



# Broiler Poultry Farms

## Draft Model Development Control Plan



Department of  
**Infrastructure, Planning and Natural Resources**

**DRAFT**

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## 1.0 Definitions

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**biosecurity** means protection from biological contaminants such as disease organisms.

**biosecurity buffer** means the minimum distance between Broiler Poultry Farms.

**boundary buffer** means the distance from the nearest point on the property boundary to the poultry development.

**Broiler Poultry Farm** means an establishment dedicated to the growing of chickens for meat.

**composting** means the breakdown of organic matter by microbial action.

**designated development** is development that is declared to be designated development by an environmental planning instrument or the Environmental Planning and Assessment Regulation 2000.

**development application** means an application for consent under Part 4 of the Environmental Planning and Assessment Act 1979 to carry out development but does not include an application for a complying development certificate.

**development control plan (DCP)** is a document that provides details of the various standards, policies and guidelines adopted by Council for development in a Council area. A development control plan must be taken into consideration by Council in the determination of a development application.

**environmental impact statement** means an environmental impact statement referred to in section 78A or 112 of the Environmental Planning and Assessment Act 1979.

**environmental planning instrument** means a State environmental planning policy, a regional environmental plan, or a local environmental plan.

**existing use right** means a right conferred by Division 10 of Part 4 of the Environmental Planning and Assessment Act 1979.

**ground water** means water which occupies the pores and crevices of rock and soil.

**Integrated development** is development as defined in section 91 of the Environmental Planning and Assessment Act 1979.

**land use conflict** is a situation when one land user is perceived to infringe upon the rights, values or amenity of another.

**litter** means the base material on which poultry are floor reared and/or farmed. Common litter materials are wood shavings, shredded paper, chopped straw or rice hulls.

**local environmental plan (LEP)** means a plan formulated by local government within the terms of the Environmental Planning and Assessment Act 1979, and relating to the whole or to any part of the local government area. A LEP is the principle environmental planning instrument for the local area.

**planning focus meeting** means a meeting to identify the issues to be addressed in a development application. It is usually attended by the applicant, State Government agencies, local government representatives and other key stakeholders.

**separation distance** means the shortest distance from a point at a poultry development to a receptor.

**statement of environmental effects (SEE)** is a document that must be submitted to Council with a development application to allow for adequate assessment of the potential environmental impacts of a proposed development. The content of the SEE is determined by Council and the nature of the development.

**surface water** means water that flows in streams, rivers or is located in dams.

**vegetative screening** means naturally occurring or purpose planted vegetation (preferably species native to an area) to lessen the impacts of a development on the surrounding area.

**water body** means:

(a) a natural water body, including:

(i) a lake or lagoon either naturally formed or artificially modified, or

(ii) a river or stream, whether perennial or intermittent, flowing in a natural channel with an established bed or in a natural channel artificially modifying the course of the stream, or

(iii) tidal waters including any bay, estuary or inlet, or

(b) an artificial water body, including any constructed waterway, canal, inlet, bay, channel, dam, pond or lake, but does not include a dry detention basin or other stormwater management construction that is only intended to hold water intermittently.

**wetland** means:

(a) natural wetland including marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands that form a shallow water body (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with fresh, brackish or salt water, and where the inundation determines the type and productivity of the soils and the plant and animal communities, or

(b) artificial wetland, including marshes, swamps, wet meadows, sedgelands or wet heathlands that form a shallow water body (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with water, and are constructed and vegetated with wetland plant communities.

## **2.0 Introduction**

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The Broiler industry is an important component of the agricultural sector of @@@ Local Government Area. The industry makes a substantial contribution to the economic and social development of the region through employment, direct spending and indirect flow on effects via support industries.

However, the location and operation of Broiler Poultry Farms has the potential to cause environmental impacts including land use conflicts. Land use conflict occurs when one land owner is perceived to infringe upon the rights, values or amenity of another, beyond what is 'acceptable'. With appropriate consideration of development sites, surrounding land uses, design and layout of poultry developments, land use conflict can be avoided or minimised.

This development control plan has been developed in partnership by the Department of Infrastructure, Planning and Natural Resources and @@@ Council with consultation with industry representatives, NSW Agriculture and the EPA to assist the Broiler Poultry industry and the community to both facilitate economic development within the district and protect the environment.

### **2.1 Citation**

This plan may be cited as @@@ Shire Council, Development Control Plan No @ – Broiler Poultry Farm Development adopted by Council in its meeting on dd/mm/yyyy and commencing from dd/mm/yyyy.

### **2.2 Land to which this plan applies**

This plan applies to all land within the @@@ Local Government Area to which the @@@ Local Environmental Plan yyyy applies.

### **2.3 Relationship to other Plans**

While there is an inconsistency between this plan and any environmental planning instrument, the provisions of the environmental planning instrument shall prevail. An environmental planning instrument includes a State Environmental Planning Policy, Regional Environmental Plan and Local Environmental Plan.

### **3.0 Aims and Objectives of the Plan**

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- To minimise the impact of new and existing Broiler Poultry Farms on the environment, including natural resources, local residents and existing surrounding land uses;
- To ensure sites selected for Broiler Poultry Farms are appropriate for long term operation and that farming methods are sustainable;
- To ensure proper consideration of the effects of new developments on existing poultry facilities; and,
- To ensure compliance with environmental requirements.

In adopting this Development Control Plan, Council acknowledges the importance of the poultry industry to Tamworth and the surrounding district. It acknowledges the vital role the industry plays in employment, the agricultural sector, and indirect economic benefits generated from all levels of the industry including grain production, feed milling, transportation, hatcheries, Broiler Poultry Farms, abattoirs and marketing.

