Planning Guidelines - Intensive Livestock Agriculture Development

DRAFT FOR PUBLIC COMMENT
October 2017
Explanatory Note – Relationship To Proposed Planning Reforms

These draft guidelines are intended to support implementation of a package of proposed planning reforms for primary production and rural development that have been prepared as part of the State Environmental Planning Policy (SEPP) Review Program.

The reforms include a proposed new Primary Production and Rural Development SEPP, a revised Ministerial Direction for local planning, and changes to the Standard Instrument Local Environmental Plan.

For further information on the planning reforms package, and to make a submission, visit the Department of Planning and Environment website at http://www.planning.nsw.gov.au/Policy-and-Legislation/State-Environmental-Planning-Policies-Review

These guidelines have been drafted as if the proposed reforms are already in place. The draft guidelines will be revised after considering community feedback and taking into account the final planning reforms package.

October 2017
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Abbreviations
The development assessment process is a key mechanism to ensure the potential impacts of new intensive livestock projects are fully considered and gives the community an opportunity to have their say. This process does not need to be onerous or unnecessarily complex. It should be focused on ensuring developments are assessed at a level commensurate with environmental risks, providing clear opportunities for community input and supporting efficient, timely decision-making.

Feedback from industry is that they are seeking clear, straightforward information on how the planning assessment process for intensive livestock projects works and what practical steps they can take to make sure proposals are well planned and comprehensively assessed.

This guide is intended to assist applicants and planning authorities to understand the assessment requirements for intensive livestock developments, such as feedlots, poultry farms and pig farms.

This guide also aims to improve certainty by making sure that appropriate levels of assessment and relevant approvals are identified. This will help realise local employment and economic opportunities and lead to improved environmental outcomes.

Many farmers already have considerable experience and expertise in successfully operating intensive livestock operations that are both economically and environmentally sustainable. In addition, many farmers undertake temporary activities based on seasonal and property conditions, such as supplementary feeding or use of stock containment areas, and may be considering opportunities to invest to make such operations permanent.

By building a better understanding of the planning assessment processes and how those requirements apply to new proposals or upgrades to existing intensive livestock operations, farmers will be better placed to plan for the future and make appropriate investment decisions.

Planning authorities, such as local councils, will also benefit from better information and guidance on how to assess an application to support well-informed, balanced decision-making. This includes improved understanding of key issues and risks, relevant government and industry assessment guidelines, and consideration of community feedback.

**How this guideline will help**

A new intensive livestock proposal, or an expansion or modification of an existing operation, will usually require development consent before it can proceed.

This guide will help farmers and council assessment staff understand what should be considered in the Development Application (DA) process. It also provides information on what to expect once an application has been submitted to the relevant planning authority.

Experience from previous projects suggests that applicants are more likely to proceed through the DA process in a timely and efficient way, when they invest effort into communication and consultation, and prepare comprehensive and thorough assessment documentation.

The guide therefore emphasises the importance of early, open and on-going consultation with neighbours, community, and the local council at all stages of the DA process, from initial site selection and project scoping, through to the formal submission and decision-making stages. Depending on the size, complexity and potential impacts of a project, NSW Government agencies such as the Environment Protection Authority (EPA) may also need to be consulted early and may have an approval role.

In addition, the NSW Department of Primary Industries is available to advise farmers on planning requirements and related issues, such as biosecurity.
Key steps in the development application process for intensive livestock projects are summarised in Chart 1 below. Important early tasks include:

- determining whether the development is permissible and if approval is required
- consulting neighbours and the council and considering their views
- scoping the key issues and undertaking a risk assessment
- using appropriate expertise and relevant government and industry technical guidance.

**Chart 1 – overview of planning and assessment process**

1. **Site selection**
   - Check the Local Environmental Plan (LEP) to determine zoning, permissible uses and whether development consent is required.
   - Find information on the planning controls for a site through the NSW Planning Portal.

2. **Project scoping and risks**
   - Consult with the local council, neighbours, community and relevant agencies.
   - Consider site planning, resource and feasibility factors.

3. **If risks can be appropriately managed (if not, consider options to redesign or modify the proposal)**

4. **Prepare and submit DA and supporting information**
   - Obtain expert advice and use industry and technical guidelines.
   - Prepare:
     - Statement of Environmental Effects (SEE) – for local development
     - Environmental Impact Statement (EIS) – for designated development or state significant development

5. **Assessment and decision making**
   - Planning authority (usually the local council):
     - publicly notifies the development application
     - receives and considers public submissions
     - assesses and makes a determination (approval or refusal of the application)
Site selection is a key planning consideration for intensive livestock developments. Applicants should carefully consider the limitations and opportunities of land they already own or manage, or land they may be seeking to purchase with a view to future development, as they may affect the viability of their proposed development and the likelihood of consent being provided.

As part of this process, the attributes and features of both the proposed development site and surrounding land uses should be considered, and the size, siting and design of the facility planned accordingly.

Applicants should always carefully assess whether the site is appropriate for the intended use, and consider the need for buffers between the development and other nearby land uses, such as neighbouring dwellings, other agricultural operations, or sensitive locations such as water courses. Other considerations include access to usable water and transport requirements.

As constraints and opportunities are identified, it may be necessary for the applicant to adjust a proposal or consider alternative sites.

An important core matter to consider at this early stage in the planning process is any potential land use conflict between the proposed development and other land uses in the area. That includes any potential biosecurity risks.

Key initial considerations are outlined below.

Table 1 also provides a summary which will help applicants in undertaking initial site selection and planning.

### 2.1 Project siting and land use conflict

The first step is always to check the zoning and permitted land uses within the council’s local environmental plan (LEP). The LEP will identify whether “intensive livestock agriculture” development can be undertaken with or without consent, or whether it is prohibited in a land use zone.

Intensive livestock developments are typically permitted on land in the following zones:

- RU1 – Primary Production
- RU2 – Rural Landscape
- RU4 – Rural Small Holdings

Council’s development control plan (DCP) may also identify specific requirements that need to be addressed in planning a new project. That may include specific controls or matters to be addressed in the development application, such as buffers and setback distances. Buffers can play an important role in reducing the impacts of a proposed development to the environment and community amenity. They also support biosecurity objectives. Typically, there is not a standard one-size-fits-all approach to working out an appropriate buffer. Instead, this requires consideration of the size, siting and design of the intensive livestock facility, specific site characteristics, adjoining land uses, and nature of the development proposal.

Information on the planning controls for a property is available on the [NSW Planning Portal](https://planning.nsw.gov.au).

