

**JOINT REGIONAL PLANNING PANEL
(Hunter and Central Coast Region)**

JRPP No	2015HCC011 DA
DA Number	DA 60/2015
Local Government Area	Singleton Council
Proposed Development	Redevelopment of Singleton Regional Livestock Market
Street Address	56 Gresford Road, Clydesdale
Applicant/Owner	Singleton Council / Singleton Council
Number of Submissions	Nil
Regional Development Criteria (Schedule 4A of the Act)	Council related development over \$5 million (\$6,923,000.00)
List of All Relevant s79C(1)(a) Matters	Environmental Planning and Assessment Act 1979 – Section 79C Environmental Planning and Assessment Regulation 2000 – Part 6 Singleton Local Environmental Plan 2013 Singleton Development Control Plan 2014 State Environmental Planning Policy No 55 Remediation of Land State Environmental Planning Policy No 44 Koala Habitat Protection

List all documents submitted with this report for the panel's consideration	Plans showing changes to Regional Livestock Market			
	Drawing	Description	Revision No	Date
	SRLM-01	Floor Plan	11	02.07.15
	SRLM-02A	Yard Plan	7	02.07.15
	SRLM-02B	Yard Plan	7	02.07.15
	SRLM-03	Roof Plan	8	02.07.15
	SRLM-04	Electrical	4	02.07.15
	SRLM-05	Roadway Plan	5	02.07.15
	SRLM-06	Landscaping	5	02.07.15
	SRLM-07	Soft Floor	6	02.07.15
	SRLM-08	Yard Removal	6	02.07.15
	21-240005-S005	Roof General Arrangement	C	15.01.15
	21-24005-S010	Steel Roof Framing Plan	C	15.01.15
	21-24005-S015	Steel Framing Elevations Sheet 1	C	15.01.15
	21-24005-S016	Steel Framing Elevations Sheet 2	C	15.01.15
	21-24005-S017	Steel Framing Elevations Sheet 3	C	15.01.15
	21-24005-S018	Steel Framing Elevations Sheet 4	C	15.01.15
	Other Supporting Documentation			
	Author	Title	Date	
	GHD	Singleton Council , Redevelopment of Singleton Regional Livestock Markets, Statement of Environmental Effects	July 2015	
Peter Andrews + Associates	Singleton Regional Livestock Market Upgrade, Visual Impact Assessment	May 2015		
Recommendation	Approval			
Report by	Lisa Wrightson, Barker Ryan Stewart (Independent Consultant)			

Assessment Report and Recommendation Cover Sheet

Assessment Report and Recommendation

Executive Summary

The site has been continuously used as saleyards / livestock market for over 100 years. The current proposal intends on continuing this use, with some modifications including a roof structure, improved yards, new flooring, lighting (security and operational), elevated walkways, landscaping and formalised vehicle parking areas.

The proposal has been referred to the Joint Regional Planning Panel (JRPP) for determination pursuant to clause 4 of Schedule 4a of the Environmental Planning and Assessment (EP&A) Act 1979, being a *Council related development over \$5 million*.

Although being an existing use stock and sale yards are permissible with consent in the RU1 Primary Production zone. Although potentially a designated development under the EP&A Regulation 2000, the proposal will not have a significant environmental impact and therefore can be considered as a development application under Singleton Local Environmental Plan (LEP) 2013.

The proposal was notified and advertised in accordance with Councils policy and no submission were received.

The main issues identified in the assessment are as follows:

- Height of roof and visual impact;
- Wastewater and effluent management;
- Odour and noise impacts, during and after construction; and
- Traffic and parking.

It is recommended that approval be granted to application reference 2015HCC011 DA (DA60/2015) subject to conditions recommended in Appendix A.

1. Background

The site has been used as Singleton Livestock Markets / Saleyards for over 100 years, since 1909, and is currently managed by Singleton Council. It is the main facility in the region and holds at least one sale a week and an additional sale at least once a month.

The infrastructure is beginning to age and much of it is in poor condition and in need of upgrading or replacement. Therefore in early 2014 Council engaged ATLEX Stockyards Pty Ltd to undertake an analysis of the current facility and prepare a design for the redevelopment and upgrade of the facilities.