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## 4.0 Constraints Mapping in the @@@ Local Government Area

During the preparation of this development control plan (DCP) the identification of the constraints facing the industry was undertaken. This involved discussions with representatives from the poultry industry and consideration of information relevant to the production of poultry products, including spatial data. The constraints identified were divided into nine (9) categories:

- Zoning Prohibitions
- Biosecurity
- Water supply
- Topography (Slope)
- Dwellings
- Electricity Supply
- Access to Processing
- Native Vegetation
- Water bodies and Wetlands

Consideration of these constraints and the spatial data enables the identification of areas that would be potentially more suitable for the development of the poultry industry than others.

### 4.1 The Mapping Process

The mapping process involved collection and collation of a large amount of spatial data. The information that was gathered extended beyond the nine (9) categories of constraint that have been identified and discussed in this section. It included, but was not limited to spatial data relating to:

- The location of existing poultry development;
- The known extent of groundwater information including the location of the Peel River alluvial aquifer and the surrounding fractured rock aquifers;
- Information relating to topographical features such as slope and water courses; and
- Aerial photography for the identification of dwellings, poultry developments and different types of vegetation; and,
- The location and nature of the electricity infrastructure in the Shire.

During the mapping process, certain areas were determined to be inappropriate for further investigation due to the physical constraints of topography, access to essential resources and zoning prohibitions. Other areas were determined to be appropriate for further investigation due to their favourable attributes for development by the poultry industry. Such attributes included the proximity to an adequate and appropriate water supply, low density of dwellings and access to processing facilities.

The areas that were determined to be inappropriate and those that were determined to be appropriate were overlaid to identify an area that had many of the attributes required by the industry without the major physical constraints. The area identified as having potential for the future development and expansion of the poultry industry is detailed in Map 1.

The area identified does not limit the potential development of the poultry industry in the @@@ Local Government Area it merely identifies an area where the potential for land use conflict may be less and where necessary resources required by the industry may exist. **It must be noted that further detailed, site specific investigation must be undertaken and all necessary potential land use conflict issues such as odour, noise, dust and light emissions, must still be addressed prior to final site selection.**

### 4.2 Zoning Prohibitions

*INSERT INFORMATION ABOUT LOCAL PLANNING CONTROLS  
IN RELATION TO BROILER POULTRY FARMS.*



Depending on the scale of the development the proposal may require the preparation of an Environmental Impact Statement (EIS). If a development falls under the parameters established in Part 1 of Schedule 3 of the *Environmental Planning and Assessment Regulation 2000* the proposal is considered 'Designated Development' and as such requires the preparation of an EIS.

### 4.3 Biosecurity

The location of other Broiler Poultry Farms or other poultry developments such as hatcheries or layer facilities, constrains the potential expansion of the industry due to biosecurity. Biosecurity is the protection from biological contaminants such as disease organisms. The spread of disease within and between poultry establishment can have a devastating impact on the entire local industry. The spread of disease can be via livestock, other animals such as wild birds, feral or domestic animals, and pests, equipment, people, the water supply and the air. Many of these transmission routes are difficult to control and often unavoidable.

There is no distance that will ensure protection from the spread of disease, but generally, the greater the distance, the lower the risk. As such this DCP suggests that a biosecurity buffer of 2 kilometres from an existing Broiler Poultry Farm should be maintained where practicable to minimise the potential for the spread of disease and other biological contaminants.

### 4.4 Water supply

The supply of water is one of the major constraints for the poultry industry. Broiler Poultry Farms need an adequate supply of water for livestock purposes. In the New England / North West Region of NSW water is sourced from either surface water, ground water or in some instances from a town water supply.

Surface water is sourced from streams, rivers and dams and generally provides consistent volumes of water depending on climatic conditions. The quality of surface water is also variable with treatment required to ensure that acceptable volumes of quality water are obtained. Groundwater is sourced from either an alluvial aquifer in unconsolidated sediments that generally provides consistent volumes of water or from fractured rock aquifers that often have variable flow rates due to a variety of geological characteristics. Sourcing surface or groundwater for commercial poultry developments requires licences to be obtained.

#### *INSERT INFORMATION ABOUT LOCAL WATER SHARING PLANS*

Under the *Water Management Act 2000* water sharing plans provide for the environmental needs of a river and its ecological processes. It directs how water that is available for extraction is to be allocated and shared. A water sharing plan also sets the rules that affect:

- The management of access licences;
- Water allocation accounts;
- The trading of access licences and water allocation;
- The extraction of water;
- Operation of dams; and,
- The management of water flows.

There is currently a moratorium on surface water licences in the catchments in the Namoi Valley and as such new developments requiring large volumes of water are required to purchase them from another user or purchase land that carries an entitlement. Other constraints that the industry faces in regard to water supply include the distances that the

water can be pumped from a source to the sheds and the negotiation of easements to facilitate the installation of the necessary infrastructure.

The area identified on Map 1 as having potential for further investigation for the development of Broiler Poultry Farms has access to areas of adequate and appropriate water supply. Detailed investigation is needed into the adequacy of water sources and the impact that expected extraction rates will have on the environment including surrounding users.

#### **4.5 Topography (Slope)**

The slope of the land significantly constrains the development of Broiler Poultry Farms due to issues associated with accessing steep land, sourcing water, construction costs and potential environmental impacts such as removal of vegetation and erosion. The industry generally prefers an elevated site which enables natural ventilation, free air movement and odour dispersement. However, air drainage patterns down slope and subsequently down valley may actually increase the incidence of conflict with adjacent or nearby landowners.