Expert technical advice and assessment may assist in planning the project, through improved understanding of potential impacts and deciding on suitable mitigation measures. For example, modelling of noise and odour will identify measures to lower the risk of impacts to adjoining landowners or sensitive receivers. The EPA’s [website](https://www.epa.nsw.gov.au) provides further information on this issue. Early consultation with council and neighbours can also identify specific impacts that may require specialist technical expertise or a planning solution such as a buffer or setback to manage.

Many projects may also require expert consideration of potential biosecurity risks, and highlight the need for buffers. Biosecurity risks may come from a variety of different sources, such as adjoining land uses, which includes proximity to other industries, dwellings, vehicle movements and domestic and stock animals. They may also
come from the importation of animals or animal parts, or from the environment, such as waterbodies containing waterfowl.

2.2 Liaison with local council and relevant agencies

Many applicants can be uncertain about the requirements for a development application or how the assessment process works. In particular, they may be unsure where to find technical guidance or requirements for specific issues, and where to obtain appropriate expertise and advice.

Early and on-going communication with planning authorities and other regulators is beneficial so that the assessment criteria and expectations are clear.

Pre-lodgement meeting

Most councils offer applicants the opportunity to request a pre-lodgement meeting before the DA is submitted. This is an important way to introduce the council to the proposal, to obtain their initial feedback on key issues, and to inform the applicant of the regulatory process.

Council officers may use this meeting to give early feedback on the proposal, identify key assessment issues, and whether expert advice might be required to assist in council’s decision-making. It is also an opportunity for applicants to find out information about any rural planning strategies that may be in place or underway in the area and any relevant agricultural land mapping projects.

Following the pre-lodgement meeting, the applicant may need to adjust the proposal or consider alternative sites if planning constraints are identified.

Applicants are also encouraged to engage with council outside of the DA process. For example, participating in council advisory groups, holding open days and site tours for council staff/councillors and the community, or by offering briefing sessions for council staff on intensive livestock techniques.

Contact the local council: https://www.olg.nsw.gov.au/find-my-council

Planning focus meeting

Depending on the type and scale of project, it may be useful to hold a joint meeting with the applicant, council and relevant NSW agencies that may also have a role in approving or regulating the project. A planning focus meeting is an effective way to ensure that all parties get to hear and discuss the range of issues for the project at the same time. It also supports the provision of informed feedback to applicants.

The EPA, for example, has a role in assessing and licensing applications for large developments which exceed certain livestock number thresholds. These are set out in Schedule 1 of the Protection of Environment Operations Act 1997 (see section 4.4). Applicants planning a large-scale intensive livestock project should make early contact with the relevant regional EPA office.

Contact the local EPA office: http://www.epa.nsw.gov.au/contact/Locations.htm

Advice and assistance – Department of Primary Industries and NSW Water

The Department of Primary Industries (DPI) is available to provide advice to applicants on the planning process for a range of agricultural developments, and technical and biosecurity issues for project planning.

Contact DPI: landuse.enquiries@dpi.nsw.gov.au


State significant development – Department of Planning and Environment

Intensive livestock agriculture projects with a capital investment value exceeding $30 million are “state significant development”. These projects are subject to specific assessment requirements under the Environmental Planning and Assessment Act 1979 (EP&A Act) and the Minister for Planning and the Environment is the consent authority.

Applicants proposing to undertake state significant development should contact the Department of Planning to discuss and confirm the assessment process. More information on state significant development is available at http://www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Systems

Contact DPE: http://www.planning.nsw.gov.au/Contact-Us
2. Initial considerations (cont’d)

2.3 Consultation with community

Applicants wishing to construct a new intensive livestock facility, or to expand or upgrade an existing operation, are encouraged to make early contact with relevant stakeholders, including neighbours and their local council, to discuss their proposal. On-going, regular and genuine consultation is important during the DA process.

Common ways to consult prior to formal exhibition can include:

- directly approaching neighbours
- open days and groups of neighbour meetings
- council and agency site visits
- information in local papers or community social media networks.

Early and open communication during the planning process, particularly at the local level, can help build understanding of the project and how potential impacts will be managed. This can also help interested parties prepare informed submissions during the public notification period and reduce the prospect of objections that are based on misunderstandings or lack of information.

It is useful to keep accurate records of any meeting and discussions, including issues raised, any responses taken and any subsequent actions taken. All this information informs the eventual development application and can be included in the documentation submitted to the planning authority.

2.4 Expert advice

Applicants will also benefit from obtaining appropriate expert technical assistance during initial project scoping, risk and hazard assessment (including biosecurity), and for preparation of the development application. While councils and NSW agencies cannot recommend consultants, they may be able to provide information on consultants that have done similar work in an area or direct applicants to relevant professional organisations for further advice.

An investment in obtaining the right expert advice can produce significant dividends in terms of the quality of the development application documentation and the ease and efficiency of assessment. In turn, applications that are comprehensive and well-prepared will support faster and more streamlined decision-making.
2. Initial considerations (cont’d)

**TABLE 1 - Site selection checklist**

The following table summarises some of the key factors to consider early in the planning for an intensive livestock development. It is not intended to be definitive. Many proposed sites will have unique issues that may not be listed in the table that will require consideration and specific assessment.

In planning a new intensive livestock project, all aspects of the operation should be considered, including all the necessary supporting infrastructure. A development application will need to identify and document all parts of the project. For example, a new feedlot proposal will require facilities to house and feed animals, but may also need new structures to store feed, pipelines to distribute water, waste disposal arrangements and result in additional truck movements on local roads.

Applicants should consider both planning and business feasibility factors. Planning considerations are based on relevant legislation (such as the local environmental plan) that aim to minimise environmental and community amenity impacts. Feasibility considerations, such as product distribution logistics, transport and other infrastructure needs, are important in helping to ensure business viability. These matters may also have potential environmental impacts, and may require assessment as part of the DA.

