



Environmental Protection Authority

EPA REFERRAL
FORM
DMA

Referral of a Proposal by a Decision-making authority to the Environmental Protection Authority under Section 38(5) of the Environmental Protection Act 1986

PURPOSE OF THIS FORM

Section 38(5) of the *Environmental Protection Act 1986* (the EP Act) provides that a decision-making authority that has notice of a proposal that appears to it to be a significant proposal or a proposal of a prescribed class is to refer the proposal the Environmental Protection Authority (EPA) for a decision on whether or not it requires assessment under the EP Act. This form sets out the information requirements for the referral of a proposal by a decision-making authority.

Before completing this form, decision-making authorities are encouraged to familiarise themselves with the EPA's *General Guide on Referral of Proposals* [see Environmental Impact Assessment/Referral of Proposals and Schemes].

A referral under section 38(5) by a decision-making authority must be made on this form. This form will be treated as a referral provided all required information is included to the extent that it is pertinent to the proposal being referred. Referral documents are to be submitted in two formats – hard copy and electronic copy. The electronic copy of the referral will be provided for public comment for a period of 7 days, prior to the EPA making its decision on whether or not to assess the proposal.

CHECKLIST

Before you submit this form, have you


	Yes	No
Completed all applicable questions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Included Attachment 1 – location maps	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Included Attachment 2 – Supporting information (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Enclosed the CD of all referral information, including spatial data and contextual mapping.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Following a review of the information presented in this form, please consider the following question. (A response is Optional)

DO YOU CONSIDER THE PROPOSAL REQUIRES FORMAL ENVIRONMENTAL IMPACT ASSESSMENT?	
<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input checked="" type="checkbox"/> NOT SURE	
IF YES, WHAT LEVEL OF ASSESSMENT?	
<input type="checkbox"/> ASSESSMENT ON PROPONENT INFORMATION	
<input type="checkbox"/> PUBLIC ENVIRONMENTAL REVIEW	

REFERROR'S DECLARATION

I, Kevin Tang, (full name) submit this referral to the Environmental Protection Authority for consideration of the environmental significance of its impacts.

Signature		Name (print)	KEVIN TANG
Position	Manager Statutory Planning	Responsible Authority	Shire of Gingin
Date	27.2.15		

1. DMA, PROPOSAL, PROPONENT AND LOCATION INFORMATION

1.1 REFERRING DMA

Name	Shire of Gingin
Postal Address	7 Brockman St, Gingin
DMA contact for the proposal	Kevin Tang
• Name	
• Phone	
• Email	mailto:gingin.wa.gov.au

1.2 PROPONENT

Name of person/entity proposing to implement the proposal	Snowdale Holdings Pty Ltd
Joint Venture parties (if applicable)	Allording & Associates
Postal Address	
Key proponent contact for the proposal	
• Name	
• Address	
• Phone	
• Email	

1.3 PROPOSAL

Title	Alterations and Additions to the Existing
Description	Poultry Farm

1.4 LOCATION

Name of the Shire in which the proposal is located	Shire of Gingin
For urban areas – <ul style="list-style-type: none">• street address• lot number• suburb• nearest road intersection	Lot 32 Douglas Road Beermullah
For remote localities – <ul style="list-style-type: none">• nearest town• distance and direction from that town to the proposal site	
Electronic spatial data - GIS or CAD on CD, geo-referenced and conforming to the following parameters: <ul style="list-style-type: none">• GIS: polygons representing all activities	Enclosed: Yes / No

and named <ul style="list-style-type: none"> • CAD: simple closed polygons representing all activities and named • datum: GDA94 • projection: Geographic (latitude/longitude) or Map Grid of Australia (MGA) • format: Arcview shapefile, Arcinfo coverages, Microstation or AutoCAD 	
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2. APPROVALS/CONTROL MECHANISMS

What approval(s) is (are) required from you as a Decision Making Authority?	Planning Approval
Is an amendment to a planning scheme proposed or required to enable implementation of the proposal? If yes, please provide details.	Yes / <input checked="" type="radio"/> No
Have you sought comments from a State Government Agency or Local Authority regarding this proposal? If yes, name all agencies and Local Authorities contacted.	Yes / <input checked="" type="radio"/> No
What conditions can you place on the proposal to manage environmental impacts?	

3. ENVIRONMENTAL CONSIDERATIONS

In what ways do you consider the proposal may have a significant effect on the environment and warrant referral to the EPA?	a free-range chicken farm with 240,000 chickens
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4. SUPPORTING INFORMATION

Please attach copies of relevant information you have received or can provide on the proposal and list documents below.

