

MODIFICATION APPLICATION REPORT

STRATHFIELD FARM 4



23 July 2024



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LIST OF ACRONYMS

APVMA	Australian Pesticide & Veterinary Medicines Authority
BC Act	Biodiversity Conservation Act 2016
EEC	Endangered Ecological Community
FTE	Full Time Equivalent
LEP	Local Environmental Plan



MSDS	Material Safety Data Sheets
NSW	New South Wales
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
TRC	Tamworth Regional Council



1 INTRODUCTION

PSA Consulting has been engaged by Baiada Poultry Pty Ltd to prepare this Statement of Environmental Effects (SEE) to accompany a Modification Application under 4.56 of the *Environment Planning and Assessment Act 1979* (EP&A Act) to Tamworth Regional Council seeking Development Consent to change the approved Strathfield Farm 4.

The Modification Application involves amendments to the design of the approved farm to align with the standardised sheds being delivered in the New England Region, including a reduction from 14 to 10 sheds. It is important to note that the farm operations and the maximum number of birds to be accommodated on site (588,000 total) will not change.

1.1 SITE DETAILS

The Strathfield Farm 4 Site is located approximately 10km north of Manilla and 2.5km east of the Namoi River. The site is located in a rural area characterised by a range of agricultural activities including livestock grazing and cropping. An aerial photo showing the site in relation to the surrounding region is provided in **Figure 1**. An overview of the key site details is provided in **Table 1** below.

Table 1: Site Details

ITEM	DETAIL
ADDRESS	Crow Mountain Road, Namoi River
PROPERTY DESCRIPTION	Part of Lot 4 in DP1239771
REGISTERED OWNER	[REDACTED]
APPLICANT	[REDACTED]
LOCAL AUTHORITY	Tamworth Regional Council
TOTAL SITE AREA	638.85 Ha
EXISTING USE	Agricultural Approved Poultry Broiler Farm
PROPOSED USE	Modification of Approved Poultry Broiler Farm
CURRENT ZONING	RU1 Primary Production

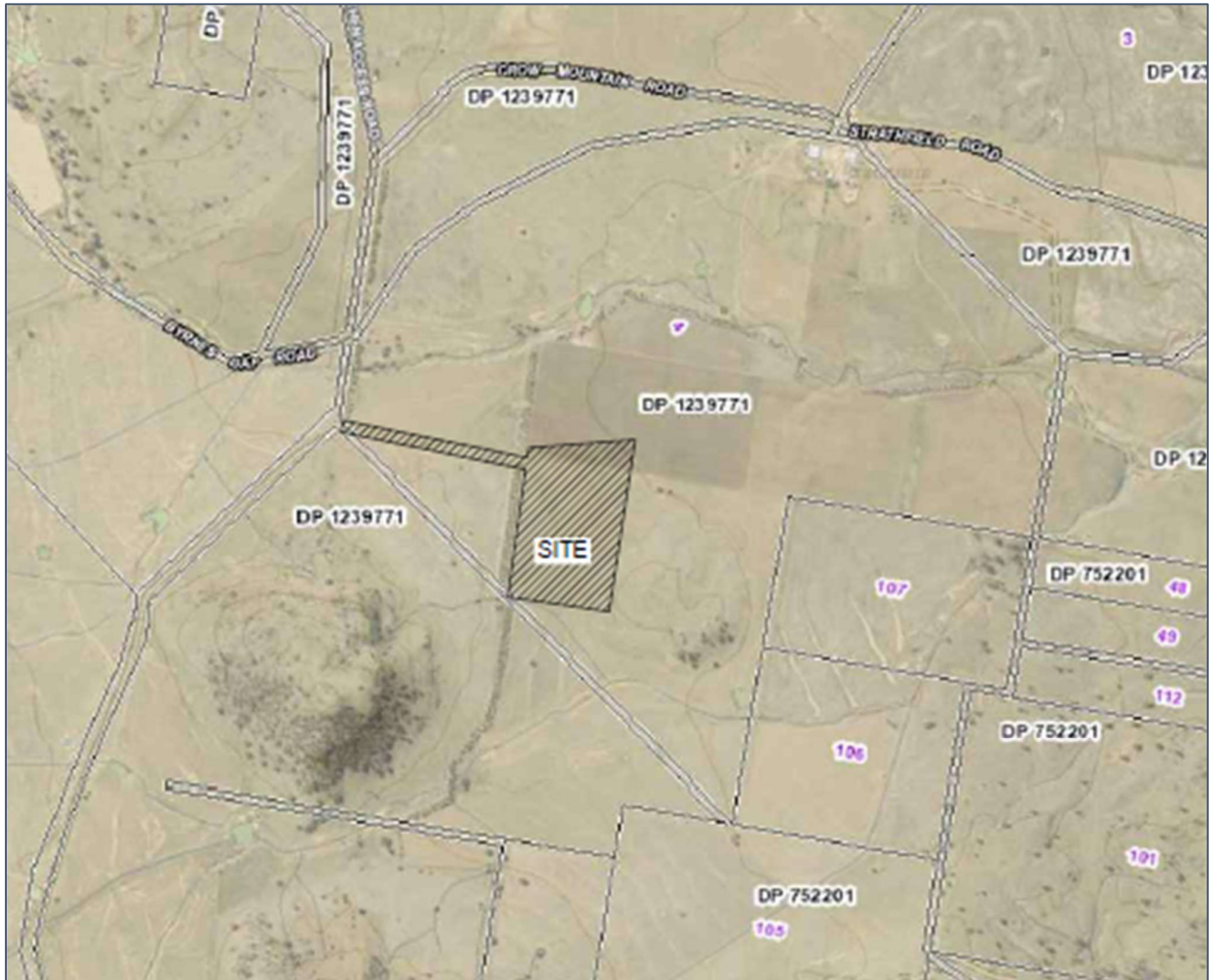


Figure 1: Site and Surrounds (Source: Hanlons, 2024)

1.2 SURROUNDING AREA

The subject site forms part of the larger Strathfield land holdings, also owned by the Applicant which includes:

- 1/-/DP1239771
- 2/-/DP1239771
- 3/-/DP1239771
- 4/-/DP1239771
- 5/-/DP1239771
- 85/-/DP752204
- 94/-/DP752204

The subject site is adjoined by land owned by the Applicant to the North South and West. More broadly, the site is surrounded by large agricultural properties and contains isolated rural residences. The nearest residence to the proposed Strathfield Farm 4 (not owned by the Applicant) is located approximately 2.7km to the south-east.



1.3 THE APPLICANT

The project is being undertaken by [REDACTED] which is part of the [REDACTED]. [REDACTED] is a privately owned Australian company which provides premium quality poultry products throughout Australia.

[REDACTED] operations include broiler and breeder farms, hatcheries, feed mills, feed milling and protein recovery. [REDACTED] products include the sale of live poultry (including breeding stock), poultry feed, fertile eggs, day old chickens, primary processed chicken (raw) and processed chicken products and pet food. The company has its head office at Pendle Hill, 30km west of Sydney CBD, with operating centres located in New South Wales (including Tamworth), South Australia, Victoria and Western Australia. Baiada has a current employee base of approximately 7,000 people.

[REDACTED] is the largest producer of poultry meat in Australia and currently supplies approximately 35% of the national demand, currently equating to around 5 million birds per week.

1.4 THE APPROVED PROJECT

The original development application (DA0276/2014) for Strathfield Farm 4 was approved by Tamworth Regional Council in 2014 and was upheld through court appeal (Appeal No. 10606 of 2014). The Development Consent (included as **Appendix 1**) allowed for the construction of Poultry Broiler Farm (Farm 4) consisting of 14 sheds, 42,000 birds per shed and a maximum of 588,000 birds and associated infrastructure. A copy of the Approved Farm 4 Layout Plan is provided in **Figure 2** and the Approved Sheds are shown in **Figure 3**.

It is important to note that Conditions 1, 13, 26 and 26A of the Development Consent require the design and location of the stormwater management infrastructure and water storage dam to be amended as per the *Proposed & existing waterways, gully control structure and drainage works with detention basin - Farm 4 (Drawing 003-3 Rev 03)*, included in the *Joint Statement of Water/Engineering Experts filed on 28 October 2015* (see **Figure 4**).

These requirements have been taken into account and incorporated as part of the Modification Application. As required by the Development Consent, detailed design of this infrastructure will be provided as part of the future Construction Certificate for the project.

Strathfield Farm 4 was approved concurrently with 4 other farms located on surrounding Strathfield Land Holdings. It is important to note that no changes to the other approved farms are proposed as part of this Modification Application.