Planning considerations for site selection

<table>
<thead>
<tr>
<th>Issue</th>
<th>Task</th>
<th>Supporting information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land use zone and permissible uses</strong></td>
<td>Check the zoning under the LEP and that the activity is permissible.</td>
<td>“Intensive livestock agriculture” development is defined in the Standard Instrument LEP and is usually only permissible in rural zones RU1 – Primary Production, RU2 – Rural Landscape and RU4 – Rural Small Holdings.</td>
</tr>
<tr>
<td><strong>Buffer or separation distances</strong></td>
<td>Buffers or setbacks may be required to avoid or mitigate potential impacts to other land uses or to manage biosecurity risks.</td>
<td>Technical advice may be needed to undertake relevant assessments or modelling (such as for odour), in accordance with relevant guidelines (see Section 6 – Planning Documents).</td>
</tr>
<tr>
<td><strong>Community amenity, including proximity to adjoining dwellings</strong></td>
<td>Check whether there are any dwellings or other sensitive receivers that may be affected by noise, dust, odour and other aspects of the proposal.</td>
<td>As above</td>
</tr>
<tr>
<td><strong>Water quality and water flows, and groundwater</strong></td>
<td>Consider whether the proposed siting of the development may adversely affect water, including groundwater.</td>
<td>See Section 6 – Planning Documents for further details. Water NSW also has technical guidance that can assist <a href="#">here</a>.</td>
</tr>
</tbody>
</table>
## Planning Considerations for site selection (cont’d)

<table>
<thead>
<tr>
<th>Issue</th>
<th>Task</th>
<th>Supporting Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Soils</strong></td>
<td>Consider the type of soils on the proposed site, and whether they are suitable for both construction of the facility and future operation (including erosion risk, waste and effluent management).</td>
<td>EPA and industry guidelines provide information on the management of wastes and effluent (see Section 5).</td>
</tr>
<tr>
<td><strong>Surface water</strong></td>
<td>Intensive livestock facilities can impact surface waters through increased nutrient runoff and/or sedimentation. Consider how surface water and runoff can be managed to avoid these risks.</td>
<td>Planning documents and national industry guidelines show how these risks can be reduced (Section 5).</td>
</tr>
<tr>
<td><strong>Topography</strong></td>
<td>Consider landforms and slope when choosing an appropriate site. These can influence drainage, erosion, animal health and air quality impacts.</td>
<td>National industry guidelines provide recommended slopes for construction areas and pens, drains, basins and effluent utilisation areas (if applicable).</td>
</tr>
<tr>
<td><strong>Vegetation</strong></td>
<td>Clearing of native vegetation should be avoided as a first preference. Identify native vegetation present on the site and options to retain and enhance vegetation cover and quality.</td>
<td>If clearing is required, specific biodiversity assessments may be required and approval needed from the council or Local Land Services (LLC). Measures to mitigate or offset impacts may also be needed.</td>
</tr>
<tr>
<td><strong>Biosecurity</strong></td>
<td>Consider the proximity to other intensive livestock operations and other potential risk sources, such as nearby dwellings, transport routes, stock animals, waterbodies and native and pest species present in the local environment.</td>
<td>A number of industry developed guidelines, particularly for hatcheries and the poultry industry, include recommended biosecurity separation distances for the protection of livestock (See Section 5.4). A thorough risk assessment and risk management plan is a critical requirement for new enterprises that might pose a biosecurity risk to existing agricultural businesses, or vice versa. The Department of Primary Industries is able to provide advice on specific biosecurity matters.</td>
</tr>
<tr>
<td><strong>Strategic land use plans</strong></td>
<td>Consider any regional plans, agricultural land use maps or industry development plans for the area.</td>
<td>Department of Planning and Environment (DPE) regional plans are available <a href="#">here</a>. Council can advise on any applicable local rural land use strategy.</td>
</tr>
</tbody>
</table>
### Resource and feasibility considerations

<table>
<thead>
<tr>
<th>Issue</th>
<th>Task</th>
<th>Supporting information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Access to feed (grain) and water</strong></td>
<td>Check distribution and supply networks to the site, and suitability of on-site storage locations. Consider potential impacts of vehicle movements on neighbours and surrounding land uses.</td>
<td>Industry guidelines will provide useful information. See above for information related to buffers and setbacks to minimise impacts to neighbours.</td>
</tr>
<tr>
<td><strong>Animal welfare</strong></td>
<td>Confirm ability to meet relevant industry standards for animal welfare.</td>
<td>See section 5.5</td>
</tr>
<tr>
<td><strong>Climate</strong></td>
<td>Consider relevant information regarding existing climatic conditions and future projections.</td>
<td>Information is available on <a href="#">climate projections for NSW</a></td>
</tr>
<tr>
<td><strong>Transport infrastructure</strong></td>
<td>Consider the proximity to processing facilities, distribution points and key markets. Identify any access or related transport infrastructure improvements that will be required to support the development.</td>
<td>The council and other agencies (such as Roads and Maritime Services) will consider the impacts of the proposal on public infrastructure. They may determine, for example, that the provision or upgrade of road infrastructure is required. A development consent may be subject to conditions requiring the dedication of land or the payment of a monetary contribution towards meeting the infrastructure needs that occur as a result of the development. Early discussion with council and other agencies will help determine whether a development contribution may be required.</td>
</tr>
<tr>
<td><strong>Utility infrastructure</strong></td>
<td>Identify existing and future utility needs, including water, sewage, electricity, gas and telecommunications.</td>
<td>The local council and relevant utility operators can provide advice on existing available services</td>
</tr>
<tr>
<td><strong>Labour supply and amenities</strong></td>
<td>Consider the availability of labour, including the different needs that may arise during construction and operation of the facility. Also identify any supporting amenities needed for staff, such as bathroom and eating facilities and car-parking.</td>
<td>The local council or business organisations may be able to provide advice. In addition, the Department of Industry provides services and support for businesses wanting to launch or expand in NSW. The Department’s website provides information on <a href="#">regional assistance opportunities</a></td>
</tr>
<tr>
<td><strong>Potential for future expansion</strong></td>
<td>Consider whether the site has capacity for further future expansion.</td>
<td>Future expansion proposals will also need to consider the above factors.</td>
</tr>
</tbody>
</table>
Every intensive livestock project is unique; in terms of size, scale, ownership type, location and industry. Particular risks and opportunities are influenced by the type of industry and activity proposed, the location, and environmental attributes of the site and surrounding area.

While not a substitute for a full consideration and documentation of environmental impacts and management measures, a project scoping and risk assessment can help define expectations about the level of environmental assessment that may be required.

Scoping and risk assessments can therefore play an important role in the initial planning of a development proposal, and can inform the final development application submitted to council for assessment and approval. A well-prepared risk assessment can help identify the key issues that require more detailed assessment, expert advice or discussion with the local council or government agencies.

Typical areas of risk that are associated with intensive livestock projects include:

- air quality (odour and dust)
- water, such as impacts to surface water, wetlands, and groundwater
- noise, including operations on-site and off-site (such as truck movements)
- waste management, such as animal effluent, reuse opportunities and safe disposal
- light pollution (for example, refer to the Dark Skies guideline)
- visual amenity
- biosecurity.

