Item 9 Operation of a 999 head Feedlot including Construction of Associated Infrastructure

FILE REFERENCE 20/28011

DELIVERY PROGRAM

GOAL: **3. An Environmentally Responsible Shire**

OUTCOME: **2.1 OUR ECONOMY IS GROWING AND SUPPORTED**

STRATEGY: **2.2.1 Increase the range of opportunities to work locally - OCD - external**

AUTHOR Planning Officer

STAFF DISCLOSURE OF INTEREST Nil

TABLED DOCUMENTS Section 79C Statutory Considerations

Statement of Environmental Effects

BACKGROUND

Council received an application for a 999 head cattle feedlot. Based on assessment of the proposal under S.79C of the *Environmental Planning and Assessment Act, 1979,* it is considered that the merits of the proposal warrant development approval subject to the recommended conditions of consent.

COMMENT

Gwydir Shire Council received a development application (DA 29/2020), on the 11 September 2020, for a proposed 999 head Cattle Feedlot. The feedlot will include the conversion of six (6) existing cattle pens of varying sizes and one (1) hospital pen, which are currently utilised for drought feeding and temporary containment of cattle. In addition, the facility will also utilise the existing handling facilities (yards), access roads, machinery shed, hay and grain storage shed, water tanks, dams, silos, machinery, a feed mill, external hay storage area and cattle yards. The main construction components of the proposed feedlot will be a 100-tonne grain storage bunker, a manure pad/storage area (950m^2), a sediment pond with a capacity of 0.3ML and an effluent storage pond with a capacity of 4ML.

Feed for the operations will be chiefly sourced externally from within the local area. Likewise, cattle for the feedlot will be sourced externally from local and regional producers, with approximately 100 head being bred on farm. Water for the development will be sourced from existing harvestable right storage dams on the property and the temporary transfer of a 25 ML groundwater entitlement from a neighbouring landholder. The applicant also intends to purchase additional permanent surface water entitlements. However, this would be subject to a NSW Water application and approval process. The

liquid and solid waste generated from the Feedlot is intended to be used as fertiliser on cropped areas of the property.

This report is divided into five sections, being:

1. Background

2. The Development Proposal

3. Statutory Planning Considerations

4. Consultation

5. Conclusion

Site location

The proposed feedlot is to be situated on the holding made up of the property "Kia-Ora" (being Lots 45 and 47, DP 751099; Lot 2, DP 590968; Lot 1, DP 651319), 819 Eden Forest Road, Gravesend and the adjoining property "Pinegrove" (Lots 59 and 76, DP 751099; Lot 1, DP 590968), 821 Eden Forest Road, Gravesend. Both properties are owned by Dancoul Pty Ltd and located approximately 2 kilometres north, as the crow flies, from the village of Gravesend and 21 kilometres west of Warialda. The total area of the two properties comes to 824.79 hectares. The proposed feedlot complex is to be situated on Lots 47 and 59, DP 751099, with the proposed manure and effluent disposal areas on Lots 45, 47, 59 and 76, DP 751099 and Lots 1 and 2, DP 590968.

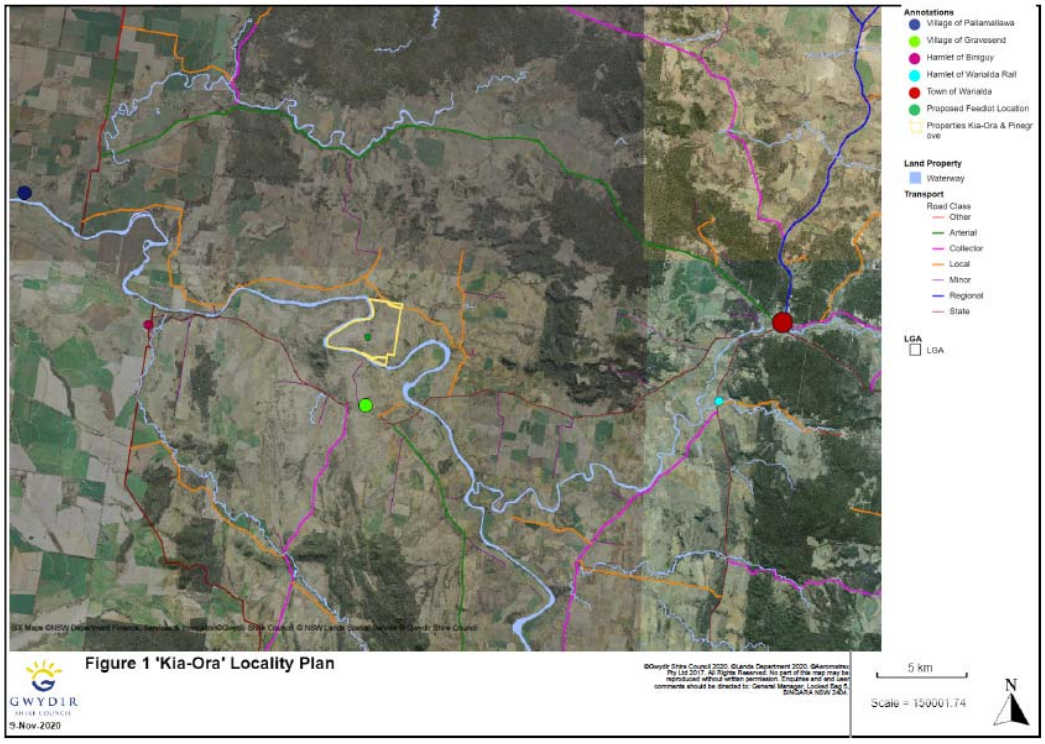

Figure 1 'Kia-Ora' Locality Plan

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Site Description and Uses

The proposed feedlot complex will be located approximately 3-4 kilometres north of the village of Gravesend, along the Eden Forest Road located north of the Gwydir Highway. The proposed feedlot complex is located within an agricultural dominant landscape and will cover an approximate area of 10 hectares (8-9 hectares of which consists of existing infrastructure) with approximately 340 hectares available for the disposal of manure and effluent.

The holding is currently occupied by two homesteads, an existing drought feeding operation, several sheds, silos, water tanks, dams, yards, and other associated structures. The property has been previously cleared of most vegetation to facilitate existing cropping and extensive grazing operations which occurs in the flatter regions of the property towards the Gwydir River, whilst the hilly regions further to the north, south and east of the proposed development retain native vegetation due to the steep, inaccessible nature of the terrain. Remnant riparian vegetation in relatively good condition forms a connected habitat corridor along the Gwydir River.

The subject land consists of undulating slopes ranging from 2-5%, surrounded on three sides (north, south, and west) by the Gwydir River. The feedlot site lies atop of a ridge, with soils consisting of a red/brown gravelly clay, derived from sandstone parent material. Soils in the cropped areas of the property consist mainly of brown and grey clays and are considered highly productive in optimum rainfall conditions. The soils are not identified as having salinity or acid sulphate issues.

Surrounding land uses

The properties ‘Kia-Ora’ and ‘Pinegrove’ are bounded by the properties ‘Mytara’ and ‘Langi’ to the north, ‘Ottomildi’ to the northwest, ‘The Point’ to the west, northwest, ‘Dunrobyn’ to the south, southwest, ‘Gleneath’ to the south, ‘Redbank’ to southeast and ‘Nundah’ to the east, southeast. All of which primarily engage in grazing and cropping operations. Figure 2 below depicts the location of the proposed feedlot within the predominantly rural setting. The property is also bordered by Eden Forest Road to the north, an unsealed public road.

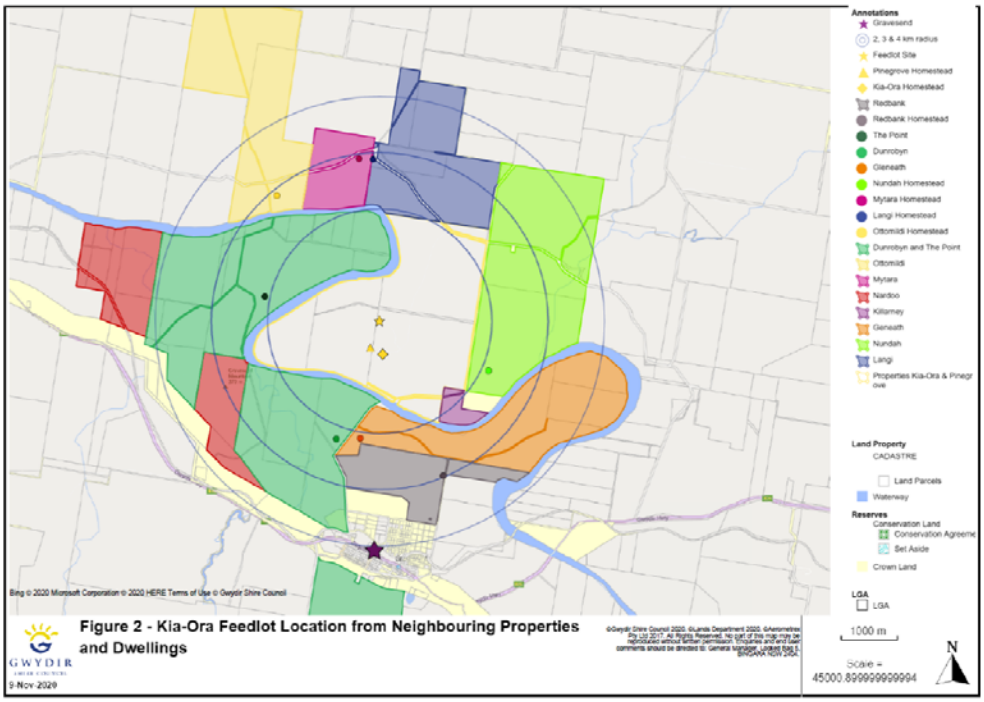

Figure 2 - Kia-Ora Feedlot Location from Neighbouring Properties and Dwellings

In addition to the surrounding properties cropping and grazing operations they also have a homestead and associated structures located on them. Their location in relation to the proposed feedlot is shown in Figure 2 above and given in Table 1 below.

The closest dwelling-houses on adjoining properties not associated with the proposed development are located approximately 2000 metres east-southeast, south, south-southwest and west-northwest of the development site on the properties 'Nundah', 'Gleneath', 'Dunrobyn' and 'The Point'.

Receptor	Property Name	Direction from feedlot	Approx. Distance from Feedlot (m)
1	Gleneath	south	2,010
2	The Point	west, northwest	2,000
3	Dunrobyn	south, southwest	2,130
4	Nundah	east, southeast	2,130
5	Ottomildi	northwest	2,820
6	Redbank	southeast	2,900
-	Mytara	north	2,800
-	Langi	north	2,830
-	Gravesend	south	3,438

Table 1 Location of adjoining and nearby properties

CONSULTATION

Public consultation, referrals and submissions

Chairman ……

The application was notified, in accordance with Section 3 of the Gwydir Shire Council Community Participation Plan 2019 as detailed in the following table.

The public consultation included:

- Notification of nearby and potentially affected landholders and residents, and placement of signs at the site during the exhibition period;
- Consultation with internal departments and the EPA through correspondence.

Notification Type: Type B	• Notification via letters of owners of all adjoining and surrounding properties and any other individual, organisations and/or public authorities likely to have an interest in the proposed development; and • Advertisement in the local newspaper/s. • Exhibition on proposed development on Council's websites and may also be exhibited at Council's Officers.
Notifications:	
Landowners/Occupiers	Adjacent/adjoining land owners were notified in writing - submission period of 21 days.
Exhibition period	Website and Officers - 21 days
Advertising in Local Newspaper	Gwydir Newspaper – 21 days
Referrals/Concurrences & Comments:	
Sent to for Comment	• NSW Environment & Protection Authority; • Roads and Maritime Services; • Department of Primary Industries - Agriculture; • Department of Planning Industries and Environment - Biodiversity, Conservation and Science Directorate; • National Parks and Wildlife Services; • Office of Environment & Heritage; • Water NSW.
Internal consultations	Council's Technical Services Department
Other	Nil
Submissions received:	
Public Submissions received	2 submission was received, one of which was an objection. Issues are considered in section 4 of this report.
Other Submissions received	A summary of submissions is at Attachment 1.

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2. THE DEVELOPMENT PROPOSAL

The main component of the applicant's proposal includes the following:

- ⇨ Use of existing grain storage/milling area;
- ⇨ Use of existing machinery and storage sheds, and silos;
- ⇨ Use of existing cattle yards for loading/unloading of cattle;
- ⇨ Use of existing harvestable right dams;
- ⇨ Use of existing water supply system;
- ⇨ Use of existing internal roads, linking pens, fenced lane-ways, feed storage area and existing cattle yards;
- ⇨ Construction 100 Tonne Grain Bunker;
- ⇨ Construction of new sediment pond (0.3ML) and effluent storage pond (4 ML);
- ⇨ Manure temporary storage pad area (950m^2);
- ⇨ Effluent Disposal Area (existing crop land) of approximately 10 hectares;
- ⇨ Manure Application Area (existing cropped land on property) of approximately 340 hectares.

The proposed feedlot complex and effluent disposal area is to be designed and operated in accordance with the Meat and Livestock Australia's National Guidelines for Beef Cattle Feedlots in Australia 3rd Edition. The National Guidelines for Beef Cattle Feedlots in Australia sets standards for drainage systems, separation distances, effluent and manure utilisation and pen pad construction.

The proposed feedlot will have a maximum capacity of 999 head, consisting of 6 pens of varying sizes (see Table 2 below) which allows an average stock density of 21.5m^2/head. Cattle will be fed for an average of 90 days resulting in a maximum cattle turnover of approximately 3,996 cattle/year. Stock feed will generally comprise of a mixture of cotton seed, straw, balanced grains and other feed supplements. Grain, forage and some hay are to be produced on-farm. All other cattle feed will be imported onto the site. Feed will be prepared on site using a mobile feed mixer. Proposed feedlot complex and layout is shown in Figures 3 and 4.