It should be noted that due to the age of the facility there is no current formal approval for the use of the facility. An approval for the waste management on the site has been given by NSW Environment Protection Authority (EPA). The current licence commenced in 2007 and has been monitored appropriately since. Refer to Licence No 12728 attached to this report as Appendix B.

2. Site and Locality Description

The site is located at 56 Gresford Road, Clydesdale, including Lot 1 DP 1127313; Lot 1 DP 37010; Lots 149, 150, 243 DP 752455; Lot 1 DP 37011; and Lot 8 DP 729039. The total site is approximately 11.9 ha with the actual facility occupying approximately 5 ha. The main access is from Gresford Road, with a secondary emergency access to Glendon Road. Figure 1 below shows the site in relation to the surrounding area.

The site is mainly cleared of vegetation, apart from scattered trees for shade. A number of dams and ponds exist on the site as part of the wastewater treatment system.

The facilities currently include the following:

- Concrete cattle yards;
- Gravel cattle yards;
- Concrete and covered calf yards;
- Weighbridge;
- Truck wash facility;
- Three (3) effluent system ponds;
- Three (3) storage dams;
- One (1) stock water storage dam;
- Amenities building;
- Loading and unloading ramps;
- Floodlights;
- Holding paddocks;
- Informal car parking area;
- Covered unused dairy selling centre; and
- Former concrete selling structure.

Figure 2 below shows the current layout of the saleyard area.



Figure 1: Location of Site

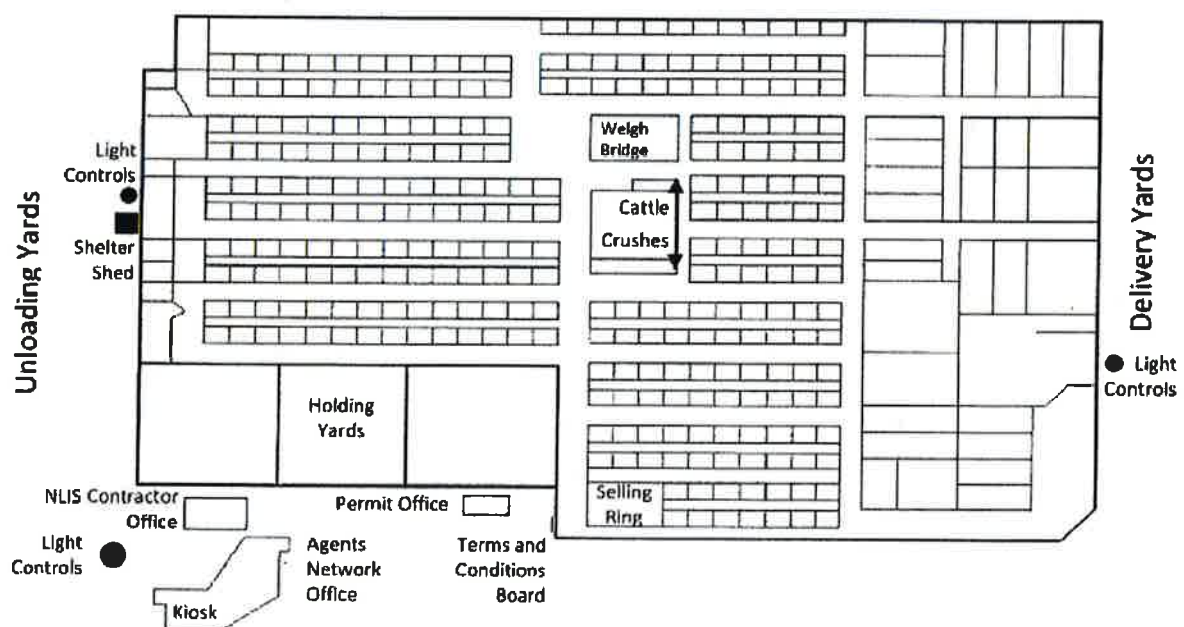


Figure 2: Current Layout of Livestock Market / Saleyards

Below are a number of photos of the site showing the various existing elements described above.



Photo 1: General view of yards



Photo 2: View to amenities and access



Photo 3: Calf yards



Photo 4: Loading area to the north



Photo 5: Parking area



Photo 6: Main entrance to site

The locality of Clydesdale is located to the east of Singleton township on the banks of the Hunter River. It is generally rural / rural residential in nature with the predominant land use being grazing of cattle and crops on the flood plain areas to the west.