A reasonably level site is also favourable to minimise the requirement of site levelling through cut and fill and the potential for erosion and subsequent increased building costs. The utilisation of a site's natural topography may benefit a Broiler Poultry Farm to avoid potential land use conflicts.

The land designated on Map 1 as having potential for the future development of the poultry industry is generally undulating to flat with few topographical constraints.

#### **4.6 Dwellings**

The location of existing dwellings constrains the development of the poultry industry due to the problems associated with emission of odour, noise dust and light. Dwellings are receptors of such emissions and when the levels of these emissions exceed the level acceptable to the occupants land use conflicts occur. To avoid such conflict, the location of Broiler Poultry Farms generally requires being situated in a sparsely inhabited area. However, the location of Broiler Poultry Farms is often determined by other factors including proximity to markets, access to resources such as water, power, employees and available land. In such cases, land use conflicts are often unavoidable but can be minimised through appropriate landscaping, farm design and management procedures.

The area designated on Map 1 as having potential for the future development of the poultry industry has a low density of dwellings while still being close to processing facilities and other resources required.

#### **4.7 Electricity Supply**

Broiler Poultry Farms require three phase power to be supplied to the site. The existing electricity infrastructure in the land designated as having potential for the future development of the poultry industry is extensive, with three phase power accessible from most areas. Despite this extensive coverage, constraints on the potential location of Broiler Poultry Farm still exists due to varying transformer sizes, upgrade requirements and the number of end users sourcing power from the line.

#### **4.8 Access to processing**

The development of Broiler Poultry Farms is constrained by the distance from processing facilities, feed mills and hatcheries. The industry generally requires Broiler Poultry Farms to be within 80 - 100 kilometres of these facilities to minimise the cost of transportation and the impact on the birds during delivery to and from the farm.

#### **4.9 Native Vegetation**

Native vegetation is a crucial element in the health of the environment. Excessive or unnecessary clearing of native vegetation can lead to soil degradation (erosion and salinity), loss of biodiversity and loss of important ecosystems for native flora. There are currently mechanisms in place for the protection of native vegetation including Council's Tree Preservation Order, the *Native Vegetation Conservation Act 1997*, the *Threatened Species Conservation Act 1995* and the federally managed *Environment Protection and Biodiversity Conservation Act 1999* (see 8.5).

Existing stands of native vegetation have the potential to benefit Broiler Poultry Farms if they can be incorporated into the design of farms through landscaping and visual screens. However, the extent of vegetation removal for the establishment or extension of a Broiler Poultry Farm potential could constrain development. Native vegetation not only includes trees and large shrubs but also grassland. Site specific investigation is therefore required to ensure that farm design protects and enhances existing stands of native vegetation whether they be large trees or native grassland. Wherever possible, native vegetation should be maintained.

The area identified on Map 1 as having potential for further investigation for the development of Broiler Poultry Farms generally has limited areas of native vegetation due to past and continued agricultural practices. An investigation into the flora and fauna of a potential Broiler Poultry Farm should be undertaken as part of the site selection process to ensure all requirements under the various pieces of legislation are adhered to.

#### **4.10 Water bodies, wetlands, and surface water drainage lines**

The location of Broiler Poultry Farms is constrained by water bodies, wetlands and surface water drainage lines. Such areas are not only subject to flooding but attract birds that can potentially transmit disease to the farms flock. As such, areas close to large natural or artificial water bodies are generally avoided due to this constraint.

The area identified on Map 1 as having potential for further investigation for the development of Broiler Poultry Farms has limited areas of water bodies, wetlands and surface water drainage lines.



**Map 1. Area subject to potential for future development of the poultry industry**

## 5.0 Development near existing Broiler Poultry Farm

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New developments, such as dwellings, industry or rural practices, which propose to locate near an existing Broiler Poultry Farm, can expect a degree of impacts from the existing nearby land use. There are many cases where new developments, particularly residential developments, have established in close proximity to an existing industry or rural enterprise only to bring external pressures to bear on that existing land use to force them to relocate.

Development near existing Broiler Poultry Farms will increase the number of potential receptor points, thus increasing the potential for land use conflict.

### General Requirements:

- Development that is proposed to locate within 500 metres of an existing Broiler Poultry Farm must demonstrate that the design, use and ongoing operation of the proposed development will not adversely effect the continued operation of the Broiler Poultry Farm.
- Details of how the development will not adversely effect the continued operation of the Broiler Poultry Farm must be included in the Statement of Environmental Effects provided to Council with the development application. The necessary information will include:
  - Site plans drawn to scale showing all proposed buildings and boundaries in relation to the established Broiler Poultry Farm/s;
  - Topography of the development site and Broiler Poultry Farm site;
  - Identification of activities and management practices of the Broiler Poultry which may result in conflict;
  - Measures proposed to reduce potential impacts;
  - Any other details determined following consultation with Council's Planning staff.

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## 6.0 Considerations for new farms and existing farms making alterations or additions

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There are numerous considerations that must be taken into account when determining the appropriateness of a potential development site or the expansion of an existing farm. These include issues such as access to an appropriate and adequate water supply, the visual impact the development will have on the surrounding area and the risks associated with the biosecurity of a site. There are also many considerations that must be included when developing farm management protocols and achieving compliance with regulatory controls including odour and noise emission, waste management and the impacts of traffic associated with the development.

If a suitable site is chosen the development could enjoy long term operation with minimum impact on the natural and social environment. Appropriate siting for a Broiler Poultry Farm is the most cost effective means of addressing environmental performance issues such as odour, noise, dust, lighting and visual impact. By addressing these issues at an early stage, ongoing management and operational cost can be significantly reduced.

