-7.



LAND USE CONFLICT RISK ASSESSMENT
GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL



Figure 1-1 Cadastral Map of site and immediate surrounds (Source: NSW Spatial Viewer, 2024)



Figure 1-2 Aerial Map of site and immediate surrounds (Source: Near Map, 2024)

**LAND USE CONFLICT RISK ASSESSMENT
GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL**



Figure 1-3 Existing building and carpark to be retained at corner of Ryans and Gillieston Road



Figure 1-4 View of existing school demountable buildings from corner of Ryans Rd & Northview St



Figure 1-5 North east corner of the school site from Gillieston Rd



Figure 1-6 View of school from eastern end of Gillieston Rd

**LAND USE CONFLICT RISK ASSESSMENT
GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL**



Figure 1-7 Vacant land on eastern half of school site

2.0 GATHER INFORMATION

2.1 SUBJECT SITE: NATURE OF THE ACTIVITY PROPOSED

Section 1.3 earlier in this report describes the subject site. Gillieston Public School was founded over 120 years ago and provides public education for Kindergarten to Year 6 students, with the addition of a pre-school. The school currently caters for 339 primary school students.

As indicated in Section 1.1 earlier in this report, Gillieston Public School requires redevelopment, driven by service need including increase in expected student enrolments. The new school will accommodate around 740 primary school students and 60 child care places.

The redevelopment will involve the demolition and/or removal of school buildings currently located at the north-western part of the site, and construction of new buildings and the entry/car park at the eastern part of the land that is currently vacant. The existing school building at the north-western corner of the land will be retained.

The school use pre-dates the zoning of the site under Maitland Local Environmental Plan 2011 (MLEP), which zones the north-western corner of the land (where the current school buildings are located as RU2 Rural Landscape and the remaining vacant land to the east as R1 General Residential. Educational establishments are permitted with consent in under both zones. Centre-based child care facilities are permitted within the R1 General Residential where the future child care will be relocated on the site.

The proposed new school buildings will be up to three (3) storeys, including a substantial educational learning building fronting Gillieston Road (Building C).

Figures 2-1 and 2-2 below provide a site plan and Section Plan (Building C) that provide context of the siting and scale of the proposed school redevelopment.



**LAND USE CONFLICT RISK ASSESSMENT
GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL**



Figure 2-1 Proposed Ground Floor Site Plan – Detailed (SHAC)

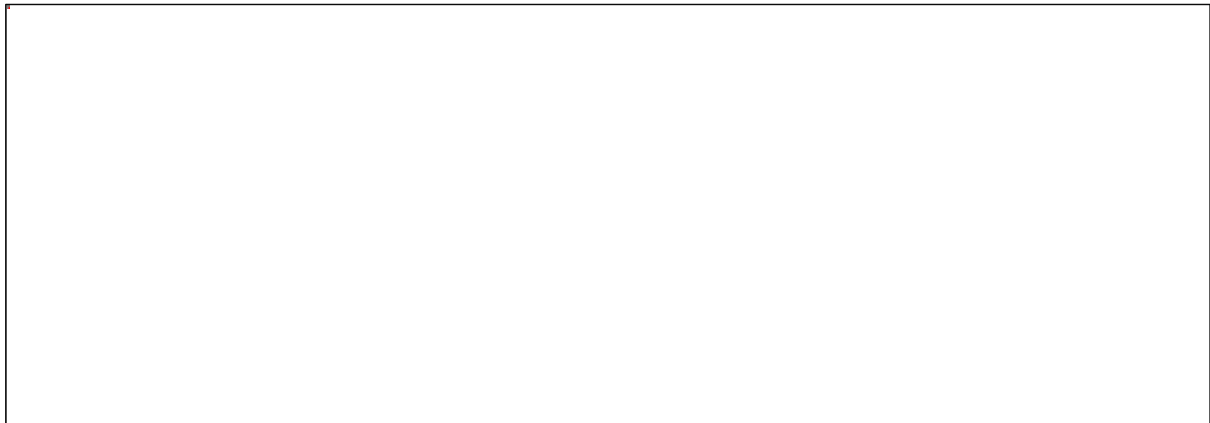


Figure 2-2 Building C – Section A East (SHAC)

2.2 SURROUNDING LAND: EXISTING CONDITIONS

The precinct consists of mostly agricultural land, with bodies of water of varying size, with the Gillieston Heights residential and services area to the south west of the site. The following describes the general landscape features and land uses within a one (1) kilometre radius (refer Figure 2-3):

To the north, across Gillieston Road are rural properties with residential dwellings and agricultural land, including a poultry farm directly northeast. Further north is Swamp Creek, small bodies of water on low laying with connecting streams, and additional rural land.

Located to the east are low density residential, with scattered commercial ventures, a learning centre, Clavel Randch, Wallis Creek and rural land.

To the south east and south are low density residential dwellings, parks and an Air Services Australia facilities. Further to the south, beyond Cessnock Road, is the main Gillieston Heights town area, consisting of facilities, services, commercial ventures and public spaces.

Located beyond Ryans Road, to the west of the subject site, is land prepared for activity, alongside existing rural land. There is an unnamed body of water, connecting to small ponds and connecting to Swamp Creek and a private rail line connected to the Maitland railway.

The surrounding area is connected by arterial and local roads, including Cessnock Road, running through Gillieston heights, linking the area to Maitland to the north east and the regional city of Newcastle beyond. The predominant immediate surrounding land use to the south, east and west is low density residential. As discussed in Section 2.3.2, this will expand to the north in the future. Most of the existing rural properties do not appear to be used for agricultural purposes, with the exception of the poultry farm located to the direct northeast on 18 Gillieston Road, Maitland, which will be the focus of this LUCRA.