A number of residences are within close proximity to the site, taking advantage of the rural views across the river to Singleton.

3. Project Description

The proposal includes an upgrade and roof for the livestock market, which it is intended to increase the use and number of livestock through the facility, to cater for approximately 48,000 head annually. The Statement of Environmental Effects (SEE) submitted with the application outlines the works as follows:

- *Removal of the unused dairy shed and internal infrastructure;*
- *Removal of the unused outside concrete selling structure and associated area and the establishment of a temporary cattle handling area nearby the existing scales for non-reader ear tags and associated veterinary procedures until either of the two new cattle handling systems are commissioned;*
- *Removal of the eastern pens as outlined in the concept design (refer Appendix A) in accordance with the Building Code of Australia (BCA) Report (by LOTE Consulting) on the site regarding access along this boundary. A formed road is to be developed along the eastern boundary of the saleyards to provide vehicle access for emergency services;*
- *Removal of designated trees as required within the proposed roof area;*
- *Removal of designated power-lines and poles within the proposed roof area;*
- *Removal of all elevated walkways and staircases to the saleyard area;*
- *Removal of all internal selling pen fences between each selling pen to allow access north south when replaced with one large gate. Steel rails are all to be re-used in remaining fences to replace all of the existing wooden rails;*
- *Designated parking as identified in the concept design (refer Appendix A) is to be installed and clearly delineated;*
- *Installation of soft flooring (SureFoot Mat or approved equivalent) to concrete areas of the existing yards;*
- *Construction of two Atlex Stockyards, or approved equivalent, cattle handling centres as outlined in the concept design (refer Appendix A) including two new approved cattle crushes;*
- *A newly designed drafting and forcing area prior to the livestock scales, with guidance from the concept design (refer Appendix A), using overhead walkways for moving stock towards the scales and off the scales and the installation of pneumatically operated lift gates with controls overhead and at ground level. All operators at ground level are to have easy access to barriers or exits;*
- *Installation of operational, security, and emergency lighting in accordance with applicable Australian Standards;*
- *Installation of staircases and elevated walkways in accordance to Australian Standard AS1657 as referenced in the concept design (refer Appendix A);*
- *All selling pens in the northern section are to have their gates re-swung with new hinges top and bottom so that all the selling pen gates collide with the opposite side of the laneway and cannot open wider than 85 degrees from the nominal laneway. All of the selling pens in the northern section will have two gates into the laneway. Three rows on the remaining eastern side require an*

additional gate and these can be salvaged from the pens far eastern side which is proposed to be removed;

- Replacement of all water troughs in the saleyard pens with isolation valves installed to pipework as a safety mechanism to isolate applicable areas;*
- Installation of water storage tanks (nominally two 105,000 litre aboveground tanks, and associated pump house, to harvest roof water from the proposed roof for livestock troughs and wash-down of the scales area and the two cattle selling centres. All excess overflow water from the roof is to be diverted underground through pipes under the road at the south western corner of the open dirt yards to the existing open drain;*
- Replacement of the existing mechanical effluent screen at the truck wash with a new screen and integrate into existing operations;*
- Fire protection work in accordance with the BCA Report by LOTE Consulting (refer Appendix K);*
- Installation of a disabled access ramp into the existing amenities building in accordance to applicable Australian Standards;*
- Installation of a multi user disabled toilet and shower room in the dining area of the existing amenities building with external disabled access and secured out of hours with an AvData key system;*
- Installation of a new toilet facility at the existing scale house with an associated septic system;*
- Installation of a video and audio link from the existing scale-house showing activity and results of the weighing in the existing amenities building;*
- Installation of throughout the sale yards a new PA system;*
- Installation of a small roofed concrete based hardstand area with bunds to store any effluent collected off the new soft floor surface of the under-cover yards; and*
- Provision of all regulatory signage for the facility in accordance with applicable Australian Standards and regulatory requirements.*

Not detailed above, is the installation of two roof structures to provide all weather cover to the yards. The area of the roof is approximately 14,400m² with a height of between 12-18m at the roof peak. The lowest point of the structure will be 6m.

Below, in Figure 3, is a 3D image of the proposal from the visual impact assessment.