Appendix A sets out one approach to undertaking a risk assessment. This information is adapted from the Land Use Conflict Risk Assessment Guide which provides a good overview on how to conduct risk assessments for livestock developments.

For larger or more complex proposals, a more detailed risk assessment may be useful. An example of a more comprehensive scoping worksheet is provided in the Draft Environmental Impact Assessment Guidance Series.

### 3.1 Matching the level of assessment with the scale and risk of the proposal

Anticipating the potential risks for any development proposal and likely community interest is important. A focus for applicants should be to firstly avoid adverse impacts, and where that is not practicable, then minimise and mitigate any unavoidable impacts.

Not all projects are suitable to proceed to submission of a development application. Applicants should be prepared to redesign or modify a proposal so that it better suits the site or reduces potential environmental risks to a manageable and acceptable level. Some development proposals may ultimately be unacceptable due to excessive environmental risk or community concern.

Early scoping studies and risk assessments with the input of neighbours, community stakeholders, planning authorities and regulators can help determine whether the risk level for the project is appropriate and the type and nature of environmental assessment required. For example, while most projects will need to consider odour and dust issues, not all will need to conduct detailed modelling.

Similarly, input from biosecurity experts early in the process will help ensure that biosecurity risks are identified promptly, including whether specific management responses are needed.
The following sections provide information on the planning process and requirements for intensive livestock agriculture developments. They outline key steps in the development application process, how long the process takes, and the roles of both the applicant and the council. Chart 2 summarises this information.

The Department of Planning and Environment is also undertaking an Environmental Impact Assessment (EIA) Improvement Project to review processes and provide guidance materials, with a focus on larger-scale state significant development. In addition, the Development Assessment Best Practice Guide provides assistance to councils to ensure an efficient assessment process, and contains useful information to help applicants and the community understand the assessment process.

4.1 Is an intensive livestock agriculture development permissible on my property?

As noted in section 2.1, intensive livestock agriculture activities such as feedlots, piggeries, poultry farms and dairies are commonly permitted, with consent and require a development application, in the following land zones:

- RU1 – Primary Production
- RU2 – Rural Landscape
- RU4 – Primary Production Small Lots.

While most intensive livestock agricultural developments will require development consent, some smaller-scale, lower risk development may be identified as exempt development, meaning that no planning approval is required.

Some activities may also be identified as not permissible or prohibited in certain zones or locations. Where this occurs, these activities cannot be undertaken.

The NSW Planning Portal Find a Property search tool provides information on the planning and zoning rules that affect a property. Local councils can provide confirmation.

4.2 Does my project need development consent?

Permissible developments fall into two categories; permissible with or without consent. The council LEP will state whether the development requires consent.

In most LEPs, intensive livestock projects require consent in the RU1 zone. In the RU2 zone, projects sometimes require consent or they may be prohibited.

Where intensive livestock development is permissible, it is a requirement for the LEP to require consent for the following projects:

- a cattle feedlot or dairy (restricted) able to accommodate 50 or more head of cattle
- a pig farm able to accommodate 200 or more pigs or 20 or more breeding sows
- sheep or goat feedlots with capacity to accommodate 200 animals or more
- egg or poultry production facilities able to accommodate 1000 or more birds
- any cattle, sheep or goat feedlot, dairy (restricted), pig farm, or egg or poultry production facility located within 500 metres of a dwelling not associated with the development or in an environmentally sensitive area.

What is an environmentally sensitive area?

An environmentally sensitive area is defined in the Exempt and Complying Development SEPP and includes any of the following (subject to legislative references being updated):

a) coastal waters of the State
b) a coastal lake
c) land to which SEPP 14 – Coastal Wetlands or SEPP 26 – Littoral Rainforest applies
d) land reserved as an aquatic reserve under the Fisheries Management Act 1994 or as a marine park under the Marine Parks Act 1997
4. Planning guidance - the development application process (cont’d)

Some smaller-scale, lower risk projects may be identified as exempt development, meaning that no development consent is required. For example, under the Primary Production and Rural Development State Environmental Planning Policy, temporary livestock agistment or housing after emergency events (drought, fire and floods) and temporary use of stock containment areas, are exempt development.

Always check first with the local council to confirm whether a development requires consent or is exempt.

A project that does not require development consent may require another statutory approval. For example, to clear native vegetation. Refer to section 4.4 for more information.

Chart 2  Development application process

<table>
<thead>
<tr>
<th>What is the assessment pathway and what documentation is required?</th>
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</thead>
<tbody>
<tr>
<td>Does the project require development consent?</td>
</tr>
<tr>
<td>Does the project have a capital investment value over $30 million?</td>
</tr>
<tr>
<td>Is the project listed in Schedule 3 of the EP&amp;A Regulation?</td>
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<tr>
<td>The project is exempt development</td>
</tr>
<tr>
<td>• The Primary Production and Rural Development SEPP or the Local Environmental Plan identify that the project does not require planning approval.</td>
</tr>
<tr>
<td>• The applicant may need to obtain other statutory approvals, such as for water extraction.</td>
</tr>
<tr>
<td>The project is State significant development</td>
</tr>
<tr>
<td>• The DA must be accompanied by an environmental impact statement (EIS).</td>
</tr>
<tr>
<td>• The applicant must request Secretary’s Environmental Assessment Requirements (SEARs) for the EIS from the Department of Planning and Environment.</td>
</tr>
<tr>
<td>• The DA and EIS are lodged with the Department of Planning and Environment.</td>
</tr>
<tr>
<td>The project is designated development</td>
</tr>
<tr>
<td>• The DA must be accompanied by an environmental impact statement (EIS).</td>
</tr>
<tr>
<td>• The applicant must request Secretary’s Environmental Assessment Requirements (SEARs) for the EIS from the Department of Planning and Environment.</td>
</tr>
<tr>
<td>• The DA and EIS are lodged with the local council.</td>
</tr>
<tr>
<td>The project is local or regional development</td>
</tr>
<tr>
<td>• The DA is accompanied by a Statement of Environmental Effects (SEE).</td>
</tr>
<tr>
<td>• The DA and SEE are lodged with the local council.</td>
</tr>
<tr>
<td>• If the capital value exceeds $20 million, the council will refer the DA to the relevant Planning Panel for determination.</td>
</tr>
</tbody>
</table>

Draft Planning Guidelines - Intensive Livestock Agriculture Development
4. Planning guidance - the development application process (cont’d)

Chart 2 Development application process (cont’d)

What happens once the development application is lodged?