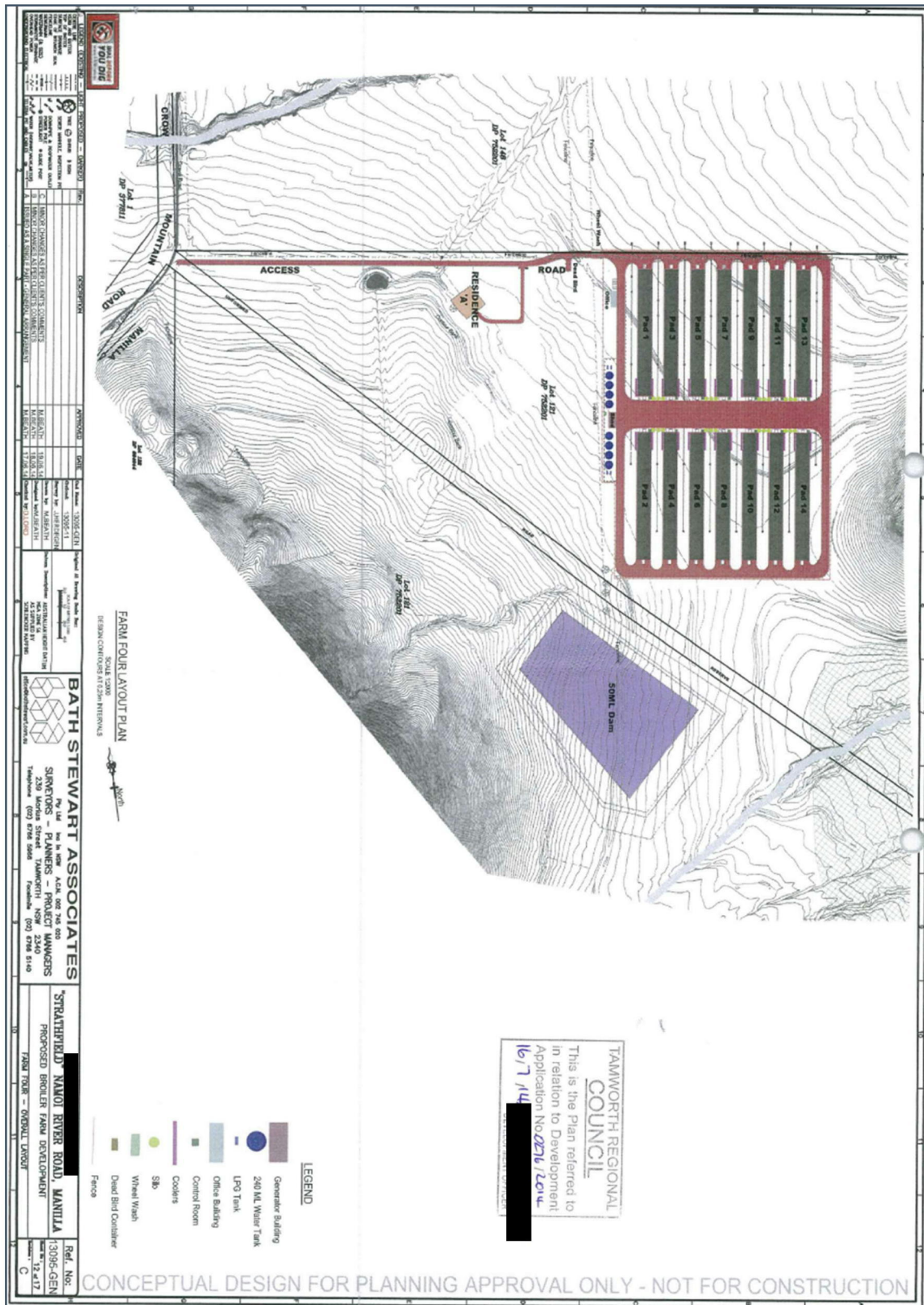


Figure 2: Approved Farm 4 Site Plan





1.5 PROPOSED MODIFICATION APPLICATION

As outlined above, this Modification Application involves amendments to the design of the approved farm to align with the standardised sheds being delivered in the New England Region, including a reduction from 14 to 10 sheds, with a maximum of 58,800 birds per shed. In addition, the Modification Application takes into account the conditions of the Development Consent requiring alterations to stormwater management and water supply dams. The revised farm layout is shown in **Figure 5**. Modified Development Plans are included in **Appendix 2**.

As shown in **Figure 6**, the modified farm is generally located within the approved development footprint / disturbance areas noted on the approved Soil and Water Management Plan (Rev B) prepared by Gilbert + Sutherland and dated 23 October 2015 (referenced in Condition 1 of the Development Consent). As such, the modified layout will not result in substantive changes to the farm operations, or additional physical impacts in relation to ecology, heritage, soils, or stormwater, compared to the approved development.

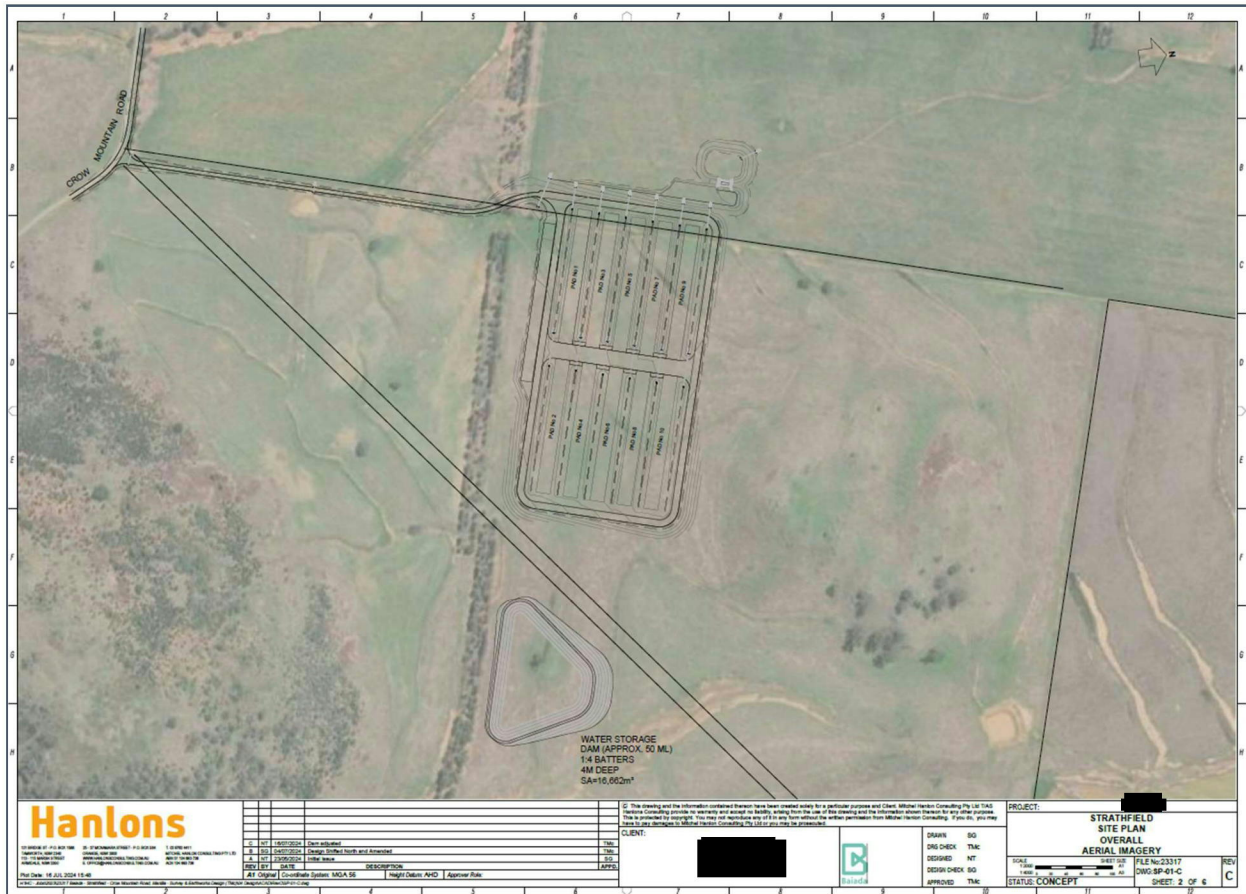


Figure 5: Modified Farm 4 Layout Plan (Hanlons, 2024)





2 STRATEGIC CONTEXT

2.1 AUSTRALIAN POULTRY INDUSTRY CONTEXT

Research undertaken by the Australian Bureau of Agricultural and Resource Economics and Sciences (ABARES) indicates that total chicken meat consumption in Australia has increased by an average of 5% per annum over the 10 years to 2022-23, representing 45% of the total meat consumption.

The ABARES commodities report shows that chicken continues to be the most consumed meat in Australia. As shown in **Figure 1**, consumption of chicken meat per person has increased by over 65% between 2000 (~30kg per person) and 2018 (~50kg per person), driven by the product's versatility, convenience and a lower price point compared to beef, lamb and pork. Per capita poultry consumption is expected to continue growing to reach around 51.5kg by 2022-23. As shown in *Figure 8*, chicken meat production in Australia has grown steadily with growth forecast to continue.

As a result of the ongoing and predicted growth in demand for poultry meat products in Australia, significant expansion of the industry is required.

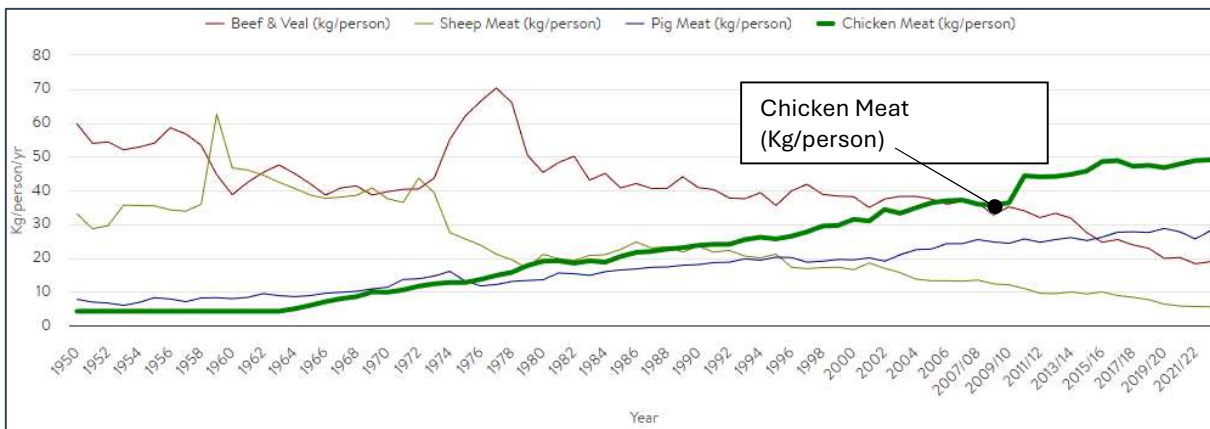


Figure 7: Consumption of Poultry Meat in Australia (ACMF, 2023)

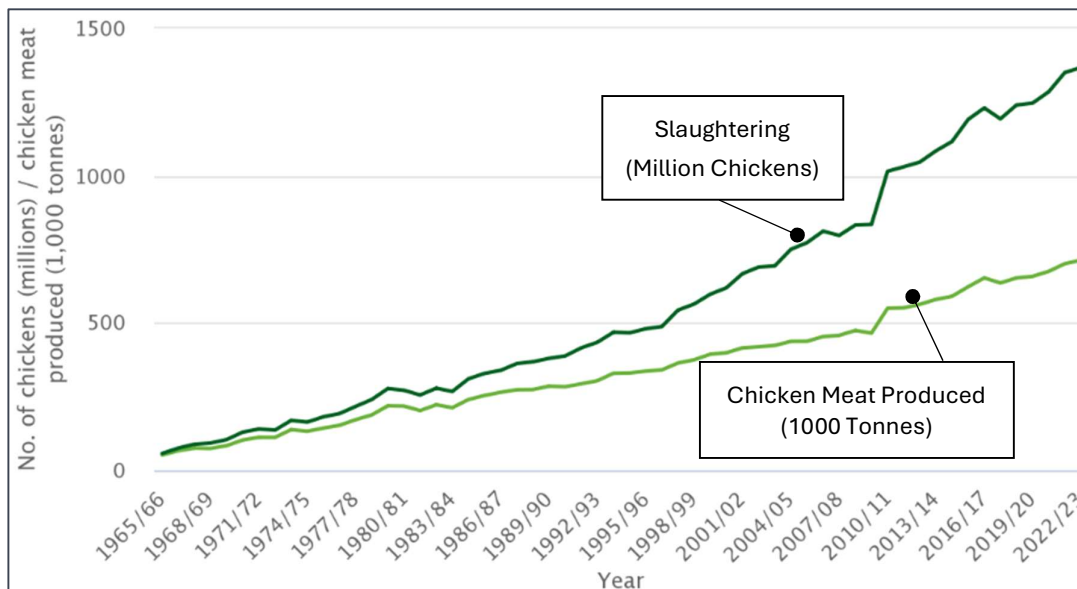


Figure 8: Chicken Meat Produced in Australia (ABARES, 2022)



2.2 TAMWORTH REGIONAL CONTEXT

In response to the projected demand for poultry products in the Australian marketplace, there is a need to increase production, bird numbers and processing capacity. Without [REDACTED] contribution to capacity which will be generated by this development, it is highly likely that there will be a significant shortfall in supply of poultry products in the Australian market in the coming years.