Document	Description/Title
1.	Applicant's submission
2.	
3.	



ALTERATIONS AND ADDITIONS TO APPROVED POULTRY FARM LOT 32 (No. 120) DOUGLAS ROAD BEERMULLAH

Prepared for: Snowdale Holdings
Prepared by: Allerding and Associates

DECEMBER 2014

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ANNEXURE 3: ZONING PLAN

ANNEXURE 4: CONTOUR PLAN

ANNEXURE 5: MANAGEMENT PLANS

ANNEXURE 6: DEVELOPMENT PLANS

Document References	Revision	Prepared by	Submitted to	
				Date
SNW GIN DA December 2014 report	0	A Butterworth	Shire of Gingin	22 December 2014

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EXECUTIVE SUMMARY

Planning approval has been granted for the established of this free range poultry farm and operations have commenced on site. The purpose of this application is to enable expansion of this free range poultry farm.

Primarily this application seeks approval for:

1. Four (4) additional free range chicken sheds and associated paddocks, with retrospective approval for 2 of those sheds, one of which is constructed and one for which is partly constructed.
2. A manure storage shed
3. Workers accommodation for staff
4. Relocation of the proposed caretakers dwelling.

The subject land is more than 1 kilometre away from any dwellings and is ideally suited to this location.

The transportable buildings for the workers accommodation are presently on site. The caretakers dwelling has planning approval, however, the location of the caretakers dwelling has been changed in response to concerns raised by the Shire's engineer.

This farm provides eggs for Coles and Woolworths and promotes Western Australia as a premium egg producer. The demand for the eggs produced is far exceeding expected volumes and therefore we seek to expand this farm ahead of the anticipated time frame.

The workers accommodation is required as many of the staff are itinerant/transient workers and do not own a vehicle and therefore accommodation on site allows the workers to remain on site as required.

We seek Council's support for this application.

1.0 INTRODUCTION

Allerding & Associates act on behalf of Mr Barry Cocking, the registered proprietor of Lot 32 on Deposited Plan 400196 being No. 120 Douglas Road, Beermullah (the Site) in submitting this Application for Planning Approval within the Shire of Gingin for the purpose of alterations and additions to the existing approved Poultry Farm.

The Application is primarily for alterations and additions to an existing poultry farm land use designated “Animal Husbandry – Intensive” as per the Shire of Gingin Local Planning Scheme No.9 (LPS9). Other development proposed such as the workers accommodation is incidental to the poultry farm land use.

1.1 Current Approval

In January 2014, the Council approved the planning application for a free range poultry farm on the subject property in addition to a caretakers dwelling. In July 2014, Council approved an amendment to the January 2014 planning approval for the construction of two additional free range poultry sheds and the deletion of the 2 proposed rearing sheds. The amended planning approval was issued on the basis that there would be no increase to the number of birds kept on the property.

This application seeks approval for the construction of four additional free range poultry sheds and seeks to increase the number of birds kept on the property from 120,000 to 240,000 birds. This application also seeks to relocate the proposed caretakers dwelling (that was approved in January 2014) and introduction of new workers accommodation.

This report provides the proposal background and rationale, planning context and details, including the merits of this Proposal, in light of the adopted planning framework, for Council’s consideration. We respectfully seek Council’s Approval of this Application, the basis for which is provided herein.

1.2 Basis of Application – Avian Influenza and Severe Summer Weather

Late in 2013 and continuing into 2014 several events occurred which have given rise to a significant reduction in the availability (and therefore the price has increased significantly) of chicken eggs across Australia. Those events included outbreaks in the eastern states of Avian Influenza and also the severe hot summer weather. The recovery time for the supply of eggs may be significant and there is always the possibility of further outbreaks of Avian Influenza.

Late in 2013 the New South Wales Department of Primary Industries confirmed a case of H7 Avian Influenza affected a flock of 400,000 laying hens and two days later a second case was confirmed in another 400,000 layer hens. All 800,000 birds were destroyed. Some reports have indicated it could take up to 12 months for the industry to fully recover.

In addition the hot weather of summer usually results in a reduction in egg production of about 15% but the severe heat experienced across Australia in 2013/2014 has meant an even larger reduction in egg production.

The combination of both events has meant lower supply and higher prices for eggs across Australia.

Accordingly Mr Cocking has identified an opportunity to expand the approved facility on the farm at Beermullah to respond to the opportunity to supply additional eggs both within and from Western Australia and ensuring an ongoing supply of eggs in the future.