**LAND USE CONFLICT RISK ASSESSMENT
GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL**



Figure 2-3 Locality Map: aerial photograph showing the subject site and key features of the surrounds (1km radius) Source: Nearmap

**LAND USE CONFLICT RISK ASSESSMENT
GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL**



Figure 2-4 East of subject land: Rural lifestyle fronting Cessnock Road



Figure 2-5 North of subject land: entry to poultry farm at 18 Gillieston Road. Note existing vegetation screening and lower topography beyond



Figure 2-6 North of subject site: Gillieston Rd & rural land zoned R1 Residential immediately adjacent to school site



Figure 2-7 North of subject site: rural dwelling at 25 Gillieston Rd & poultry farm beyond

**LAND USE CONFLICT RISK ASSESSMENT
GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL**



Figure 2-8 South of subject site: Air Services Australia infrastructure



Figure 2-9 South of subject site: Northview St residential area



Figure 2-10 To the south-west of subject site: low intensity grazing & future residential area zoned R1 Residential



Figure 2-11 To the west of subject site: residential subdivision under construction

2.3 HISTORICAL AND FUTURE LAND USES OF THE PRECINCT

2.3.1 Historical Use of the Site and Precinct

The site has been an educational premises since approximately 1898 and undergone various developmental changes including the addition of several smaller permanent and demountable buildings.

The historical aerial imagery reviewed indicates the school has been located within a rural area, surrounded by agricultural (principally cleared pastoral) uses (refer 1943 imagery at Figure 2-12).

The poultry farm at 18 Gillieston Road to the north west was constructed in the 1970s to 1980s as presented in Figure 2-13 below, with an additional shed constructed from 1980s to 1990s, and has remained the dominant agricultural use in the immediate precinct. The school has co-existed with this operation for many decades.

The Airservices Australia Beacon, located to the south east, was constructed after 1987 and present in Figure 2-14 in 1993 as determined by available historical imagery of the area.

The low-intensity rural use of the surrounding area generally remains, with the exception of urban expansion occurred from the south around a decade ago, forming new residential suburbs.



Figure 2-12 Aerial image, partially from 1943 of site and east of site (NSW Spatial Services)

**LAND USE CONFLICT RISK ASSESSMENT
GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL**



Figure 2-13 Aerial image from 1984 of site and surroundings (NSW Spatial Services)



Figure 2-14 Aerial image from 1993 of subject site and conflict site (NSW Spatial Services)

LAND USE CONFLICT RISK ASSESSMENT GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL

2.3.2 Existing and Proposed Land Use Plans and Guidelines

The subject site and surrounding area are zoned R1 General Residential and RU2 Rural Landscape under the **Maitland Local Environmental Plan (MLEP) 2011** presented in Figure 2-16, of which land west of Ryans Road is under development for residential subdivision. The subject sites and surrounds are also mapped in the MLEP 2011 Urban Release Area Maps (Gillieston Heights North Stage 2), which are consistent with the R1 zoned areas (refer Figure 2-15). The areas generally north of Gillieston Road that have existing rural/residential uses are therefore planned for future urban growth. This includes part of the existing poultry farm property.



Figure 2-16 Excerpt of MLEP 2011 Land zoning of subject site and surrounds (NSW Planning Portal)

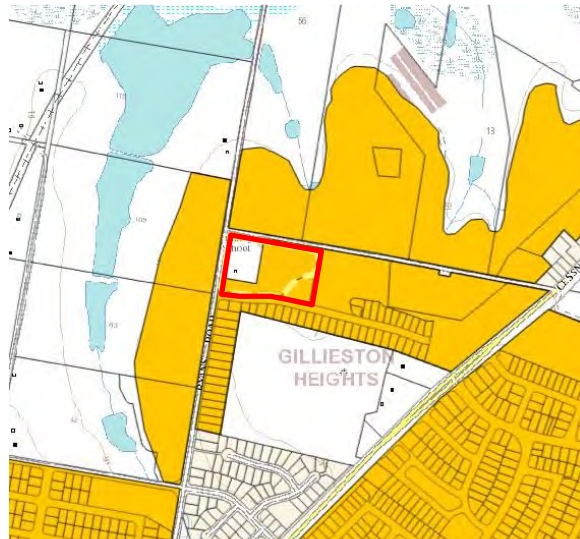


Figure 2-15 Excerpt of MLEP 2011 Urban Release Area Map – Gillieston Heights North (NSW Planning Portal)

The **Maitland Development Control Plan (MDCP) 2011** provides more detail on how the *Gillieston Heights Urban Release Area* is to be planned and developed in Part F.5. In this DCP, the subject site and conflicting site are part of Stage 2 of the West Precinct Staging (refer excerpt at Figure 2-17). The DCP controls also address the key considerations for potential land use conflicts that are relevant to the proposal (within Clause 1.7):

- **Land surrounding Air Services Australia Beacon.** To prevent adverse effects to the Air Services Australia Beacon building located within 150m must not have a RL above 42m AHD. The building closest to the beacon in the future activity of the site is located at an approximate distance of 190m. Therefore, the 42m AHD height restriction is not applicable to the subject site and proposed activity does not conflict with this control.
- **Land Adjoining Poultry Farm:** To ensure that future residential development is not adversely affected by the operation of the poultry farm, this control states '*No development is to occur in areas subject to odour levels greater than 3 odour units as identified in the Precinct Plan*'. As shown in Figure 2-17 the 3 odour unit contour area is located east of the subject site, and is not

LAND USE CONFLICT RISK ASSESSMENT GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL

within the proposed activity area. Therefore, the subject site's proposed activity is compliant with this REF control.