[REDACTED] sees the New England Region as being an ideal location for expansion and the increase in production capacity. This is due to the existing accumulation of high value poultry assets and geographic, infrastructure and commercial attributes in the region which have created a poultry meat cluster. Examples of the attributes of this cluster include the following:

- Access to large quantities of locally grown grain including wheat and canola (typically sourced from Tamworth, Moree, Narrabri, Walgett and Gunnedah).
- Proximity to key NSW markets (including Sydney) and South East QLD and direct access to the State road network.
- Ideal land types and topography for the construction of suitable shedding for poultry production.
- An ideal climate in terms of temperature and humidity for poultry production.
- Access to high quality water sources including bore water, dams, rivers and reticulated networks.
- Suitable sites for the location of poultry farms away from sensitive receptors and population centres.
- Support from existing major investment in infrastructure covering all facets of the integrated business.

It is rare to have the combination of the assets and infrastructure and presents a unique opportunity to benefit the New England region, and specifically Tamworth from the future demand for poultry products and facilitate growth of the Baiada business.

[REDACTED] current livestock operations within Tamworth facilitate processing of a maximum of 840,000 birds per week at the existing Out Street Processing facility. [REDACTED] has recently commenced works on their State Significant Development Approval (SSD9394) for a new Integrated Poultry Processing Facility (Oakburn) in Tamworth which will have the capacity to process up to 3 million birds a week.

To support the increase in processing of poultry within the region, significant increases in all aspects of the poultry cluster will be required. In this regard, it is expected that around 300 additional poultry sheds will be required, located within a 2-hour drive of the Oakburn processing plant in accordance with animal welfare considerations.

The proposed Strathfield Poultry Farms will provide additional broiler supply to the Oakburn Processing Plant. The proposed modifications will bring the shed design into alignment with other new farms in the New England Region, which will assist with standardising placement schedules across multiple farms.



3 DESCRIPTION OF THE MODIFICATION APPLICATION

3.1 OVERVIEW

As outlined above, this Modification Application involves amendments to the design of the approved farm to align with the standardised sheds being delivered in the New England Region, including a reduction from 14 to 10 sheds, with a maximum of 58,800 birds per shed. In addition, the Modification Application takes into account the conditions of the Development Consent requiring alterations to stormwater management, and water supply dams.

The modified farm is generally located within the approved development footprint / disturbance areas, with changes limited to accommodating the revised shed design and incorporation of the stormwater management infrastructure required by the conditions of the Development Consent. The proposed alignment of the access road is also consistent with the approved plans. A copy of the modified site plans are included as **Appendix 1**. The revised farm layout is shown in **Figure 9** and **Figure 10**.

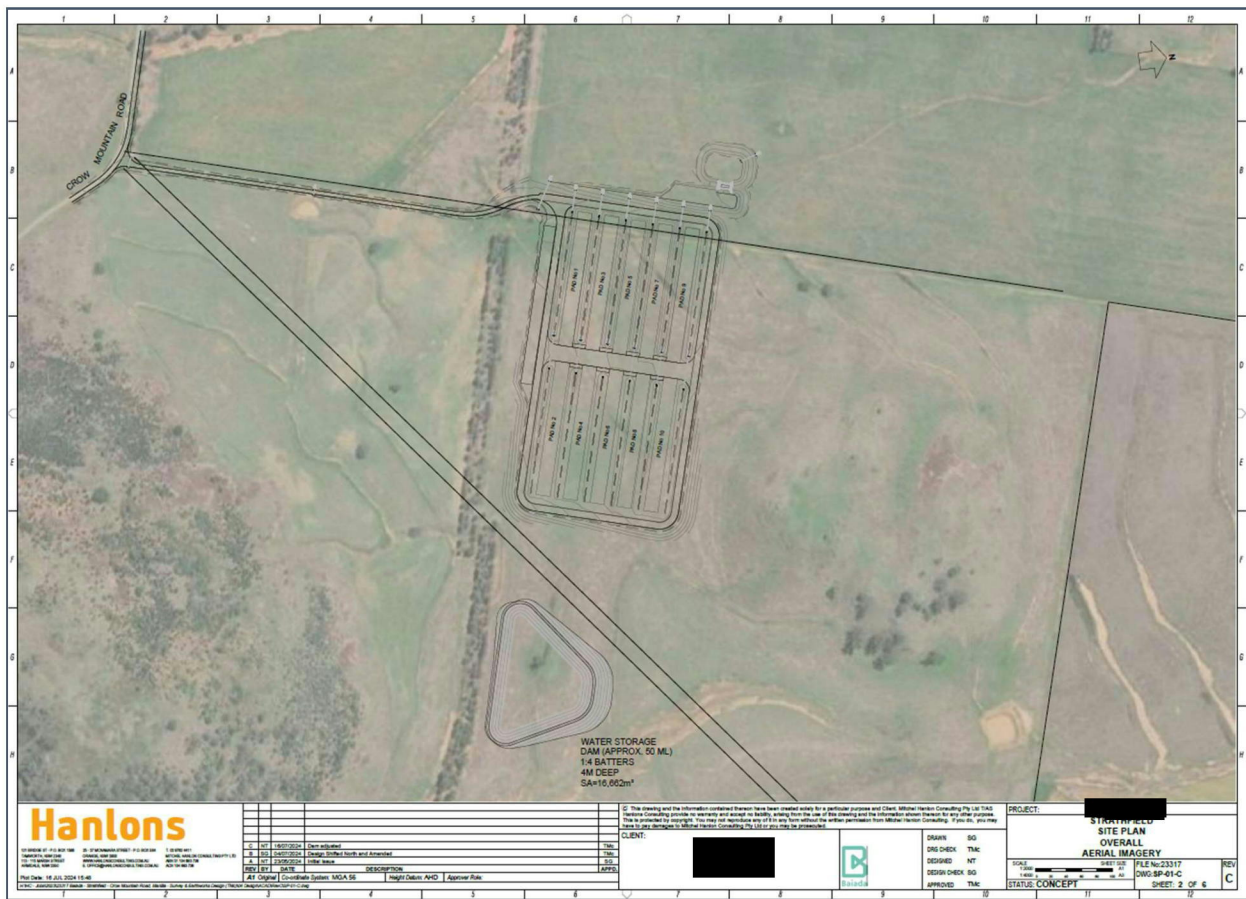


Figure 9: Modified Farm 4 Layout Plan (Hanlons, 2024)



Figure 10: Modified Shed Pads (Hanlons, 2024)

Table 2: Modification Application Details

STRATHFIELD FARM 4		
DEVELOPMENT ASPECT	APPROVED FARM	MODIFIED FARM
POULTRY SHEDS	14	10
MAXIMUM BIRDS PER SHED	42,000	58,800
MAXIMUM NUMBER OF BIRDS	588,000	588,000
PRODUCTION CYCLE	Maximum of 10 weeks: - Bird occupation of 8 weeks; and - Cleaning phase of 2 weeks.	Maximum of 10 weeks: - Bird occupation of 8 weeks; and - Cleaning phase of 2 weeks.
CYCLES PER YEAR	Approximately 5.5	Approximately 5.5



STRATHFIELD FARM 4		
EMPLOYEES	3 Full Time Employees	3 Full Time Employees
SHED DIMENSIONS	160.1m x 18.1m (Floor Area: 2,898m ²)	176m x 18.3m (Floor Area: 3,220m ²)
SHED HEIGHT	4.75m	4.8m
TOTAL SHED FLOOR AREA	40,572m ²	32,200m ²
SUPPORTING INFRASTRUCTURE	• Staff Office / Amenities Buildings. • Feed Silos. • Water Storage Tanks. • Generator Building. • LPG Storage Tanks. • Wheel Wash.	• Staff Office / Amenities Buildings. • Feed Silos. • Water Storage Tanks. • Generator Building. • LPG Storage Tanks. • Wheel Wash.
HOURS OF OPERATION	24 Hours / Day 7 Days / Week	24 Hours / Day 7 Days / Week

3.2 BUILT INFRASTRUCTURE

3.2.1 Farm Sheds

The proposed modifications will bring the shed design into alignment with other new farms in the New England Region, which will assist with standardising placement schedules across multiple farms. In response, 10 slightly larger sheds are now proposed instead of the original fourteen (14) sheds approved. Each proposed shed is 176m long and 18m wide (3,168m² of Floor Area), to be constructed in two rows and oriented north – south as per the current Development Consent. Consistent with the approved farm plans, the sheds will be surrounded by a loop road around which also runs between the sheds allow vehicle access across the farm.

In the current Development Consent the sheds have a maximum height of 4.75m. The sheds in the Modification Application will have a height of 4.8m, a difference of 0.05m. The sheds the subject of the Modification Application will be constructed on a concrete base including a concrete bund wall, steel farm, insulated panel walls, metal sheeting roof and will incorporate a concrete apron with a 100m bund around the concrete apron. While each individual shed is slightly longer and wider than the approved sheds, overall, there is a 20% reduction in shed floor space (8,372m²) compared to the approved farm.

The sheds the subject of the Modification Application is shown in **Figure 11** below.