Figure 3: 3D Image of proposed redevelopment

4. Consultation

The proposal was exhibited in accordance with the provisions of the Environmental Planning and Assessment (EP&A) Act 1979 and Council policies from 25 August 2015 until 23 September 2015. Neighbours and nearby landowners were also notified of the proposal by letter. No public submissions were received in relation to the proposal.

5. Referrals

5.1 Statutory Referrals

No referrals were undertaken. Consultation with the NSW Fire Brigades will be required as part of the fire upgrade work including approval of the alternate provisions for fire protection. In addition consultation will also be required with the NSW Environment Protection Authority in relation to the changes to the effluent management system.

5.2 Internal Referrals

Internal referrals were made to the following:

- a) Development engineers concerning vehicle access, traffic, parking, and stormwater; and
- b) Building and environmental health concerning fire and effluent disposal.
- c) Environmental Compliance Officer concerning noise and odour.
- d) Community services in respect to access requirements.

Details of their comments and recommendations have been included in this report and in the conditions of consent.

6. Environmental Planning and Assessment (EP&A) Act 1979 and Regulations 2000

The EP&A Act and Regulations identify what development is classified as designated development and requiring an Environmental Impact Statement (EIS), and what requires a simple development application and associated environmental assessment in the form of a Statement of Environmental Effects.

Schedule 3 of the EP&A Regulations identifies what development should be considered as designated through Section 77A of the EP&A Act. Clause 21 of Schedule 3 includes details of Livestock Intensive Industries that are considered designated including in sub-clause (5) the following:

- (5) *Saleyards having an annual throughput of:*
 - (a) *more than 50,000 head of cattle, or*
 - (b) *more than 200,000 animals of any type (including cattle),*

for the purposes of sale, auction or exchange or transportation by road, rail or ship.

Due to the historic and potential numbers of cattle exceeding 50,000 head, the facility could be considered as designated development. However Part 2 of Schedule 3 of the regulations provides further information regarding the ability of existing facilities to carry out alterations and additions without being considered designated development subject to there being no substantial increase in environmental impacts from the total development.

The applicant argued and it is agreed the proposed development meets the required factors to be taken into consideration in this regard.

7. Section 79C Considerations

7.1 (a)(i) the provisions of any environmental planning instrument

State Environmental Planning Policy (SEPP) No 44 – Koala Habitat Protection

SEPP No 44 applies to Singleton Local Government Area. No evidence of Koala habitat or colonies have been identified within the site where the development is proposed, therefore the provisions of the SEPP are not relevant to the assessment of the application.

State Environmental Planning Policy No 55 – Remediation of Land

The site is not known to be contaminated land, and as the land use is not changing or intensifying no report has been prepared that considers the potential for land contamination.

Notwithstanding this, as excavation is required for the footings of the roof structure, a risk management plan is required for construction to ensure the buildings follow appropriate procedures should any contaminated material be uncovered during construction.

Singleton Local Environmental Plan (LEP) 2013

Zoning

The land is zoned RU1 Primary Production zone under Singleton Local Environmental Plan 2013. Stock and sale yards are defined as:

stock and sale yard means a building or place that is used on a commercial basis for the purpose of offering livestock or poultry for sale and that may be used for the short-term storage and watering of stock.

They are a sub-definition under rural industry defined below:

rural industry means the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes any of the following:

- (a) agricultural produce industries,
- (b) livestock processing industries,
- (c) composting facilities and works (including the production of mushroom substrate),
- (d) sawmill or log processing works,
- (e) stock and sale yards,
- (f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.

Within the RU1 zone, rural industries are permissible with consent. Therefore alterations and additions are permissible with consent.

Other Provisions

Clause 5.9 Preservation of trees or vegetation

There are no specific trees identified in the RU1 zone in the Singleton DCP in relation to this clause. There are some trees identified for removal to enable the construction of the roof structure, however these are not substantial and will be replaced by trees proposed to assist with screening.

Clause 5.9AA Trees or vegetation not prescribed by development control plan

As there are no trees specified in the RU1 zone that are applicable under clause 5.9, the vegetation removal proposed would not require development consent. Nonetheless, approval is being sought as part of this application.