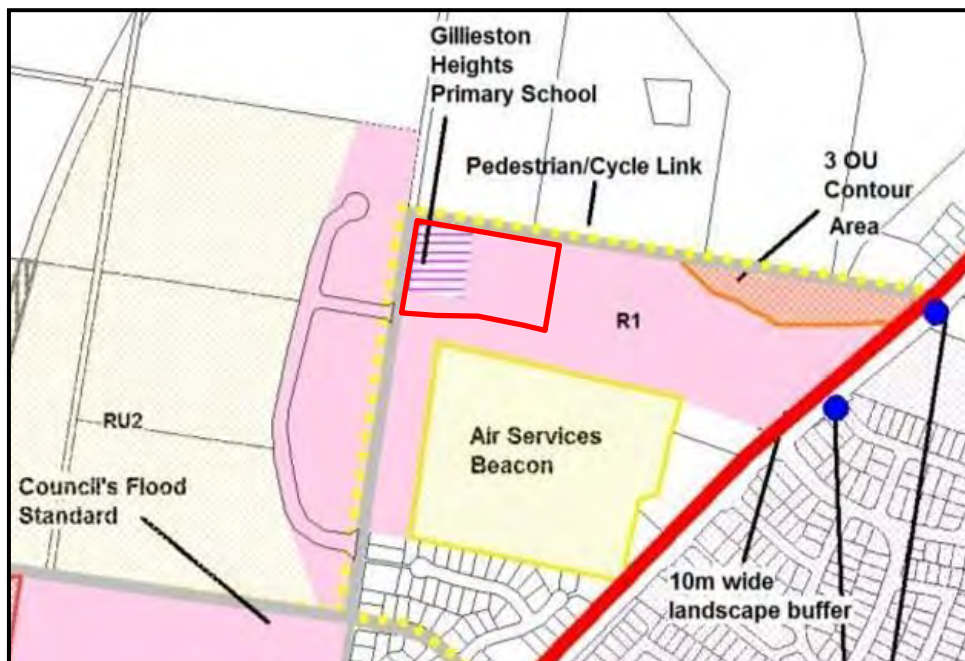


Figure 2-17 Gillieston Heights Western Precinct Plan – Excerpt of Figure 4 from the MDCP (Maitland City Council)



Figure 2-18 Approximate distances from closest future school buildings to potential conflicting land uses (Nearmap)

LAND USE CONFLICT RISK ASSESSMENT GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL

The **Maitland Rural Land Strategy 2041** (Maitland City Council, June 2023) 'provides a framework to guide and manage rural land over the next 20 years. The Strategy is consistent with the land use vision established in the Maitland Local Strategic Planning Statement 2040+ for the city and will guide future planning decisions on rural land. The Strategy is structured around a set of 'Planning Principles' to guide the management of rural land into the future' (p3).

Planning Principle 2 is 'reduce and manage land use conflict', with the intent to "avoid, minimise and mitigate impacts from existing and new land uses, on both high value agricultural land and from uses on non agricultural land." The poultry industry is noted as significant industry in the area and is identified as a focus area and buffers and separation distances are identified as a tool to manage conflict, including consideration of an interim guidelines document by Department of Primary Industries (DPI), refer below.

The guideline ***Buffer Zones to Reduce Land Use Conflict with Agriculture, an Interim Guideline*** (NSW Department of Primary Industries, 2018) is a guideline in place with suggested distances between conflicting land uses. The land use conflict between a poultry farming site and sensitive receptor has a recommended distance of 1000 meters for indoor broilers. This distance is measured between the nearest point of odour emission to the nearest point of reception, as per the *Best Practice Management for Meat Chicken Production in NSW* manual provided by the NSW Department of Primary Industries.

The estimated distances between the subject site and conflicting site are as follows:

- Separation distance between nearest existing subject site building and main shed: approx. 420m
- Separation distance between nearest proposed subject site building and main shed: approx. 340m

The Best Practice Management for Chicken Meat Production describes that activity within 500m are generally affected by poultry farm practices. However, it is important to note the elevation of terrain and prominent winds of the site location to adequately assess the effectiveness of the buffer zone. As presented in Figures 2-5 and 2-18, the view of the poultry farm from the school is screened by existing vegetation and a sloping terrain to aid dispersion, a common odour control approach, as well as prevents negative effects from stormwater runoff.

Therefore, while the buffer distance is not achieved between the subject site and conflicting site (both existing and proposed school buildings), impacts are decreased from the lower lying elevation of the poultry farm buildings and landscaping. This can be further aided by mitigation measures discussed in Section 3 and 4 of this report.

In summary: the school site is located in a peri-urban area that is in transition to an urban residential area reflecting the MLEP 2011 zoning. In the future the existing rural lifestyle properties to the immediate north and east of the subject site will be transformed to dwellings, and the school will be surrounded by residences. The Air Services Australia facility to the south-east is located outside the required buffer distances from the proposed new school buildings and no conflict is anticipated. The existing school site and buildings are already located within the buffer zones/separation distance from the poultry farm to the north-east, both which have co-existed for several decades. This will present a planning challenge to address land use conflict with the existing established poultry farm operation.



2.4 TOPOGRAPHY, CLIMATE AND NATURAL FEATURES

2.4.1 Topography

The subject site is located on the ridgeline of the Gillieston Heights locality, which is an elevated peninsula above a low-lying floodplain. The residential-zoned land reflects the flood-free areas. The site is located at the 22m AHD on the north west site corner, 12m AHD at the north east, approximately 24 AHD at the future south east site corner, and 26 AHD at the south west. The elevation is a slope downward towards the north east. The RU2 zoned land, including part of the poultry operation at 18 Gillieston Road is low-lying which is located on a 16 AHD to 6 AHD slope. Having regard to the topography, the poultry farm is generally not visible from the school site (at existing ground level).



Figure 2-19 Contour and topography mapping of site (Lotsearch, data gathered from: Department of Finance, Services & Innovation 2022)

2.4.2 Natural Features

The surrounding site groundcover is made of predominantly soft permeable surface which drains a majority of stormwater runoff. The groundcover is mostly grass with mature trees on the western half of the site and irregular weeds, with shallow brown-grey silty sands and silty clay as the surface soil. The soil is a class 5 Acid Sulphate Soil classification. Stantec's *Intrusive Geotechnical Investigation* report findings from 2023 found evidence of sandstone within the site.