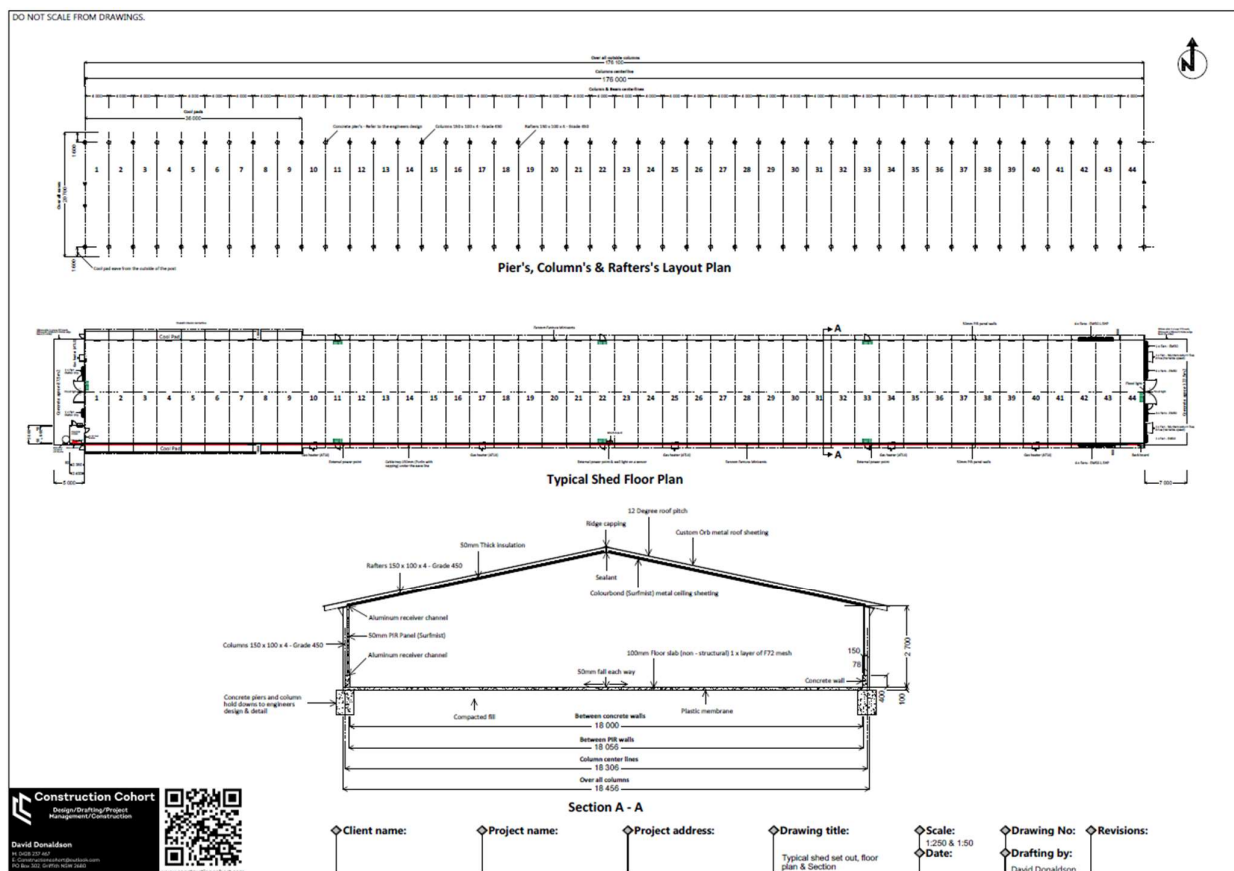


Figure 11: Modified Shed Plans (Construction Cohort, 2024)

3.2.2 Supporting Buildings

As per the approved plans the farm will be supported by the following supporting infrastructure and buildings:

- Staff Office / Amenities Buildings.
- Feed Silos.
- Water Storage Tanks.
- Generator Building.
- LPG Storage Tanks.
- Wheel Wash.

3.3 FARM OPERATIONS

As noted above this Modification Application does not propose any changes to the approved poultry farming operations to be undertaken on the site. As per the current Development Consent, the modified project will continue to function as poultry broiler farm, containing a maximum of 588,000 birds, with approximately 5.5 production cycles per year. The day-to-day operations at the farm, bird placement and growing processes, pick up regimes, cleaning practices, water use, waste management, biosecurity and animal welfare practices and traffic generation will all remain consistent with the approved operations.

As per the current Development Consent, each farm will be overseen by 2 on-site managers and one full time employee. Contract staff are also used to assist with placement of day-old chicks, clean out and set up the sheds in between batches.



3.4 STORMWATER

In response to the modified site plan, an updated Stormwater Management Strategy for the proposed poultry farm has been prepared by Hanlons Consulting and is included as **Appendix 3**. As required by Condition 1, 13, 26 and 26A of the Development Consent, the design and location of the stormwater management infrastructure has been amended as per the *Proposed & existing waterways, gully control structure and drainage works with detention basin - Farm 4 (Drawing 003-3 Rev 03)*, included in the *Joint Statement of Water/Engineering Experts filed on 28 October 2015* (see **Figure 4**). As required by the Development Consent, detailed design of this infrastructure will be provided as part of the future Construction Certificate for the project.

As per the current Development Consent and conditions of approval, stormwater flows from the farm will be conveyed by swales, pits and pipes running South to North to between the sheds and discharging into the external swale drain, then into the ultimate detention basin to the north of the farm.

3.5 SERVICES

3.5.1 Wastewater

As per the current Development Consent, staff amenities and the managers residence will be serviced via on-site septic systems. As per the current conditions of Development Consent, applications for the installation of these systems will be made prior to issue of a Construction Certificate for the Farm.

3.5.2 Water Supply

Water supply to the Farm will be provided by a combination of groundwater and surface water extracted from the Namoi River. No change to the existing approved arrangements for water supply are proposed or required as part of this Modification Application. As the maximum number of birds to be accommodated on site will not change, and there is a 20% reduction in the shed floor space, the modifications will not increase forecast water demand for the Farm.

As required by Condition 1 of the Development Consent, the design and location of the water storage dam has been updated to reflect the *Proposed & existing waterways, gully control structure and drainage works with detention basin - Farm 4 (Drawing 003-3 Rev 03)*, included in the *Joint Statement of Water/Engineering Experts filed on 28 October 2015* (see **Figure 4**).

3.6 CONDITIONS TO BE MODIFIED

CONDITION	REQUIRED AMENDMENTS	JUSTIFICATION
1	Updates of Approved Documents list included in Condition 1 is required to reference: - This Modification Application - The Modified Stormwater Strategy - The Modified Shed Plans - The Modified Farm Layout Plans	Updates to the approved plans and document are required to reflect the changes proposed as part of this Modification Application.



4 ASSESSMENT OF IMPACTS

4.1 ODOUR

Katestone Environmental Pty Ltd (Katestone) previously conducted an odour assessment of the Strathfield Poultry Farms in 2014, as part of the original development application. The cumulative odour assessment which considered all 5 farms on the Strathfield Property predicted ground-level concentrations of odour at the nearest sensitive receptors were a maximum of 2.9 ou (99th percentile, nose-response-time average), which is 58% of the odour criterion of 5 ou.

In response to the proposed change to the Strathfield Farm 4 Layout, Katestone was engaged to conduct an evaluation of odour emissions for the proposed Modification Application, compared to the original assessment. A Copy of this Report is included as **Appendix 4**.

The original odour assessment estimated the hourly emission rates of odour (OERs) from each of the 14 proposed sheds at Farm 4 housing 42,000 birds. The odour emission rates have been revised for the modified Farm 4 comprised of 10 sheds each housing 58,800 birds. The shed dimensions and fan numbers/flow rates were revised to align with the modified shed plans and farm layout. All other assumptions and parameters utilised in the OER calculation (e.g., bird harvesting regime, clean-out, K-factor) are consistent with the original assessment.

The modelling shows that the proposed Modification Application is anticipated to result in an 8% increase in odour emissions from Strathfield Farm 4. To provide a conservative estimate of the potential effect of the 8% increase in OER due to the proposed modification of Farm 4, the ground-level concentrations of odour at all sensitive receptors for the approved Strathfield Farms have been increased by 8% as also shown in **Table 3**.

Table 3: Predicted ground-level odour concentrations at nearest sensitive receptors (Katestone, 2024)

Receptor	Nose-response-time average, 99 th percentile (88 th highest) Odour Concentration	
	Approved configuration presented in DA	Proposed modification of Farm 4 with 8% increase applied
1	2.4	2.6
2	2.2	2.4
2a	2.2	2.4
3	1.9	2.1
4	2.3	2.5
5	2.1	2.3
6	2	2.2
7	1.9	2.1
8	1.2	1.3
9*	2.9	3.1
Odour criterion (ou)	5	

If this increase is applied to ground-level concentrations of odour predicted at sensitive receptors, the highest result at a receptor is 3.1 ou, which is still 62% of the criterion of 5 ou. However, predicted odour levels are unlikely to be dominated by emissions from Strathfield Farm 4 and, consequently, the increase in predicted odour levels would likely be closer to 2%.

With consideration of the revised modelling, Katestone concludes that the proposed modification of Strathfield Farm 4 is likely to result in a minor increase in odour emissions but is unlikely to cause adverse odour impacts to nearby sensitive receptors.

Figure 12 shows the predicted ground-level concentrations of odour presented in the original development application for the approved Strathfield farms. The red line shows the originally modelled 5ou contour.

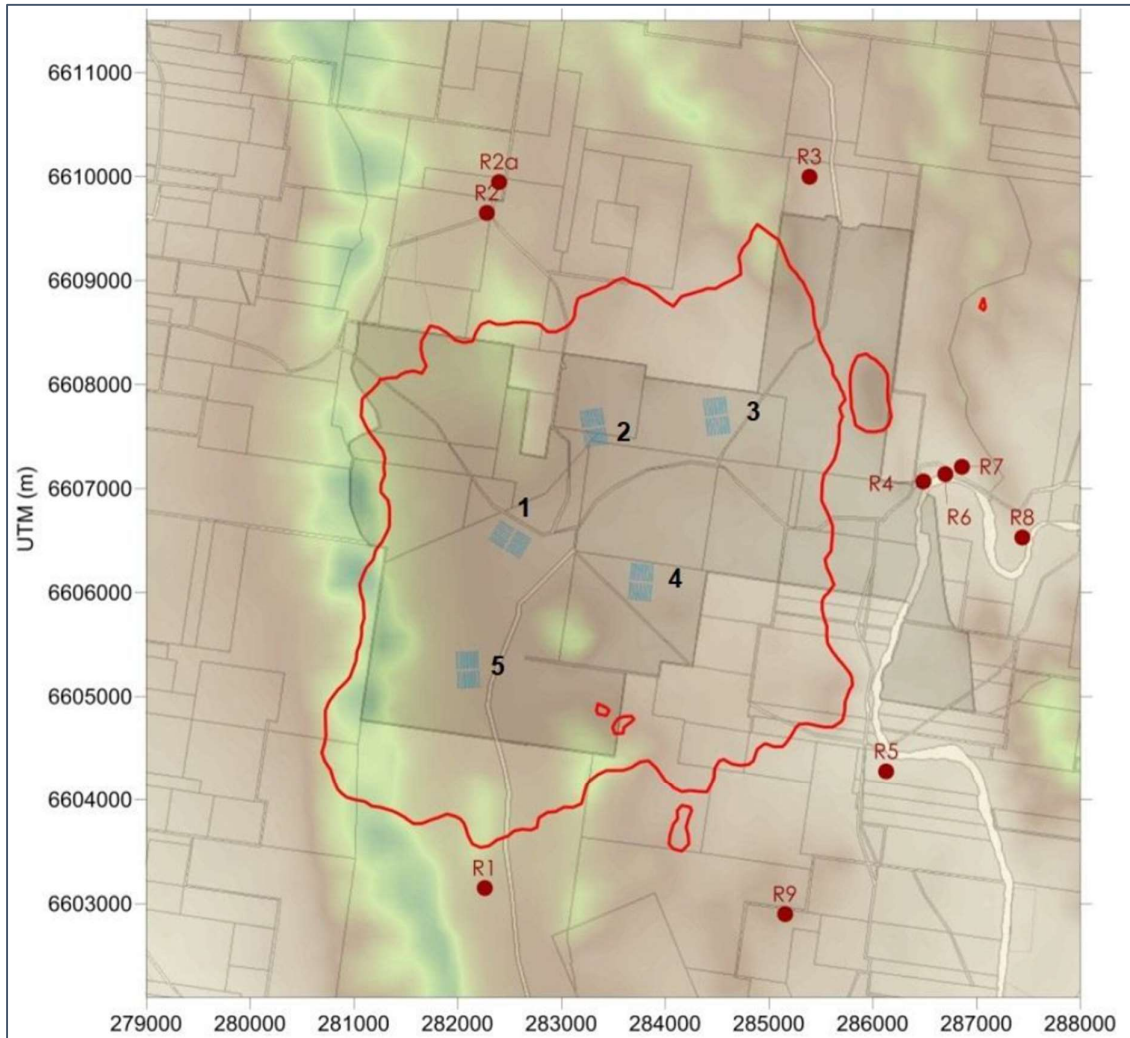


Figure 12: Contour Plot - 99th percentile odour concentrations from the Approved Strathfield Farms

4.2 NOISE

As part of the assessment process for the for the original development application, Wilkinson Murray was engaged to prepare a cumulative operational noise assessment, for the 5 Poultry Farms in accordance with the provisions of the NSW Industrial Noise Policy. Operational noise levels from the farms were predicted based on fan manufacturer noise specifications and noise source details derived from other similar operations.