Clause 7.1 Earthworks

Some removal of soil will be required for the footings of the structures, this however will not have adverse impacts on:

- Drainage patterns or soil stability,
- Future use of the site,
- The amenity of adjoining properties, or
- Nearby waterways, drinking water catchments or environmentally sensitive areas.

Due to the long history of use on the site, it is unlikely relics will be disturbed, however appropriate conditions of development consent have been applied should relics be encountered during excavation.

Excavated material will either be reused on site or removed authorised contractor to a disposal facility for reuse on another construction site, whichever is appropriate.

Clause 7.2 Flood planning

The site is not identified on the flood planning map, nor is within an area subject to flooding.

Clause 7.6 Riparian land and watercourses

There is some riparian land shown on the site, however no works are proposed within this area to require approval or need additional research.

Clause 7.10 Essential services

The site contains existing sale yards development, the proposed changes will retain the use and permit some expansion. The following services are provided for:

- Town water is not available to the site, therefore tank water has been used to provide for facilities and fire protection,
- Electricity connection exists on site and will be extended to provide the additional lighting for the new structure and facilities,
- Sewage and stormwater are managed on site through appropriate treatment ponds and irrigation, and
- The existing vehicular access will be improved as required to service the new facility including upgrading of the car and truck parking areas.

7.2 (a)(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 Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

There are no draft environmental planning instruments which are relevant to the proposal.

7.3 (a)(iii) any development control plans

Singleton Development Control Plan (DCP) 2014

The *Singleton Development Control Plan (DCP) 2014* applies to the development site and the relevant elements are addressed below in the table

Control / Provision	Comment	Compliance
Section 2.4 Stormwater drainage system	Stormwater from the new roof structure will be harvested into rainwater tanks. Other runoff will be processed through the effluent disposal system and ponds.	Yes
Section 2.9 Maximum building height <i>Building height map identifies maximum height for site is 11m.</i>	The proposed building is 12-18m in height, which exceeds the maximum building height. The visual impact assessment has shown that appropriate landscaping	No – variation justified

Control / Provision	Comment	Compliance
	and muted colours will reduce the visual impact of the height exceedance. The building is located in a mainly rural location so the variation in height will not be as obvious as being located immediately alongside other structures.	
Section 2.10 Building line for land in certain rural, residential, business and industrial zones <i>Building line in RU1 zone is 40m</i> <i>If building above height of 10m then the building must be at least 3m behind the building line</i>	The proposed roof structure is set back considerably further than 40m from the road frontage with Gresford Road, however is less than 40m from the boundary frontage. This is considered justified due to the rural location of the site and the existing usage.	No – variation justified
Section 2.11 Side and rear setbacks for buildings in certain rural and environmental living zones <i>Minimum setback from side and rear boundaries in the RU1 zone is 10m.</i>	The existing saleyards have been developed along the eastern and northern boundaries of the site and do not currently meet the minimum setbacks from side boundaries. The proposed structure is to be setback approximately 6m from the side eastern boundary to allow for emergency vehicle access but will still not meet the 10m requirement. Appropriate controls have been identified in relation to fire control to ensure a reduction in setback does not create a fire hazard for adjoining properties. More details and confirmation of the proposal will be required as a condition of development consent.	No – variation justified
Section 2.16 Environmental outcomes	The upgrade of the saleyards to include a roofing structure will provide an opportunity to ensure the treatment of effluent and stormwater is appropriately managed to ensure impacts on the environment are minimised.	Yes
Section 2.18 Landscaping	The site includes a number of existing trees and vegetation, some of which are required to be removed to allow the construction of the roof structure. The visual impact assessment requires visual screening in the form of trees and landscaping to be planted. A condition of consent can be imposed to require a landscape plan to be	Yes