Land on the site is highly water affected with multiple bodies of water located within a 250m radius of the site, comprising of ponds, waterlogging, runoff stream links and water erosion. A low dip area in the east of the subject site is identified as a watercourse and water area, shown in *Figure 2-19*, on the north east of the subject site. Land surrounding the subject site to the north and west is classified as flood planning area with a 1 in 100 year flooding probability, as shown in the Maitland Citywide Development Control Plan 2011 map. The largest body of water is situated on agricultural land, approximately 240m, to the north west. Located approximately 820m to the north east is the biodiversity value land of Swamp Creek.

2.4.3 Climate

Data from the Bureau of Meteorology (Maitland Airport weather station) identifies:

- An annual average temperature range from -2.7°C to 45.6°C;
- A mean monthly average rainfall from 33.9mm to 103.4mm throughout the year, with the highest rainfall occurring in April, followed by June, with August maintaining the lowest rainfall.
- Prevailing winds through the site are predominately from the north west in summer and east/south-east in winter (refer Figure 2-20 below).

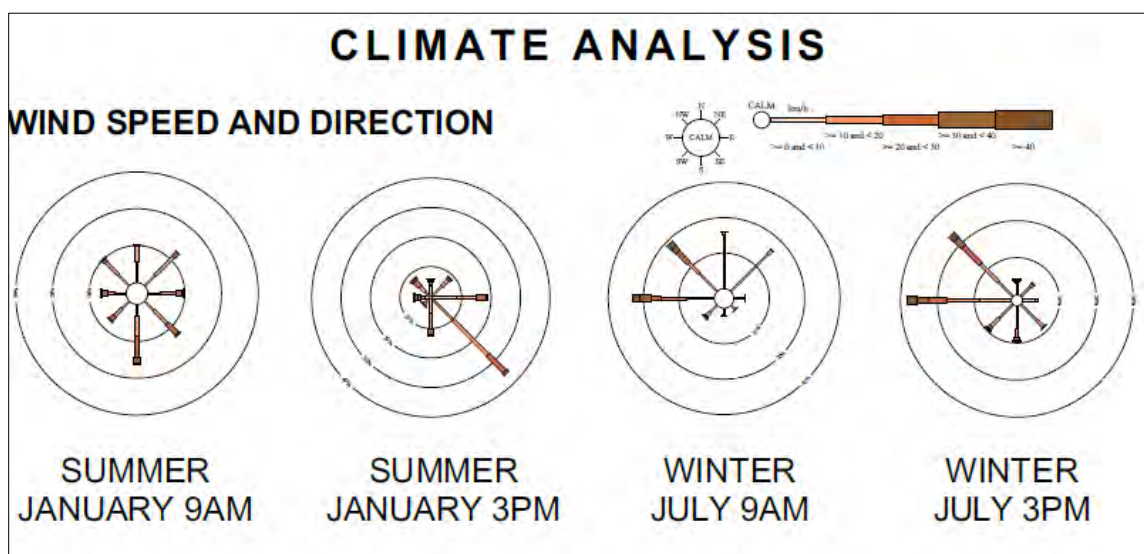


Figure 2-20 Climate analysis of subject site with data from the Bureau of Meteorology, Maitland Airport Weather Station (SHAC)

2.5 SITE INSPECTION AND CONSULTATION

Site Inspection: Stantec undertook a site inspection of the Gillieston Public School site and surrounding locality on 24 September 2024 where the nature, topography, use and operations were observed. These observations are outlined in Section 2 of this report. Rural land is limited to the north (and west, beyond the new housing estates under construction), being generally large-lot rural-residential development. Most of the land in the immediate vicinity is not used for any immediately obvious agricultural purpose and appear to lifestyle lots, potentially with some low scale grazing (although not observed). Much of the adjacent land is open and unused.

Nearby Agricultural Establishments/Poultry Farm – Stantec contacted the owner/operator of the poultry farm (Mr Chris Aquilina) by phone to discuss any potential land use conflict between the proposed school redevelopment and his operations from his perspective. Mr Aquilina did not anticipate any additional conflicts, with the exception of traffic along Gillieston Road which is already at/over capacity and is too narrow. There are issues currently with trucks being able to egress the property and Gillieston Road, due to traffic. Mr Aquilina is of the opinion that Gillieston Road requires widening and traffic lights to be installed at intersections. In terms of odour impacts from the poultry operation, Mr Aquilina indicated that the chicken sheds were upgraded around seven years ago to include computerisation, tunnel ventilation etc, at which time an odour assessment report was prepared for Council. This report recommended mitigation measures such as planting a row of screen trees (now existing), and odour emissions have been significantly reduced since then. Potential for odour is generally limited to summer time/hot weather and still conditions, and only during clean out and washing between bird sales cycle (approx. every eight weeks).

Gillieston Public School Principal: Johnstaff's Project Manager on behalf of Stantec contacted the school Principal in particular regarding any existing impacts of the nearby poultry farm to current school operations. The Principal advised there have been numerous verbal complaints from parents and community members about the unpleasant odour when shifts in wind direction will occasionally bring strong odours into the school. During these events, the school follows its extreme weather management protocol where students are not allowed outside for playtime/recess.

Maitland City Council – Stantec contacted Council's Senior Development Planner and who informally discussed the development of the land to the immediate north of the school site (across Gillieston Road) for residential subdivision, which was understood to be imminent (development application stage). Further information was to be provided by other Council Officers (regarding any relevant enforcement and strategic planning matters), however this has not been forthcoming.

Stantec has been provided with project team documentation and communications including Council, and Schools Infrastructure. Meeting Minutes (from 2022 and 2023) did not raise any particular matters regarding land use conflicts with existing agricultural uses. The continues urban/residential expansion surrounding the school was a point of discussion and the need to widen/upgrade Ryans and Gillieston Roads and associated pedestrian infrastructure.