This assessment applied conservative assumptions, including all farms and activities operating 24 hours per day / 7 days per week, worst case emissions and demonstrated that no individual farm would exceed the INP operational noise criteria. Additionally, simultaneous operation of the five broiler farms would not be expected to generate any exceedance of the INP operational noise criteria. Accordingly, Wilkinson Murray concluded that no adverse noise impacts on the closest residences with respect to the on-site operations would be expected. The cumulative noise emissions estimated by Wilkinson Murray are shown in **Figure 13**.

With consideration of the findings of Wilkinson Murray, the consistency of the modified Farm 4 footprint with the approved development, the modified farm is not expected result in additional acoustic impacts on sensitive receptors beyond what was forecast by the approved development. The conditioned management measures and requirements remain applicable and will be adopted for the development and delivery of the modified farm.



While it is acknowledged that the Industrial Noise Policy has been replaced by the Noise Policy for Industry, the assessed noise levels at the nearest sensitive receptors, remain substantially below the minimum day time and night time criteria of 40 dBA and 35 dBA respectively.

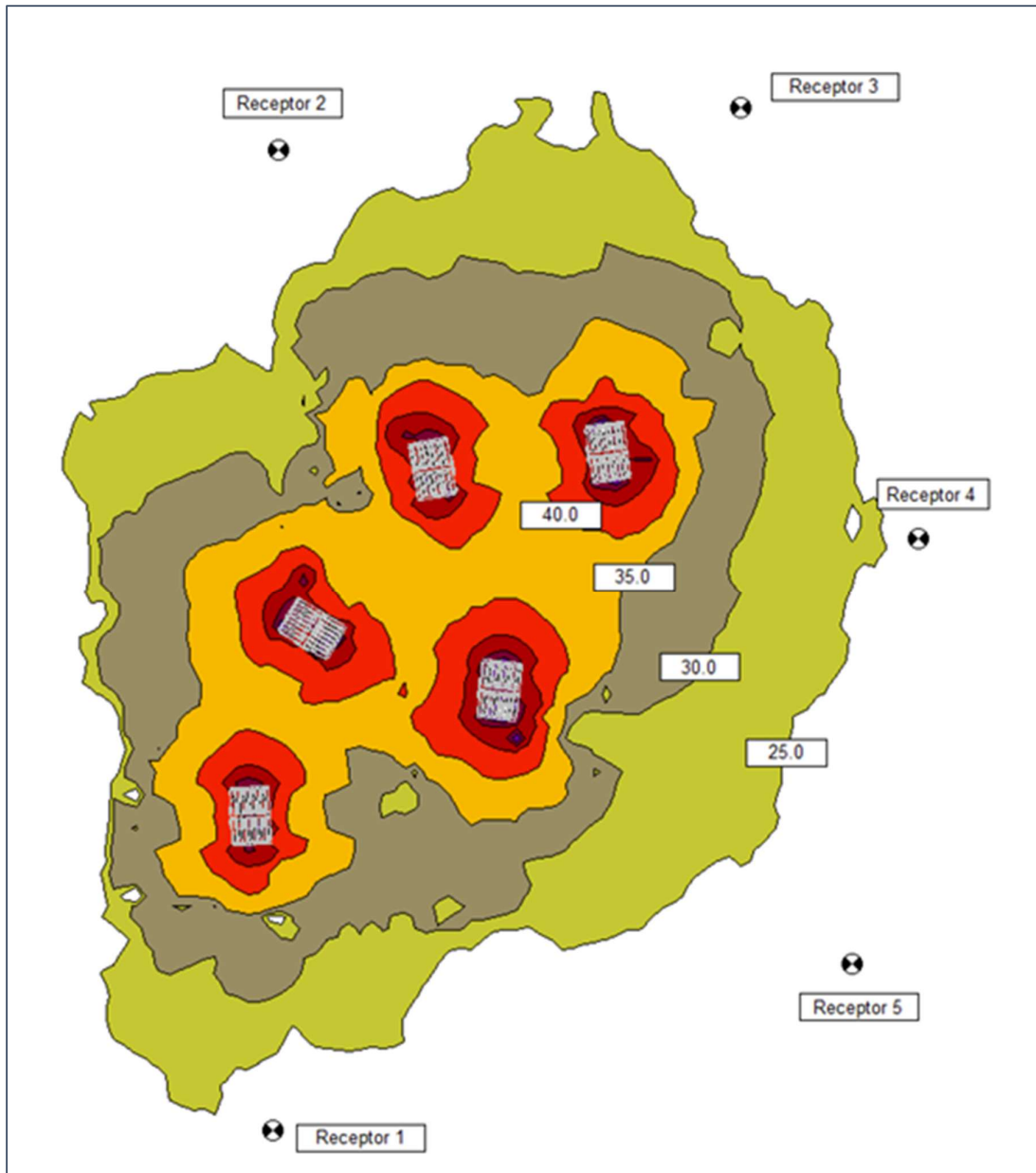


Figure 13: Cumulative Worst Case Noise Contours - LAeq, 15min dBA (Wilkinson Murray, 2014)

With respect to Road Noise, the proposed Modification Application will not result in any changes to the forecast traffic generation or timing of movements, as such the modified development will not change the potential road noise impacts beyond the approved development.



4.3 TRAFFIC

The proposed modifications are limited to physical change to the Farm and will not alter the staff numbers, traffic generation, or operational details assessed and approved by the Court. As per the approved development, the farm will be serviced by heavy vehicles up to a B-Double and the revised layout makes allowances for all design vehicles to enter and exit the site in forward gear. No changes to the proposed traffic arrangements, trip generation, or conditions of approval regarding external road works are proposed or required as part of this Modification Application.

4.4 WATER USE

Water supply to the Farm will be provided by a combination of groundwater and surface water extracted from the Namoi River. As the maximum number of birds to be accommodated on site will not change, and there is a 20% reduction in the shed floor space, the modifications will not increase forecast water demand for the Farm. No change to the existing, approved water supply arrangements, or related conditions of approval are proposed or required as part of this Modification Application.

As required by Condition 1 of the Development Consent, the design and location of the water storage dam has been updated to reflect the *Proposed & existing waterways, gully control structure and drainage works with detention basin - Farm 4 (Drawing 003-3 Rev 03)*, included in the *Joint Statement of Water/Engineering Experts filed on 28 October 2015*.

4.5 WASTE MANAGEMENT

The modifications to the farm layout will not result in any change to the waste streams, conditions of the Development Consent, or proposed management and mitigation measures. As per the approved development, the Applicant will adopt the approved measures to ensure that all waste generated from activities on the site is reused and recycled where practical or otherwise managed and disposed of in a manner that will not cause environmental harm.

4.6 CHEMICAL USE AND STORAGE

As per the approved development, a small number amount of chemicals will be used as part of proposed operations and are generally associated with the following tasks:

- Sanitisation of the poultry sheds during the cleaning phase at the end of each production cycle;
- Sanitisation of the water within the vehicle wheel wash facilities;
- Disinfection of the water supply; and
- Pest and vermin control, where necessary.

All chemicals used as fungicides, bactericides, virucides will be registered and compliant to regulatory requirements of APVMA (Australian Pesticide & Veterinary Medicines Authority). The use, storage, safety precautions, management of spills, and instructions for use, outlined for each chemical within the relevant Material Safety Data Sheets (MSDS) will be strictly followed at all times. All farm chemicals will be stored in a designated Chemical Storage Area onsite. No changes to the use or storage of dangerous goods are proposed or required as part of this Modification Application.

4.7 STORMWATER MANAGEMENT

In response to the modified site plan, an updated Stormwater Management Strategy for the proposed poultry farm has been prepared by Hanlons Consulting and is included as **Appendix 3**. As required by Conditions 1, 13, 26 and 26A of the Development Consent, the design and location of the stormwater management infrastructure has been amended as per the *Proposed & existing waterways, gully control structure and drainage works with detention basin - Farm 4 (Drawing 003-3 Rev 03)*, included in the *Joint Statement of Water/Engineering Experts filed on 28 October 2015* (see **Figure 4**). As required by the Development Consent, detailed design of this infrastructure will be provided as part of the future Construction Certificate for the project.



4.7.1 Stormwater Quantity management

As per the current Development Consent and conditions of approval, stormwater flows from the farm will be conveyed by swales, pits and pipes running South to North to between the sheds and discharging into the external swale drain, then into the ultimate detention basin.

The stormwater was modelled using the DRAINS stormwater modelling package to ensure that there was no worsening of post development flows compared to existing conditions. In this regard, the site was modelled for the 0.2 EY, 10% AEP, 5% AEP & 1% AEP design storms to cover both the minor and major events. The modelling results demonstrate that, with the provision of the proposed inter shed drains, sediment basin and OSD, the developed peak flow discharging from the site is below predeveloped flows. As such, the proposed stormwater strategy is deemed to adequately collect and convey the developed flows generated from the modified farm site.

The DRAINS modelling shows that the proposed system detains flows to well below pre-developed levels. As such, during detailed design there is potential for reduction in size of both the sediment basin and OSD. As per the existing Development Consent, the final configuration of the proposed stormwater management system is subject to detailed design, at which stage some adjustment to the system is possible. The design objectives, however, would remain unchanged.

4.7.2 Stormwater Quality

As per the current approval, all 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. The water is therefore expected to be of high quality, similar to the quality of water runoff from the surrounding area. Given the controlled environment in which the proposed poultry farm will operate, along with the approval and licensing conditions it will need to comply with, the proposed farm will pose a minimal risk with respect to stormwater quality.

As noted in approved Soil and Water Management Plan (Rev B) prepared by Gilbert + Sutherland and dated 23 October 2015 (referenced in Condition 1 of the Development Consent) stormwater quality treatment is to be provided via rainwater tanks (for collection and reuse of roof runoff) and grassed swales, and a specific bio-retention basin is not required for Farm 4.

It is therefore considered that the potential for impacts from the farm on groundwater and surface water is very low. The proposed development poses a low risk to local water resources and negligible impacts are expected.

4.8 ECOLOGY

An Expert Report was prepared by Cumberland Ecology and presented as evidence in the Appeal Proceedings and accepted by the Court. As shown in **Figure 14**, although there is EEC present within the overall Strathfield site, Strathfield Farm 4 is wholly located in an area identified as containing only non-remnant vegetation types which have been historically modified by cropping, grazing and erosion and sediment control works.