Pen Number	Pen Area (m^2)	Average No. head/pen (21.5m2/head)
1	3,967.9	185
2	4,039.1	188
3	3,212.9	150
4	3,732.9	174
5	3,255.5	152
6	3,219.7	150
Hospital Pen	2,206.4	-

Table 2 – Pen size and average density

Figure 3 Proposed Feedlot Complex

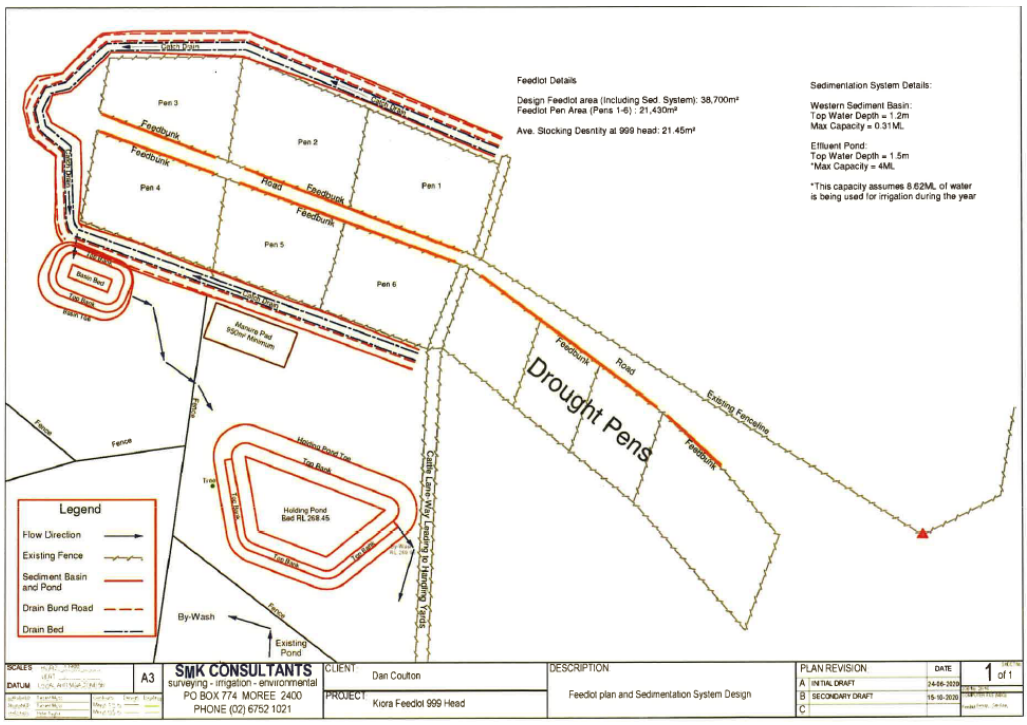

Figure 4 Proposed Feedlot Layout

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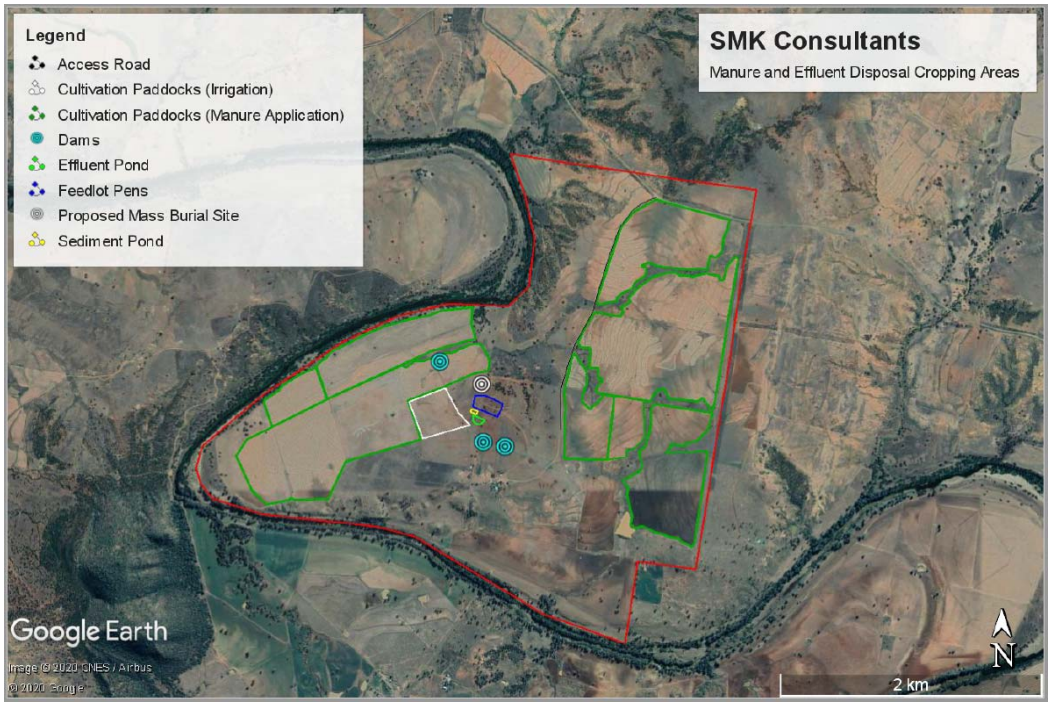

Figure 5 Arial view of proposed Feedlot including Manure and Effluent Disposal Areas

The proposed development also intends to use manure and effluent from the feedlot to replace non-organic fertiliser. Effluent from the storage pond will be irrigated on the disposal area indicated in white on Figure 5. Any surplus effluent remaining in the pond will be lost to evaporation. Solid waste from the effluent pond and from pen cleaning is to be trucked directly, when appropriate, for used on cropped and pasture areas of 'Kia-Ora' and 'Pinegrove', in place of non-organic fertiliser. When manure cannot be directly spread on cultivations, it will be temporarily stored south of pen 5 in the area shown as Manure Pad in Figure 4. Further information on the collection, storage and use of the effluent and manure from the proposed feedlot is discussed in greater detail in Attachments 1 and 3 of this report.

An adequate water supply for the proposed feedlot will be sourced partly from the properties existing harvestable rights and from an existing 25 ML groundwater entitlement temporarily transferred from neighbouring property. It is intended that water will be pumped from onsite dams through existing infrastructure or trucked from existing storage tanks and neighbouring groundwater bore to the feedlot complex. Water to be used on the site will be maintained at a suitable quality as per the Livestock Drinking Water Guidelines (Australian and New Zealand Guidelines for Fresh and Marine Water Quality, Volume 3, 2000) Further information on the water supply from the proposed feedlot is discussed in greater detail in Attachments 1 and 3 to this report.

The proposed development will source grain, forage and some hay on farm. All other feed and supplements will be imported from the local area and region. The feedlot will store approximately 3 weeks of ration to ensure feed

is always available. Cattle will be feed according to the NSW Department of Primary Industries recommendations and Animal Welfare guidelines. Cattle in the proposed feedlot will be fed for an average of 90 days and moved via internally constructed feed lanes and roads to the existing processing facilities.

The proposed development has suitable access to Eden Forest Road, an unsealed public road maintained by Council. Eden Forest Road joins the Gwydir Highway 8.19 kilometres to the east and again via Yagobie Crossing Road approximately 11.5 kilometres to the west. It is proposed that traffic created by the proposed feedlot will travel southeast along Eden Forest Road. Traffic generated by the proposed feedlot will include heavy vehicles carrying cattle and stockfeed in, cattle out and light vehicles transporting employees, visitors and service personnel. The anticipated impact of heavy vehicle traffic generated by the proposed feedlot (operating at maximum capacity) on Eden Forest Road is estimated to be 2.5 trucks per week or one truck every three days.

Sight distances from the feedlot entrance onto Eden Forest road are in excess of 500 metres to the east and to the west, which are considered sufficient.

The proposed feedlot intends to employ two permanent staff members (one of which will be the proponent), in addition to casual employees/contractors. The proposed feedlot will also generate additional employment for truck drivers, service providers and suppliers of cattle and stockfeed.

During the construction phase of the proposed feedlot development all construction activities will be limited to between the hours of 7am-6pm Monday to Friday, 7am-1pm on Saturday, with no works to be undertaken on Sundays or Public Holidays.

Standard feedlot operating hours will be between 7am to 5pm, 7 days per week. However, the feedlot will require some flexibility to allow strategic heavy vehicle movements outside of these hours due to desirable practice of transporting cattle either at night or in the early hours of the morning during the summer for animal welfare reasons. Grain deliveries and feed movements will generally be restricted between the hours of 7am to 5pm, Monday to Friday with only minor exceptions for weekends during harvest.

Statutory Planning Considerations:

3.1 Gwydir Local Environment Plan 2013 (GLEP)

The proposed development site is located in the RU1 Primary Production zone under the GLEP. The proposed development is defined as a feedlot and is categorised as intensive livestock agriculture under the GLEP. As such is permissible development in the RU1 Primary Production zone with Council consent.

The proposed development is also compliant with all other relevant sections of the GLEP. For more detailed information regarding the above see Attachment 1 of this report.

3.2 Section 94 Development Contribution Plan No. 1 – Traffic Generating Development (DCP)

The proposed feedlot is development to which the DCP applies. As such the feedlot operation shall be required to pay a contribution to Gwydir Shire Council for the movement of trucks on Council's roads in accordance with the DCP. For more detailed information regarding the above see Attachments 1 and 2 of this report.

3.3 State Legislation

3.3.1 *Environmental Planning and Assessment Act 1979* & Environmental Planning and Assessment Regulations 2000

Not-with-standing Council's Local Environmental Plan, the proposed cattle feedlot development may be classified as *designated development* under the provisions of Schedule 3 of the *Environmental Planning and Assessment Regulation, 2000. A*s the proposal before Council will accommodate no more than 1,000 head of cattle, the feedlot proposal is not designated development.

Further, the proposal does not require approvals listed under Section 91 of the *Environmental Planning and Assessment Act, 1979* and is therefore not classified as an integrated development.

Consequently, it is determined that the proposed feedlot is local development.

3.3.2 Other State Legislation relevant to the proposed development

The proposed development is considered to be compliant with the following Acts.

For further detail see Attachment 1 of this report.

- National Parks and Wildlife Act 1974
- The Heritage Act 1977
- Biodiversity Conservation Act 2016
- Rural Fires Act 1997
- Protection of the Environment Operations Act 1997
- Water Management Act 2000

3.3.3 State Environmental Plan Polices and Development Codes (SEPP's)

The proposed development is considered to be compliant with the following relevant SEPP's. For further detail see Attachment 1 of this report.

- State Environmental Planning Policy 33 – Hazardous and Offensive Developments
- State Environmental Planning Policy 55 – Remediation of Land
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Primary Production and Rural Development) 2019

- State Environmental Planning Policy (Koala Habitat Protection) 2019

3.4 Federal Legislation

The proposed development is considered to be compliant with the following relevant Federal Legislation. For further detail see Attachment 1 of this report.

- *Environment Protection and Biodiversity Conservation Act 1999*

3.5 Site Suitability and Potential Impacts

The proposed site of the feedlot is located approximately 4 kilometres north of the village of Gravesend, in a predominantly agricultural area used for cropping and grazing. As such the proposed development will not be out of character with the surrounding area.

The proposed feedlot complex site is located along a cleared ridgeline with a slope of approximately 2 percent. In this way the feedlot is advantageously situated to capture waste runoff from the pens, divert clean water runoff around the complex and to construct waste storage ponds with minimal disturbance to the surrounding vegetation or environment. It is considered that the site is appropriate for the effective construction and operation of a feedlot.

However, the proposed site is also in close proximity to the Gwydir River (located approximately 700m north, 1000m south and 1300m east) an important regional river. Uncontrolled water shed from the feedlot to the west, southwest, south and southeast has the potential to contaminate the Gwydir River with effluent and manure sediment, as such an effective controlled drainage area will be constructed to capture and funnel all contaminated runoff from within the feedlot to the sediment and effluent pond and to direct all clean runoff around and away from the feedlot site. However, should the effluent storage pond capacity being breached or fail, contaminated runoff may still reach the rivers. In this instance, effective ground cover vegetation/crops and contours will be important mitigations measure that will slow the rate of runoff and minimise the potential contamination of the river. Similarly, runoff of irrigated waste from the feedlot on the manure and effluent disposal areas could potentially contaminate the Gwydir River if inappropriately spread prior to storm/rain events. Additionally, it would be recommended that regular water quality monitoring of the Gwydir River down-stream of the feedlot and ground water be undertaken.

Other potential impacts include noise, odour, dust, vermin and flies which are generally associated with feedlot operations and affect the amenity of surrounding properties and residences. The proposed feedlot site is located outside of the necessary separation distances set by the NSW EPA guidelines with the closest residences, not associated with the development, being 2,000m from the feedlot. At this stage, the proposed feedlot management practices, adequate separation distances from sensitive receptors, existing vegetation screens and the natural terrain, are considered sufficient to mitigate noise, dust, odour or visual impacts from the proposed development. The establishment of further vegetation screens may be considered in the future should existing mitigation measure prove to be insufficient. The control

of vermin and flies will be managed in accordance with the National Guidelines for Beef Cattle Feedlots in Australia and will include baiting and effective management practices.

The proposed site is not affected by flooding, bush fire, sensitive lands or is it a location for threatened species, communities or ecologies. The proposed site is also unaffected by local or state listed Aboriginal or non-indigenous heritage or cultural significance.

Full details for this section are discussed in Attachment 1 of this report.

4. Consultation

The proposed development was notified under Gwydir Shire Council's Community Participation Plan for a period of 21 days. Council received two submission, one objecting to the proposed development. The main concerns raised are:

1. Table 5 of Appendix 6 – Odour Assessment: use of N/A with regards to sensitive receptor R3;
2. Existing feedlot was established approximately 3 years ago for drought feed but has now evolved into a feedlot operating without approval outside of drought conditions;
3. No known advertising for the operation of the drought feeding and containment on Kiaora by Gwydir Shire Council;
4. Increase in heavy traffic on Eden Forest Road, as well as odour, dust and fly problem since the opportunity feedlot commenced
5. Impact on personal comfort and existing ambient surrounding due to noise, odour and view. As well as the negative impact on our property value;
6. On consultation undertaken by proponent or proponent's consultant prior to development of the Statement of Environmental Effects. In particular when comparing the odour assessment results to the reality of what the physically impacts are to the immediate surrounding area;
7. The potential contamination risk to the Gwydir River from the effluent run-off particularly after heavy rain.

The above issues/concerns were raised with applicant's consultant, SMK Consultants. A summary of their response is as follows:

1) Sensitive receptors were identified using available online mapping, namely SIX Maps and Google Earth. Nundah is not shown on this layer, likely because the available aerial imagery pre-dates the construction of the homestead. For this reason, Nundah is shown as a sensitive receptor in the Level 1 Assessment, but its property name is labelled 'Unknown'. Similarly, the receptor name is identified as 'Not Applicable' in the 'Receptor Name' column of Table 5. This may have better been termed 'Unknown', rather than 'Not Applicable' (N/A).

   However, the potential odour and dust impacts of the proposed feedlot on the property 'Nundah' was assessed as part of the Level 1 Odour Assessment. Section 5 of the Odour Assessment, which analyses the

results of the assessment, includes the property 'Nundah', identified as Sensitive Receptor No. 4.

2) The existing drought feeding pens at Kia-Ora were originally built a few years ago as a response to ongoing, severe drought conditions in the locality. At present, the applicant is still feeding cattle on an as-required basis within the existing pen infrastructure. It is now proposed to upgrade existing infrastructure to the required standards in order to operate a 999-head feedlot at this location. This would entail the upgrade of existing pens infrastructure and the construction of a sediment and effluent pond system to capture and store runoff from the feedlot pens.

3) Under the Primary Production and Rural Development (2019) 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. No development application was therefore required to date for the drought feeding and temporary containment of livestock at Kia-Ora.

4) a. Odour and Dust

A Level 1 Air Quality Impact Assessment was prepared to determine whether potential offensive odours that may be generated by the feedlot do not cause unreasonable interference to the community. The assessment concluded that proposed development could be given a "pass" under the framework of the relevant Guidelines and recommendations. The process of a Level 1 Odour assessment is based on published data agreed to by the relevant authorities including the NSW EPA. The result of the odour assessment is considered as an independent assessment of potential odours being generated from the proposal. Furthermore, the assessment demonstrated that the feedlot site is adequately separated from the closest rural resident receptors to minimise adverse odour, dust and noise impacts from the operation of the feedlot, if management standards are consistent with the recommendations.

It is also noted that the homestead on Nundah is located approximately 2.18 kilometres from the proposed feedlot location. The elevation profile between the feedlot and the homestead is included in Figure 1. It's noted that there are two hills and a valley separating the proposed feedlot from the homestead 'Nundah'; the valley would form significant sidewalls which would confine odour and dust movements

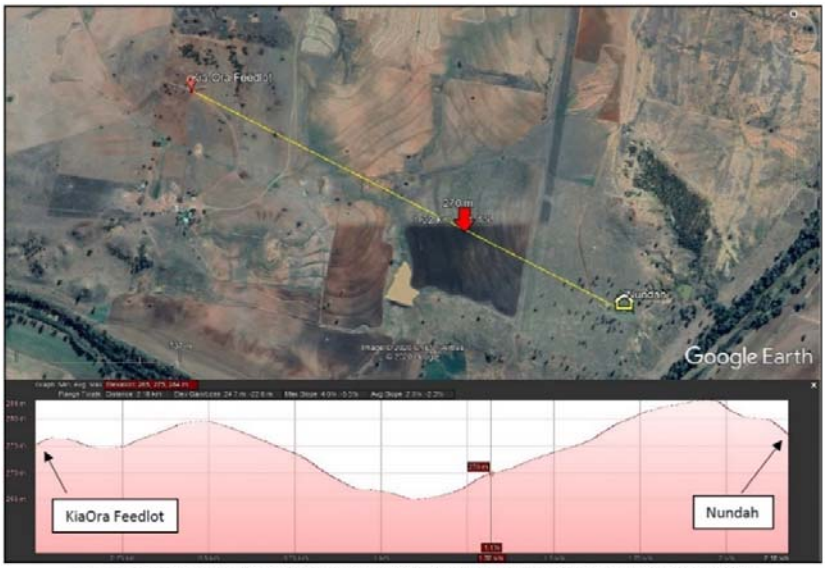

Figure 1: Elevation Profile between the Kia-Ora Feedlot and the Property 'Nundah'

The submission also requested an explanation of the term O.U. 'Odour Units'.