Department of Primary Industry and Regional Development: Stantec contacted the DPI – Regional Development, Agriculture and Biosecurity office for comment on the proposed Gillieston Public School, with correspondence received on the 4 October 2024. The DPI identified the following issues key to the project that are to be addressed as part of the LUCRA:



LAND USE CONFLICT RISK ASSESSMENT GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL

- Common issues of land use and conflict with poultry developments and near neighbours include odour, dust, noise and traffic:
 - The main entry to the school, including car and pedestrian access will be within approximately 100 m of the farm entrance. Given this is closer than the current school entrance, this is a significant issue to be addressed as the school population will increase by approximately 20%.
 - The school buildings will be approximately 300 m from the poultry sheds, which is slightly closer than the existing building.
 - Poultry farms include significant amounts of heavy truck movements – including feed trucks and live bird pick ups. Traffic management, access and road maintenance, parking pedestrian and increased vehicle movements need to be accounted for in the planning and road upgrades to maintain safety and accessibility.
- As the school site is located within 1,000 m of the poultry farm it is recommended no poultry are kept at the school to limit biosecurity risks.
- Should rainwater be collected and stored on site that this is not used for human consumption.

These potential conflicts are addressed in Section 3, and the correspondence from DPI is included in Appendix A

Other consultation - Social Impact Statement: The Department of Education engaged Willow Tree Planning to conduct and prepare a Social Impact Assessment for the project. It is understood that at the time of preparing this report, all adjoining residents were delivered an information pack of the project information, together with an invitation to a drop in event held on 16 September 2024 at the school, and an opportunity to participate in an online survey. No specific matters regarding land use conflict from/to the school were raised.

2.6 SUMMARY OF POTENTIAL LAND USE CONFLICT ISSUES

Based on a review of existing site conditions and land uses, likely future proposed land uses and development, the following are the main land uses where potential conflicts may arise:

- School redevelopment – current project being assessed in this report.
- Rural land use:
 - where extensive agricultural activity is being undertaken – poultry farming
 - where there is no extensive agricultural activity and used as residential
 - Land used by Air Services Australia.
- Residential land use:
 - Current residential land use around the school
 - Proposed future residential land uses around the school.

Table 2-1 shows an assessment of potential conflicts that may arise between these land uses and if a risk assessment is required.



**LAND USE CONFLICT RISK ASSESSMENT
GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL**

Table 2-1 Assessment of Potential Conflicts

Activity/Land Use	Potential Conflict?	Risk Assessment Required?
Potential Conflicts from School Redevelopment on adjoining land uses		
Agriculture		
Existing intensive agriculture (poultry farm)	Yes. Increased odour complaints from increased student population. The expanded school is located outside of the mapped odour control 3 area within the MDCP 2011, however our consultations has indicated previous odour related incidences/complaints.	Yes
Other existing rural land (<i>existing</i>)	No. Existing nearby rural lands are lifestyle rural residences rather than agricultural use and no change is anticipated.	No
Other permitted rural land uses (<i>potential future</i>)	No. No ongoing conflict of new agricultural uses in nearby vicinity due to residential zoning. The proposed redevelopment of the school is well documented and future due diligence by agriculture operators of the school and future residential zoning can adapt agricultural management to suit.	No
Residential		
Traffic noise, vehicle safety, and noise impacts from expanded school population on existing and future existing residential areas	Yes. The school has been located on the site for over 100 years and there is an expectation for continued use to serve the growing population, which would include increased noise levels including playground noise. However, traffic and noise impacts may be generated due to increased road users and traffic during school drop-off/pick-up times and increased residential land users in future. Traffic related issues are expected to be assessed separately in detail as part of the project assessment process and measures can be implemented within the design (Traffic Impact Assessment and Acoustic Assessment).	Yes
Other		
Air Services – impact on beacon operations	No. Height of proposed school buildings (3 storeys, RL38.8m AHD) is lower and buffer distance greater than identified in DCP 2011.	No
Visual Impacts – Increased built form and vegetation removal	Yes. The proposed design is higher than existing buildings in the locality, however is located in an urban growth area, is contemplated for activity.	Yes
Potential Conflicts from Adjoining Land Uses on Redeveloped School		
Agriculture		
Existing intensive agriculture (poultry farm)	Yes. The school already experiences periodic odour impacts from the poultry farm during certain wind conditions and has management measures in place to ameliorate, recommended to continue.	Yes
Other impacts from other existing rural	No. There is low intensity of surrounding rural uses and subject to future residential redevelopment.	No



LAND USE CONFLICT RISK ASSESSMENT
GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL

land (<i>existing</i>): eg. dust, smoke, pesticide sprays, vehicles and machinery, particulates, noise, animal activity.		
Residential		
Traffic noise, vehicle safety, and noise impacts from current and future residential population/growth area	Yes. Traffic and noise impacts generated from the existing and future proposed upgrading adjacent roads should be separately assessed in detail as part of the project assessment process and measures can be implemented within the school design (Traffic Impact Assessment and Acoustic Assessment).	Yes
Other		
Air Services – impact of beacon operations on relocated school buildings	No. School redevelopment meets the minimum buffer criteria	No



3.0 LAND USE CONFLICT RISK ASSESSMENT

3.1 INTRODUCTION

This section assesses the risk associated with all potential impacts of the proposed school on the neighbouring land uses (existing and proposed) and visa versa, as identified in the previous section. This section evaluates the type and level of management strategies required to minimise such effects, if required.

The identification, evaluation and risk ranking matrix and methodology within this section is adopted from the LUCRA Guideline document (DPI).

3.2 INITIAL RISK IDENTIFICATION AND RISK RANKING

The risk identification around the potential conflict activities is assessed through the following Risk Matrix (**Table 3-1**), Potential Land Use Conflicts Risk Assessment (Table 3-2), and Measure of Consequence (refer Appendix B).

The following Risk Matrix provides a risk rating to assesses the risk of each identified activity. An activity with a risk ranking higher than 10 will require mitigation or management strategies.