Control / Provision	Comment	Compliance
	submitted and approved by Council prior to occupation.	
Section 2.21 Earthworks and retaining	Some excavation is required for the footings for the roof structure, however no large scale earthworks including retaining walls or fill are proposed.	Yes
Section 2.23 Building appearance	A visual impact assessment was prepared for the proposal which identified appropriate colours and landscaping to ensure the proposal fits within the landscape and its potential for impacts are reduced. The rural nature of the locality allows the structure to not have significant impacts on adjoining properties or nearby dwellings.	Yes
Section 2.25 Accessible design	New accessible facilities have been provided on the site. It is further proposed to require the other additional toilet facility to be upgraded to allow for ambulant access. In addition, it is proposed to require the car parking area to include at least four (4) accessible parking spaces to be marked and provided close to facilities. A full accessibility report will be required at construction certificate stage.	To be conditioned
Section 2.26 Driveway access	The saleyards includes an existing access from Gresford Road to the site which will need to be upgraded to provide appropriate access in accordance with Council requirements. A condition of consent will be imposed in this regard.	No – to be conditioned.
Section 2.27 Minimum number of car parking spaces	The existing car parking area is informal in nature and the proposal includes some details for formalisation. The report and plans however are inconsistent. The DCP nor RMS documentation do not include specific requirements for car parking for saleyards. However it does appear the site can cater for the parking required for cars and heavy vehicles. A condition of consent will be imposed that includes details of the required parking to be allocated and shown on site.	No – to be conditioned.

Control / Provision	Comment	Compliance
Section 2.28 Design of car parking areas, loading docks and vehicle manoeuvring areas	Additional details will need to be provided in relation to the car parking area and manoeuvring areas showing design and ensuring appropriate ingress and egress.	No – to be conditioned.
Section 2.29 Waste storage and collection areas	No specific waste storage areas have been identified. However for construction this can be included in a construction management plan for the site. During operation, existing facilities will need to be upgraded to meet Council requirements and ensure waste is transported to a recognised waste management facility.	No – to be conditioned.
Section 2.30 Sheds in certain rural, residential and environmental protection zones	Although the SEE does not identify the structure as a shed, following the dictionary definition of shed: <i>“a simple roofed structure used for garden storage, to shelter animals, or as a workshop”</i> Therefore the structure for the saleyards could be considered a type of shed. Although the shed / roof structure is large, the visual impact assessment includes provisions for non-reflective colours and materials as well as landscaping recommendations that will assist with screening. The site is not located on a ridgeline that is part of a prominent visual corridor, therefore the roof should not extend above the ridgeline. The roof structure will be located to the rear and side of existing buildings on the site, however due to the nature of the facility, these will not assist in screening, but they along with existing and proposed trees, will break up the bulk of the structure as seen from the road.	Yes
Section 2.32 Outdoor signage	No additional or new signage is proposed in this application.	Not applicable.
Section 2.34 Views and visual impact	A visual impact assessment of the proposed has been prepared that considered the potential for impacts on nearby properties and views from important or significant locations within Singleton township.	Yes

Control / Provision	Comment	Compliance
	The assessment concluded that the following mitigation measures would be appropriate: <i>Materials / Colours</i> • <i>Roof sheeting to be non-reflective.</i> • <i>Suggested colourbond colours for roof sheeting:</i> - <i>Pale Eucalypt</i> - <i>Mangrove</i> <i>or similar colour that is complementary to the existing vegetation.</i> • <i>Translucent sheets could be used at regular intervals to increase natural lighting and break up the roof mass.</i> • <i>The structural frame for the roof is to be in a neutral finish eg grey.</i> <i>Lighting</i> • <i>Minimise light spill by ensuring lights shine downwards within the roof structure.</i> <i>Vegetation</i> • <i>Retain existing vegetation where possible.</i> • <i>Supplementary trees to be planted to the west of the new structure to replace the trees to be removed in this location.</i> Appropriate landscaping and colours will be included in conditions of development consent to ensure the impact of the roof structure is as minimal as possible.	
Section 4.1 Operational details	The saleyards has been operating for a number of years and provides a much needed service to the regional rural community. No adverse impacts from the proposed and continued operation of the site are foreseen. Where additional confirmation of information is required, conditions of consent have been imposed. The following information clarifies the points included in the DCP:	Yes

Control / Provision	Comment	Compliance
	• The hours of operation are not changing from that existing; • The employee numbers are not proposed to increase; • Customer and patron numbers are not proposed to increase from the average over the past 5-10 years; • Waste management has been approved by the EPA and any upgrades required will need an amendment to this licence; • Traffic generation is not proposed to change from the existing numbers, however access and parking will be upgraded to support the improved facility; • Any chemical use and storage on the site is in accordance with the manufacturers and council requirements and will be maintained with the proposed changes; and • The current emissions from the site will not be significantly increased from the proposed development, and any increases will not have a significant impact on surrounding development. It should be noted that during construction some additional impacts may be felt by nearby residents. A construction management plan will be required, which will provide details on how the site and any potential impacts will be managed during construction.	
Section 4.3 Site planning	The proposed impacts of the proposal have been taken into consideration and the potential for adverse impacts have been minimised by design, controls and conditions of development consent.	Yes

7.4 (a)(iia) any planning agreement that has been entered into or any draft planning agreement that the developer has offered to enter into

No planning agreement, including any draft agreements, have been entered into in relation to the site and development.