As shown in **Figure 6**, the modified farm is generally located within the approved development footprint / disturbance areas noted on the approved Soil and Water Management Plan (Rev B) prepared by Gilbert + Sutherland and dated 23 October 2015 (referenced in Condition 1 of the Development Consent). The minor changes to the design and location of the stormwater detention basin are proposed to be undertaken in response to detailed design considerations as envisaged by Conditions 1, 13, 26 and 26A of the Development Consent.

With consideration of the findings of Cumberland Ecology, the consistency of the modified Farm 4 footprint within the approved development, and the location of the stormwater management infrastructure, the modified development is not expected result in any significant ecological impacts beyond the approved development.

While the original development was approved prior to the *Biodiversity Conservation Act 2016* (BC Act) coming into effect, for the reasons set out above, the BC Act does raise any additional requirements for further biodiversity assessment. The requirements for biodiversity development assessment reports under the BC Act generally only arise in relation to a development application rather than a modification application, except in some circumstances where there is an increased impact over above that which arises in the original application. That does not arise as part of this Modification Application given any impacts to EEC and in relation to biodiversity are the same.



The modified farm will employ the latest technology for the collection of live birds, transportation and short-term storage and unloading. All measures will be taken to best ensure these animals are not subjected to avoidable stress, cruelty or harm.



No changes to the approved farm operations, including bio-security arrangements and animal welfare is proposed, beyond application of the latest and more rigorous standards set out in the following documents:

- *National Farm Biosecurity Manual for Chicken Growers* produced by the Australian Chicken Meat Federation Inc (dated May 2020).
- Approved Farming Scheme Standard – Meat Chickens produced by the RSPCA (dated August 2020).
- National Standards for Chicken Facility Standard Barn Sheds New Building Projects 2020 by [REDACTED] (dated November 2020).
- *Barn Broiler Manual* by Baiada (dated August 2020). This manual addresses the cleanout, set up and brooding, environmental control – ventilation, drinker management, feed management, grow out, test weights, biosecurity, environmental management and animal welfare for Barn Broiler operations.

[REDACTED] has also adopted the RSPCA guidelines and independent audit processes for broiler farms which ensure that animal welfare standards are consistently maintained at all grower farms.

4.11 ENVIRONMENTAL MANAGEMENT

Similar to animal welfare and biosecurity, no changes to the approved farm operations, including environmental management processes is proposed, beyond application of the latest and more rigorous standards set out in the following documents:

- *Chicken Facility Standard Barn Sheds New Building Projects 2020* by Baiada (dated November 2020). These standards address security, wash stations, fencing and gates, storage, sanitizing and footbaths, dead bird storage and disposal, and staff amenities; and
- *Barn Broiler Manual* by Baiada (dated August 2020). This manual addresses the cleanout, set up and brooding, environmental control – ventilation, drinker management, feed management, grow out, test weights, biosecurity, food safety, environmental management and animal welfare for Barn Broiler operations.



5 PLANNING ASSESSMENT

5.1 MODIFICATION TYPE

This Modification Application is submitted in accordance with Section 4.56 of the EP&A Act which indicates that a consent authority may modify the consent if—

(1) A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the Court and subject to and in accordance with the regulations, modify the development consent if—

(a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and

(b) it has notified the application in accordance with—

(i) the regulations, if the regulations so require, and

(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and

(c) it has notified, or made reasonable attempts to notify, each person who made a submission in respect of the relevant development application of the proposed modification by sending written notice to the last address known to the consent authority of the objector or other person, and

(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

(1A) In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.

An assessment against the relevant considerations is provided in the following sections.

5.2 SUBSTANTIALLY THE SAME

The proposed development has been assessed against the relevant matters for consideration pursuant to section 4.56 of the EP&A Act. In particular, a consent authority may modify a Development Consent if it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted.

In this regard, the proposed Modification Application is holistically and substantially the same as the approved development because:

- The 'essence' of the development as approved under the Development Consent is a poultry broiler farm accommodating a maximum of 588,000 birds. In that sense, the Modification Application will not alter the essence of the development – it remains a poultry broiler farm accommodating a maximum of 588,000 birds.
- The maximum bird numbers to be accommodated on the site will not change.
- A reduction from 14 sheds with a maximum of 42,000 birds per shed, to 10 sheds, with a maximum of 58,800 birds per shed is proposed.
- The current Development Consent included sheds that have a maximum height of 4.75m. The sheds in the Modification Application will have a height of 4.8m, a difference of 0.05m. The sheds the subject of the Modification Application will be constructed on a concrete base including a concrete bund wall, steel frame, insulated panel walls, metal sheeting roof and will incorporate a concrete apron with a 100m bund around the concrete apron.



- While each individual shed is slightly longer and wider than the approved sheds, overall, there is a 20% reduction in shed floor space (8,372m²) compared to the approved farm.
- The Modification Application does not propose any changes to the approved poultry farming operations to be undertaken on the site and will continue to function as poultry broiler farm, containing a maximum of 588,000 birds, with approximately 5.5 production cycles per year.
- The day-to-day operations at the farm, bird placement and growing processes, pick up regimes, cleaning practices, water use, waste management, biosecurity and animal welfare practices and traffic generation will all remain consistent with the approved operations.
- As per the current Development Consent, each farm will be overseen by 2 on-site managers and one full time employee. Contract staff are also used to assist with placement of day-old chicks, clean out and set up the sheds in between batches.
- The modified farm is generally located within the approved development footprint / disturbance areas noted on the approved Soil and Water Management Plan (Rev B) prepared by Gilbert + Sutherland and dated 23 October 2015 (referenced in Condition 1 of the Development Consent). As such, the modified layout will not result in substantive changes to the farm operations, or additional physical impacts in relation to ecology, heritage, soils, or stormwater, compared to the approved development.

5.3 SECTION 4.15 EVALUATION

As noted above, in determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) of the EP&A Act as are of relevance to the development the subject of the Modification Application including:

(1) Matters for consideration—general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application—

(a) the provisions of—

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

(v) (Repealed)

that apply to the land to which the development application relates,

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(c) the suitability of the site for the development,

(d) any submissions made in accordance with this Act or the regulations,

(e) the public interest.



5.3.1 Environmental Planning Instruments

5.3.1.1 State Environmental Planning Policies

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

Table 4: SEPP Compliance Table

STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021	
CHAPTERS	ASSESSMENT & COMPLIANCE
Chapter 2 - State and Regional Development	Not applicable – The Modification Application is not State or Regional Development.
Chapter 3 - Aboriginal Land	Not applicable – The Modification Application is not located on and owned by an Aboriginal Land Council.
Chapter 4 – Concurrences and Consents	Not applicable – There are no concurrences of consents described in Chapter 4 applicable to the Modification Application.
STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021	
CHAPTERS	ASSESSMENT & COMPLIANCE
Chapter 2 – Vegetation in Non-Rural Areas	Not applicable – The modified development is not in a non-rural area.
Chapter 3 – Koala Habitat Protection 2020	Applicable – Chapter 3 Applies to assessment of the Modification Application, however, as demonstrated in the Expert Report prepared by Cumberland Ecology and presented as evidence in the Appeal Proceedings, the modified Strathfield Farm 4 is wholly located in an area identified as non-remnant vegetation types which has been historically modified by cropping, grazing and erosion and sediment control works and no clearing of native vegetation or potential koala habitat is required.
Chapter 4 – Koala Habitat Protection 2021	Not applicable – The modified development is located within the RU1 Zone and within the Tamworth Regional Council Area.
Chapter 5 – River Murray Lands	Not applicable – The modified development is not located within the River Murray Lands area.
Chapter 13 – Strategic Conservation Planning	Not applicable – The modified development is not located within a Strategic Conservation Planning Area.
STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021	
CHAPTERS	ASSESSMENT & COMPLIANCE
Chapter 2 - Coastal Management	Not applicable - The subject site is not within a coastal zone.
Chapter 3 - Hazardous and Offensive Development	Not applicable – The proposed operations is not hazardous or offensive development.
Chapter 4 - Remediation of Land	Applicable – As part of the original development application, a Site Contamination Investigation Report was undertaken by HMC Environmental Consulting Pty Ltd. Based on the information presented in the report and having regards to the matters listed in Clause 7 of the



	repealed, State Environment Protection Policy No. 55, and the past uses of the land, the assessment concluded that the subject site was suitable for the proposed use and that further investigation or remediation on the site was not required to support approval of the farm. While not directly impacted by the Approved or Modified Strathfield Farm 4, Condition 22A requires management options for an existing farm dump to be implemented by the Applicant.
STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021	
CHAPTERS	ASSESSMENT & COMPLIANCE
Chapter 2 - Infrastructure	Not Applicable. The modified development does not impact on any infrastructure items listed in Chapter 2.
Chapter 3 - Educational Establishments and Childcare Facilities	Not applicable – The modified development does not involve educational establishments or childcare facilities.
Chapter 4 - Major Infrastructure Corridors	Not applicable – The modified development does not involve a major infrastructure corridor.
Chapter 5 - Three Ports-Port Botany, Port Kembla and Newcastle	Not applicable – The modified development is not located in any of the three ports.
Chapter 6 - Moorebank Freight Intermodal Precinct	Not applicable – The modified development is not located in the Moorebank Freight Intermodal Precinct.
STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021	
CHAPTERS	ASSESSMENT & COMPLIANCE
Chapter 2 - Western Sydney Employment Area	Not applicable – The modified development is not located within the Western Sydney employment area.
Chapter 3 - Advertising and Signage	Not applicable – The modified development does not require advertisement or signage.
STATE ENVIRONMENTAL PLANNING POLICY (RESOURCES AND ENERGY) 2021	
CHAPTERS	ASSESSMENT & COMPLIANCE
Chapter 2 – Mining, Petroleum Production and Extractive Industries	Not applicable – The modified development is for a poultry farm.
Chapter 3 - Extractive Industries	Not applicable – The modified development does not involve extractive industries.
STATE ENVIRONMENTAL PLANNING POLICY (PRIMARY PRODUCTION) 2021	
CHAPTERS	APPLICABILITY
Chapter 2 - Primary Production and Rural Development	N/A. The modified project does not involve primary production or rural development regulated by Chapter 2.
Chapter 3 - Central Coast Plateau Areas	N/A. The modified project is not located in the Central Coast Plateau Area.
STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – EASTERN HARBOUR CITY) 2021	
CHAPTERS	APPLICABILITY
All	N/A. The modified project is not located in a listed State Significant Precinct.
STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – CENTRAL RIVER CITY) 2021	



CHAPTERS	APPLICABILITY
All	N/A. The modified project is not located in a listed State Significant Precinct.
STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – WESTERN PARKLAND CITY) 2021	
CHAPTERS	APPLICABILITY
All	N/A. The modified project is not located in a listed State Significant Precinct.
STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS - REGIONAL) 2021	
CHAPTERS	APPLICABILITY
All	N/A. The modified project is not located in a listed State Significant Precinct.
STATE ENVIRONMENTAL PLANNING POLICY (SUSTAINABLE BUILDINGS) 2021	
All	N/A. The modification of the approved Poultry Farm does not require assessment against the SEPP.