This section deals with the considerations that must be addressed in lodging a development application for a new Broiler Poultry Farm or making additions or alterations to an existing establishment.

### 6.1 Access to water

A proposed Broiler Poultry Farm site must have access to an adequate, appropriate and reliable water supply. Water is required for poultry drinking supplies, shed cooling, shed sanitisation, fire protection, irrigation of landscaping and domestic use. The quality of water is equally as important as the quantity of water available.

Surface water (from shed run off, dams or rivers) has a higher potential to be contaminated and as such must be treated with chlorination, ultraviolet light systems or other appropriate disinfection procedures. Filtration for the water may also be required.

Groundwater supplies tend to be more reliable in terms of quality and quantity. The water has generally been naturally filtered through rock or sand and is free from excessive levels of pollutants. There is also minimal opportunity for groundwater to be exposed to avian diseases that may be present in surface water.

It is suggested that discussions are held with the Department of Infrastructure, Planning and Natural Resources regarding the supply of water to the Broiler Poultry Farm.

#### General Requirements:

The Applicant is to demonstrate that an adequate and appropriate water supply can be provided for a proposed Broiler Poultry Farm. The reliability of the water supply is to be demonstrated through testing of bores on the site and those within the vicinity of the proposed site.

### 6.2 Emissions

Poultry farms produce emissions of odour, dust, noise and light. Most of the emission sources can be ameliorated through new technology, careful site planning and the adoption of appropriate management techniques, examples of which include:

- Vegetation screening and landscaping;
- Farm design, including shed location, building materials and shed design;

- Site management – including shed cleaning regimes, bird removal strategies, mortality storage and disposal and waste disposal.

### 6.2.1 Odour

Odour nuisance is the most common form of complaint about poultry developments. Odour is generated from a number of sources including wet manure and/or litter, bird odour, dead birds, chemicals, feed, stockpiles and waste utilisation areas. The moisture content of the litter is one of the main mechanisms by which odours are generated. Litter moisture content is generally measured as a percentage and can easily be done through a moisture metre.

To avoid odour generation litter moisture levels should be maintained between 15% (dry) and 30% (moist) as detailed in Table 1. Appropriate management of waste material should be employed to prevent excessive odour generation with vegetative screens or barriers used to slow airflow and/or redirect odour plumes away from receptors. Local meteorological and topographical conditions should be taken into consideration during the design of the farm to minimise potential odour generation and its subsequent impacts. The transportation of potentially odour generating materials should be via enclosed vehicles to minimise emission levels.

Table 1. - *Litter condition and moisture content*

<b>Litter Condition</b>	<b>Moisture Content %</b>
Dusty	0 -15
Dry – Friable	15 - 20
Friable to moist	20 - 30
Sticky / caking	30 - 45
Wet and sticky / heavy caking	45 - 60
Very wet and sticky	>60

#### General Requirements:

- Detailed odour assessment is to be undertaken prior to the lodgement of a development application in accordance with the current EPA guidelines on odour assessment and management. A report outlining the findings of the odour assessment is to be provided as part of the information submitted with the development application.
- Details of proposed odour management techniques are to be included in the Statement of Environmental Effects or Environmental Impact Statement when lodging a development application.

### 6.2.2 Noise

Noise is generated through vehicles movements, plant and machinery, stock and on site feed mills. Noise emissions can be ameliorated through careful site selection, farm design, the appropriate use of materials, landscaping, barriers, and operational management.

Access roads should be designed and located so that vehicle movements including pick up and deliveries of feed, birds and waste, staff movements and associated farm practices can be undertaken in a manner that minimises noise impacts on adjacent or nearby land. The design and siting of mechanical equipment such as fans and pneumatic feed systems should also be managed to minimise noise impacts.

General Requirements:

- A detailed acoustic assessment is to be undertaken prior to the lodgement of a development application in accordance with the current EPA guidelines on industrial noise assessment. A report outlining the findings of the acoustic assessment is to be provided as part of the information submitted with the development application.
- Details of noise management techniques are to be included in the Statement of Environmental Effects or Environmental Impact Statement accompanying the development application.

### 6.2.3 Dust

Dust is generated through feed deliveries, vehicles movements, manure stockpiles, general site operations and on site feed mills. Dust emissions can be ameliorated through appropriate farm management practises, consideration of meteorological conditions during times of dust generation activities and farm design.

Unsealed roads should be maintained to prevent excessive dust emission during use with a road wetting regime adopted when there is the likelihood of unacceptable dust emissions through significant vehicle movements. The transportation of potentially dust generating materials should be via enclosed vehicles to minimise emission levels. Temporarily stored manure and/or litter should be covered to prevent dust emissions and litter moisture levels should be monitored and maintained between 15% and 30% as outlined in Table 1.

General Requirements:

- A detailed assessment of the potential dust generation is to be undertaken prior to the lodgement of a development application in accordance with the current EPA guidelines on dust management. A report outlining the findings of the assessment is to be provided as part of the information submitted with the development application
- Details of dust management techniques are to be included in the Statement of Environmental Effects or Environmental Impact Statement accompanying the development application.

### 6.2.4 Lighting

Light pollution is generated through poorly designed lighting systems, security lighting and vehicle movements. Light spill can be limited through careful site selection, farm design and by using appropriately designed fixtures.

Light spill can potential have regional impacts particularly when the cumulative impacts of light sources unnecessarily illuminate the sky. The Observatory at Siding Spring in the Coonabarabran LGA utilises the region's dark night skies to undertake internationally significant research. It is important that development preserves the optimum conditions at the Observatory for astronomical observations.