**Public exhibition and notification**
The planning authority may place the DA and assessment documentation on exhibition and notify adjoining land owners:
• for State significant development and designated development there are specific statutory requirements and timeframes for exhibition
• for local development the requirements for exhibition and notification will be set out in local council policies.

**Developments requiring other approvals**
The planning authority may be required to refer the DA to another agency for comment or approval.

**Evaluation**
• The planning authority will assess the DA, including the supporting information, and consider public submissions.
• The planning authority may seek additional or clarifying information from the applicant.

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**Consent is granted**
- Project implementation
  • the applicant implements the development in accordance with consent conditions and any other statutory approvals
  • the planning authority monitors compliance.

**Consent is refused**
- Appeal
  • An objector to an approved designated development may appeal the decision to the Land and Environment Court.

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**Determination**
The planning authority makes a decision on the DA.

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**Review or appeal**
The applicant may request the council to review the decision or appeal to the Land and Environment Court.

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**Modify and resubmit DA**
The applicant may modify the proposal to address the reasons for refusal and submit a new DA.
4.3 How much information should I submit?

The size and level of risk from a proposed activity will determine the scope of information required to be submitted with a DA. Larger developments may have additional requirements that must be considered.

The scoping and risk assessment process and pre-DA meeting with council will help to refine a proposal and clarify the type of information required, and whether technical expertise and advice is needed.

Local development

A development application is submitted to council and should be accompanied by a Statement of Environmental Effects (SEE). This document is prepared by the applicant and should address all relevant planning issues that are applicable to a proposal. The SEE identifies potential environmental impacts and describes how such impacts will be managed. It may also outline any community consultation that has been undertaken or is proposed to be undertaken during project planning.

Many councils have SEE templates available on their websites.

Designated development

Certain larger-scale intensive livestock developments will require a more comprehensive and detailed environmental assessment. That includes projects that are identified as “designated development” in Schedule 3 of the Environmental Planning and Assessment Regulation.

Designated development for intensive livestock includes the following:

- feedlots – more than 1000 head of cattle, 4000 sheep or 400 horses
- piggeries – 2000 pigs or 200 breeding sows, or smaller-scale piggeries in sensitive locations
- poultry farms – 250,000 birds or located in certain sensitive locations
- dairies – 800 head of cattle
- saleyards – throughput of 50,000 head of cattle or 200,000 animals of any type.

Developments that exceed these thresholds are required to submit an environmental impact statement (EIS) to the council, and a range of approvals under other legislation may also be required.

Applicants whose project reaches these thresholds should discuss their proposal with the local council early. If a project is designated development, the applicant will be required to write to the Department of Planning and Environment to obtain Secretary’s Environmental Assessment Requirements (SEARs) for the EIS. The Department is currently developing guidelines to assist in the scoping and preparation of an EIS. The guidelines are currently open for public consultation. More information is available at the Department’s website.

If an EIS is required, it is strongly recommended that applicants engage a suitably qualified consultant to prepare this information.

State significant development

Intensive livestock developments with a capital value over $30 million are identified as State significant development (SSD) under State Environmental Planning Policy (State and Regional Development) 2011.

Like designated development, these projects will also require an EIS prepared in accordance with SEARs issued by the Secretary of the Department of Planning and Environment. State significant development applications are submitted to the Department for assessment and determination, rather than the local council.

4.4 What other approvals may be required?

Environment protection licence

Larger intensive livestock activities are scheduled developments under the Protection of the Environment Operations Act 2009 and require an additional licence through the EPA. The thresholds for scheduled activities are the same as for those designated developments.

The EPA assesses these applications and determines whether to issue the licence.
Native vegetation and threatened species

Proposals requiring the clearing of native vegetation may need additional approval or assessment. The Biodiversity Conservation Act 2016 regulates proposals that require development consent to make sure they assess potential impacts on biodiversity, including threatened species, ecological communities and their habitats. The Local Land Services Act 2016 regulates clearing of native vegetation that does not require development consent on land that is rural zoned.

Applicants should identify risks to native vegetation during the project scoping and risk assessment stage, and whether an additional approval or assessment is required in accordance with any of the above legislative instruments. The aim is to first avoid impacts, then minimise and mitigate unavoidable impacts.

Where a development impacts native vegetation, early consultation should occur with the planning authority or Local Land Services to determine assessment and approval requirements. Specialist biodiversity assessment advice may also be needed. The Land Management website and Office of Environment and Heritage website have more information on the regulation of native vegetation and threatened species.

Water extraction and dams

Approvals may also be required under the Water Management Act 2000 to construct a dam or extract water from rivers or aquifers for commercial purposes. Water licensing is regulated by Water NSW. More information can be found at their website or by contacting Water NSW.

Commonwealth requirements

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) provides protection of nationally and internationally important flora, fauna, ecological communities and heritage places. Where the proposed development impacts on matters protected under the EPBC Act, the development may require referral to the relevant Australian Government agency.

The Protected Matters Search Tool can assist in determining whether a development is in proximity to matters of national environmental significance. Further information on the requirements of the EPBC Act is available at: http://www.environment.gov.au/epbc

4.5 Who should I submit my application to?

For most intensive livestock agriculture developments, the local council is the consent authority and applications should be submitted to them. To find out which council area the development is in, go to: https://www.olg.nsw.gov.au/find-my-council

However, some types of development are considered to have regional significance, based on their capital value. Development applications for these projects are still submitted to the local council, who will then refer the proposal to the relevant Planning Panel. The Department of Planning and Environment website provides further information on what is considered regional development.

As noted above, intensive livestock agriculture developments that have a capital investment value of more than $30 million are State Significant Development (SSD). State significant development applications are lodged directly to the NSW Department of Planning and Environment, and require preparation of an environmental impact statement (EIS). The applicant must contact the Department to obtain Secretary’s Environmental Assessment Requirements for the EIS. The application can be lodged online here.

4.6 What is the role of the submission process?

Providing opportunities for community input on development proposals is a critical part of the NSW planning system, supporting transparency and open decision-making. The exhibition and submissions process allows the community to have a say on a project and for their views to formally be heard by decision-makers.

Most development applications for intensive livestock agriculture will be publicly exhibited. The local council will also notify adjoining neighbours and anyone potentially impacted by the development. Details of any public exhibition or notification requirements are set out in council policies or development control plans. Requirements should be confirmed through early discussion with the local council.

For designated development and state significant development, there is a statutory requirement to publicly exhibit the development application and environmental impact statement for at least 30 days.
Planning authorities are required to demonstrate they have considered all submissions during the decision-making process. While it is only one part of the assessment process, careful consideration of submissions and clear documentation of the issues raised is essential.