7.5 (a)(iv) any matters prescribed by the regulations

No additional matters are required to be addressed by the regulations in relation to this proposed development.

7.6 (b) the likely impacts of the development

Environmental Impacts

Noise / Acoustic Impacts

A noise impact assessment was prepared for the site, which although focused on noise during construction, also considered noise during operation. The report concluded that:

Construction noise for each construction phase is predicted to exceed the noise affected criterion set out in the ICNG during standard recommended hours for all receivers identified in Figure 2-1 except for Receiver C. Construction noise at Receiver C was predicted to comply with ICNG criterion for each construction phase.

Construction noise is not predicted to exceed the "highly noise affected" construction noise criteria at any sensitive during any construction phase.

The residential properties should be notified as to the timing and duration of the construction works prior to commencing work. The noise mitigation measures detailed in this report would be implemented where feasible and reasonable.

The proposal is unlikely to result in an increase to the operational noise emissions from the site, providing that the current effluent treatment system is not replaced with a noisier system, and that the SRLM does not significantly increase operation outside standard operating hours after the provision of facilities for early arrival and late delivery cattle.

As there is not proposed to be a significant increase in the number of livestock through the facility, nor is the effluent disposal system proposed to be noisier than the current system. It is therefore envisaged that the roof structure and associated upgrading works will not increase the noise generated from the saleyards.

Due to the noise impacts identified during construction, a construction management plan, with details on noise reduction measures, will need to be prepared and approved prior to construction commencing on site. This will be a condition of consent and include a requirement for a complaints hotline should excessive noise issues occur with adjoining residents.

Odour Impacts

An Air impact assessment was prepared for the site, which although focussed on odour impacts during construction, also considered odour during operation. The report concluded that:

Based on the information provided by Singleton Council and Atlex Stockyards (Pty Ltd), the new modern facility with appropriate management measures in place, alongside the previously upgraded effluent management system, would result in a reduction in odour from the site.

The proposal would be acceptable from an odour perspective based on the assumptions in this report. Management measures are presented to further minimise and manage the potential for off-site odour impacts.

As there is not proposed to be a significant increase in the number of livestock through the facility, it is not envisaged that the roof structure will increase the odour generated from the saleyards. With the changes to the flooring and waste management, it is likely that the odour and dust will be reduced as reflected in the conclusion of the report.

Visual Impacts

As mentioned above a visual impact assessment was prepared for the proposed roof structure and associated works. The report included a number of mitigation measures to reduce the potential for visual and light spill impacts from the proposal. These are outlined above in the DCP table.

The visual impact assessment included the following photo montages (Figures 4 and 5) that shows the potential for impacts through view corridors is minimal and will be reduced through the use of muted colours and landscaping which have been added as conditions of consent.



**Figure 4: Photo montage – View from Dangar Road
Extract from Visual Impact Assessment**



Figure 5: Photo montage – View from Raworth Street Extract from Visual Impact Assessment

Wastewater Management

The existing facility is the subject of an EPA Approval for waste disposal and stormwater management for both livestock and human waste. The proposal will have the potential to increase waste and the application included an assessment of the potential increase and impacts and how the existing system will be enhanced to cater for the changes.

The report concluded that with appropriate management the existing system could be augmented to cater for the proposed changes to the system.

Erosion Prevention and Sediment Control

An erosion and sediment control plan will be required to be submitted as part of the construction management plan to ensure any potential impacts from construction are managed appropriately.

Overshadowing

The proposal is to provide shade for the saleyards and surrounds to improve animal health and protect staff and visitors to the facility from solar radiation and heat.

There are no dwellings or private open space located within close proximity to the proposed roof structure which would be adversely impacted by shadowing.

Waste Management

A waste management plan should be prepared as part of the construction certificate to ensure waste during and after construction is disposed of appropriately in accordance with Council's policy, the EPA and the Waste Avoidance and Resource Recovery Act 2001.