General Requirements:

- All lighting used to illuminate the site for security and/or general purposes is to be shielded to avoid light spill.
- Car parking facilities and internal roads are to be situated and/or screened to avoid vehicle headlights directly illuminating adjacent or nearby land.



### 6.3 Visual Impact

Broiler Poultry Farms have the potential to be a visual intrusion on the landscape that may affect the aesthetic values of some members of the community. Design characteristics, site selection and ongoing management options can alleviate the impact that a development may have. The following points are means by which the potential visual impact of a development may be reduced:

- Appropriate building materials;
- The use of the site's topography;
- Appropriate landscaping including vegetation screens, mounding and erosion and sediment control;
- Maintenance of existing vegetation; and,
- Farm layout design to ensure limited impact on the landscape.

#### General Requirements:

- Broiler Poultry Farms are to utilise appropriate building materials to minimise the visual impact that they have on the landscape.
- The natural topography of the site is to be fully utilised to maximise the visual screening of a Broiler Poultry Farms.
- In addition to the use of the natural topography of a site, Broiler Poultry Farms are to be adequately screened using a combination of mounding and vegetation screens, incorporating trees and large shrubs.
- A landscape plan is to be prepared to ensure the long term effectiveness of landscaping proposals to screen poultry developments and associated structures. The landscape plan is to be prepared by a suitable qualified person and submitted with the development application.
- Erosion and sediment control mechanisms are to be incorporated into the landscape plan.
- Council will require as a condition of development consent that landscaping is to be well maintained at all times with dead or diseased plants be replaced.

### 6.4 Waste Management

The effective management of waste is a crucial element in the successful operation of all Broiler Poultry Farms. The management of dead birds, manure and spent litter and waste water are key factors in relation to waste management issues.

#### 6.4.1 Dead Bird Management

There are generally three methods of dead bird disposal currently in practice:

- Composting – composted material can be taken off site for disposal or incorporated into an on site disposal strategy including land application.
- Off site disposal – generally involves removal to an off site burial site or to a rendering plant. If not used for regular bird mortality, off site disposal is usually required for mass mortality events.
- On site disposal – involves burial or incineration and has implications for the management of environmentally sensitive factors including leaching of nutrients into surface or ground water, air pollution and odour generation.

Farm practices for the management of dead birds must be consistent with the current industry biosecurity code. All dead birds should be disposed of within 24 hours of dying with the farm adopting a contingency plan for the disposal of dead birds associated with a mass mortality. Where dead birds are removed from the farm they should be collected in enclosed containers and removed daily or stored in a freezer until regular collection is

undertaken. Dead bird collection vehicles and all containment systems should be leak proof and vermin proof.

On site disposal of dead birds via burial or incineration should only be used in the case of emergency and when another, more sustainable, option is not available. On site burial of dead birds should also only be undertaken in the case of emergency and with the approval of relevant authorities. Burial sites are to be located out of public view, with the bottom of the burial pit being at least 3 metres above the maximum groundwater table and designed so that no surface or subsurface seepage can enter the pit. The final cover of the pit should be at least 1 metre of compacted clay soil. On site incineration of dead birds is only to be undertaken in the case of emergency and with the approval of relevant authorities. Incineration units are to be out of public view or enclosed in a shelter and the units must incorporate after-burners to eliminate smoke, odour and air emissions.

#### General Requirements:

- Details of the dead bird management plan are to be included in the Statement of Environmental Effects or Environmental Impact Statement accompanying the development application.
- The management of dead birds is required to be in accordance with the current NSW Agriculture Guidelines for Meat Chicken Farming and the current industry biosecurity code.

#### **6.4.2 Manure and Litter Management**

Manure and litter from poultry developments is a valuable fertiliser due to its high nutrient values and slow release properties, high organic matter and ability to aid the physical soil structure. Management of the waste should therefore reflect its value. Some examples of waste management include:

- Off-site removal – involves the commercial reuse by composting/pelleting operations, graziers, the nursery industry and market gardens.
- On-site use (direct land application) – involves the utilisation of organic by-products, manure, spent litter and composted dead birds as part of a land application strategy.

Where on-site use is proposed the proponent must demonstrate how the management system will meet the following objectives:

- Effective utilisation of both the nutrient and organic matter components of the organic by-products, manure, spent litter and composted dead birds;
- Protection of the land resource from degradation, such as soil structural decline and salinisation;
- Protection of groundwater resources from nutrient pollution;
- Protection of surface waters from nutrient and particulate pollution; and,
- Maintenance of community amenity (human health risk, odour, noise and visual impact minimisation).

Prior to the on-site use of manure and litter it should be stockpiled on an impervious base that is bunded to exclude surface water, out of public view and in a location that is not exposed to prevailing winds. Temporary stockpiles should be covered to prevent odour and dust generation and long term stockpiles that are uncovered should be managed to prevent odour and dust generation. Advice from NSW Agriculture should be sought in relation to the application of waste litter to land taking into consideration nutrient balances, soil storage capacity and crop uptake. Waste litter should not to be spread when weather conditions will exacerbate the impact of odour and dust on adjacent or nearby land, however, it should be incorporated into the soil as soon as practicable after application.

Where off-site disposal is proposed manure and litter is to be removed from the shed and stockpiled or transported immediately to minimise the likelihood of offensive odours being emitted from the development. Waste manure and litter that is transported from the site should be in enclosed vehicles to prevent spillage and emissions and should not be undertaken at times when climatic factors will increase the likelihood of offensive odours or dust impacts.