"The detectability of an odour is a sensory property that refers to the theoretical minimum concentration that produces an olfactory response or sensation. This point is called the 'odour threshold'. The number of OU is the concentration of a sample divided by the odour threshold or the number of dilutions required for the sample to reach the threshold."

Another definition of an odour unit, which is provided in 'Odour Methodology Guideline (Department of Environmental Protection, WA, 2002), is the "Quantity of a gaseous substance or mixture of substances which, when evaporated into 1 m^3, is distinguished from odourless air by half the panel members."

b. Flies

Section 6.10 outlines the Feedlot's 'Vermin and Disease Control Measures-, "Fly, mice and rat populations will be managed primarily through the Feedlot management schedule. (i.e. minimise feed wastage and spillage to reduce the likelihood of attracting vermin); and by implementing a baiting program if the vermin population reaches a nuisance level". It is therefore considered that the implementation of a baiting program as part of the proposed feedlot would reduce the incidence of flies relative to current levels.

c. Traffic

It is natural that a development of this nature would result in an increase in traffic levels, however due to the small-scale of the project, this increase in traffic (approximately 2.5 trucks per week) is considered minor and does not present a significant concern in

relation to road safety or road maintenance. In most cases, the traffic servicing the feedlot would involve a redirection of existing truck movements in the area as the feedlot will rely upon produce from the local area when attainable.

The development is considered a traffic generating development and the Section 94 Development Contribution Plan No. 1 – 'Traffic Generating Development' 2011 for the Gwydir Shire is relevant to this proposal. It is expected that contribution payments may be required as a result of this proposal; these payments would go towards any maintenance works required to the Eden Forest Road.

5) Land Use Conflict

As mentioned in Point 4 above, the homestead of 'Nundah' is over 2 kilometres east of the proposed feedlot, and is separated from the development by two hills and a valley. As such, the homestead does not have a direct line of sight to the proposed feedlot at Kia-Ora, such that the proposal does not constitute an adverse visual impact for the property 'Nundah'.

6) Covered in point 4 above.

7) The sediment ponds have been designed to contain runoff from a 1-in-20-year, 24-hour duration major storm event. The effluent pond has been designed based on a water balance produced to estimate the largest cumulative run-off that would occur within a month – long period during a 90-percentile wet year.

The required pond sizes are based on NSW EPA and other agency expectations of limiting the frequency of effluent overflow events to an acceptable level that would not create a significant impact on local watercourse water quality. This assumption is also based on appropriate mass filtration of an effluent pond overflow, through the use of grassed buffers and other sediment settling mechanisms. The proposed feedlot drains to the south, and the Gwydir River is located approximately 1.7 kilometres to the south of the proposal, being separated by vegetated grazing country. In the unlikely result of an overflow event, the runoff would be significantly diluted and filtered by ground cover such that wastewater overflow would not directly enter local watercourses.

The proposed development was referred internally to Council's Technical Service Department for comment and potential impacts on Eden Forest Road.

- The use of River Road for feedlot traffic is prohibited;
- Causeways on Eden Forest Road must be widened to a minimum of 5m to Council standards with width indicators installed;
- A 200m dust seal is to be provided for any residence within 200m of Eden Forest Road; and
- A section 94 contribution of 32 cents per tonne is payable, on all truck movements, laden and unladen.

- That the "Kia-Ora" access and Eden Forest Road intersection be upgraded to Ausroad B-Double standard as necessary, at the applicant's expense.

As the proposed feedlot is not considered to be integrated or designated the development was not formerly referred any agencies or government departments. However, the proposed feedlot was remitted to the following agencies and government department for comment.

Department/Agencies	Response to request through ePlanning Portal	Response to request outside of Portal
Water NSW	Accepted	No comment
Road and Maritime Services	Rejected	
National Parks & Wildlife Service	Rejected	See below summary
Environment Protection Authority	Rejected	
Department of Primary Industries – Agriculture	Accepted	No comment
Department of Planning Industries & Environment – Environment, Energy & Science – Biodiversity, Conservation and Science Directorate (BCS)	Rejected	See below summary

A summary of the agency's/government department's response are below:

- The SoEE provides insufficient evidence to determine whether the development meets the entry requirements of the Biodiversity Offset Scheme (BOS). While it is stated that "the BOS threshold would still not be exceeded; the threshold is equal to clearing 1 Ha of native vegetation" the SoEE fails to quantify the area of grassland that is being cleared or provide the minimum lot size associated with the property.
- It is further stated that the development is location on land that has "predominantly been cleared", the grassland is "a mixed species composition (native, non-native and invasive) and is "classified as non-native on the NSW Sharing and Enabling Environmental Data (SEED) portal". The SoEE fails to provide the data and evidence necessary to demonstrate the condition of the grassland to be impacted.
- BCS recommends that the proponent either provide evidence to demonstrate that the entry requirements of the BOS have not been met or that the grassland is in a condition that does not require offsetting.

A copy of the proponent's response to the above submission is found in Attachment 4 of this report. A summary of the response is noted below:

- **Biodiversity Offset Scheme**

  The subject lot was assessed using the online Biodiversity Offsets Scheme Entry Tool, which determines whether any proposed clearing would be above or below the area thresholds or lies within an area

mapped as having high biodiversity value. The results of the assessment tool have been included within the attached Appendix 1 and are summarised in Table 1.

Table 1: Summary of Biodiversity Values Map and Threshold Report BDAR Required

		BDAR Required
Minimum Lot Size Method	LEP	-
Minimum Lot Size	200 ha	-
Area Clearing Threshold	1 Ha	-
Area of Native Vegetation Cleared	0.16 Ha	No

The proposal feedlot construction requires the clearing of grassland habitat with low conservation values over an area of 0.16 Ha to facilitate the construction of the sediment pond. The remainder of the proposal is sited on previously cleared areas of land which are currently used as drought feeding and temporary containment pens. The area to be cleared (0.16 Ha) is therefore is well below the clearing threshold (1 Ha), therefore no further assessment in the form of a BDAR is required.

- The following description of the grassland is provided in Section 5.7 of the Statement of Environmental Effects:

  "The sediment pond will be constructed in an area of disturbed, modified grassland. The footprint of the effluent pond also extends over this area of grassland, as well as on an adjacent area of cultivation. The grassland community comprises a mixture of common native, non-native and invasive species and it has been subject to extensive disturbance, evidenced by areas of bare ground and vehicular tracks associated with tracks of approximately 20% bare ground. Species present include Pignut (*Conopodium majus*), Windmill Grass (*Chloris truncata*), Prickly Pear (*Opuntia stricta*), White Clover (*Trifloium repens*), Buffel Grass (*Cenchrus ciliaris*), Plains Grass *(Austrostipa aristiglumis*), Galvanised Burr (*Sclerolaena birchii*) and Mallee Pear (*Cucumis myriocarpus*). The area of grassland is small, disjunct and has a low habitat value."

Where appropriate conditions have be included with Council's Schedule of Conditions, regulating, alleviating or mitigating the matters raised in the above submissions.

CONCLUSION

It is considered that the development application submitted to Council by Turkey Mountain Trading for the operation of 999 head feedlot including the use of existing pens and infrastructure, the construction of the controlled drainage area (including sediment and effluent ponds) and 100 tonne grain bunker, and disposal of effluent and manure from the feedlot on existing on-farm cropping land, satisfactorily address the:

- S.79(C) matters for consideration of the *Environmental Planning and Assessment Act, 1979*, and
- potential impacts of the proposed feedlot can either be mitigated or managed,
- proposal in generally in the public interest

Based on this assessment, it is considered that the merits of the proposal warrant development approval subject to the recommended draft conditions of consent.

The conditions take into consideration issues raised by internal and external Government Departments and public submission. Conditions of consent establish compliance controls and performance and environmental audits to mitigate the environmental impacts of the proposal to an acceptable level.

OFFICER RECOMMENDATION

THAT the report be received

FURTHER that the proposal for 999 head feedlot and associated facilities including sediment pond, effluent storage pond, water supply system, internal roads and laneways and existing infrastructure, located on the properties “Kia-Ora”, (being Lots 45 and 47, DP 751099; Lot 2, DP 590968; Lot 1, DP 651319), 819 Eden Forest Road, Gravesend and the adjoining property “Pinegrove” (Lots 59 and 76, DP 751099; Lot 1, DP 590968), 821 Eden Forest Road, Gravesend, be approved subject to the attached draft schedule of conditions.

FURTHER that the following matters are particularly addressed in the conditions:

- That prior to construction of the proposed feedlot a construction certificate is obtained. The application should include full details of the construction of the controlled drainage area, sediment pond, effluent pond, 100 tonne grain bunker and any other associated structure.
- Prior to the occupation of the feedlot the applicant is to supply Council with a feedlot management plan, and
- That the “Kia-Ora” access and Eden Forest Road intersection be upgraded to Ausroad B-Double standard as necessary, at the applicant’s expense;
- That causeways on Eden Forest Road are to be upgraded to 5 metre width, with width indicators, at the applicant’s expense and to Council standards;
- That a 200 metre dust seal be provided for all residence within 200 metres of Eden Forest Road, at the applicant’s expense and to Council standards; and

- That s94 contributions be levied, at the rate of $0.32/tonne for all trucks entering and leaving the feedlot laden or unladen, on the development in accordance with the Gwydir s94 Development Contributions Control Plan – Traffic Generating Development.

ATTACHMENTS

AT- Schedule of Conditions
AT- Submissions
AT- Site Plans

COUNCIL RESOLUTION:
MINUTE 293/20

THAT the consideration of DA29/2020 is deferred for a site inspection.

Having declared an interest bot Crs D and J Coulton left the Chambers during the discussion on this item. The Deputy Mayor, Cr. Egan, assumed the Chair for the debate.

Upon being put to the meeting, the motion was declared carried.
For the Motion were Crs Dick, Dixon OAM, Egan, Moore, Smith and Young Total (6).
Against the Motion was Nil Total (0).
Abstained from the Motion were Crs J Coulton and D Coulton Total (2).
Absent from the meeting Cr Galvin

NOTE: The inspection will be held on Tuesday 1st December 2020.
Pick up will be in the carpark in Bingara (near Depot) and in Front of the Council Office in Warialda.
Can all Councillors and attendees please be at Bingara at 7:55am and at Warialda at 8:25am
Morning tea and lunch will be provided.

Chairman ……

Attachment 2

SCHEDULE OF CONDITIONS

PART A - GENERAL

1 Development Description

The main component of the applicant's proposal includes the following:

- Use of existing pens each with the following areas:

Pen Number	Pen Area (m^2)	Average No. head/pen (21.5m2/head)
1	3,967.9	185
2	4,039.1	188
3	3,212.9	150
4	3,732.9	174
5	3,255.5	152
6	3,219.7	150
Hospital Pen	2,206.4	As needed

- Use of existing grain storage/milling area
- Use of existing machinery and storage sheds, and silos
- Use of existing cattle yards for loading/unloading of cattle
- Use of existing harvestable right dams
- Use of existing water supply system
- Use of existing internal roads, linking pens, cattle lane-ways, feed storage area and existing cattle yards
- Construction 100 Tonne Grain Bunker
- Construction of new sediment pond (0.3ML) and effluent storage pond (4 ML)
- Manure temporary storage pad area (950m^2)
- Effluent Disposal Area (existing crop land) of approximately 10 hectares
- Manure Application Area (existing cropped land on property) of approximately 340 hectares

The feedlot is designed to be constructed in accordance with Meat & Livestock Australia's National Guidelines for Beef Cattle Feedlots in Australia, National Beef Cattle Environmental Code of Practice and Beef Cattle Feedlots: Design and Construction standards. Cattle will be fed for an average of 90 days, resulting in a maximum cattle turnover of 3,996 cattle/year.

2 Obligation to Minimize Harm to the Environment

The Applicant/Owner shall implement all practicable measures to prevent and/or minimize any harm to the environment that may result from the construction, operation, and/or rehabilitation of the development.

3 Scope of Approval

The Applicant/Owner shall carry out the development generally in accordance with:

a) DA No 29/2020;
b) Conditions of this Consent;
c) The following Documents; and
d) The feedlot shall accommodate a maximum of 1,000 head of cattle at any one time.

Submitted Item	Council's Stamp No/Date	Drawing/Job No	Drawn by	Dated
Site, Layout and Landscape Plans	29/2020 -	Sht's 3/3	SMK Consutlants	October 2020
Statement of Environmental Effects	29/2020 -	999 Head Cattle Feedlot at 'Kiaora' - Booklet	SMK Consultants	September 2020
Addendum 1	29/2020 -	Statement of Environmental Effects – Feedlot Construction "Kiaora", 819 Eden Forest Road, Gravesend – Sht's 8/8	SMK Consultants	14 October 2020
Addendum 2	29/2020 -	Feedlot Construction "Kiaora", 819 Eden Forest Road, Gravesend – Sht's 11/11	SMK Consultants	29 October 2020

4 If there is any inconsistency between the above, the conditions of this consent shall prevail to the extent of the inconsistency.

5 The Applicant/Owner shall comply with any reasonable requirement/s of the Environmental Services Manager or authorized Officer of Council arising from the Council's assessment of:

a) Any reports, plans or correspondence that are submitted by the Applicant/Owner in accordance with this consent; and

b) The implementation of any actions or measures contained in these reports, plans or correspondence.

6 Prescribed Conditions

a. The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.

b. The proponent will comply with the requirements of the NSW Department of Primary Industries Guidelines, Meat & Livestock Australia's National Guidelines for Beef Cattle Feedlots in Australia (3rd Edition), National Beef Cattle Feedlot Environmental Code of Practice (2nd Edition), Beef Cattle feedlots: Design and Construction standards (August 2016), EPA's Technical Notes on Odour and Noised, Australian Animal Welfare Standards and Guidelines for Cattle and the Department of Environment and Conservation (NSW) Environmental Guidelines – Use of Effluent by Irrigation.

c. The proponent will continue to liaise with the local community and Gwydir Shire Council during the development's construction and operation.

d. The Applicant shall carry out the development in a way that prevents and/or minimises the impacts of the development to the environment, surrounding properties and the community.

7 ***Advisory Note 1***

The applicant is advised that prior to construction of the approved development it is necessary to obtain a **Construction Certificate**. A Construction certificate may be issued either by a Council or an approved accredited certifier. A separate application, complete with detailed plans and specifications of the pens, sediment pond, effluent storage, internal roads and feed lanes, and any other excavations or earthworks, must be made for a Construction certificate.

Chairman ……

8 Heritage and Archaeology

Impact of Works – Aboriginal Relics

If any Aboriginal archaeological relics are found or uncovered during the course of the work, then all works shall cease immediately in that area and the applicant shall contact the Department of Environment Climate Change and Water and Council. Depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the *National Parks & Wildlife Act 1974* may be required before further works can be considered in that area. The applicant shall comply with any request made by the Department of Environment Climate Change and Water and/or Council to cease work for the purposes of archaeological recording.

a. **Heritage Removal Permit**

An Aboriginal Heritage Impact Permit Application must be lodged with and approved by the Office of Environment and Heritage prior to the disturbance or removal of any stone artefacts identified adjacent to the proposed feedlot site.

9 Protection of Public Infrastructure

The Applicant/Owner shall:

a) Repair, or pay the full costs associated with repairing any public infrastructure that is damaged by the development; and

b) Relocate, or pay the full costs associated with relocating any public infrastructure that needs to be relocated as a result of the development.

10 Operation of Plant and Equipment

The Applicant/Owner shall ensure that all plant and equipment at the site, vehicles, or used in connection with the development are:

a) Maintained in a state of sound mechanical repair; and

b) Operated in a proper and efficient manner

11 Compliance

Prior to commencement of any excavation work, the Applicant/Owner shall contact Council to verify that the Applicant/Owner has complied with the relevant conditions of this consent.

a. The Applicant/Owner shall ensure that at all times, its employees or sub-contractors comply with the conditions of the Development consent.