Social Impacts

Amenity

The proposal will not cause any inappropriate impacts for neighbours and is consistent with the rural amenity of the area. The visual impact assessment has proposed landscaping to reduce the potential impacts of the proposal from a visual perspective as detailed above.

Disability access

The proposal includes additional facilities for disability access including car parking and toilet facilities. A full accessibility report and compliance will be required as part of the construction certificate and is included as a condition of development consent.

Privacy

The existing facilities do not currently pose privacy issues for adjoining dwellings and the proposed roofing structure should not change this. No submissions were received from adjoining owners or neighbours objecting to the proposal.

Economic Impacts

Employment

The livestock market currently provides permanent and part time employment for a number of staff. These numbers are not proposed to change due to the new works. The works will however improve the viability of the regional markets and ensure their continued use into the future.

In addition the on-flow employment to agents and farming will be maintained.

Rural Industries

Singleton area began as a farming community and the agricultural industries continue to be a major contributor to the local economy. The improvements will increase and maintain the viability of the livestock markets which will contribute to the local economy and other dependent rural industries such as feed providers, farmers, dairy industry, veterinary support, agriculture produce stores, feedlots, abattoirs and the like.

Infrastructure and Transport

Infrastructure

The site is serviced by power and telecommunications. Sewer and water are provided for on site.

Stormwater and effluent management plans will be required as conditions of development consent. These will be consistent with the current proposal and improved facilities on the site.

Access and Parking

The existing facilities provide access and parking arrangements for cars and trucks in a relatively informal manner. The proposal seeks to improve these arrangements and provides adequate parking and manoeuvring space for vehicles on site.

A traffic and car parking report was prepared for the application which concluded:

In conclusion the construction of the sale yard redevelopment and future operation of the SRLM would not adversely impact on the traffic and road safety environment of the surrounding road network if the mitigation measures are implemented.

The mitigation measures include:

A CTMP would need to be developed to manage any potential conflict between sale yard traffic and construction traffic.

All vehicles would need to be accommodated on site and be managed under the CTMP.

Consequently details on traffic management during construction will be part of the construction management plan required as a condition of development consent.

Notwithstanding the results of the traffic impact assessment, Council's traffic engineers determined that improvements to the entry to the site from Gresford Road was required, namely a Channelised Right – Turn Treatment with a Short Turn Slot [CHR(S)] Two – Lane Rural Road.

7.7 (c) the suitability of the site for development

The site has been used as a livestock market facility for a number of years and has proven suitable due to its location close to town, services and facilities. Further the place of Singleton in the region provides the market for the sale of livestock is important to the economy and social aspects of the area.

The site has been appropriately serviced and upgrades proposed as part of the improvements will only enhance what is already there. Further the proposed roof will provide a better atmosphere for the animals, staff and attendees at the sales.

The number of livestock proposed to be permitted through the saleyards is varied, depending on the season and availability of livestock for sale in the region. The EPA licence is for a maximum of 60,000 head of cattle, the estimate for this application is approximately 48,000 head. The average annual head on Council's website from the past 10 years is approximately 56,000 head. The conditions of development consent will seek to limit the head of cattle in line with the EPA licence to a maximum annual throughput of 50,000 head of livestock.

7.8 (d) any submissions made in accordance with this Act or the Regulations

No submissions from the community were received in relation to this application.

7.9 (e) the public interest

The public interest is best served by promoting sustainable development that is rational, orderly and economic. The proposal will generate positive social, environmental and economic benefits as described above.

8. Conclusion

The proposed development has been assessed having regard to the relevant heads of consideration under Section 79C(1) of the Environmental Planning and Assessment Act 1979 (as amended) and is considered to be acceptable subject to compliance with recommended conditions within Appendix A.

9. Recommendation

That the Hunter and Central Coast Joint Regional Planning Panel grant consent to Development Application DA60/2015 for the Redevelopment of Singleton Regional Livestock Market at 56 Gresford Road, Clydesdale, being Lot 1 DP 1127313; Lot 1 DP 37010; Lots 149, 150, 243 DP 752455; Lot 1 DP 37011; and Lot 8 DP 729039, subject to the imposition of the conditions recommended within Appendix A.