The management of manure and litter while it is in the shed is an important factor in preventing odour and dust generation. The moisture content of the litter in the shed should be monitored with the aim of maintaining a level between 15% and 30% with the monitoring of the moisture levels being undertaken on a regular basis at equally spaced intervals along and across the shed, under the drinker lines, between the drinker lines and near the shed wall. Litter material should be dry, absorbent, friable and suitable for reuse. Wet litter should be aerated to enhance the drying process and litter with a moisture level over 60% should be removed from the shed. Litter susceptible to dust generation is to be moistened. Rainwater, storm water, irrigation water and surface water should be prevented from entering the shed.

During the removal of waste litter, ventilation from the shed is to be minimised to prevent the generation of offensive odours and dust. However, safe working conditions must be maintained at all times.

#### General Requirements:

- A plan to manage manure and litter in the shed, the removal of manure and litter from the sheds and the disposal of manure off site or on site is to be included in the Statement of Environmental Effects or Environmental Impact Statement accompanying the development application.
- The management of manure and litter is to be in accordance with the current NSW Agriculture Guidelines for Meat Chicken Farming and the current industry biosecurity code.

## **6.5 Bio-security**

A disease outbreak in a Broiler Poultry Farm has the potential to devastate a farm's capacity to maintain production. This ultimately results in the loss of income for individual growers and has major implications for the entire local industry. There are also environmental consequences with the mass disposal of infected birds.

While there is no distance that will absolutely ensure protection from a disease outbreak, there are numerous mechanisms that can be implemented to minimise the risk. These include:

- Locating Broiler farms a distance from water bodies and wetlands that attract water birds that may carry avian diseases.
- Constructing to prevent access by wild animals and in particular birds.
- Pests and vermin such as rodents, feral animals and flies should be controlled.
- Dead birds should be disposed of immediately.
- Birds showing signs of disease should be removed and disposed of immediately.
- The entry of people and equipment should be strictly regulated to limit the possibility of cross contamination.

General Requirements:

- All new and existing Broiler Poultry Farms are to comply with the current industry biosecurity code.
- It is suggested that a minimum separation distance of two (2) kilometres be maintained from another Broiler Poultry Farm.

## **6.6 Traffic**

Internal and external vehicle movements to and from a Broiler Poultry Farm has the potential to impact adjacent or nearby landowners and the function of adjoining roads through the generation of noise, dust, light, odour and dispersment of feathers. Safety and amenity of the surrounding area can be affected due to the increased number of vehicle movements.

The location, design and standard of access to the Broiler Poultry Farm must be approved by the relevant consent authority (RTA or @@@ Shire Council). Access to the property should be constructed to ensure there is no deterioration to the existing road pavement, sharp turns are to be avoided and there should be sufficient road width to allow for truck turning movements. An adequate area should be provided for the loading and unloading of articulated vehicles. An area should also be provided for onsite manoeuvring of vehicles to enable them to enter and exit the property in a forward direction. All internal roads, loading areas, parking areas and manoeuvring areas should be maintained to allow all weather access.

General Requirements:

- A detailed traffic impact assessment is to be undertaken prior to the lodgement of a development application. A report outlining the findings of the traffic impact assessment is to be provided as part of the information submitted with the development application
- Details of the traffic management techniques proposed to be implemented are to be included in the Statement of Environmental Effects or Environmental Impact Statement accompanying the development application.

## **6.7 Pest Control**

Pests increase the risks of disease in birds, increase the risk of diseases spreading between establishments, damage infrastructure and can be a health risk to humans. Effective pest control can be achieved through appropriate design and on farm management techniques.

All buildings and other infrastructure (plant, feed storage areas) should be designed and maintained to exclude pests including rodents, feral animals, wild birds, insects, domestic animals and external parasites. Potential pest breeding sites and harbours should be eliminated from the farm and feed spills, carcasses and other potential food sources eliminated. The use of pesticides must meet the requirements of the Pesticides Act 1999 with all appropriate records kept in relation to pesticide use. In addition, pest levels should be regularly monitored with target extermination programs undertaken, maintained and monitored.

General Requirements:

- Details of the pest management techniques proposed to be implemented are to be included in the Statement of Environmental Effects or Environmental Impact Statement accompanying the development application.

## **6.8 Boundary Buffers and Separation Distances**

The distance from the nearest point on the property boundary to the poultry development is generally referred to as the boundary buffer. The larger the boundary buffer, the more opportunity there is to minimise the effect of adverse impacts associated with the routine operation of the poultry development.

The separation distance refers to the shortest distance from a point at a poultry development to a nearby receptor. Receptors may include dwellings (occupied or vacant), residential zones, roads, water bodies or any other place that may be potentially affected by the development.

It is preferable for the Broiler Poultry Farm to be sited in a location that allows for all required separation distances to be accommodated within the boundary buffer. As such, during the site selection process all potential receptors should be identified and the maximum separation distance determined to ensure impacts are minimised.

General Requirements:

- The minimum separation distance from an urban residential zone is to be not less than two kilometres.
- The minimum separation distance from a rural living area (rural residential development) is to be not less than one kilometre.
- The minimum separation distance from a dwelling not associated with the Broiler Poultry Farm is to be not less than 300 metres.
- The minimum separation distance from a public road is to be not less than 100 metres and 500 metres from a State Highway.
- The minimum separation distance from a water course is to be not less than 100 metres and there is adequate information provided to indicate that there is sufficient distance for the run off from the development site not to impact surface waters.

## 7.0 Conclusion

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The Broiler industry is an important component of the agricultural sector of @@@ Local Government Area. This development control plan, in association with other legislation and guidelines, establishes requirements that must be addressed prior to Council considering a development application for a Broiler Poultry Farm or additions and alterations to an existing establishment.