12 Workcover

The Applicant/Owner's attention is drawn to the Workcover Authority's requirements under the Factories, Shops and Industries Act 1962, particularly in respect to amenities. It is recommended that the Workcover Authority be consulted to ensure requirements will be complied with prior to lodgement of any application for a Construction Certificate.

13 Compliance with Conditions

The use or occupation of the approved development shall not commence until such time as all conditions of this development consent have been complied with. The use or occupation of the development prior to the compliance with all conditions of development consent may make the applicant/developer liable to legal proceedings.

14 Feedlot Design

a. The applicant shall ensure the design, construction and operation of the feedlot is in accordance with the Meat & Livestock Australia's National Guidelines for Beef Cattle Feedlots in Australia (3rd Edition), National Beef

Cattle Feedlot Environmental Code of Practice (2nd Edition) and Beef Cattle feedlots: Design and Construction standards (August 2016).

b. All works subject to an approval shall be constructed, maintained and operated so as to ensure public safety and prevent possible damage to any public or private property.

15 Change of Building Use

Any change of use/classification in relation to the use of the existing buildings shall not be made until approval in writing by this Council is first obtained.

16 Utilities

All adjustments to existing utility services made necessary by the development are to be undertaken by the developer at no cost to Council.

17 Stockpiling of Manure

Manure may be stockpiled onsite in the short term, no more than 3 months.

The location of the stockpile site shall be located within the controlled drainage area and provided to Council as a part of the Feedlot Management Plan. The stockpile site shall have an impermeable floor and be maintained in long low moulds so as to minimise erosion by wind and water.

18 Feedlot Management Plan

Prior to the occupation of the feedlot the applicant is to supply Council with a Feedlot Management Plan detailing the feedlot operation (including such operations as pen cleaning schedule, pond maintenance and vermin control programs etc), and specify how monitoring and reporting requirements will be complied with.

PART A - PLANNING

1 Section 94 Plan – Traffic Generating Development

The feedlot operator shall pay a contribution of 32 cents per tonne, for all trucks entering and exiting the feedlot site (laden or unladen), to the Gwydir Shire Council for the movement of trucks on Council's roads in accordance with Council's Section 94 Plan – Traffic Generating Development. The contribution shall increase, on a yearly basis, in line with the CPI as required by Council's s94 Contribution Plan – Traffic Generating Development.

2 Section 94 Plan – Payment Period

Feedlot number declarations are to be received and s94 contributions paid within 30 days from the end of each quarter. Further that the quarterly Feedlot number declarations be audited annually, and the auditor's verification be supplied to Council within 60 days after the end of the financial year.

3 The applicant/owner shall ensure that the operation and use of the property comply with the current LEP definition of an intensive livestock keeping establishment, namely.

4 Eden Forest Road – Kia-Ora Access Intersection

The "Kia-Ora" access and Eden Forest Road intersection be upgraded to Ausroad B-Double standards, at the applicant's expense.

Chairman ……

5 Road Works to be Undertaken – Eden Forest Road

a) the widening of the causeways on Eden Forest Road to a minimum of 5 metres with width indicators installed. These upgrades are to be to Council standards and at the applicant's expense;

b) Provision of a 200-metre dust seal for any residence within 200 metres of Eden Forest Road. These upgrades are to be to Council standards and at the applicant's expense.

6 River Road

The use of River Road for feedlot traffic is prohibited.

7 Traffic & Transport

Vehicular Parking and Manoeuvring

a. Any vehicles or plant owned or operated by the occupants of the premises in connection with the conduct of their business are to be parked within the confines of the site in spaces designated on the submitted plans or as otherwise provided in accordance with the conditions of this consent.

a. All vehicular movement to and from the site onto Eden Forest Road shall be in a forward direction.

8 Access to Site

a. Main access to the site must be off Eden Forest Road.

b. The intersection of the property access and Eden Forest Road is to be upgraded to B-Double standard at the developer's expense. Engineered plans are to be supplied to Council's Technical Services Department, prior to work commencing, to confirm design.

9 Threatened Species Mitigation

To protected remnant vegetation and existing habitat values for flora and fauna within the area, the following mitigation would be required;

1) Feedlot design, construction and management must be consistent with best management practices outlined in the Meat & Livestock Australia's National Guidelines for Beef Cattle Feedlots in Australia (3rd Edition), National Beef Cattle Feedlot Environmental Code of Practice (2nd Edition), Beef Cattle feedlots: Design and Construction standards (August 2016).

2) Feedlot effluent irrigation and manure application must only occur on existing cultivated land as shown in Figure 5: '*Proposed Effluent and Manure Disposal Areas at Kiaora*', of the document *"Statement of Environmental Effects, 999 Head Cattle Feedlot at 'Kiaora'"* by the SMK Consultants dated September 2020.

3) The following buffers must be maintained;

(a) A minimum distance of 25m between the feedlot and /or effluent/manure spreading and the edge of remnant vegetation patches. For remnants the grassy groundcover the edge is defined by the outer most grass tussocks, while for any wooded vegetation the

predominantly bare ground this edge is defined by the outside edge of the canopy of the outermost trees.

(b) A minimum distance of 50m between environmentally sensitive areas and effluent/manure spreading including:

(i) Gwydir River;

(ii) the edge of any of remnant vegetation.

4) Effluent must be spread using a travelling irrigator and application rates must not exceed soil infiltrations rates.

5) A manure spreader must be used to spread organic solids to ensure solids are evenly spread over cropping areas.

6) Soil testing must be undertaken prior to any spreading of effluent and/or manure to establish a baseline soil nutrient / organic matter / chemical status within;

(a) cultivation areas

(b) remnant vegetation patches within 50m of the Gwydir River.

7) Soul/crop nutrient balances must be determined for cultivation areas [refer 6) above] to ensure spreading rates do not exceed soil nutrient storage capacity and crop utilisation.

8) Areas identified in 6) above must be re-sampled prior to any subsequent applications of effluent and /or manure to ensure no build- up of nutrients, contaminants and /or salts within the soil profile.

9) Should soil testing show an unacceptable change in the soil nutrient /chemical/salt levels then all effluent/manure spreading must cease on affected or adjoining cultivation areas.

10 Stormwater System and Sediment/Holding Ponds

No tail water drainage is to be discharged into or onto:

- Any adjoining public or Crown road
- Any other person's land
- Any Crown owned land
- Any river, creek or watercourse, including the Gwydir River
- Any ground water aquifer
- Any area of remnant native vegetation

11 Waste Disposal

a. All waste shall be disposed on-site in a manner, which will not impact on the surrounding environment or the amenity of the area.

b. No waste or other material shall be taken from the property for further processing or stockpiling without the prior approval of Council.

12 All works involving soil or vegetation disturbance shall be undertaken with adequate measures to prevent soil erosion and the entry of sediments into any river, lake, water body, and wetland or groundwater system.

Chairman ……

13 Disposal of Solids/Manure

a) i) solid waste shall not be spread within 100 metres of a bore site;
ii) solid waste shall not be spread within 50 metres of the high bank of a watercourse
iii) solid waste shall not be spread within 100 metres of any property boundary and/or an occupiable premise on an adjoining property
iv) solid waste shall not be spread within 25 metres of a public road

b) **Timing**

Spreading of solid waste shall be restricted during months of December to February due to increased likelihood of receiving intense summer storms.

c) Slopes

Slopes in excess of 8% avoided unless composted solid waste is incorporated into soils as soon as possible after spreading and the area is protected by structural soil erosion control measures (e.g. graded bank).

d) **Manure and Other Pen Material**

Manure/Pen scrapings shall be stored for short periods of time in the area marked as "Manure Pad" on Figure 1: "*Updated Proposed Development Layout, showing new Effluent Pond Location*" by SMK Consultants dated 15 October 2020.

Note: The stockpiling or composting of manure onsite does not form part of this consent.

14 Soil – Erosion and Sediment Control

a) Any topsoil taken from pen sites (new) and excavated areas shall be removed and stockpiled for later rehabilitation work.

b) All batters shall be a minimum of 4 (h):1(v) re-topsoiled, seed and fertilised immediately on completion. Suitable species to use around sheds and feedlot area are lower growing perennial grass.

c) All drains shall be established at a non-erodible grade and revegetated by re-topsoiling, seeding and fertilising immediately on completion.

d) Disposal of run-off from the Development site shall occur at well-vegetated areas.

15 Watercourse Management

All works shall be constructed outside of 40 metres from the Gwydir River.

16 Groundwater Management

1. Baseline groundwater quality data shall be established prior to use of the feedlot and the impact of the development should be assessed against the minimum harm criteria of the Aquifer Interference Policy.

2. A groundwater monitoring (in particular the quality) and mitigation plan shall be developed in consultation with DPI – Water and submitted to Council, prior to

use of the feedlot. The monitoring bores shall be drilled to a depth where they intercept groundwater, so groundwater can be monitored, baseline groundwater quality data can be established, and the impact of the development can be assessed against Level 1 criteria of then Aquifer Interference Policy. It is also recommended the proponent use existing bores that intercept groundwater within the property as well.

17 Concentration Limits

For each discharge point or utilisation area specified in the table/s below, the concentration of a pollutant discharge at that point, or applied to that area, must not exceed the concentrations limits specified for that pollutant in the table.

Where a pH quality limit is specified in the Table, the specified percentage of samples must be within the specified ranges.

To avoid any doubt, this condition does not authorise the discharge or emission of any other pollutants.

17.1 Air

Point: all air discharges

Pollutant
Limits as specified in the Protection of the Environment Operations (Clean Air) Regulation 2010 (or as amended)

17.2 Volume and mass limits

The volume/mass of cattle must not exceed the volume/mass limit specified in the table below.

Total number of cattle in the feedlot pens on the premises

Volume Limit	Units of measure	Volume/Mass limit
Total number of cattle in the feedlot pens on the premises	Number of cattle	Maximum 999 cattle
Stocking density of cattle within the feedlot pens	m^2/head	Minimum 21.5m^2/head

Note: The above stocking density limit is based on the minimum separation distance to prevent odour nuisance from a Class 2 Feedlot to a residence located 1km from the site. This limit may be modified if the applicant can provide more detailed information that includes the exact distance to the nearest receptor, the frequency of winds towards this receptor, and justification of a higher feedlot classification.

17.3 Discharge Points and Utilisation Area

For each discharge point or utilisation area specified below (by a point number), the volume/mass of liquids discharged to water, or solids or liquids applied to the area, must not exceed the volume/mass limit specified for that discharge point or area.

For the point/s identified below, no discharge to waters is permitted unless the specified volume of runoff or flow is exceeded or the condition met.

Point/s	Specified volume of runoff or flow
Overflow points from the holding pond servicing	Either:

the 'controlled drainage area'. For the purpose of these general terms of approval, the 'controlled drainage area' consists of the feedlot pens, manure storage area, and grassed drainage area for the feedlot development.	the runoff volume from the 'controlled drainage area' draining to the effluent holding pond/s and wet weather storage pond/s 1 in 20 year, 24 hour storm event, using volumetric runoff coefficients of 0.8 for the feedlot pens, roadways and other hard stand areas and 0.4 for grassed areas within the controlled drainage area; Or; the runoff volume from the controlled drainage area in a 90 percentile wet year determined from a water balance, calculated using; no longer than average monthly evaporation losses from the ponds, monthly withdrawals for irrigation, daily (or weekly) input data and using volumetric runoff coefficients of 0.4; whichever is greater. *Note: Calculations for the water balance must reflect actual irrigation scheduling suited to the soils, cropping regime and local climate including all input and effluent draw off) rather than follow a simple theoretical moisture deficit irrigation regime.*

For the purposes of these general terms of approval, data from the current "Australian Rainfall and Runoff", The Australian Institution of Engineers and rainfall data from the Australian Bureau of Meteorology for the Premises is to be used to calculate the volume of run-off from a 1 in 20 year, 24 hour storm event and a 90 percentile wet year.

17.4 Waste

The applicant must not cause, permit or allow any waste generated outside the premises to be received at the premises for storage, treatment, processing, reprocessing or disposal or any waste generated at the premises to be disposed of at the premises, except as expressly detailed as part of the development approval or as otherwise amended by the conditions of this consent.

17.5 Noise Limits

The Applicant/Owner shall ensure that the noise generated by the development does not exceed the following limits at any privately-owned land.

Noise Limits

Day $L_{Aeq(15\ minute)}$	**Evening**	**Night**
48 dB(A)	45	40

Notes:

a) Noise from the development is to be measured at the most affected point on or within the residential boundary, or at the most affected point within 30 metres of a dwelling (rural situations) where the dwelling is more than 30 metres from the boundary, to determine compliance with the $L_{Aeq(15\ minutes)}$ noise limits (ie the equivalent continuous noise level when measured over a 15 minute period) in the above table. 5dBA must be added to the above limits if the noise is substantially tonal or impulsive in character.

b) If it can be demonstrated that direct measurement of noise from the development is impractical, the Council may accept alternative means of determining compliance (see Chapter 11 of the NSW Industrial Noise Policy – EPA, 2000). The modification factors in Section 4 of the NSW Industrial

Noise Policy shall also be applied to the measured noise levels where applicable.

c) *The noise emission limits identified in the above table apply under meteorological conditions of:*
   - *Wind speeds of up to 3m/s at 10 metres above ground level, and*
   - *Temperature inversion conditions of up to 3°C/100m.*

d) *Noise impacts that may be enhanced by temperature inversions must be addressed by quantifying the enhanced impacts and developing and implementing measures to ameliorate the impacts.*

$L_{Aeq\ (15\ minute)}$ is the equivalent continuous noise level – the level of noise equivalent of the energy-average of noise levels occurring when measured over a 15-minute period.

Note: Noise measurement

For the purpose of noise measures required for this condition, the L_{Aeq} noise level must be measured or computed at any point within 30 metres of any residential or other noise sensitive receiver over a period of 15 minutes using "FAST" response on the sound level meter.

For the purpose of the noise criteria for this condition, 5 dB(A) must be added to the measured level if the noise is substantially tonal or impulsive in character. The location or point of impact can be different for each development, for example at the closest residential receiver or at the closest boundary of the development. Measurement locations can be:

1 metre from the facade of the residence for night time assessment;

at the residential boundary;

30 metres from the residence (rural situations) where boundary is more than 30 metres from residence.

The noise emission limits identified in paragraph 1 of this condition apply for prevailing meteorological conditions (winds up to 3m/s), except under conditions of temperature inversions. Noise impacts that may be enhanced by temperature inversions must be addressed by:

- documenting noise complaints received to identify any higher level of impacts or patterns of temperature inversions;
- where levels of noise complaints indicate a higher level of impact then actions to quantify and ameliorate any enhanced impacts under temperature inversions conditions should be developed and implemented.

18 Potentially offensive odour

The applicant must not cause or permit the emission of offensive odours from the premises, as defined under Section 129 of the Protection of the Environment Operations Act 1997.

Note: Section 129 of the Protection of the Environment Operations Act 1997, provides that the applicant must not cause or permit the emission of any offensive odour from the premises but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

19 A ground water monitoring program must be developed and implemented prior to the construction of the feedlot.

a. At least one effective monitoring bore be constructed on the down-gradient side of the holding pond, with the necessary consent of NSW Office of Water. The monitoring bores must intercept groundwater to provide adequate information on contamination. Monitoring bores in a dry hole are not considered useful in indicating if leakage is occurring from the holding pond. That is, if leakage from the pond is in a vertical direction until reaching the shallowest aquifer and then spreading laterally down gradient, the 'early warning indicator' being a dry hole will not identify this spread of contamination. Therefore all monitoring bores will need to intercept groundwater to provide adequate information on groundwater contamination.

b. A ground water mitigation program must be outlined in the event that unacceptable levels of contamination are identified.