4.7 Who can make submissions about my development?

Anyone can make a submission about a development application. The opportunity to make a submission is not restricted to local communities or affected neighbours. All submissions are treated equally.

Some projects can generate large numbers of submissions, while some will receive low numbers or none. The number of submissions can be an important indication of community interest, but it is not the sole determinant of how a planning authority should assess a proposal or a particular issue.

Submissions are considered on the basis of the merits of the points they raise. These issues will help council form a view on whether an application should proceed, should be conditioned, or should be refused.

4.8 Decision making

The planning authority’s role is to assess the impacts of the proposed development. This includes consideration of social, economic and environmental impacts.

The planning authority (whether that is the local council, a Planning Panel, or the Department of Planning and Environment) is to consider all information submitted by the applicant with their DA, public submissions and any other relevant advice or information (such as expert assessment reports, recommendations from independent assessment panels, or government agency views).

The planning authority must then determine whether to grant or refuse consent to the application. If consent is granted, it can be issued either unconditionally or subject to conditions. Consents under the EP&A Act are usually issued subject to a range of conditions that are applied to ensure protection of the environment and safe undertaking of the development. Guidance on the application of suitable conditions is available here.

An applicant that is not satisfied with the decision may ask the consent authority to review the application, or may appeal to the Land and Environment Court. An objector to a designated development proposal may also appeal to the Land and Environment Court.

For approved developments, the planning authority that granted the consent may monitor the development during the construction stage or once the facility is operational. The role of monitoring is to ensure that the development is being undertaken in accordance with the development consent and relevant conditions.

4.9 Where can I find more information?

Applicants are encouraged to contact the local council at the earliest possible stage to discuss the proposal and seek information on the assessment process.

The Department of Planning and Environment can be contacted for further information on state significant development. The Department’s website also has information on development assessment processes, including the Development Assessment Best Practice Guide and Environmental Impact Assessment Guidance Series for state significant development projects.

Relevant legislation and State Environmental Planning Policies (SEPPs) are available on the NSW Government legislation website. Proposed reforms to SEPPs dealing with primary production and rural development are currently on exhibition. For more information on the planned reforms go to www.planning.nsw.gov.au/onexhibition.
5. Industry guidance

The intensive livestock sector is very diverse. It spans many:

- types of animals (poultry, cattle, pigs and sheep)
- different products, including from the same animal (such as meat, eggs, milk, oils and skins)
- different farming techniques and infrastructure requirements
- labour force requirements
- geographic locations and attributes (coastal, inland, range, water and land-based).

This diversity is part of the strength of intensive livestock industries. However, it also increases the complexity of the planning and assessment process. In particular, such diversity can present challenges for local councils that may deal with applications from a range of industries, each with their own set of unique issues and matters requiring assessment.

A range of government and industry developed guidance material is available to assist applicants and council assessment staff in dealing with different types of intensive livestock development applications. These address specific technical issues, risks and best practice approaches. This information is set out below.

Although it is not mandatory to follow or apply this guidance material, it will assist applicants to help frame their projects. Guidelines and technical information may also be considered by planning authorities as part of the decision-making process.

5.1 NSW Department of Primary Industries guidelines

The Department of Primary Industries (DPI) provides guidelines relevant for beef cattle, poultry, pigs, dairy, sheep and goats. These documents are relevant to animal husbandry (breeding, feeding and nutrition, and health and disease), business management and environmental and planning matters. This information is available at the following links.

- Beef Cattle
- Sheep
- Poultry
- Pigs
- Dairy
- Goats

DPI also provides advice to applicants to assist in the planning and assessment process, and the DPI website provides general land use planning information.

For more information contact DPI Agriculture:
landuse.ag@dpi.nsw.gov.au

5.2 Environment Protection Authority guidance

The EPA provides industry guidance on the assessment and management of odour, the NSW industrial noise policy and information regarding environment protection licences. Links to relevant information are provided below.

- Odour
- Noise
- Licensing
- Effluent Irrigation

5.3 Industry developed guidelines

Guidelines have been developed by peak industry organisations to detail good facility design and how environmental and community amenity impacts can be managed to comply with relevant standards and legislation. These documents are useful resources for industry and for planners assessing intensive livestock applications.

An overview of some of the key guidelines is provided below, together with web-links.
5. Industry guidance (cont’d)

**Beef Cattle Feedlots**

The National Beef Cattle Code of Practice summarises nationally consistent requirements under state regulation. The National Guidelines for Beef Cattle Feedlots is another important document which summaries how the requirements listed in the Code of Practice can be achieved. The Beef Cattle Feedlot Design Manual then describes various aspects of feedlot design and management.

- National Guidelines for Beef Cattle Feedlots in Australia (2012)
- Beef Cattle Feedlot Design Manual (2016)
- Beef Cattle Feedlots: Waste Management and Utilisation (2016)

**Sheep and Goats**

The national procedures and guidelines for intensive sheep and lamb feeding systems provide useful information for industry and planners.

- National procedures and guidelines for intensive sheep and lamb feeding systems (2011)

**Eggs**

The environmental guidelines for the Australian egg industry is a useful document for industry and planners. For specific information relating to composting, it is best to refer to the overarching Australian Standard (AS): AS 4454-2012 Composts, soil conditioners and mulches.


**Meat Chickens**

The National Environmental Management System for the Meat Chicken Industry (2014) is a well-developed document for industry and planners. The document provides useful information on Environmental Management Plans (EMP’s) and details the energy and water requirements of meat chicken farms.


**Pigs**

The National Environmental Guidelines for Piggeries (NEGP) and NEGP for Rotational Outdoor Piggeries are comprehensive documents which have received positive feedback from industry and planners. They provide comprehensive information on the nutrient concentrations of piggery wastes and by-products, which is particularly important in planning for the effective management of organic materials.

- National Environmental Guidelines for Piggeries (2010)
- National Environmental Guidelines for Rotational Outdoor Piggeries (2013)

### 5.4 Biosecurity

Protecting the economy, environment and community from the negative impacts of animal and plant pests, diseases and weeds is a shared responsibility of the government, industry and people of NSW.

The NSW Biosecurity Act 2015 emphasises a number of “biosecurity duties”:

- a general biosecurity duty
- duties relating to prohibited matters
- a duty to notify biosecurity events.

The planning system plays an important upfront role in supporting biosecurity efforts in intensive livestock agriculture. Decisions on land use and development proposals can help to minimise the risk of biosecurity issues arising later on, once a facility is operational.