In adopting this development control plan, Council acknowledges the importance of the poultry industry to the wider Tamworth district. It acknowledges the vital role the industry plays in employment, the agricultural sector, and indirect economic benefits generated from all levels of the industry.

The constraints mapping process that was undertaken as a component of the development of this document identifies an area within the @@@ Shire Council that has potential for the future development and expansion of the poultry industry. Certain areas were determined to be inappropriate for further investigation due to the physical constraints of topography, access to essential resources and zoning prohibitions. Other areas were determined to be appropriate for further investigation due to their favourable attributes for the development by poultry industry. The Map identifies an area where the potential for land use conflicts will be minimised.

It must be noted that the area identified in the map does not limit the development of the poultry industry in other areas of the Shire.

## 8.0 References

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*Draft NSW Meat Chicken Farming Guidelines 2002*, NSW Agriculture.

*National Biosecurity Manual for Contract Meat Chicken Farming – May 2002*, Australian Chicken Meat Federation Inc.

*Poultry Development DCP No 6, 1996*, Parry Shire Council.

*Poultry Farms – Neighbouring Land Uses DCP No. 11, 1994*, Cessnock City Council.

*Victorian Code for Broiler Farms - September 2001*, State Government of Victoria.

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## 9.0 Appendix 1

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### 9.1 The Development Application Process

The framework for planning approvals is set down in the *Environmental Planning and Assessment Act, 1979*. The aim of a development application is to gain the necessary consent to allow a development to proceed. When lodging a development application, applicants must provide sufficient information for the Council to make an informed decision.

A development application for a Broiler Poultry Farm will need to include a Statement of Environmental Effects including the following points or an Environmental Impact Statement where the development is designated (see 9.2 below).

- Appropriately drafted plans of the site showing locations of existing and proposed buildings, dams, silt traps, existing buildings on adjoining lots, existing vegetation, drainage lines and anything else that supports your application;
- Floor plans and elevations of proposed buildings, including materials and colours;
- The application fee, in accordance with Council's statement of fees and charges;
- Details for any proposed dams or other major earth work;
- Details of the number and types of birds to be housed and the type of production enterprise;
- Proposed hours of operation;
- The expected number of employees;
- Full details of any chemical usage;
- Written notification that a water licence (if required) has been secured detailing the source of the water, the volume permitted to be extracted and any conditions of use;
- Details of the proposed odour management techniques that are to be implemented at the development site;
- Details of the proposed noise management techniques that are to be implemented at the development site;
- Details of the proposed dust management techniques that are to be implemented at the development site;
- A landscape plan showing the location of all proposed landscaping including plant species, earth works, mounding, and erosion and sedimentation control mechanisms to be implemented at the development site;
- A dead bird management plan indicating the proposed method of disposal, ongoing management and contingency plans.
- A manure and litter management plan indicating the proposed method of disposal, ongoing management, shed clean out frequency and contingency plans.
- Details of the proposed traffic management techniques that are to be implemented at the development site;
- Details of the proposed pest management techniques that are to be implemented at the development site; and,
- An assessment of the flora and fauna that is located on the site and that potentially could inhabit the site to ensure compliance with legislation such as the *Native Vegetation Conservation Act 1997*, the *Threatened Species Conservation Act 1995* and the *Environment Protection and Biodiversity Conservation Act 1999*.

### 9.2 Designated Development

Depending on the scale of the development the proposal may require the preparation of an Environmental Impact Statement (EIS). If a development falls under the parameters established in Part 1 of Schedule 3 of the *Environmental Planning and Assessment Regulation 2000* the proposal is considered 'Designated Development' and as such requires the preparation of an EIS.



**Extract from Schedule 3 - Environmental Planning and Assessment Regulation 2000**

(4) *Poultry farms for the commercial production of birds (such as domestic fowls, turkeys, ducks, geese, game birds and emus), whether as meat birds, layers or breeders and whether as free range or shedded birds:*

- a) *that accommodate more than 250,000 birds, or*
- b) *that are located:*
  - i) *within 100 metres of a natural waterbody or wetland, or*
  - ii) *within a drinking water catchment, or*
  - iii) *within 500 metres of another poultry farm, or*
  - iv) *within 500 metres of a residential zone or 150 metres of a dwelling not associated with the development and, in the opinion of the consent authority, having regard to topography and local meteorological conditions, are likely to significantly affect the amenity of the neighbourhood by reason of noise, odour, dust, lights, traffic or waste.*

The proponent of a development application that is designated development under Part 1 of Schedule 3 of the *Environmental Planning and Assessment Regulation 2000* must contact the Department of Infrastructure, Planning and Natural Resources for information regarding what must be included in the EIS. Once the EIS has been submitted, the consent authority will exhibit the document so that the public may make submissions on the application. Any submissions received must be taken into account during the assessment process.