5.3.1.2 Tamworth Region Local Environmental Plan 2010

Under the *Tamworth Region Local Environmental Plan 2010* (LEP) the subject site continues to be zoned *RU1 Primary Production Zone*.

The approved and modified development falls under the LEP definition of **intensive livestock agriculture** which means “the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses, sheep or other livestock, and includes any of the following – dairies (restricted), feedlots, pig farms, poultry farms; but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief”.

In accordance with the Land Use Table of the LEP, development of an intensive livestock agriculture located in the Primary Production Zone (RU1) remains permitted with consent.

The modified development remains consistent with the intent and objectives of the RU1 Zone of the LEP as demonstrated below in Table 5.

The site is located within an active agricultural area and surrounded by a number of other poultry broiler farms and other rural enterprises and the proposed farm is complementary to the surrounding land uses and zones. Further, the development of farms will support expansion of poultry cluster across the New England Region.

Table 5: RU1 Zone Objectives Assessment

OBJECTIVE	COMPLIANCE
<i>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base</i>	Complies. The modified development remains a primary industry use capitalising on the natural resources and characteristics of the site and will assist in the expansion of the existing cluster in the Tamworth region.
<i>To encourage diversity in primary industry enterprises and systems appropriate for the area</i>	Complies. The modified development is for a primary industry use that will support the expanding poultry cluster in the Tamworth region and diversifies the range of rural activities in the Manilla area. To support the increase in processing of poultry within the region, significant increases in all aspects of the poultry cluster will be required. In this regard, it is expected that around 300 additional poultry sheds will be required, located within a 2-hour drive of the



	Oakburn processing plant in accordance with animal welfare considerations. The modified will provide additional broiler supply to the Oakburn Processing Plant and will bring the shed design into alignment with other new farms in the New England Region, which will assist with standardising placement schedules across multiple farms.
<i>To minimise the fragmentation and alienation of resource lands</i>	Complies. No fragmentation of resource lands will result from the proposed development. Consolidation of the site has been undertaken in accordance with the existing Development Consent.
<i>To minimise conflict between land uses within this zone and land uses within adjoining zones</i>	Complies. The modified Strathfield Farm 4 is appropriately separated from sensitive receptors to minimise potential conflicts between land uses.
<i>To permit subdivision only where it is considered by Council to be necessary to maintain or increase agricultural production</i>	Complies. Consolidation of the site has been undertaken in accordance with the existing Development Consent.
<i>To restrict the establishment of inappropriate traffic generating uses along main road frontages</i>	N/A. Proposed development does not front a main road.
<i>To ensure sound management of land which has an extractive or mining industry potential and to ensure that development does not adversely affect the extractive industry</i>	N/A. Land does not have any known extractive or mining industry potential.
<i>To permit development for purposes where it can be demonstrated that suitable land or premises are not available elsewhere.</i>	Complies. The characteristics and location of the site are considered appropriate for the proposed development.

5.3.1.3 Tamworth Regional Council Development Control Plan 2010

An assessment of the modified development against the relevant provisions of the *Tamworth Development Control Plan 2010* is provided below.

Table 6: Other Types of Development Controls

GUIDELINES	COMPLIANCE
Parking	
- Parking must be provided as per the Schedule in Appendix 1. - Where calculation of parking spaces required results in a fraction of a space, the total required number of spaces will be the next highest whole number. - 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;	Complies. The proposed modifications are limited to physical change to the Farm and will not alter the staff numbers, traffic generation, or operational details assessed and approved by the Court. As per the approved Development Consent, the farm will be serviced by heavy vehicles up to a B-Double and the revised layout makes allowances for all design vehicles to enter and exit the site in forward gear. No changes to the proposed traffic arrangements, trip generation, or conditions of approval regarding external road works are proposed or required as part of this Modification Application.



○ Existing traffic street network; and ○ Efficiency of existing parking provision in the location ● Comply with AS2890.1 Parking Facilities Off Street Car Parking and AS2890.6 Parking Facilities Off Street Parking for People with a Disability ● Manoeuvring areas within the development must be designed to accommodate a B99 vehicle under AS2890.1 Parking Facilities Off Street Parking. ● Where existing premises are being redeveloped or their use changed, the following method of calculation shall apply: a. Determine the parking requirements of the previous or existing premises in accordance with any existing development consent b. Determine the parking requirement of the proposed development in accordance with Appendix A; c. Subtract the number of spaces determined in (a) from the number of spaces calculated in (b) d. The difference calculated in (c) represents the total number of parking spaces to be provided either in addition to the existing on-site car parking or as a cash-in-lieu contribution to Council where applicable.	The <i>Tamworth Regional Development Control Plan 2010</i> does not specify a parking rate for a Poultry Farm and as such, sufficient parking is to be provided to cater for staff and visitors on a first principles basis. In this regard, the farm will employ 3 full time staff (2 managers + 1 staff) and is provided with 5 parking spaces as per the current approval. Accordingly, the sufficient parking is provided for staff and visitors to the site.
Landscaping	
● Location and grouping of plant types shall be multi-functional providing privacy, security, shading and recreation functions. ● Landscaping or shade structures shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces. ● Landscaping shall comprise low maintenance, drought and frost tolerant species.	Complies. The proposed development includes screen planting consisting of a mix of locally native plants which will support the local fauna and ecosystems. Screen planting is proposed along the western, southern and eastern sides of the farm to soften potential views of the farm from the nearest sensitive receptors public roads and other vantage points.
Outdoor Lighting	
● All developments shall demonstrate compliance with AS4282 Control of Obtrusive Effects of Outdoor Lighting. ● Sweeping lasers or searchlights or similar high intensity light for outdoor advertising or entertainment, when projected above the horizontal is prohibited. ● Illuminated advertising signs should be extinguished outside of operating hours, or 11pm, whichever is earlier.	Complies. Minimal outdoor lighting is required, but where necessary will be designed to comply with AS4282. No lasers, searchlights, or high intensity lights are proposed.
Outdoor Advertising/Signage	



- Where there is potential for light spill to adjoining properties, all illuminated signage shall be fitted with a timer switch to dim or turn off by 11pm each night
- Signage must comply with SEPP 64 – Advertising and Signage Schedule 1 Assessment Criteria.
- “Special promotional advertisements” may be installed in accordance with clause 25 of SEPP 64 – Advertising and Signage provided that the sign does not compromise any Public Art or the integrity of the space in which it is located in the main streets, public parks and gardens and major venues across the region’s city, towns, and villages.
- Advertising in rural zones may only:
 - Advertising facility, activity or service located on the land; or
 - Direct travelling public to a tourist facility or building or place of scientific historical or scenic interest within the area. Cannot include names of proprietary products or services or sponsoring businesses. Each sign must be sited a minimum distance of 1km from each other.
- External illumination to signs must be top mounted and directed downwards.
- The following types of signs are not acceptable:
 - Portable signs within public footways and road reserves including variable message signs, A Frame and Sandwich Boards;
 - Outdoor furniture (including chairs, bollards and umbrellas) advertising products such as coffee, alcohol or soft drink;
 - A roof sign or wall sign projecting above the roof or wall to which it is affixed; o Flashing or intermittently illuminated signs;
 - Advertisements on parked motor vehicles or trailers (whether or not registered) for which the principal purpose is for advertising;
 - Signs fixed to trees, lights, telephone or power poles;
 - Signs which could reduce road safety by adversely interfering with the operation of traffic lights or authorized road signs;
 - Any sign which would in the opinion of Council, be unsightly, objectionable or injurious to the amenity of the locality, any natural landscape, public reserve or public place;
 - Numerous small signs and advertisements carrying duplicate information; and
 - Overhead banners and bunting, except in the form of temporary advertisement.

Complies.

No illuminated signage is proposed or required.

Farm Stay Accommodation



- Details of the activities offered should accompany the Development Application which must include some farm related activities. - Guests are restricted a maximum of 14 days per visit.	Not Applicable. There is no Farm Stay Accommodation proposed as part of the original or modified application.
Bushfire Prone Land	
- The plans prepared to accompany a DA located in a bushfire prone area, being land that is identified on a map certified by the Rural Fire Service, must illustrate the required Asset Protection Zone (APZ). - DAs for development located in a bushfire prone area must be accompanied by either a Bushfire Attack Level Self Assessment (BAL) or a Bushfire Planning and Design Report (BPAD). - Where the DA is accompanied by a BPAD report, Council's bushfire assessment fee will not be applicable.	Complies. Bushfire Risk was considered as part of the original EIS assessment which noted that the Strathfield property was within the Tamworth Bush Fire Management Committee (BFMC) Area. The Tamworth BFMC prepared a Bush Fire Risk Management Plan (BFRMP) for the area which is a comprehensive document that maps and describes the level of bush fire risk across the Tamworth BFMC area. The Tamworth BFRMP identified the Strathfield property (including Farm 4) as being of low bushfire risk with the exception of the ridgeline located to the west. While the site is identified as being of low bushfire risk, standard bushfire management and risk reduction techniques (such as reducing loads, maintaining fire breaks and ensuring fire fighting supply) were proposed as mitigation measures and will be adopted to protect the site and the surrounding area.

Table 6: Environmental Controls

GUIDELINES	COMPLIANCE
Environmental Effects	
- The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to: - Traffic - Flood liability - Slope - Construction impacts - Solid and Liquid Waste - Air quality (odour and pollution) - Noise emissions - Water quality - Sustainability	Complies. The information and assessments which formed part of the original EIS application and subsequent Court proceedings, identified the potential environmental impacts of the development and, where required, identified appropriate mitigation and management measures. As demonstrated in this Modification Application, the proposed development remains substantially the same as that which was approved and will have minimal environmental impact beyond what has been previously assessed.
Soil and Erosion Control	
Runoff shall be managed to prevent any land degradation including offsite sedimentation.	Complies. In response to the modified site plan, an updated Stormwater Management Strategy for the proposed