20 Provide approved type of shade for sick animals in hospital pen(s)

Conduct a risk analysis using ALFA Risk Assessment Program for the feedlot site using the standard "fat black steer" as a model –

a) If the calculated ***"Over-all Risk"*** for the ***"extreme risk probability"*** of heat stress due to an ***"event duration"*** of ***3 or more days,*** is ***"less than 1/decade"***.

- No further requirement;
- Recommend following the principles outlined in MLA NSW and National guidelines for managing animals during summer
- Recommend membership of National Feedlot Accreditation Scheme (NFAS) to encourage best practice

b) if calculated ***"Over-all Risk"*** for the ***"extreme risk probability"*** of heat stress due to an ***"event duration"*** of ***3 or more days*** is ***"1/decade",*** or greater feedlots must have a "Summer Action Plan (SAP)" in place:

- Must follow NFAS standards and become a member of NFAS;
- Non-member of NFAS required to meet conditions during Dec-Feb to keep probability less than once/decade.

Either through:

- Approved "Summer Action Plan (SAP)" developed with the NSW DPI Livestock Officer (Beef Feedlots) Jeffrey House using the ALFA/MLA RAP software to design suitable mitigations measures (breed, water, shade, pen cleaning etc) for implementation.

Or

- Approved shade required in all pens

Note:
- *RAP software available at www.katestone.com.au/mla*
- *Use climatic data from nearest appropriate centre*
- *"Flat black steer" is Black, British breed (Box Taurus), condition score 4, no access to shade, healthy and in a class 3 feedlot.*

- *"Approved shade" to a minimum of **3** sq metres per head, design and aspect to conform to recommendations published by MLA.*
- *Limit of acceptable risk based on probability of an extreme evet of 3 days, less than once per decade.*

21 Operating Conditions

21.1 Dust

a. Activities occurring at the premises must be carried out in a manner that will minimise emissions of dust from the premises.

b. The developer shall take appropriate measures to assist in the mitigation of potential dust nuisance which may arise including from vehicular movements on the subject site.

21.2 Maintenance of holding ponds

a. The holding ponds must be maintained to ensure that sedimentation does not reduce their capacity by more than 20% of the design capacity.

b. All effluent holding ponds/evaporation ponds and associated drains must be maintained to prevent infiltration.

21.3 Maintenance of feedlot pens

a. The feedlot pen surface must be maintained to prevent infiltration.

b. The manure pad depth:
- does not exceed 50mm above the interface layer;
- is left intact during pack removal; and
- is left in a smooth, durable and uniform state following pack removal.

c. No pen has a slope less than 3% or drains into another pen.

d. i) All feed trough, water trough and bin aprons slope away from the trough and bin to facilitate drainage; and
ii) water trough drains are constructed so that wash water is always discharged outside the pens.

e. Under-fence cleaning is carried out at least monthly.

f. Wet patches are eliminated at least weekly.

g. Potholes are repaired at least weekly.

21.4 Solids storage

a. Solids must be stored on an impermeable pad within the controlled drainage area.

b. Manure with moisture content of greater than 35% is not placed in the main stockpiles.

21.5 Management of Utilisation Areas

a. The quantity of effluent/solids applied to the utilisation area/s must not exceed the capacity of the area to effectively utilise the effluent/solids.

Chairman ……

b. For the purpose of this condition, 'effectively utilise' include the use of the effluent/solids for pasture or crop production, as well as the ability of the soil to absorb the nutrient, salt, hydraulic load and organic material.

21.6 Carcass Disposal

Carcass disposal pits must be shaped to prevent inflow of surface runoff and must be suitably lined to prevent infiltration.

21.7 Controlled Drainage Area

a. A controlled drainage area (CDA) must prevent 'clean' runoff entering the site and collects all 'contaminated' runoff.

b. For the purpose of this condition the CDA must include the feedlot pen areas, unloading and processing yards, hospital pens, cattle lanes, and the solids stockpile areas.

21.8 Activities must be carried out in a competent manner

Development activities must be carried out in a competent manner.

This includes:-

- processing, handling, movement and storage of materials and substances used to carry out the activity; and
- the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity.

21.9 Maintenance of plant and equipment

All plant and equipment installed at the premises or used in connection with the licensed activity;

- must be maintained in a proper and efficient condition; and
- must be operated in a proper and efficient manner.

21.10 Spreading of Manure

a. Manure spreading is:

- not conducted one day before, or during weekends and public holidays; and
- only conducted when conditions are favourable to dispersion.

b. Manure is incorporated into cultivation as soon as practicable after spreading.

21.11 Feed Spillage

Feed residues and spilt feed are removed at least weekly.

21.12 Control of Vermin and Flies

Fly, mice and other vermin shall be controlled via the implementation of effective baiting programs and shall operate continuously from the commencement of the feedlot.

Details of the fly, mice and other vermin control program shall form part of the Feedlot Management Plan to be presented to Council prior to the issue of Occupation Certificate.

22 Monitoring and Recording Conditions

22.1 Monitoring records

Any monitoring required to be conducted by the conditions of consent in relation to the development must be recorded and retained as set out in the following 2 paragraphs.

a. All records required to be kept by these conditions must be:

- in a legible form, or in a form that can readily be reduced to a legible form;
- kept for at least 4 years after the monitoring or event to which they relate took place; and
- produced in a legible form to any authorised officer of Council and the EPA who asks to see them.

b. The following records must be kept in respect of any samples required to be collected, the date/s on which the sample was taken;

- the time/s at which the sample was collected;
- the point at which the sample was taken; and
- the name of the person who collected the sample.

22.2 Requirement to monitor concentration of pollutants discharged

a. For each monitoring/discharge point or utilisation area specified below (by a point number), the applicant must monitor (by sampling or obtaining results by analysis) the concentration of each pollutant specified in Column 1. The applicant must use the sampling method, units of measure, and sample at the frequency, specified opposite in the other columns:

b. **Point/s – overflow points on effluent holding and sedimentation pond/s**

Pollutant	Units of measure	Frequency	Sampling Method
Total Kjeldahl Nitrogen	mg/L	Each overflow event	Representative sample
Nitrate + Nitrite	mg/L	Each overflow event	Representative sample
Ammonia Nitrogen	mg/L	Each overflow event	Representative sample
Total Phosphorus	mg/L	Each overflow event	Representative sample
Reactive Phosphorus	mg/L	Each overflow event	Representative sample

Conductivity	uS/cm	Each overflow event	In situ
PH	pH	Each overflow event	In situ
Total Suspended Solids	mg/L	Each overflow event	Representative sample

Note: The frequency of monitoring and the pollutant/s to be monitored may be varied by Council once the variability of the water quality is established.

c. **Point/s – groundwater in effluent utilisation area and below effluent holding ponds.**

Pollutant	Units of measure	Frequency	Sampling Method
Total Nitrogen	mg/L	Establish background then every 6 months	Representative sample
Nitrate Nitrogen	mg/L	Establish background then every 6 months	Representative sample
Total Phosphorus	mg/L	Establish background then every 6 months	Representative sample
Conductivity	uS/cm	Establish background then every 6 months	In situ
PH	pH	Establish background then every 6 months	In situ
Reactive Phosphorus	mg/L	Establish background then every 6 months	Representative sample
Standing Water Level	Meters	Establish background then every 3 months	In situ
Ammonia N	mg/L	Establish background then every 6 months	Representative sample
E Coli	mg/L	Establish background then every 6 months	Representative sample
TKN	mg/L	Establish background then every 6 months	Representative sample

Final location of groundwater monitoring points and groundwater monitoring program is to be approved by Council.

Note: The frequency of monitoring and the pollutant/s to be monitored may be varied by Council once the variability of the groundwater quality is established.

d. **Point/s – Gwydir River down stream of the feedlot location.**

Pollutant	Units of measure	Frequency	Sampling Method
Total Nitrogen	mg/L	Establish background	Representative sample

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		then every 6 months	
Nitrate Nitrogen	mg/L	Establish background then every 6 months	Representative sample
Total Phosphorus	mg/L	Establish background then every 6 months	Representative sample
Conductivity	uS/cm	Establish background then every 6 months	In situ
PH	pH	Establish background then every 6 months	In situ
Reactive Phosphorus	mg/L	Establish background then every 6 months	Representative sample
Standing Water Level	Meters	Establish background then every 3 months	In situ
Ammonia N	mg/L	Establish background then every 6 months	Representative sample
E Coli	mg/L	Establish background then every 6 months	Representative sample
TKN	mg/L	Establish background then every 6 months	Representative sample

Final location of groundwater monitoring points and groundwater monitoring program is to be approved by Council.

Note: The frequency of monitoring and the pollutant/s to be monitored may be varied by Council once the variability of the groundwater quality is established.

e. **Point/s – soils on solids utilisation areas**

Pollutant	Units of measure	Frequency		Sampling Method
		Top Soil	Sub Soil	
pH	pH	Annually	Annually	Special Method 1
Conductivity	uS/cm	Annually	Annually	Special Method 1
Total Kjeldahl Nitrogen	mg/kg	Annually	N/A	Special Method 1
Nitrate Nitrogen	mg/kg	Annually	Annually	Special Method 1
Total Phosphorus	mg/kg	Annually	Every 3 years	Special Method 1

Available Phosphorus	mg/kg	Annually	Annually	Special Method 1
Exchangeable sodium percentage	%	Annually	Annually	Special Method 1
Cation Exchange Capacity	cmol(+)/kg	Annually	Annually	Special Method 1
Exchangeable cations (Ca, Mg, Na, K)	cmol(+)/kg	Annually	Annually	Special Method 1
Chloride	mg/kg	Annually	Annually	Special Method 1
Organic Carbon	%	Annually	N/A	Special Method 1
P sorption capacity	kg/ha	Every 3 years	Every 3 years	Special Method 1
Bulk Density	kg/m^3	Every 3 years	Every 3 years	Special Method 1
Aggregate stability	%	Every 3 years	Every 3 years	Special Method 1

Special Method 1 - means composite soil samples must be taken of the;

1. top soil,
2. sub soils

for each soil monitoring point. The monitoring of the pollutants must be done in accordance with methods approved by the EPA.

Note: Final location of soil monitoring points and soil monitoring program is to be approved by Council. Soil monitoring points are to be established to monitor soil management units taking into account different soil types and landscape variables and solid waste utilisation procedures.

f. **Point/s – waste solids (manure)**

Pollutant	Units of measure	Frequency	Sampling Method
pH	pH	Special Frequency 1	Representative Sample
Conductivity	uS/cm	Special Frequency 1	Representative Sample
Total Kjeldahl Nitrogen	mg/kg	Special Frequency 1	Representative Sample
Nitrate Nitrogen	mg/kg	Special Frequency 1	Representative Sample
Ammonia Nitrogen	mg/kg	Special Frequency 1	Representative Sample
Total Phosphorus	mg/kg	Special Frequency 1	Representative Sample
Dry matter	%	Special Frequency 1	Representative Sample
Sodium	mg/kg	Special Frequency 1	Representative Sample
Calcium	mg/kg	Special Frequency 1	Representative Sample
Chloride	mg/kg	Special Frequency 1	Representative Sample
Magnesium	mg/kg	Special Frequency 1	Representative Sample
Potassium	mg/kg	Special Frequency 1	Representative Sample

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Organic Carbon	%	Special Frequency 1	Representative Sample

Special Frequency 1 *– Prior to solids application.*

Note: The frequency of monitoring and the pollutant/s to be monitored may be varied by Council once the variability of the manure quality is established.

22.3 Air

a. **Point – at feedlot – on-site weather**

Parameter	Units of measure	Frequency	Averaging Period	Sampling Method
Air temperature	°C	Continuous	1 hour	AM-4
Wind direction	°	Continuous	15 minute	AM-2 & AM-4
Wind speed	m/s	Continuous	15 minute	AM-2 & AM-4
Sigma theta	°	Continuous	15 minute	AM-2 & AM-4
Rainfall	mm	Continuous	24 hour	AM-4
Evaporation	mm	Continuous	24 hour	Instrument calculation or approved BoM station data

22.4 Requirements to monitor volume or mass

For each discharge point or utilisation area specified below, the applicant must monitor the volume of liquids discharged to water or applied to the area:

- the mass of solids applied to the area;
- over the interval, at the frequency and using the method and units of measure, specified below.

Point	Frequency	Units of Measure	Sampling Method
Capacity of effluent holding and sedimentation pond/s	Monthly	kL	Method approved by Council
Overflow discharge from effluent holding and sedimentation pond/s	Every overflow event	kL/day	Estimate
Solids applied to utilisation area/s	Every application	Location, application area (ha), and mass of solids applied (T/day)	Estimate

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Solids utilisation area/s	Each cropping cycle	Crop yield (tonnes) and crop nutrient content (mg/kg of N, P, K)	Method approved by Council

Testing methods – concentration limits

Monitoring for the concentration of a pollutant discharged to water or applied to a utilisation area required by this condition must be done in accordance with:

- the Approved Methods Publication; or
- if there is no methodology required by the Approved Methods Publication or by the conditions of consent in relation to the development or the relevant load calculation protocol, a method approved by Council in writing before any tests are conducted;

22.5 Mass Animal Disposal

The disposal of dead cattle by burning is prohibited, the applicant/licensee must develop a "Mass Animal Disposal Plan" within 4 months of the issuing of the Development Consent.

The plan can consider a number of disposal options but at the very least must address the requirements to dispose of all animals within the feedlot by burial. Burial options must consider:

- Site location, a specific site needs to be set aside for pit establishment should it be required. In considering site location the following issues have to be considered:
  - Proximity to flood zones;
  - Proximity to groundwater tables;
  - Soil characterisation, to determine the suitability or otherwise of the soil to act as an impermeable barrier for leachate contamination to groundwater;
  - Site volume being sufficient to hold all cattle within the feedlot.

- The ability to access materials to line a pit if required;
- The ability to access machinery to construct the hole;
- The ability to set up monitoring regimes to ensure that disposal pits do not pollute adjacent environments.

22.6 Storage Tanks

All grain or feed storage facilities associated with the proposal are to be fully enclosed or suitably covered so as not to attract or support vermin and birds.

22.7 Complaints Procedure & Records

a. Throughout the life of the development, the Applicant/Owner shall ensure that the following contacts are available for community complaints;

   i) A telephone number on which complaints about the development may be registered;
   ii) A postal address to which written complaints may be sent; and
   iii) An email address to which electronic complaints may be transmitted.

b. The telephone number, the postal address and the email address shall be advertised in at least one appropriate local newspaper prior to the commencement of work at the development site.

b. The Applicant/Owner shall record legible details of all complaints made to the owner, operator, applicant or any employee or agent in relation to pollution from the development. The record must include, but not necessarily be limited to:

i) the date and time, where relevant of the complaint;
ii) The means by which the complaint was made (telephone, mail or email);
iii) any personal details of the complainant that were provided, or if no details were provided, a note to that effect;
iv) the nature of the complaint
v) any action(s) taken by the Applicant/Owner in relation to the complaint, including any follow-up contact with the complainant; and
vi) if no action was taken by the Applicant/Owner in relation to the complaint, the reason(s) for no action being taken.

d. A sign shall be erected at the site boundary giving contact details. The record of a complaint must be kept for at least 4 years after the complaint was made.

e. Records shall be made available for inspection by an authorised officer of Council upon request. The Applicant/Owner shall also make summaries of the Register, without details of the complainants, available for public inspection.

PART A - HEALTH

There are no relevant conditions for this section

PART A – BUILDING

1 Building - Structural Adequacy

The Applicant shall ensure that all structures are constructed in accordance with the relevant requirements of the National Construction Code.

Notes:
- *Under Part 4A of the EP&A Act, the Applicant/Owner is required to obtain construction and occupation certificates for the proposed building works.*
- *Part 8 of the EP&A Regulation sets out the detailed requirements for the certification of development.*

PART B – PRIOR TO COMMENCEMENT OF BUILDING WORKS

1 Notification of Commencement of Work

At least two (2) days prior to work commencing on site, Council must be informed, by the submission of Form 7 of the *Environmental Planning & Assessment Regulation, 1998*, of the name and details of the Principal Certifying Authority and the date construction work is proposed to commence

2 Advisory Note 2

Signs to be Erected on Building and Demolition Sites

(1) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:-

(a) stating that unauthorised entry to the work site is prohibited, and
(b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

(2) Any such sign is to be removed when the work has been completed.