Development involving alterations or additions to an existing or approved Broiler Poultry Farm is not designated development if, in the opinion of the consent authority, the alterations or additions do not significantly increase the environmental impacts of the total development (that is the development together with the additions or alterations) compared with the existing or approved development. Part 2 of Schedule 3 of the *Environmental Planning and Assessment Regulation 2000* outlines the factors that a consent authority is to consider when forming its opinion as to whether or not development is designated development. This includes:

- a) *the impact of the existing development having regard to factors including:*
  - i) *previous environmental management performance, including compliance with the conditions of any consents, licences, leases or authorisations by a public authority and compliance with any relevant codes of practice, and*
  - ii) *rehabilitation or restoration of any disturbed land, and*
  - iii) *the number and nature of all past changes and their cumulative effects, and*
- b) *the likely impact of the proposed alterations or additions having regard to factors including:*
  - i) *the scale, character or nature of the proposal in relation to the development, and*
  - ii) *the existing vegetation, air, noise and water quality, scenic character and special features of the land on which the development is or is to be carried out and the surrounding locality, and*
  - iii) *the degree to which the potential environmental impacts can be predicted with adequate certainty, and*
  - iv) *the capacity of the receiving environment to accommodate changes in environmental impacts, and*
- c) *any proposals:*
  - i) *to mitigate the environmental impacts and manage any residual risk, and*
  - ii) *to facilitate compliance with relevant standards, codes of practice or guidelines published by the Department or other public authorities.*

### 9.3 Integrated Development

If the proposed poultry development requires an approval under one or more of the following Acts the development is considered 'Integrated Development'. The development application and accompanying information will be sent by Council to other government authorities for general terms of approval.

<b>Act</b>	<b>Provision</b>	<b>Approval</b>
<i>Fisheries Management Act 1994</i>	s 144	aquaculture permit
	s 201	permit to carry out dredging or reclamation work
	s 205	permit to cut, remove, damage or destroy marine vegetation on public water land or an aquaculture lease, or on the foreshore of any such land or lease
	s 219	permit to: (a) set a net, netting or other material, or (b) construct or alter a dam, floodgate, causeway or weir, or (c) otherwise create an obstruction, across or within a bay, inlet, river or creek, or across or around a flat
<i>Heritage Act 1977</i>	s 58	approval in respect of the doing or carrying out of an act, matter or thing referred to in s 57 (1)
<i>Mine Subsidence Compensation Act 1961</i>	s 15	approval to alter or erect improvements within a mine subsidence district or to subdivide land therein
<i>National Parks and Wildlife Act 1974</i>	s 90	consent to knowingly destroy, deface or damage or knowingly cause or permit the destruction or defacement of or damage to, a relic or Aboriginal place
<i>Protection of the Environment Operations Act 1997</i>	ss 43 (a), 47 and 55	Environment protection licence to authorise carrying out of scheduled development work at any premises.
	ss 43 (b), 48 and 55	Environment protection licence to authorise carrying out of scheduled activities at any premises (excluding any activity described as a "waste activity" but including any activity described as a "waste facility").
	ss 43 (d), 55 and 122	Environment protection licences to control carrying out of non-scheduled activities for the purposes of regulating water pollution resulting from the activity.
<i>Rivers and Foreshores Improvement Act 1948</i>	Part 3A	permit under Part 3A
<i>Roads Act 1993</i>	s 138	consent to: (a) erect a structure or carry out a work in, on or over a public road, or (b) dig up or disturb the surface of a public road, or (c) remove or interfere with a structure, work or tree on a public road, or (d) pump water into a public road from any land adjoining the road, or (e) connect a road (whether public or private) to a classified road
<i>Rural Fires Act 1997</i>	s 100B	authorisation under section 100B in respect of bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes
<i>Water Act 1912</i>	s 10	licence to construct and use a work, and to take and use water, if any, conserved or obtained by the work, and to dispose of the water for the use of occupiers of land
	s 13A	licence to construct a supply work and to take and use water obtained thereby
	s 18F	permit to construct and use a work, and to take and use water, if any, conserved or obtained by the work, and to dispose of the water for the use of occupiers of land for any purpose other than irrigation
	s 20B	authority to take water from a river or lake for the purposes of a joint water supply scheme
	s 20CA	authority to construct a supply work and to take and use water conserved or obtained thereby
	s 20L	group licence
	s 116	licence to commence sinking a bore or to enlarge, deepen or alter a bore
	Part 8	approval to construct a controlled work

## **9.4 Community Consultation**

Generally, a development application for a Broiler Poultry Farm will be advertised and publicly exhibited for a period of fourteen (14) days or twenty-eight (28) day for designated development. During this time anyone may make a written submission regarding the proposal. During the assessment process Council will take into consideration any issues raised in submissions.

## **9.5 Planning Focus Meeting**

Planning Focus Meetings (PFM) are a forum normally hosted by the proponent or consent authority to discuss a development that is likely to be contentious either through the scale, position or nature of the proposed enterprise. All interested parties including the developers, consent authority/s, relevant state agencies are usually invited so that a clear definition of the proposal can be provided and the likely affects or concerns addressed.

A PFM provides a good opportunity for key stakeholders to discuss relevant issues before a formal application is lodged with the Council. An extensive range of factors can be considered such as the suitability of the site, infrastructure provision, neighbourhood amenity and environmental management. A PFM will enable the preparation of a more informed and comprehensive Statement of Environmental Effects or EIS to accompany the development application.

The proponent should provide plans and information well in advance of the PFM to allow the relevant agencies to make any necessary investigation. This allows for more constructive discussion and ensures that issues are identified so that concerns can be correctly addressed.

## **9.6 Environment Protection & Biodiversity Conservation Act (EPBC Act)**

The EPBC Act does not replace the need for an applicant to obtain local government approvals such as development approvals. Rather, it requires applicants to also obtain Commonwealth approval if an action is likely to have a significant impact on matters of national environmental significance. Proponents must still get all necessary permits and approvals from local, State, and Commonwealth governments before they can take an action.

The responsibility for referring an action to the Commonwealth Environment Minister lies with the person proposing to take that action. It is not responsible for referring the actions of other proponents. Further information about the EPBC Act is available from Environment Australia's website ([www.ea.gov.au/epbc](http://www.ea.gov.au/epbc)).