• Reference shall be made to the NSW Governments Managing urban stormwater: soils and construction, Volume 1 (available from Landcom), commonly referred to as “The Blue Book”. • Cut and fill will be minimised and the site stabilised during and after construction. • Arrangements in place to prompt revegetation of earthworks to minimise erosion.	poultry farm has been prepared by Hanlons Consulting and is included as Appendix 3. As required by Conditions 1,13, 26 and 26A of the Development Consent, the design and location of the stormwater management infrastructure has been amended as per the Proposed & existing waterways, gully control structure and drainage works with detention basin - Farm 4 (Drawing 003-3 Rev 03), included in the Joint Statement of Water/Engineering Experts filed on 28 October 2015 (see Figure 5). As required by the Development Consent, detailed design of this infrastructure will be provided as part of the future Construction Certificate for the project. As per the current Development Consent and conditions of approval, stormwater flows from the farm will be conveyed by swales, pits and pipes running South to North to between the sheds and discharging into the external swale drain, then into the ultimate detention basin. The stormwater was modelled using the DRAINS stormwater modelling package and demonstrates no worsening of post development flows compared to existing conditions. As per the current Development Consent, all 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. Given the controlled environment in which the proposed poultry development will operate, along with the approval and licensing conditions it will need to comply with, the proposed farm will pose a minimal risk with respect to stormwater quality. As noted in approved Soil and Water Management Plan (Rev B) prepared by Gilbert + Sutherland and dated 23 October 2015 (referenced in Condition 1 of the Development Consent) stormwater quality treatment is to be provided via rainwater tanks (for collection and reuse of roof runoff) and grassed swales, and a specific bio-retention basin is not required for Farm 4. Standard erosion and sediment control measures will be implemented during construction in accordance with Managing urban stormwater: soils and construction, Volume 1 and can be conditioned accordingly.
Vegetation	
• Development design shall accommodate the retention of any significant trees and vegetation	Complies. An Expert Report was prepared by Cumberland Ecology and presented as evidence in the Appeal Proceedings and accepted by the Court. With the report, Farm 4 is wholly located in an area identified



	as non-remnant vegetation types which has been historically modified by cropping, grazing and erosion and sediment control works. The modified farm is generally located within the approved development footprint / disturbance areas noted on the approved Soil and Water Management Plan (Rev B) prepared by Gilbert + Sutherland and dated 23 October 2015 (referenced in Condition 1 of the Development Consent). The minor changes to the design and location of the stormwater detention basin are proposed undertaken in response to detailed design considerations as envisaged by Conditions 1, 13, 26 and 26A of the Development Consent. With consideration of the findings of Cumberland Ecology, the consistency of the modified Farm 4 footprint with the approved development, and the location of the stormwater management infrastructure, the modified development is not expected result in any significant environmental impacts beyond the approved development.
Waste Management	
General waste storage and collection arrangements shall be specified.	Complies. The modifications to the farm layout will not result in any change to the waste streams, conditions of approval, or proposed management and mitigation measures. As per the approved development, the Applicant will adopt the approved measures to ensure that all waste generated from activities on the site is reused and recycled where practical or otherwise managed and disposed of in a manner that will not cause environmental harm.
Noise	
Where relevant, applications are to contain information about likely noise generation and the method of mitigation.	Complies. As part of the assessment process for the for the original development application, Wilkinson Murray was engaged to prepare a cumulative operational noise assessment, for the 5 Poultry Farms in accordance with the provisions of the NSW Industrial Noise Policy. Operational noise levels from the farms were predicted based on fan manufacturer noise specifications and noise source details derived from other similar operations. This assessment applied conservative assumptions, including all farms and activities operating 24 hours per day / 7 days per week, worst case emissions and demonstrated that no individual farm would exceed the INP operational noise criteria. Additionally, simultaneous operation of the five broiler farms would not be expected to generate any exceedance of the INP operational noise criteria. Accordingly, Wilkinson Murray concluded that no adverse noise impacts on the closest



	residences with respect to the on-site operations would be expected. With consideration of the findings of Wilkinson Murray, the consistency of the modified Farm 4 footprint with the approved development, the modified farm is not expected result in additional acoustic impacts on sensitive receptors beyond what was forecast by the approved development. The conditioned management measures and requirements remain applicable and will be adopted for the development and delivery of the modified farm. While is acknowledged that the Industrial Noise Policy has been replaced by the Noise Policy for Industry, the assessed noise levels at the nearest sensitive receptors, remain substantially below the minimum day time and night time criteria of 40 dBA and 35 dBA respectively. With respect to Road Noise, the proposed Modification Application will not result in any changes to the forecast traffic generation or timing of movements, as such the modified development will not change the potential road noise impacts beyond the approved development.
Geology	
The design process must give consideration to the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.	Complies. Erosion and Sediment Control for the approved farm has been proposed as part of the approved Soil and Water Management Plan (Rev B) prepared by Gilbert + Sutherland and dated 23 October 2015 (referenced in Condition 1 of the Development Consent) and will be applied to the modified farm.
Landscaping Poultry Farms	
A cash bond or bank guarantee to the value of \$1500 per shed and valid for a period of 5 years, must be submitted to Council prior to issue of a Construction Certificate.	Not Applicable. Arrangements for Landscaping are included in the existing approved documents and conditions of Development Consent.

5.3.2 Draft Environmental Planning Instruments

The proposed development is not impacted by any Draft Environmental Planning Instruments.

5.3.3 Likely Impacts

5.3.3.1 Environmental Considerations

Based on the assessments undertaken by the relevant technical specialists with the original EIS Application and subsequent Court proceedings, it has been demonstrated that the proposed development can be undertaken in a manner consistent with the statutory obligations in relation to potential:

- Ecological impacts;
- Acoustic emissions;
- Traffic impacts;



- Odour and Dust emissions;
- Stormwater Impacts;
- Cultural heritage impacts;
- Historic heritage impacts;
- Waste management;
- Animal Welfare;
- Environmental Management; and
- Biosecurity risks.

The modified farm is generally located within the approved development footprint / disturbance areas noted on the approved Soil and Water Management Plan (Rev B) prepared by Gilbert + Sutherland and dated 23 October 2015 (referenced in Condition 1 of the Development Consent). As such, the modified layout will not result in substantive changes to the farm operations, or additional physical impacts in relation to ecology, heritage, soils, or stormwater, compared to the approved development.

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

5.3.3.2 Social Considerations

With respect to social impacts, the findings of the detailed technical assessments undertaken in relation to the original approval, and assessment of the modified farm demonstrate that project is unlikely to result in additional have significant, negative social or amenity impacts.

With consideration of the positive impacts, particular in relation to economic investment and local employment opportunities, overall, the development is considered that the farm will have a positive social outcome.

5.3.3.3 Economic considerations

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

The estimated development cost of the project is estimated to be in the order of \$17 million, a majority of which is associated with construction of the proposed farm. In this regard, 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 three (3) full time equivalent (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, clean bedding material, poultry feed, live birds, gas, manure and litter;
- Live Bird Collection Crews;
- Shed cleaning and set up crews; and
- Local maintenance contractors including electrician and plumbers, etc.

██████ current livestock operations within Tamworth facilitate processing of a maximum of 840,000 birds per week at the existing Out Street Processing facility. ██████ has recently commenced works on their State Significant Development Approval (SSD9394) for a new Integrated Poultry Processing Facility (Oakburn) in Tamworth which will have the capacity to process up to 3 million birds a week.

To support the increase in processing of poultry within the region, significant increases in all aspects of the poultry cluster will be required. In this regard, it is expected that around 300 additional poultry sheds will be required, located within a 2-hour drive of the Oakburn processing plant in accordance with animal welfare considerations.



Strathfield Farm 4 will provide additional broiler supply to the Oakburn Processing Plant and the proposed modifications will bring the shed design into alignment with other new farms in the New England Region, which will assist with standardising placement schedules across multiple farms.

With consideration of the proposed capital investment, construction and operational employment opportunities, and the farm's contribution to the expansion of the new England poultry cluster, it is considered that the modified project will maintain the positive economic impacts forecast in the original application.

5.4 SITE SUITABILITY

Due to the growth in the demand for poultry products in Australia, [REDACTED] has actively pursued opportunities to increase broiler capacity with the Tamworth region wherever possible. However, a broiler farm requires a number of physical and location characteristics to ensure its suitability for the operation. In this regard, a broiler farm site is required to:

- Be free from environmental (significant flora or fauna or threatened ecological communities) and physical constraints (steep gradient, unsuitable geology, flooding and other natural hazards);
- Have adequate water supply from riverine extraction, ground water, town water, dams or a combination of sources;
- Suitable Road Access allowing for the movement of heavy vehicles and staff to and from the site;
- Be located within a maximum 2 hour drive to processing plant and hatchery (in Tamworth) in accordance animal welfare requirements;
- Be located as close as possible to the feed mill (in Tamworth) and within a grain growing region to minimise transport cost associated with feed haulage;
- 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;
- Have appropriate zoning and planning controls which allow an application to be submitted for assessment; and
- Be available for purchase at a price which makes the operation financially viable.

In addition, the development is also permissible with Development Consent in the RU1 zone under the LEP, consistent with the zone objectives, and consistent with the scale and character of surrounding land uses.

The Strathfield Property is one of a small number of properties within the Tamworth Region which satisfy all the above criteria and accordingly, the original development application for the Strathfield Farm 4 was progressed on this basis. The original development application (DA0276/2014) for Strathfield Farm 4 was approved by Tamworth Regional Council in 2014 and was upheld by the Land and Environment Court (Appeal No. 10606 of 2014). The modified development remains substantially the same as the development that was approved and will have minimal environmental impact beyond what was previously assessed and approved. Accordingly, the site remains suitable for the modified development.

5.5 PUBLIC INTEREST

The findings of the detailed technical assessments undertaken in relation to the original and modified broiler farm show that is not forecast to result in significant or unacceptable adverse environmental impacts on the receiving environment. Where potential impacts have been identified, suitable mitigation and management measures have been implemented. With respect to positive impacts, the proposed development involves significant capital investment for construction of the farm, will provide direct and indirect employment opportunities and support the growth in poultry production in the region. With consideration of these factors the project is considered to be in the public interest.



6 CONCLUSION

PSA Consulting has been engaged by [REDACTED] to prepare this SEE to accompany a Modification Application under 4.56 of the EP&A Act, to Tamworth Regional Council seeking Development Consent to change the approved Strathfield Farm 4.

The Modification Application involves amendments to the design of the approved farm to align with the standardised sheds being delivered in the New England Region, including a reduction from 14 to 10 sheds. Importantly the approved farm operations and the maximum number of birds to be accommodated on site will not substantially change.

The Modification Application is intended to achieve more consistency in shed design across the regions and to update the stormwater management arrangements as required by the court approved documents. An updated Stormwater Management Plan, and odour modelling associated with the revised farm layout has been provided as part of this Modification Application which demonstrates that the original and modified broiler farm show that is not forecast to result in significant or unacceptable adverse environmental impacts on the receiving environment.

The modified farm is generally located within the approved development footprint / disturbance areas noted on the approved Soil and Water Management Plan (Rev B) prepared by Gilbert + Sutherland and dated 23 October 2015 (referenced in Condition 1 of the Development Consent). As such, the modified layout will not result in substantive changes to the farm operations, or additional physical impacts in relation to ecology, heritage, soils, or stormwater, compared to the approved development.

The application provides an assessment of the modified development as required under 4.56 of the EP&A Act and demonstrates that the farm is substantially the same as that which was approved and will not result in any additional or unacceptable environmental impacts compared to the farm as originally approved. Accordingly, it is requested that the Modification Application be approved.



APPENDIX 1

EXISTING CONSENT AND APPROVAL DOCUMENTS

AP01



APPENDIX 2

MODIFIED DEVELOPMENT PLANS

AP02



APPENDIX 3

MODIFIED STORMWATER STRATEGY

AP03



APPENDIX 4

EVALUATION OF MODIFIED ODOUR EMISSIONS

AP04



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