(3) This clause does not apply to:-

(a) building work carried out inside an existing building, or

(b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

3 **Advisory Note 3**

Toilet Facilities:

(1) Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

(2) Each toilet provided:-

(a) must be a standard flushing toilet, and

(b) must be connected:
(i) to a public sewer, or
(ii) if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or
(iii) if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.

(3) The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced.

(4) In this clause:

accredited sewage management facility means a sewage management facility to which Division 4A of Part 3 of the Local Government Act (Approvals) Regulation 1993 applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 95B of the Regulation.

approved by the Council means the subject of an approval in force under Division 1 of Part 3 of the *Local Government (Approvals) Regulation 1993*.

public sewer has the same meaning as it has in the *Local Government (Approvals) Regulation 1993*.

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sewage management facility has the same meaning as it has in the *Local Government (Approvals) Regulation 1993.*

4 Site Management

Run-off and erosion controls must be implemented before construction to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:

a) divert uncontaminated run-off around cleared or disturbed areas,
b) erect a silt fence to prevent debris escaping into drainage systems or waterways,
c) prevent tracking of sediment by vehicles onto roads,
d) stockpile topsoil, excavated material, construction, landscaping supplies and debris within the site.

5 Advisory Note 4

Dial before you Dig

Underground assets may exist in the area that is subject to this application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before you Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you Dig service in advance of any construction or planning activities.

6 Advisory Note 5

Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800810443.

7 Advisory Note 6

Disturbance or Impact on Telecommunications Infrastructure

1. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to the proposed works must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate or any works commencing.

2. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the

Chairman ……

applicant/developer.

PART C – DURING BUILDING WORK

1 Compliance with the Building Code of Australia

All building work must be carried out in accordance with the provisions of the *Building Code of Australia*.

2 Advisory Note 8

(a) Except as specified in (b) below, the critical stage inspections may be carried out by the Principal Certifying Authority (PCA) or, if the PCA agrees, by another Certifying Authority.
(b) The last critical stage inspection required to be carried out must be carried out by the Principal Certifying Authority.

The applicant is advised that the critical stage inspections as listed are mandatory. Council, if chosen as the Principal Certifying Authority (PCA) will require the listed inspections.

A Compliance Certificate or other form of documentary evidence shall be issued/provided for the following applicable stages of the building construction in order that the work may immediately progress:

Mandatory Inspections

Stage	Work
a. Pens, Sediment Pond and Effluent Storage Pond	Prior to lining or filling
b. Completion	Before occupation or use.
Note: Any Compliance certificate issued for the above stages of construction shall certify that all relevant ancillary or dependent work has been undertaken in accordance with the Building Code of Australia and any other condition of this consent.	

PART D – PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

1 Feedlot Management Plan

A Feedlot Management Plan will be development and presented to Council prior to the issue of the Occupation Certificate.

2 Compliance with Conditions:

The use or occupation of the approved development shall not commence until such time as all conditions of this development consent have been complied with. The use or occupation of the development prior to compliance with all conditions of development consent may make the applicant/developer liable to legal proceedings.

3 Road Damage

The cost of repairing any damage caused to Council's assets in the vicinity of the subject site as a result of construction works associated with the approved development is to be met in full by the applicant/developer prior to the issue of an Occupation Certificate.

4 Removal of Temporary Facilities:

(a) All temporary builder's signs or other site information signs are to be removed upon the completion of site works.

(b) Any temporary toilet facilities provided during construction works are to be appropriately dismantled, disconnected and removed from the site.

PART D – POST OCCUPATION

1 Reporting conditions

The applicant must provide an annual return to Council in relation to the development. In the return the applicant must report on the annual monitoring undertaken (where the activity results in pollutant discharges), provide a summary of complaints relating to the development, report on compliance with consent conditions.

2 Deadline for Annual Return

The Annual Return for the reporting period must be supplied to Council not later than 60 days after the end of each reporting period.

3 Rehabilitation and maintenance

At cessation of the feedlot operation the owner/operator shall rehabilitate/restore the site (in particular the sediment and effluent holding ponds) to its pre feedlot use and preform maintenance for a period of two years after practical completion, in order to prevent unmonitored and unmitigated runoff contamination of Antimony Gully and Spring Creek or any other impacts to the surrounding lands.

PART E – OTHER APPROVALS

There were no other approvals issued with is consent.

Definitions

Listed below are the definitions used in the Development Consent Conditions

Applicant	SMK Consultants
Council	Council of the Shire of Gwydir
DA	Development Application
Day	Day is defined as the period from 7am to 6pm on Monday to Saturday
DPI	Department of Primary Industries (includes the former Department of Mineral Resources)
EP&A Act	*Environmental Planning & Assessment Act 1979*
EP&A Regulation	*Environmental Planning & Assessment Regulation 2000*
EPA	Environment Protection Authority
GLEP	Gwydir Local Environmental Plan 2013
Land	Land means the whole of a lot in a current plan registered at the Land Titles Office at the time of this consent
Night	Night is defined as the period from 6pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
Owner	Owner of the land – Dancoul Pty Ltd
PCA	Principal Certifying Authority appointed under Section 109E of the EP&A Act
SoEE / SEE	Statement of Environmental Effects

Site	Land to which the DA applies
Work	The development and operation of the proposed cattle feedlot, including associated infrastructure and access, which is the subject of this Development Consent

REASONS FOR CONDITIONS:

The above conditions have been imposed:-

(a) to ensure compliance with the terms of the Environmental Planning Instrument and/or Development Control Plan;
(b) having regard to Council's duties of consideration under *Section 79C(1) of the Environmental* Planning *and Assessment Act, 1979 (as amended)* as well as Section 80A of the Act which authorises the imposing of consent conditions.
(c) to protect the existing and likely future amenity of the locality;
(d) prevent, minimise, and/or offset adverse environmental impacts;
(e) set standards and performance measures for acceptable environmental performance;
(f) require regular monitoring and reporting;
(g) provide for the on-going environmental management of the development;
(h) having regard to the circumstances of the case and the public interest; and
(i) to ensure compliance with the *Building Code of Australia* and referenced standards.

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Planning, Industry & Environment

Our ref: DOC20/780655
Senders ref: DA29/2020:20/22381:pmc

Patsy Cox
Planning Officer
Gwydir Shire Council
pcox@gwydir.nsw.gov.au

Dear Patsy

Kiaora Feedlot – 819 Eden Forest Road, Gravesend

Thank you for your request dated 18 September 2020 to the Biodiversity, Conservation and Science (BCS) Directorate (formally known as the Biodiversity and Conservation Division) seeking advice in relation to the proposed Kiaora feedlot.

BCS has reviewed the Statement of Environmental Effects (SoEE) for the development. The SoEE provides insufficient evidence to determine whether the development meets the entry requirements of the Biodiversity Offset Scheme (BOS). While it is stated that "*the BOS threshold would still not be exceeded; the threshold is equal to clearing 1 Ha of native vegetation*" the SoEE fails to quantify the area of grassland that is to be cleared or provide the minimum lot size associated with the property.

It is further stated that the development is to be located on land that has "*predominantly been cleared*", the grassland is "*a mixed species composition (native, non-native and invasive)*" and is "*classified as non-native on the NSW Sharing and Enabling Environmental Data (SEED) portal* ". The SoEE fails to provide the data and evidence necessary to demonstrate the condition of the grassland to be impacted.

BCS recommends that the proponent either provide evidence to demonstrate that the entry requirements of the BOS have not been met or that the grassland is in a condition that does not require offsetting. The latter could include providing evidence that the impact area meets the definition of Category 1 – exempt land as defined within the meaning of Part 5A of the *Local Land Services Act 2013*, and is therefore excluded from the Biodiversity Assessment Method in accordance with Section 6.8 (3) of the *Biodiversity Conservation Act 2016*.

Should you require further clarification on the items above please contact David Geering, Senior Conservation Planning Officer, via david.geering@environment.nsw.gov.au or 6883 5335.

Yours sincerely

Samantha Wynn

Samantha Wynn
Senior Team Leader Planning, North West
Biodiversity, Conservation and Science Directorate

22 September 2020

SMK
CONSULTANTS
surveying – irrigation – environmental - planning
ABN 63 061 919 003

39 Frome Street
PO Box 774
Moree NSW 2400
Ph 02 6752 1021
Fax 02 6752 5070
admin@smk.com.au

Other offices: Goondiwindi, Gatton, Brisbane

www.smk.com.au

Planning Department
Gwydir Shire Council
Locked Bag 5
Bingara NSW 2404
Contact: Patsy Cox

14th October 2020
Our Reference: 20-16
Gwydir Shire Reference: DA29/2020

Addendum: Statement of Environmental Effects - Feedlot Construction
"Kiaora", 819 Eden Forest Road, Gravesend

This addendum has been prepared to provide additional information to the Gwydir Shire Council to clarify matters outlined in the request for additional information received on the 22nd September 2020 from the NSW Department of Planning, Industry & Environment (DPI&E). This document should be assessed in conjunction with the Statement of Environmental Effects prepared by SMK Consultants (September 2020) in support of the proposed construction and operation of a 999-head cattle feedlot on the property of Kia-Ora.

Location of Sediment and Effluent Ponds

The total footprint of the sediment pond is 0.16 Ha and the footprint of the effluent pond is approximately 0.66 Ha. Following correspondence from DPI&E, it was decided to relocate the effluent pond from the area of grassland (south of Pen 4) to a paddock which was historically cleared and cultivated, to the east of the grassland area and south of Pens 5 and 6. This area currently consists of bare ground as it is currently used as a temporary containment pen for livestock and therefore no natural ground cover vegetation remains. The area is generally farmed for crop production but due to drought conditions, has not been planted recently. Cattle are also occasionally fed at this location. There is a single mature tree in this paddock, however this will not be cleared as part of the proposed works.

It is proposed that the sedimentation pond would remain in its original location (as stated in the Statement of Environmental Effects) as this is the most suitable location in terms of local drainage and topography. As previously mentioned, the total footprint of the sedimentation pond is 0.16 Ha.

Figure 1 presents an updated site plan of the proposed feedlot complex, showing the new effluent pond location. Figure 2 shows the feedlot development layout on aerial imagery.

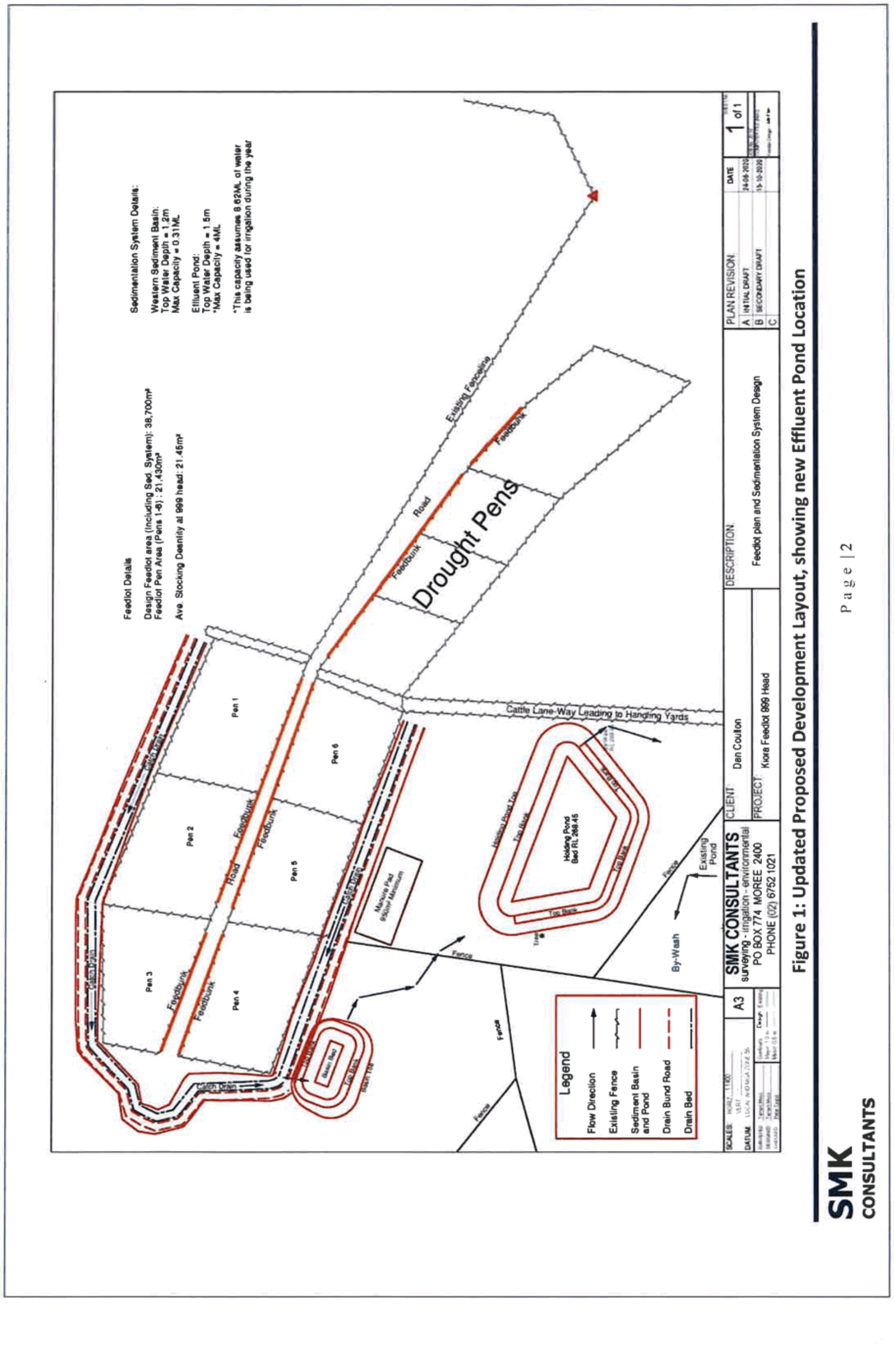
Figure 1: Updated Proposed Development Layout, showing new Effluent Pond Location
Drought Pens
Cattle Lane-Way Leading to Handling Yards
Existing Fenceline
Legend
Flow Direction
Existing Fence
Sediment Basin and Pond
Drain Bund Road
Drain Bed
SMK CONSULTANTS
PO BOX 774 MOREE 2400
PHONE (02) 6752 1021
Dan Coulton
Kiora Feedlot 999 Head
Feedlot plan and Sedimentation System Design
Page | 2
SMK CONSULTANTS

Figure 2: Proposed Feedlot Layout on Aerial Imagery Background (Google Earth 2020)

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Biodiversity Offset Scheme

The subject lot was assessed using the online Biodiversity Offsets Scheme Entry Tool, which determines whether any proposed clearing would be above or below the area thresholds or lies within an area mapped as having high biodiversity value. The results of the assessment tool have been included within the attached Appendix 1 and are summarised in Table 1.

Table 1: Summary of Biodiversity Values Map and Threshold Report

		BDAR Required?
Minimum Lot Size Method	LEP	
Minimum Lot Size	200 Ha	
Area Clearing Threshold	1 Ha	
Area of Native Vegetation Cleared	0.16 Ha	No

The proposal feedlot construction requires the clearing of grassland habitat with low conservation values over an area of 0.16 Ha to facilitate the construction of the sediment pond. The remainder of the proposal is sited on previously cleared areas of land which are currently used as drought feeding and temporary containment pens. The area to be cleared (0.16 Ha) is therefore is well below the clearing threshold (1 Ha), therefore no further assessment in the form of a BDAR is required.