Table 3-1 Risk Ranking Matrix

PROBABILITY			A Almost Certain	B Likely	C Possible	D Unlikely	E Rare
			Common or repeating occurrence	Known to occur, or 'it has happened'	Could occur, or 'I've heard of it happening'	Could occur in some circumstances, but not likely to occur	Practically impossible
Consequence							
1	Severe		25	24	22	19	15
2	Major		23	21	18	14	10
3	Moderate		20	17	13	9	6
4	Minor		16	12	8	5	3
5	Negligible		11	7	4	2	1

The following Risk Evaluation table (**Table 3-2**) assesses each of the potential land use conflicts identified and provides a risk ranking for each. As per the DPI guideline, any potential conflict with a risk rank >10 will require mitigation measures to reduce likelihood of future conflicts.

LAND USE CONFLICT RISK ASSESSMENT
GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL

Table 3-2: Risk assessment of potential land use conflicts.

Activity	Conflict With	Potential Conflict	Risk Assessment		
			Prob of occurrence	Consequence	Risk Rank
Poultry farming	School redevelopment	Increased odour intensity and frequency due to reduced separation distance	B	3	17
		Dust, smoke and mist from cleaning and weed control activities	D	4	5
		Noise from poultry, transport and other site activities	D	4	5
		Visual impact due to increased visibility from increased building height	B	5	7
		Increased insects such as flies from poultry manure etc.	D	5	2
		Dust, mist and/ or biological contaminants from cleaning and weed control activities/ poultry farm operations contaminating rainwater tanks used on site	C	2	18
School redevelopment	Poultry farm	Increased odour related complaints due to reduced separation distance and higher number of students that may find odours as offensive.	B	3	17
		Visual impact of higher school building	B	5	7
		Noise from increased school population	B	5	7
		Increased traffic movement affecting farm transport, especially during school pickup/drop-off times	C	4	8
		Increased potential for trespass	D	5	2
		Poultry kept on the school site may pose a biosecurity risk through transmission of disease.	D	2	14



LAND USE CONFLICT RISK ASSESSMENT
GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL

Activity	Conflict With	Potential Conflict	Risk Assessment		
			Prob of occurrence	Consequence	Risk Rank
Current residential land use	School redevelopment	Noise from increased number of students, increasing usage of music, equipment and other residential equipment.	B	5	7
School redevelopment	Current residential land use	Visual impact of higher school building	B	5	7
		Increased traffic movement, especially during school pickup/drop-off times	C	3	11
		Increased pedestrian road usage around the school	D	5	2
Future residential activity	School redevelopment	Increased potential for trespass	D	5	2
		Increased road traffic/parking affecting school pickup/drop-off	C	3	11
		Noise from music, equipment and other residential equipment.	D	5	2
School redevelopment	Future residential land use	Visual impact of higher school building	A	5	11
		Increased traffic movement, especially during school pickup/drop-off times	C	3	11
		Increased pedestrian road usage near school	D	5	2

Note: yellow or orange shading – potential conflict requires risk mitigation measures as target risk rank exceeded (>10).

Assessment Outcome

Poultry Farm: Based on the risk assessment, the most likely risk of conflict is the impacts of the expanded school on the existing nearby poultry farm and visa versa. However, it is considered that this risk is low and does not change from the existing situation which has current mitigation and management measures in place (by both the school and poultry farm) that should be continued. While the proposed school redevelopment is proposed some 80m closer to the poultry farm, remains less than the buffer guidelines distances (refer below), and will be higher (being more visible to/from the poultry farm, currently not the case), it is still outside of the prevailing winds and identified/mapped odour control area within the DCP.

Traffic: Gillieston Road in particular and the surrounding road network was identified to be inadequate and requires upgrading due to the expanding residential area. The proposed school redevelopment with increased school population will further contribute to this pressure and associated impacts.



3.3 RISK REDUCTION CONTROLS

The suggested risk management strategies for potential conflicts are provided in Table 3-3. A revised risk ranking is also provided assuming these strategies are implemented, along with indicative performance targets. All revised risk ranking is below the target of 10. While the controls in Table 3-3 are suggested, other design and operational controls may be considered to provide similar reduction in risk ranking.

Table 3-3 Management Strategy, revised risk ranking and performance targets.

Identified Potential Conflict	Management Strategy (Method of Control)	Revised Risk Ranking (P, C) ¹	Performance Target
Increased odour intensity and frequency due to reduced separation distance	<p>Engineering:</p> <ul style="list-style-type: none"> Internal ventilation units such as air-conditioning. <p>Administrative:</p> <ul style="list-style-type: none"> limit outdoor play during odour incidences Awareness of forecasts of weather forecast (eg. north-east wind direction) Close windows/doors facing the poultry farm during high wind events and/or odour events. 	(C, 4) 8	No increase in complaints to the farm and/or council
Visual impact – increased poultry farm visibility	Engineering – landscape design to incorporate elements that enhance visual amenity.	(C, 5) 4	No complaints to the school; minimal class distraction
Potential for pesticides/ herbicides spray/ dust as well as biological contaminants to contaminate rainwater tanks utilised on site.	<p>Engineering</p> <ul style="list-style-type: none"> Tank strainer or dust cover to be installed at rainwater collection points First flush diverter to be installed on rainwater tanks <p>Administrative</p> <ul style="list-style-type: none"> Rainwater collected on site must not be used for human consumption (drinking water) 	(C, 4) 8	No harm to site users (students, teachers and maintenance)
Increased odour related complaints due to reduced separation distance and higher number of students	<p>Engineering:</p> <ul style="list-style-type: none"> Internal ventilation units such as air-conditioning. <p>Administrative:</p> <ul style="list-style-type: none"> limit outdoor play during odour incidences Awareness of forecasts of weather forecast (eg. north-east wind direction) Close windows/doors facing the poultry farm during high 	(C, 4) 8	No increase in complaints to the school/farm and/or council

LAND USE CONFLICT RISK ASSESSMENT
GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL

Identified Potential Conflict	Management Strategy (Method of Control)	Revised Risk Ranking (P, C) ¹	Performance Target
	wind events and/or odour events.		
Visual impact of higher school building	Engineering – school design to include visually aesthetic elements.	(C, 5) 4	No public objections to redevelopment plans; no complaints to the council/school
Biosecurity risk to poultry farm from poultry kept on the school site.	Administrative <ul style="list-style-type: none"> No poultry to be kept on the school site. 	(D, 3) 9	No harm to poultry kept on poultry farm.
Increased traffic movement, especially during school pickup and drop-off times	Separate assessment to be undertaken -Traffic Impact Assessment and Acoustic Assessment, to address potential traffic related issues.	(D, 3) 9*	No (avoidable) traffic related incidences; no complaints to the school and/or council
Increased road traffic/parking affecting school pickup and drop-off	Separate assessment to be undertaken -Traffic Impact Assessment and Acoustic Assessment, to address potential traffic related issues.	(D, 3) 9*	No (avoidable) traffic related incidences; no complaints to the school and/or council

**The scoring assumes that engineering and administrative controls such as road signs, school zones, road humps/school crossing etc. may be implemented as a result of traffic impact assessments.*

¹C – consequences; P – probability.



3.4 PERFORMANCE MONITORING

The following performance monitoring is suggested to determine the continued effectiveness of any adopted controls to achieve the required reduction in risk rankings:

- Engineering controls – the performance of engineering controls can be monitored from feedback received after stakeholder consultation and public exhibition of the REF, with designs incorporating risk reduction controls. Relevant design changes can be implemented based on the feedback that may ensure continued low risk of any conflicts. A complaints register can be maintained during operational phase of the project for any complaints received by the school and the council, to track any notable increase in complaints from pre-redevelopment years. Further specific assessments such as odour assessment and traffic and noise assessments can be carried out to ensure adopted designs will prevent future conflict issues.
- Administrative controls – performance can be monitored based on complaints received by the school and the council, and any specific incidences or near misses during operational phase of the project. This can be part of a complaints register maintained specifically to monitor complaints and incidences relating to potential land use conflicts identified in this report.

The above performance monitoring can be included in any management plans such as construction, environmental and/or operational management plans, which may specify minimum performance targets, responsibilities and corrective actions.



4.0 CONCLUSION AND MITIGATION MEASURES

This LUCRA has found that there could be potential conflicts between the proposed redevelopment and some of the surrounding land users including current or future residential land uses and rural land users, specifically poultry farming. Engineering and administrative controls are proposed to be implemented to reduce instances of conflicts to acceptable risk level (risk ranking < 10), effectiveness of which should be monitored using the suggested performance monitoring criteria (Section 3.4).

Suggested risk mitigation measures are provided in **Table 4-1** to reduce potential conflict risks associated with odour, visual impacts and traffic related issues. The proposed controls can be implemented during design, construction or operation stages of the project. While these controls are suggested, other design and operational controls may be considered to provide similar reduction in risk ranking, to <10. This may include further specific assessments such as the following (but not limited to), to further inform any design elements of the project to ensure sufficient risk reduction is achieved:

- Odour impact assessment
- Traffic impact assessment
- Acoustic assessment
- Visual Impact Assessment

STANTEC NOTE: the last three (3) dot points above are required by the REF approval process and should be cross-checked for consistency.

Table 4-1: Suggested risk reduction mitigation measures and project implementation stages.

Project Stage <i>Design (D)</i> <i>Construction (C)</i> <i>Operation (O)</i>	Mitigation Measures	Relevant Section of Report
D/C	Where possible, school and landscape design to incorporate elements that reduce noise and odour conflicts as well as increase visual amenity.	3.3
D/C	Rainwater tanks to have a tank strainer or dust cover as well as a first flush diverter to be installed at rainwater collection points	3.3
O	Administrative – Rainwater collected from tanks not to be used for drinking water.	3.3
O	No poultry to be kept on the school site.	3.3
D/C	Internal ventilation units such as air-conditioning.	3.3
O	Administrative – limit outdoor play during odour incidences and close windows/doors facing the poultry farm during high wind events.	3.3
D/C	School design to include visually aesthetic elements to increase visual amenity of the site. To be considered in Visual Impact Assessment.	3.3



**LAND USE CONFLICT RISK ASSESSMENT
GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL**

D	Traffic Impact Assessment and Noise Impact Assessment, to address potential traffic related issues.	3.3
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5.0 REFERENCES

The key documentation and resources required for the Land Use Conflict Risk Assessment are as follows:

Land Use Conflict Risk Assessment Guide – Resource Planning & Development Unit, Department of Primary Industries, October 2011

Buffer Zones to Reduce Land Use Conflict with Agriculture - Dr Alexander Wells, Agricultural Land Use Planner, Department of Primary Industries, November 2018

Best Practice Management for Meat Chicken Production in New South Wales Manual 1 – Department of Primary Industries, September 2012

Buffer Zones to Reduce Land Use Conflict with Agriculture (2018)

Maitland Local Environmental Plan 2011 (MLEP) – Maitland City Council

Maitland Development Control Plan (MDCP) – Maitland City Council

NSW Planning Portal

Six Maps

Nearmaps

NSW Spatial Services Historical Imagery

Living and Working in Rural Areas Handbook

ACOR Consultants Pty Ltd (2024a) Civil Services Isopach Plan. GPS-ACOR-00-XX-DR-C-040001 Issue A. 27 September 2024.

ACOR Consultants Pty Ltd (2024b) Hydraulic Services Drainage Site Plan. GPS-ACOR-00-XX-DR-H-000051 Issue A. 27 October 2023.

ACOR Consultants Pty Ltd (2024c) Civil Engineering Report Review of Environmental Factors – Gillieston Public School. NA221454-GPS-ACOR-00-RP-C Rev 1. 27 September 2024.

ADW Johnson (2023) Sewer Pump Station Gillieston Public School SPS Detailed Design Lot 51 DP1162489 Ryans Road, Gillieston Heights. 240358-SPS Sheet List Rev D. December 2023.