Planning considerations, such as siting and setback or buffer distances, can be particularly important for industries such as pigs and poultry. For example, a disease risk may increase if a new pig farm is established near an existing livestock facility. Similarly, if a free-range poultry farm is proposed next to an existing poultry farm, the existing operator may have concerns about an increased biosecurity risk to their farm. Also, concentrations of wildlife such as waterfowl or feral pigs pose a disease risk to poultry and pig farms, most notably to outdoor operations.
5. Industry guidance (cont’d)

Assessing and managing biosecurity risks in the planning and operation of intensive livestock facilities will often require expert technical advice, provided by a person or organisation with extensive experience and knowledge of the particular industry. The Department of Primary Industries can also provide advice.

Links to further information and guidance material are provided below.

**State guidance**
- NSW Biosecurity Act and NSW Biosecurity Regulation 2017
- NSW Biosecurity Strategy 2013-2021
- Biosecurity and Food Safety

**National guidance**
- Biosecurity Act (2015)
- Biosecurity Regulation (2016)

**Beef Cattle**

**Poultry**
- Biosecurity of Mass Poultry Mortality Composting (2014)

**Pigs**

5.5 Animal welfare

Australian governments and industry have been working together to develop national standards and guidelines for animal welfare. Information on adopted and draft Australian Animal Welfare Standards and Guidelines is available at the following link.

- Australian Animal Welfare Standards and Guidelines

5.6 Interstate industry and planning guidance

For operators with cross-border intensive livestock operations, guidance material specific to Victoria, Queensland and Western Australia can be found on the following links. These documents address planning considerations, including permissible zoning codes for intensive agriculture, land use planning, environmental and community amenity impacts and checklists for planning applications.

**Victoria**
- Planning applications in rural areas
- Guidelines for planning applications in rural areas
- Checklists for rural planning applications
- Land use, planning and subdivision rules

**Queensland**
- Intensive livestock environmental management
- Guide for local government

**Western Australia**
- Rural Planning Guidelines
6. Planning documents

Planning documents and material that is relevant to preparation of an intensive livestock development application are listed below.

6.1 Acts and Regulations

- Biodiversity Conservation Act 2016
- Environmental Planning and Assessment Regulation 2000
- Local Land Services Act 2013
- Protection of the Environment Operations Act 1997
- Water Management Act 2000
- Water Act 1912
- Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)

6.2 State Environmental Planning Policies

As indicated in the Explanatory Note at the start of this guideline, the following SEPPs that address primary production and rural development issues are currently under review. A proposed package of reforms related to these SEPPs is currently on exhibition. For more information on the planned reforms go to: www.planning.nsw.gov.au/onexhibition

The following list will be updated following finalisation of the proposed reforms.

- State Environmental Planning Policy (Rural Lands) 2008
- State Environmental Planning Policy 30 - Intensive Agriculture
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy 52 - Farm Dams and Other Works in Land and Water Management Plan Areas
- State Environmental Planning Policy 62 - Sustainable Aquaculture
- Sydney Regional Environmental Plan 8 – Central Coast and Plateau Areas

The following SEPPs also contain provisions that are relevant to the planning and assessment of proposed intensive livestock development:

- State Environmental Planning Policy No 33 – Hazardous and Offensive Development
- State Environmental Planning Policy No 55 – Remediation of Land
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (State and Regional Developments) 2011

6.3 EPA guidance

Relevant NSW EPA industry guidance includes the assessment and management of odour, industrial noise and information regarding environment protection licences.

- Odour
- Noise


6.4 Planning and Development Assessment Processes

Department of Planning and Environment (2017), Draft EIA Guidance Series
Department of Planning and Environment (2017), Development Assessment Best Practice Guide
Department of Primary Industries (2011), Land use conflict risk assessment guide
Department of Planning and Environment, Environmental Impact Statement (EIS) Industry Guidelines
Appendix A – Assessing and documenting risks

As discussed in section 3, the following is a simplified process for assessing the risks of an intensive livestock development proposal. This is adapted from the Land Use Conflict Risk Assessment Guide.

How do you assess potential risk?

Risk is measured by considering the probability of an event occurring and the likely consequences if the event were to actually take place.

Risk probabilities may range from almost certain to rare (see Table 1).

Table 1: Probability Table

<table>
<thead>
<tr>
<th>Level</th>
<th>Descriptor</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Almost certain</td>
<td>Common or repeating occurrence</td>
</tr>
<tr>
<td>B</td>
<td>Likely</td>
<td>Known to occur, or ‘it has happened’</td>
</tr>
<tr>
<td>C</td>
<td>Possible</td>
<td>Could occur, or ‘I’ve heard of it happening’</td>
</tr>
<tr>
<td>D</td>
<td>Unlikely</td>
<td>Could occur in some circumstances, but not likely to occur</td>
</tr>
<tr>
<td>E</td>
<td>Rare</td>
<td>Practically impossible</td>
</tr>
</tbody>
</table>

Risk consequences may then range from severe to negligible (see Table 2).

Table 2: Consequences

<table>
<thead>
<tr>
<th>Level</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Severe - Severe and/or permanent damage</td>
</tr>
<tr>
<td>2</td>
<td>Major - Serious and/or long-term impact</td>
</tr>
<tr>
<td>3</td>
<td>Moderate - Moderate and/or medium-term impact</td>
</tr>
<tr>
<td>4</td>
<td>Minor - Minor and/or short-term impact</td>
</tr>
<tr>
<td>5</td>
<td>Negligible</td>
</tr>
</tbody>
</table>
The risk probability and risk consequence score are then combined in a matrix to create an overall risk assessment matrix (see Table 3). This matrix may range from 1 (lowest risk) to 25 (highest risk). Developments should aim to achieve a low risk ranking (i.e. 1-8).

### Table 3: Risk Ranking Matrix

<table>
<thead>
<tr>
<th>Probability</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consequence</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>25</td>
<td>24</td>
<td>22</td>
<td>19</td>
<td>15</td>
</tr>
<tr>
<td>2</td>
<td>23</td>
<td>21</td>
<td>18</td>
<td>14</td>
<td>10</td>
</tr>
<tr>
<td>3</td>
<td>20</td>
<td>17</td>
<td>13</td>
<td>9</td>
<td>6</td>
</tr>
<tr>
<td>4</td>
<td>16</td>
<td>12</td>
<td>8</td>
<td>5</td>
<td>3</td>
</tr>
<tr>
<td>5</td>
<td>11</td>
<td>7</td>
<td>4</td>
<td>2</td>
<td>1</td>
</tr>
</tbody>
</table>

- **High Risk**
- **Medium Risk**
- **Low Risk**

**Hypothetical example – odour**

Using the above framework, the risk of odour impacts affecting nearby neighbours for a hypothetical new intensive livestock project may be assessed as follows:

- **Step 1** Determine Probability – taking into account the type of industry, proximity to neighbouring dwellings and site topography, the probability of odour impacts arising is considered “Likely” (a B rating in the matrix table above).