Grassland Condition

Figure 3 shows the grassland area to be cleared to facilitate the construction of the sediment pond, south of the proposed feedlot pen No. 6. The following description of the grassland is provided in Section 5.7 of the Statement of Environmental Effects:

"The sediment pond will be constructed in an area of disturbed, modified grassland. The footprint of the effluent pond also extends over this area of grassland, as well as on an adjacent area of cultivation. The grassland community comprises a mixture of common native, non-native and invasive species and it has been subject to extensive disturbance, evidenced by areas of bare ground and vehicular tracks associated with tracks of approximately 20% bare ground. Species present include Pignut (*Conopodium majus*), Windmill Grass (*Chloris truncata*), Prickly Pear (*Opuntia stricta*), White Clover (*Trifloium repens*), Buffel Grass (*Cenchrus ciliaris*), Plains Grass *(Austrostipa aristiglumis*), Galvanised Burr (*Sclerolaena birchii*) and Mallee Pear (*Cucumis myriocarpus*). The area of grassland is small, disjunct and has a low habitat value."

Chairman ……

Figure 1: Area of grassland which will be cleared in association with the sediment pond construction

It is therefore considered that this grassland area has a low conservation value, and that the clearance of a small area of this habitat will not have a significant impact on threatened flora or fauna species or population in the locality.

The above information has been provided to clarify matters raised in correspondence submitted to Council. Please do not hesitate to contact our office should you require any further information.

Regards,

Marie Duffy

Environment and Resource Consultant
SMK CONSULTANTS
39 Frome Street | PO BOX 774
MOREE NSW 2400
T: (02) 6752 1021 | F: (02) 6752 5070
E: admin@smk.com.au | Web: www.smk.com.au

Appendix 1: BOSET Report

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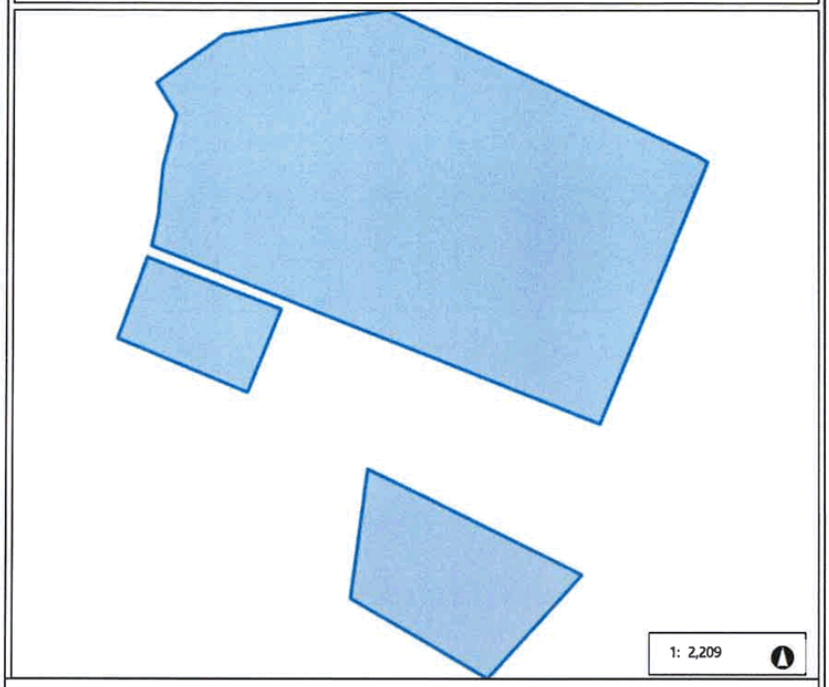
NSW GOVERNMENT

Biodiversity Offset Scheme (BOS) Entry Threshold Map



Legend

- Biodiversity Values that have been mapped for more than 90 days
- Biodiversity Values added within last 90 days

Notes

SMK CONSULTANTS

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NSW GOVERNMENT

Biodiversity Values Map and Threshold Report

Results Summary

Date of Calculation	14/10/2020 11:22 AM	**BDAR Required***
Total Digitised Area	3.89 ha	
Minimum Lot Size Method	LEP	
Minimum Lot Size	200 ha	
Area Clearing Threshold	1 ha	
Area clearing trigger Area of native vegetation cleared	Unknown #	Unknown #
Biodiversity values map trigger Impact on biodiversity values map(not including values added within the last 90 days)?	no	no
Date of the 90 day Expiry	N/A	

*If BDAR required has:

- at least one 'Yes': you have exceeded the BOS threshold. You are now required to submit a Biodiversity Development Assessment Report with your development application. Go to https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor to access a list of assessors who are accredited to apply the Biodiversity Assessment Method and write a Biodiversity Development Assessment Report
- 'No': you have not exceeded the BOS threshold. You may still require a permit from local council. Review the development control plan and consult with council. You may still be required to assess whether the development is "likely to significantly affect threatened species' as determined under the test in s. 7.3 of the Biodiversity Conservation Act 2016. You may still be required to review the area where no vegetation mapping is available.

Where the area of impact occurs on land with no vegetation mapping available, the tool cannot determine the area of native vegetation cleared and if this exceeds the Area Threshold. You will need to work out the area of native vegetation cleared - refer to the BOSET user guide for how to do this.

On and after the 90 day expiry date a BDAR will be required.

Disclaimer

This results summary and map can be used as guidance material only. This results summary and map is not guaranteed to be free from error or omission. The State of NSW and Office of Environment and Heritage and its employees disclaim liability for any act done on the information in the results summary or map and any consequences of such acts or omissions. It remains the responsibility of the proponent to ensure that their development application complies will all aspects of the *Biodiversity Conservation Act 2016*.

The mapping provided in this tool has been done with the best available mapping and knowledge of species habitat requirements. This map is valid for a period of 30 days from the date of calculation (above).

Acknowledgement

I as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.

Signature_____ Date: 14/10/2020 11:22 AM

SMK CONSULTANTS

Geoffrey Abbott and Janelle Grace Mack
'Nundah'
709 Eden Forest Road
Gravesend NSW 2401
(PO Box 83 Bingara NSW 2404)
Ph. 0428 241 436- Geoff
0418 593 168- Janelle

The General Manager
Mr M Eastcott
Gwydir Shire Council
Locked Bag 5
BINGARA NSW 2404

Re: **Submission regarding**
Development Application 29/2020 - Applicant Dan Coulton
'Establish and operate a 999 head feedlot' on Kiaora, Gravesend

Following perusal of the Development Application 29/2020 and the Statement of Environmental Effects and associated documents in the above matter we raise the following concerns:-

1. We are the closest neighbours to the rural property Kiaora, Gravesend. Our home is situated 800 metres from the eastern boundary of Kiaora. On the aerial image identifying the closest Sensitive Receptors in Appendix 6- Odour Assessment on page 13 our home is named 'unknown' and Table 5 on the following page states the Sensitive Receptors are not applicable to our home. Why not?

2. The feedlot on Kiaora was created approximately three years age for drought feeding and temporary containment of cattle (opportunity feedlot) which has now evolved into a regular feedlot.

3. We cannot recall any Development Application being advertised by the Gwydir Shire Council for the operation of the drought feeding and containment of cattle on Kiaora.

4. The odour, dust and a severe fly problem have increased considerably since the opportunity feedlot commenced. There has also been an increase of normal and heavy traffic on Eden Forest Road.

5. We purchased the rural property Nundah in 2014. The surrounding area was comprised of farming and grazing land. There was no existing uses for intensive farming such as a feedlots or any proposal for a feedlot. We built our home and commenced living on Nundah in 2015 looking forward to retirement in picturesque, pristine, quiet, odourless and ambient surroundings. As well as the feedlot interfering with our personal comfort it may have an impact on any future plans to sell Nundah as many people will not purchase land adjacent to a feedlot.

6. The authors of the Statement of Environmental Effects did not consult us for first hand knowledge of the impacts of the existing operation affecting neighbours. There

is a great deal of technical and scientific data of which most people do not have knowledge. For example ' Table 1 Odour Criteria' on Page 4 of Appendix 6 states a rural residence has an odour assessment criteria (OU- European Units) of 7.0.OU. What does this mean? The actual odour varies at our home from nil, to mild to very offensive. The odour depends a lot on the prevailing winds which are mostly from the west and northwest.

7. Nundah and Kiaora have their southern boundaries on the Gwydir River. There is always the risk of pollution from run off from the effluent in the feedlot pens and effluent and sediment ponds particularly after heavy rain.

In summary we are not objecting to the feedlot as it is of commercial benefit to the area and has created employment opportunities previously unavailable. However we do have concerns regarding the possible ill effects to the environment and to us personally as previously mentioned.

Yours sincerely

G. Mack. 20 - 10 - 2020

Geoff and Janelle Mack

SMK
CONSULTANTS
surveying – irrigation – environmental - planning
ABN 63 061 919 003

39 Frome Street
PO Box 774
Moree NSW 2400
Ph 02 6752 1021
Fax 02 6752 5070
marie@smk.com.au

Group offices:
Goondiwindi, Gatton,
Brisbane

29th October 2020

Planning Department
Gwydir Shire Council
Locked Bag 5
Bingara NSW 2404

Our Ref: 20-16
Your Ref: DA29/2020

Attention: Patsy Cox

By email: pcox@gwydir.nsw.gov.au

Re: Kia-Ora Feedlot – Construction of a 999-head Cattle Feedlot

SMK Consultants have reviewed the submission received by the Gwydir Shire Council from the public in relation to the proposed construction of a 999-head beef cattle feedlot at "Kia-Ora" 819 Eden Forest Road, Gravesend. The following provides additional information that aims to address the concerns outlined in the submission.

1. Consideration of the property "Nundah" as a sensitive receptor

Appendix 6 of the Statement of Environmental Effects consists of a Level 1 Air Quality Impact Assessment prepared in relation to the proposed construction of the Kia-Ora Feedlot. Figure 4 identifies the potential sensitive receptors located within a 3-kilometre radius of the proposed development, while Table 5 provides a summary of the information of each receptor relative to the proposal.

Sensitive receptors were identified using available online mapping, namely SIX Maps and Google Earth areal imagery. Identification of 'Points of Interest' is available on the "NSW Map – Background" basemaps layer of SIX Maps. This includes a mapped location of certain property homesteads and the name of the property on which the homestead is located. Nundah is not shown on this layer, likely because the available aerial imagery pre-dates the construction of the homestead. For this reason, Nundah is shown as a sensitive receptor in the Level 1 Assessment, but its property name is labelled 'Unknown'. Similarly, the receptor name is identified as 'Not Applicable' in the 'Receptor Name' column of Table 5. This may have better been termed 'Unknown', rather than 'Not applicable' (N/A).

However, the potential odour and dust impacts of the proposed feedlot on the property 'Nundah' was assessed as part of the Level 1 Odour Assessment. Section 5 of the Odour Assessment, which analyses the results of the assessment, includes the property 'Nundah', identified as Sensitive Receptor No. 4, in Table 9 and Table 10.

In summary, the property 'Nundah' has been considered throughout the Level 1 Odour Assessment included as Appendix 6 of the Statement of Environmental Effects (SEE) for the feedlot.

2. **Status of pens on the property 'Kia-Ora'.**

The existing drought feeding pens at Kia-Ora were originally built a few years ago as a response to on-going, severe drought conditions in the locality. At present, the applicant is still feeding cattle on an as-required basis within the existing pen infrastructure. It is now proposed to upgrade existing infrastructure to the required standards in order to operate a 999-head feedlot at this location. This would entail the upgrade of existing pen infrastructure and the construction of a sediment and effluent pond system to capture and store runoff from the feedlot pens. The feedlot will be designed, constructed and managed in accordance with the standards described in The National Guidelines for Beef Cattle Feedlots in Australia 3rd Edition.

3. Development Application for Drought Feeding Pens

Under the Primary Production and Rural Development (2019) 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. No development application was therefore required to date for the drought feeding and temporary containment of livestock at Kia-Ora. The Development Application DA29/2020 is for the construction and operation of a 999-head cattle feedlot, which the Applicant proposed to construct and operate if the Development Application is approved.

4, 6. Odour, Dust, Flies and Traffic

Odour and Dust

As part of the Environmental Assessment prepared by SMK Consultants in September 2020, a Level 1 Air Quality Impact Assessment was prepared to determine whether potential offensive odours that may be generated by the feedlot do not cause unreasonable interference to the community. The assessment concluded the proposed development could be given a "pass" under the framework of the relevant Guidelines and recommendations. The Guidelines have been prepared by appropriate Government authorities and are based on odour research undertaken by various government and non-government agencies over the past 25-years. The process of a Level 1 Odour assessment is based on published data agreed to by the relevant authorities including NSW EPA. The result of the odour assessment is considered as an independent assessment of potential odours being generated from the proposal.

Based on this assessment the proposed feedlot is considered to be within the required odour criteria and meets acceptable impact standards with minimal interference to community amenity. Furthermore, the assessment demonstrated that the feedlot site is adequately separated from the

closest rural resident receptors to minimise adverse odour, dust and noise impacts from the operation of the feedlot, if management standards are consistent with the recommendations.

It is also noted that the homestead on Nundah is located approximately 2.18 kilometres from the proposed feedlot location. The elevation profile between the feedlot and the homestead is included in Figure 1. It noted that there are two hills and a valley separating the proposed feedlot from the homestead 'Nundah'; the valley would form significant sidewalls which would confine odour and dust movements.

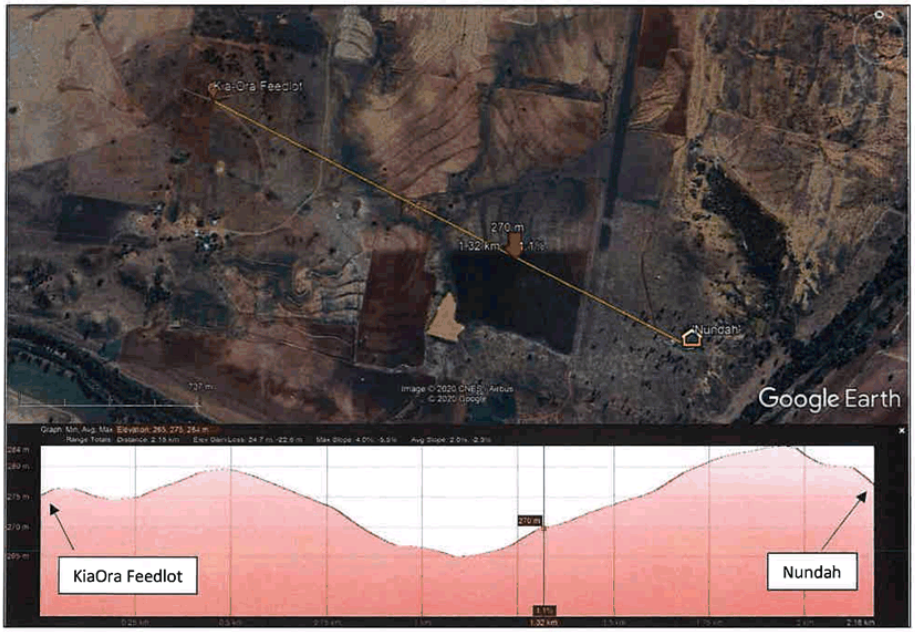


Figure 1: Elevation Profile between the Kia-Ora Feedlot and the Property 'Nundah'

The submission also requests an explanation of the term O.U. 'Odour Units', mentioned on Page 4 of Appendix 6. A broad explanation of this term is given in the same paragraph on Page 4 of Appendix 6: *"The detectability of an odour is a sensory property that refers to the theoretical minimum concentration that produces an olfactory response or sensation. This point is called the 'odour threshold'. The number of OU is the concentration of a sample divided by the odour threshold or the number of dilutions required for the sample to reach the threshold."*

Another definition of an odour unit, which is provided in 'Odour Methodology Guideline (Department of Environmental Protection, WA, 2002), is the *"Quantity of a gaseous substance or mixture of substances which, when evaporated into 1 m3, is distinguished from odourless air by half the panel members."*

While it is acknowledged that the report uses technical and scientific methods and terminology, it is considered that these methods/terminology are appropriately explained and contextualised throughout the report. Furthermore, it is noted that the assessment was prepared in accordance with NSW EPA required guidelines and relevant legislation, which is listed in Section 1.2 of Appendix 6. It is a requirement to carry out assessments in the manner described in guidelines and legislation, and a simpler style of analysis would not be considered acceptable by the consent authority.