Assessment and management of odour from stationary sources in NSW – Department of Environment and Conservation NSW, November 2006

Stantec (2023a) Geotechnical DD – Preliminary Desktop Review, Gillieston Public School. Prepared for School Infrastructure NSW. 8 February 2023.

Stantec (2023b) Intrusive Geotechnical Report, Gillieston Public School. Prepared for School Infrastructure NSW. 10 February 2023.

Stantec (2023c) Preliminary Desktop Site Investigation – Contamination, Gillieston Public School. Prepared for School Infrastructure NSW. 10 March 2023. Draft.



LAND USE CONFLICT RISK ASSESSMENT
GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL

Stantec (2023d) Remediation Action Plan, Gillieston Public School. Prepared for School Infrastructure NSW. 21 March 2023. Draft.

Stantec (2024) Detailed Site Investigation, Gillieston Public School. Prepared for School Infrastructure NSW. 25 July 2024.



APPENDICES

Appendix A DEPARTMENT OF PRIMARY INDUSTRIES CORRESPONDENCE



Ms Nadine Page
Principal Planner
Stantec
Ground Floor, 16 Burelli Street
Wollongong NSW 2500
AUSTRALIA

nadine.page@stantec.com

Gillieston Heights Public School Redevelopment

Dear Ms Page

Thank you for your correspondence of 25 September 2024 and the opportunity to provide comment on the above project pre the lodgement of a Land Use Conflict Assessment (LUCRA).

The NSW Department of Primary Industries and Regional Development (the Department) Agriculture and Biosecurity collaborates and partners with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment.

The Scoping Report does not mention the poultry enterprise, a 4 shed turkey farm which has in recent years undergone significant upgrades involving considerable reinvestment and any potential land use conflict issues, however consideration needs to be given to managing risks and ensure the operation of the farm is not adversely impacted. On 8 June, 2024 the Department provided this advice to Department of Planning Housing & Infrastructure (DPHI) and requested the inclusion of a LUCRA to be undertaken for the above project as part of the SEARS due to the close proximity to existing agriculture, in particular the poultry farm.

The following issues are key to this project and need to be addressed or included in the LUCRA:

- Common issues of land use conflict with poultry developments and near neighbours include odour, dust, noise and traffic:
 - The main entry to the school, including car and pedestrian access will be within approximately 100m of the farm entrance, which is closer than the current school entrance. This is significant issue to be addressed as the school population will increase by approximately 200%
 - The school buildings will be approximately 300m from the poultry sheds, which is slightly closer than the existing building
 - Poultry farms include significant amounts of heavy truck movements – including feed trucks and live bird pick ups. Traffic management, access, road maintenance, parking,

pedestrian and increased vehicle movements need to be accounted for in the planning and road upgrades to maintain safety and accessibility.

- As the school site is located within 1,000m of the poultry farm it is recommended no poultry are kept at the school to limit biosecurity risks.
- Should rainwater be collected and stored on site that this is not used for human consumption.

Should you require clarification on any of the information contained in this response, please do not hesitate to contact me on 0427 060 181 or by email at landuse.ag@dpi.nsw.gov.au.

Sincerely



Helen Squires
Agricultural Land Use Planning Officer
Soils and Water | Agricultural Land Use Planning

04 October 2024

**LAND USE CONFLICT RISK ASSESSMENT
GILLIESTON PUBLIC SCHOOL REDEVELOPMENT AND NEW PUBLIC PRESCHOOL**

Appendix B MEASURES OF CONSEQUENCE (LUCRA GUIDELINES, DPI)

Source: Land Use Conflict Risk Assessment Guide – Measure of Consequence Table 4 (Department of Primary Industry, 2011)

Table 4: Measure of Consequence

Level: 1	Descriptor: Severe
Description	<ul style="list-style-type: none"> Severe and/or permanent damage to the environment Irreversible Severe impact on the community Neighbours are in prolonged dispute and legal action involved
Example/ Implication	<ul style="list-style-type: none"> Harm or death to animals, fish, birds or plants Long term damage to soil or water Odours so offensive some people are evacuated or leave voluntarily Many public complaints and serious damage to Council's reputation Contravenes Protection of the Environment & Operations Act and the conditions of Council's licences and permits. Almost certain prosecution under the POEO Act
Level: 2	Descriptor: Major
Description	<ul style="list-style-type: none"> Serious and/or long-term impact to the environment Long-term management implications Serious impact on the community Neighbours are in serious dispute
Example/ Implication	<ul style="list-style-type: none"> Water, soil or air impacted, possibly in the long term Harm to animals, fish or birds or plants Public complaints. Neighbour disputes occur. Impacts pass quickly Contravenes the conditions of Council's licences, permits and the POEO Act Likely prosecution
Level:3	Descriptor: Moderate
Description	<ul style="list-style-type: none"> Moderate and/or medium-term impact to the environment and community Some ongoing management implications Neighbour disputes occur
Example/ Implication	<ul style="list-style-type: none"> Water, soil or air known to be affected, probably in the short term No serious harm to animals, fish, birds or plants Public largely unaware and few complaints to Council May contravene the conditions of Council's Licences and the POEO Act Unlikely to result in prosecution
Level: 4	Descriptor: Minor
Description	<ul style="list-style-type: none"> Minor and/or short-term impact to the environment and community Can be effectively managed as part of normal operations Infrequent disputes between neighbours
Example/ Implication	<ul style="list-style-type: none"> Theoretically could affect the environment or people but no impacts noticed No complaints to Council Does not affect the legal compliance status of Council
Level: 5	Descriptor: Negligible
Description	<ul style="list-style-type: none"> Very minor impact to the environment and community Can be effectively managed as part of normal operations Neighbour disputes unlikely
Example/ Implication	<ul style="list-style-type: none"> No measurable or identifiable impact on the environment No measurable impact on the community or impact is generally acceptable