- **Step 2** Determine Consequence – the outcomes if the odour impacts were to arise is assessed as “Moderate” (a 3 score in the table).

- **Step 3** Determine Overall Risk - by combining the probability and consequence scores using Table 3 above, the odour impacts from the project are considered to represent an overall medium risk.

**How do you document and present risks?**

Table 4 shows a simple option for how risk assessment data for a project may be displayed. Applicants should determine the approach that is most appropriate for a project, with the aim being to provide the information in a format that is as clear and transparent as possible.

Where initial risk ratings are medium to high (see Table 3), follow up management strategies are recommended to reduce the level of risk. The risk assessment table includes a final rating of risk, taking account of the implementation of proposed management strategies.

The [Land Use Conflict Risk Assessment Guide](#) has more information on how to set out the results of a risk assessment for agricultural developments.
### Table 4 Displaying risk assessment data and responses (hypothetical examples)

<table>
<thead>
<tr>
<th>Risk</th>
<th>Surface Water</th>
<th>Odour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Impact to watercourses and wetlands.</td>
<td>Impact to community amenity.</td>
</tr>
<tr>
<td>Adverse effect</td>
<td>Release of contaminants due to inadequate storage and handling of contaminants from:</td>
<td>Nuisance to community and neighbour amenity resulting from odours produced at the site.</td>
</tr>
<tr>
<td></td>
<td>• manure/effluent (nitrogen and phosphorous)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• contamination from decomposing mortalities</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• chemical and fuel spillages</td>
<td></td>
</tr>
<tr>
<td>Comments</td>
<td>Nitrogen and phosphorus from organic residues can contaminate surface waters and lead to eutrophication.</td>
<td>Buffer/separation distances may be required to mitigate impacts to community amenity.</td>
</tr>
<tr>
<td></td>
<td>Decomposing mortalities may generate bacterial/viral contaminants if not properly managed.</td>
<td></td>
</tr>
<tr>
<td>Initial Probability</td>
<td>Possible (C)</td>
<td>Possible (C)</td>
</tr>
<tr>
<td>Initial Consequence</td>
<td>Moderate (3)</td>
<td>Moderate (3)</td>
</tr>
<tr>
<td>Initial Risk</td>
<td>Medium (13)</td>
<td>Medium (13)</td>
</tr>
<tr>
<td>Follow up needed?*</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Management Strategy</td>
<td>Organic residue will be appropriately removed and contained</td>
<td>Odour modelling during the planning phase identifies appropriate buffer/separation distances. This minimises impacts to community amenity.</td>
</tr>
<tr>
<td></td>
<td>Mortalities will be collected daily and contained.</td>
<td>Mortalities are collected and managed on a daily basis.</td>
</tr>
<tr>
<td></td>
<td>Chemicals will be stored in a bunded area on an impermeable base.</td>
<td>Appropriate effluent and manure management to reduce odour. This may include frequent manure removal (where appropriate) and the minimisation of wet patches (for reduced odour emissions).</td>
</tr>
<tr>
<td></td>
<td><em>(refer to relevant National Guidelines to help detail the control strategy)</em></td>
<td>Livestock buildings have appropriate ventilation to minimise the build-up of gases (i.e. ammonia).</td>
</tr>
<tr>
<td>Final Probability</td>
<td>Rare (E)</td>
<td>Unlikely (D)</td>
</tr>
<tr>
<td>Final Consequence</td>
<td>Minor (4)</td>
<td>Minor (4)</td>
</tr>
<tr>
<td>Final Risk</td>
<td>Low (3)</td>
<td>Low (5)</td>
</tr>
</tbody>
</table>

*Follow up action is required for medium and high risks
## Abbreviations

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CIV:</strong></td>
<td>Capital Investment Value</td>
</tr>
<tr>
<td><strong>DA:</strong></td>
<td>Development Application</td>
</tr>
<tr>
<td><strong>DCP:</strong></td>
<td>Development Control Plan</td>
</tr>
<tr>
<td><strong>DPE:</strong></td>
<td>Department of Planning and Environment</td>
</tr>
<tr>
<td><strong>DPI:</strong></td>
<td>Department of Primary Industries</td>
</tr>
<tr>
<td><strong>EIS:</strong></td>
<td>Environmental Impact Statement</td>
</tr>
<tr>
<td><strong>EPA:</strong></td>
<td>Environment Protection Authority</td>
</tr>
<tr>
<td><strong>JRPP:</strong></td>
<td>Joint Regional Planning Panel</td>
</tr>
<tr>
<td><strong>LEP:</strong></td>
<td>Local Environmental Plan</td>
</tr>
<tr>
<td><strong>LGA:</strong></td>
<td>Local Government Area</td>
</tr>
<tr>
<td><strong>LLS:</strong></td>
<td>Local Land Services</td>
</tr>
<tr>
<td><strong>LUCRA:</strong></td>
<td>Land Use Conflict Risk Assessment Guide</td>
</tr>
<tr>
<td><strong>OEH:</strong></td>
<td>Office of Environment and Heritage</td>
</tr>
<tr>
<td><strong>PFM:</strong></td>
<td>Planning Focus Meeting</td>
</tr>
<tr>
<td><strong>POEO Act:</strong></td>
<td>Protection of the Environment Operations Act</td>
</tr>
<tr>
<td><strong>RU1:</strong></td>
<td>Rural Zone 1 – Primary Production</td>
</tr>
<tr>
<td><strong>RU2:</strong></td>
<td>Rural Zone 2 – Rural Landscape</td>
</tr>
<tr>
<td><strong>RU4:</strong></td>
<td>Rural Zone 4 – Primary Production Small Lots</td>
</tr>
<tr>
<td><strong>SEARs:</strong></td>
<td>Secretary’s Environmental Assessment Requirements</td>
</tr>
<tr>
<td><strong>SEE:</strong></td>
<td>Statement of Environmental Effects</td>
</tr>
<tr>
<td><strong>SEPP:</strong></td>
<td>State Environmental Planning Policies</td>
</tr>
<tr>
<td><strong>SSD:</strong></td>
<td>State Significant Development</td>
</tr>
</tbody>
</table>