Flies

Section 6.10 outlines the Feedlot's 'Vermin and Disease Control Measures', "*Fly, mice and rat populations will be managed primarily through the Feedlot management schedule. (i.e. minimise feed wastage and spillage to reduce the likelihood of attracting vermin); and by implementing a baiting program if the vermin population reaches a nuisance level*". It is therefore considered that the implementation of a baiting program as part of the proposed feedlot would reduce the incidence of flies relative to current levels.

Traffic

In terms of traffic, Section 3.2.4.7 and Section 6.11 of the Statement of Environmental Effects include an assessment of the anticipated levels of light and heavy traffic which would be generated by the feedlot. It is natural that a development of this nature would result in an increase in traffic levels, however due to the small-scale of the project, this increase in traffic (approximately 2.5 trucks per week) is considered minor and does not present a significant concern in relation to road safety or road maintenance. In most cases, the traffic servicing the feedlot would involve a redirection of existing truck movements in the area as the feedlot will rely upon produce from the local area when attainable.

The development is considered a traffic generating development and the Section 94 Development Contribution Plan No.1 - 'Traffic Generating Development' 2011 for the Gwydir Shire is relevant to this proposal. It is expected that contribution payments may be required as a result of this proposal; these payments would go towards any maintenance works required on the Eden Forest Road.

5 Land Use Conflict

The proposed development is considered compatible with the objectives of the site's RU1 – Primary Production zoning, and permissible, with development consent, under the provisions of the Gwydir Local Environmental Plan 2013 (LEP).

As mentioned in Point 4 above, the homestead at 'Nundah' is over 2 kilometres east of the proposed feedlot, and is separated from the development by two hills and a valley. As such, the homestead does not have a direct line of sight to the proposed feedlot at Kia-Ora, such that the proposal does not constitute an adverse visual impact for the property 'Nundah'.

7 Run-off from Effluent in the Pens and Sediment and Effluent Ponds

The sediment ponds have been designed to a contain runoff from a 1-in-20-year, 24-hour duration major storm event.

The effluent pond has been designed based on a water balance produced to estimate the largest cumulative run-off that would occur within a month-long period during a 90-percentile wet year. It is noted that the effluent pond design calculations included the 1-in-20 year, 24-hour duration major storm event. However, in accordance with the guidelines, the maximum storage requirements from the two methods is used to determine the required pond size; in this case, the 90-percentile wet year method produced the larger of the two storage requirements. These calculations are included within Appendix 1 of the Statement of Environmental Effects. These are the standard calculations required for feedlot pond designs.

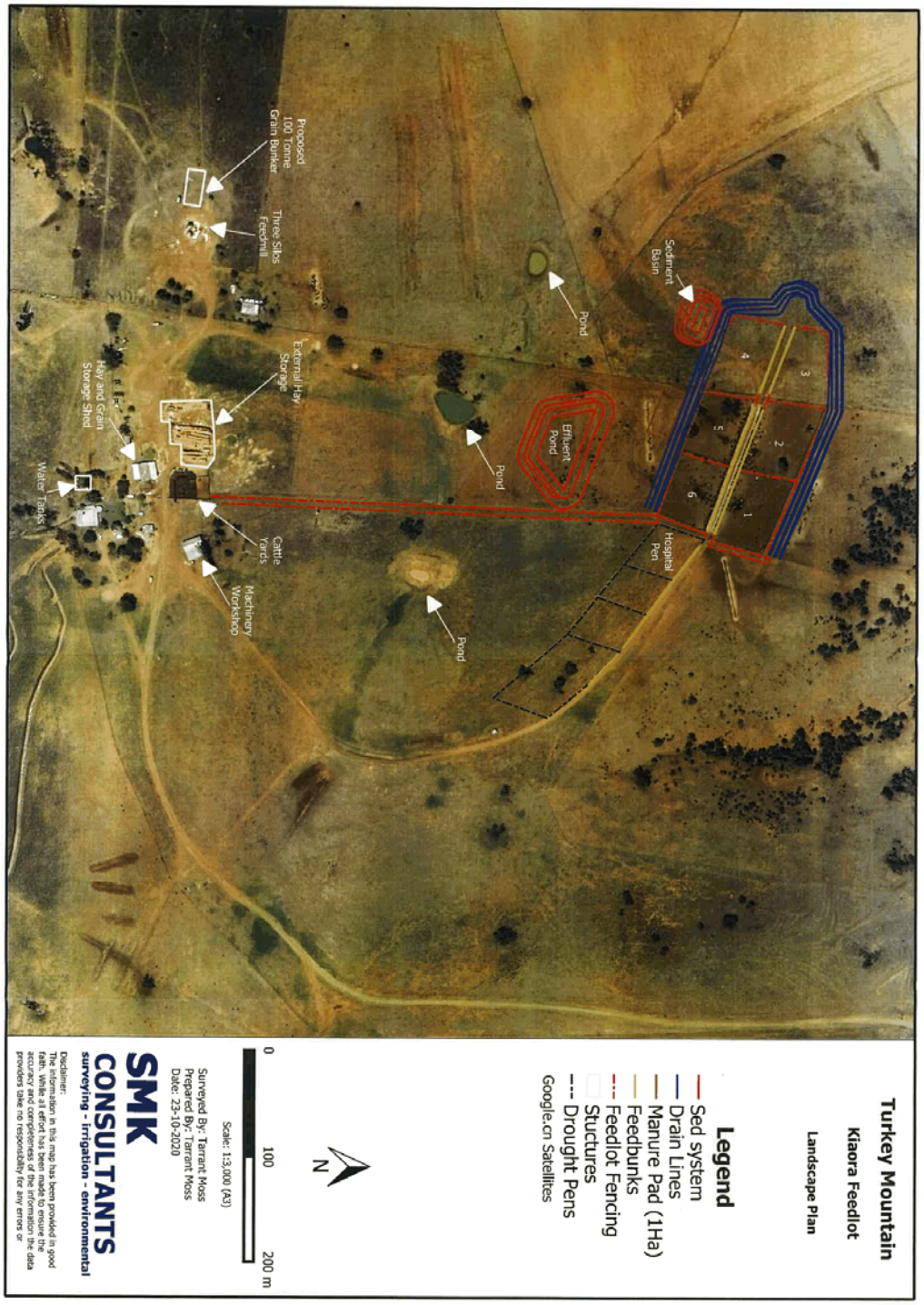
The required pond sizes are based on NSW EPA and other agency expectations of limiting the frequency of effluent overflow events to an acceptable level that would not create a significant impact on local watercourse water quality. This assumption is also based on appropriate mass filtration of an effluent pond overflow, through the use of grassed buffers and other sediment settling mechanisms. The proposed feedlot drains to the south, and the Gwydir River is located approximately 1.7 kilometres to the south of the proposal, being separated by vegetated grazing country. In the unlikely result of an overflow event, the runoff would be significantly diluted and filtered by ground cover such that wastewater overflow would not directly enter local watercourses.

We kindly ask that the Gwydir Shire Council consider the above response sufficient to satisfy the concerns identified within the public submission. Please do not hesitate to contact our office should you require any further information or have any questions.

Kind regards,

Marie Duffy

Marie Duffy
Environment and Resource Consultant
SMK CONSULTANTS
39 Frome Street | PO BOX 774
MOREE NSW 2400
T: (02) 6752 1021 | F: (02) 6752 5070
E: marie@smk.com.au | Web: www.smk.com.au


Turkey Mountain
Kiaora Feedlot
Landscape Plan
Legend
Sed system
Drain Lines
Manure Pad (1Ha)
Feedbunks
Feedlot Fencing
Stuctures
Drought Pens
Google.cn Satellites
N
0
100
200 m
Scale: 1:3,000 (A3)
Surveyed By: Tarrant Moss
Prepared By: Tarrant Moss
Date: 23-10-2020
SMK
CONSULTANTS
surveying - irrigation - environmental
Disclaimer:
The information in this map has been provided in good faith. While all effort has been made to ensure the accuracy and completeness of the information the data providers take no responsibility for any errors or
Sediment Basin
Pond
Effluent Pond
Pond
Pond
Hospital Pen
Cattle Yards
Machinery Workshop
Water Tanks
Hay and Grain Storage Shed
External Hay Storage
Three Silos Feedmill
Proposed 100 Tonne Grain Bunker
1
2
3
4
5
6

Chairman ……

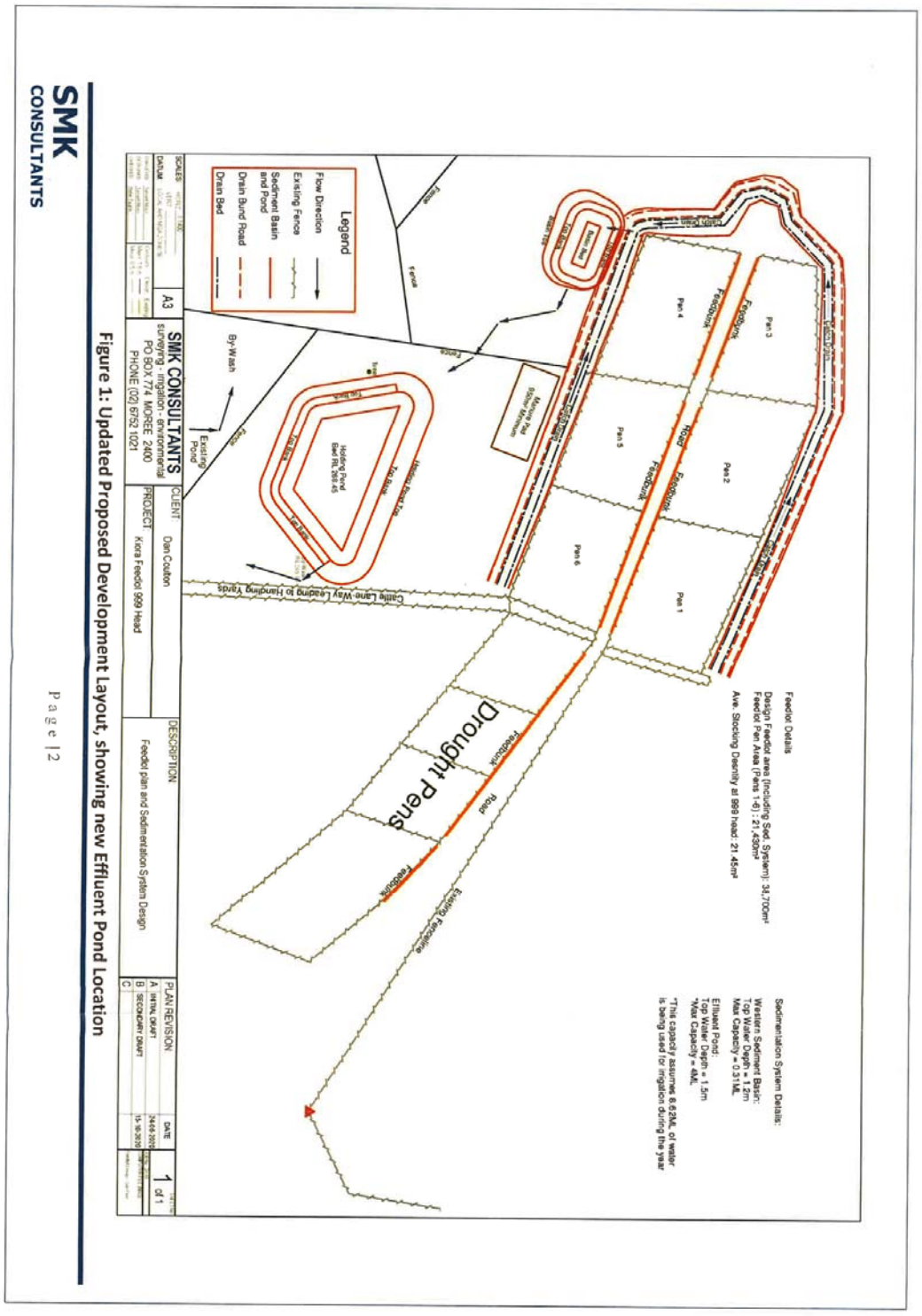


Figure 1: Updated Proposed Development Layout, showing new Effluent Pond Location

SMK CONSULTANTS

Chairman ……

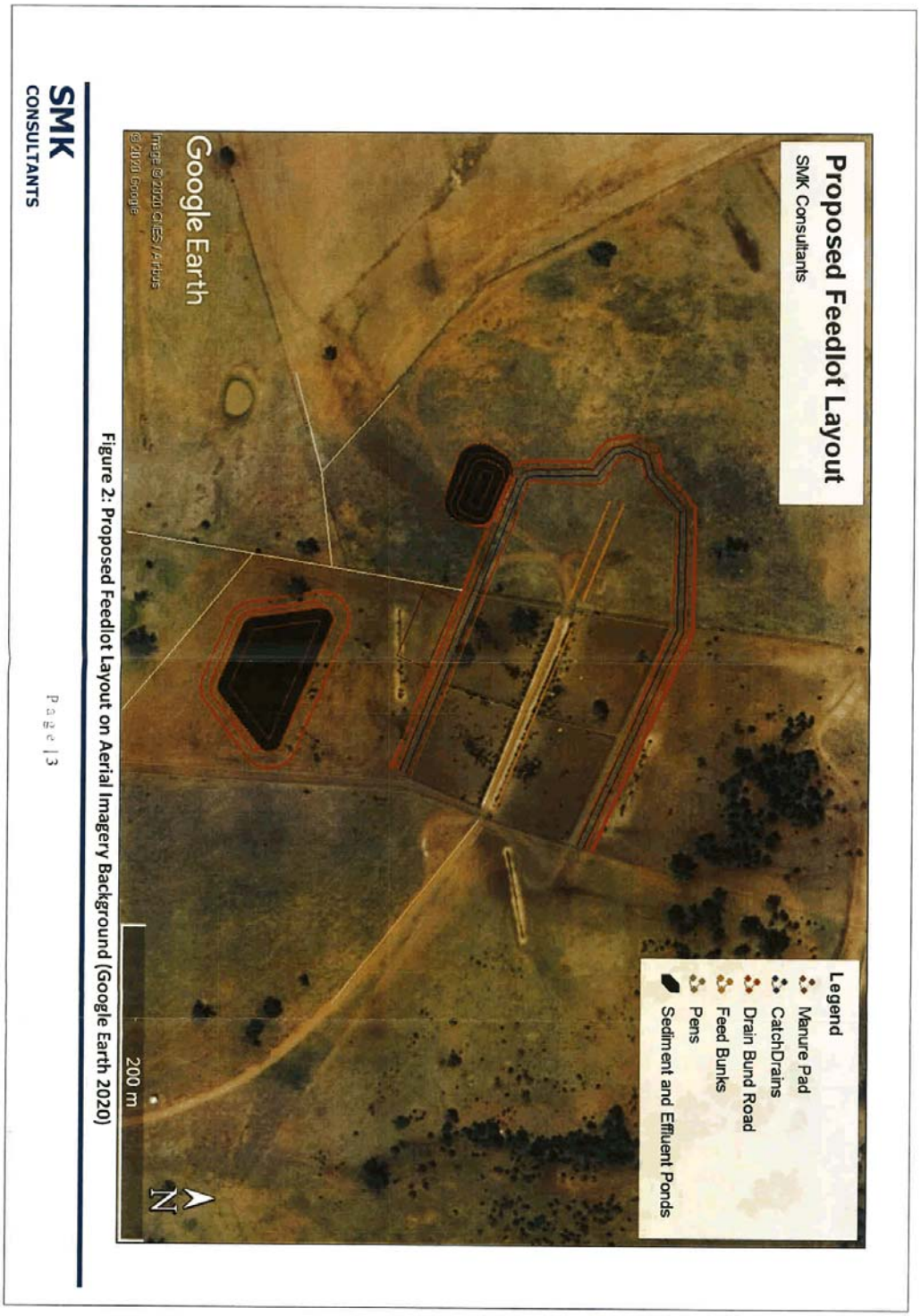


Figure 2: Proposed Feedlot Layout on Aerial Imagery Background (Google Earth 2020)