2.0 SUBJECT SITE

2.1 Land Title

The subject Site is located on the western side of Brand Highway on the corner of the Douglas Road and Brand Highway intersection, at No. 120 Douglas Road, Beermullah in the Shire of Gingin. The property has recently been subdivided and the property subject of this application is formally described as follows:

Lot 32 on Deposited Plan 400196; Certificate of Title: Volume 2836, and Folio 602;

A copy of the relevant Certificate of Title and Plan (P13763) are included as **Annexure 1**.

2.2 The Subject Site

The Site, now that it has been subdivided to separate the quarry site, has an area of 323.8 hectares. The site contains an existing residence, outbuildings and other structures including feed silos near the southern boundary of the lot, approximately 800 metres west from the point of the Douglas Road/Brand Highway intersection. A number of the approved poultry sheds within the free range paddocks have now been constructed.

Road access/egress is from Douglas Road which is an unsealed gravel road that provides access to Brand Highway which carries traffic in a north/south direction. The Site's eastern frontage is to Brand Highway, however there is no existing vehicular access to Brand Highway and the application does not propose access to Brand Highway.

The land features a slightly undulating topography, is largely cleared with some isolated vegetation scattered throughout the property.

The Site is serviced with power and scheme water.

2.3 Site Context & Surrounding Development

The Site is located the rural area of Beermullah approximately 27 kilometres northwest of the Gingin town site. In a broader context, the site is located approximately 100 kilometres north of the Perth Central Business District (**CBD**).

The majority of the land surrounding the Site is zoned General Rural, and surrounding development being rural in nature. Immediately adjoining land includes General Rural landholdings to the north, south, and west. Land opposite the Site, on the eastern side of Brand Highway, also includes General Rural zoned landholdings.

All existing dwellings are located more than 1 kilometre away from the proposed poultry sheds and grazing area for free range chickens.

Refer **Annexure 2** for a Location Plan identifying the subject land. A Zoning Plan is included as **Annexure 3**. **Annexure 4** contains a contour plan. **Annexure 5** contains the management plans. **Annexure 6** contains the proposed development plans. .

3.0 PLANNING FRAMEWORK

The following provides an outline of the statutory and strategic planning context applying to the proposed development and the Site.

3.1 State Planning Policy Poultry Farm (SPP 4.3)

This SPP provides guidance on matters to be considered when considering applications for land in the vicinity of poultry farms and matters to be taken into account in determining proposals for new and existing poultry farms.

The policy lists a number of objectives and these include:

- To ensure that new poultry farms are established in locations suitable to their operational requirements;
- To minimise the impact of poultry farms on residential, rural residential and other potentially incompatible land uses;

The policy also outlines appropriate setbacks of poultry sheds to rural residential and the boundary of the poultry farm. Minimum buffer distances for new poultry sheds and neighbouring land are as follows:

- 500 metres from any existing or future residential zone;
- 300 metres from any existing or future rural-residential zone; and
- 100 metres from the boundary of the Poultry Farm.

In this application, the distance to the closest house is more than 1,000 metres and no development is proposed within 100m of a boundary. As such there are no requirements for an Odour Management Plan to be prepared for the Shire of Gingin.

3.2 Environmental Protection Authority Guidance Statement for Separation Distances

In June 2004 the Environmental Protection Authority (EPA) released Guidance No. 3: Statement for Separation Distances for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitivity Land Uses.

The EPA preferred hierarchy for the management of industrial emissions is:

- Avoidance of impacts;
- Minimise the creation of discharge of waste by implementing best practice; or

- Ensure environmental impacts from industrial emissions are acceptable and meet the relevant regulations and health criteria beyond the boundary of the site, industrial estate or buffer area.

Section 4.2 of the policy states that the generic separation distances data is helpful *“to provide general guidance on separation distances in the absence of site-specific technical studies, or, where only an estimation of the area that could be subject to land use conflict is required.”*

The generic separation distance for poultry industry (intensive farming) from a sensitive land use is 300 metres – 1,000 metres, depending on the size of the operation. A sensitive land use is defined as *“a land use sensitive to emissions from industry and infrastructure. Sensitive land uses include residential development, hospitals, hotels, hostels, caravan parks, schools, nursing homes, child care facilities, shopping centres, play grounds and some public buildings.”*

In this application, the distance to the closest house is more than 1,000 metres.

3.3 Shire of Gingin Development Strategy (November 2002)

The Shire has adopted the Shire of Gingin Development Strategy to guide development within the Shire to the year 2015, and beyond. The Strategy identifies the Council’s objectives in relation to development, the issues that are impacting upon the district, and the appropriate implementation strategies in order to achieve a number of aims, including:

- Generating employment opportunities through the accommodation of new commercial and industrial (light, service and other) development...
- Strategically planning infrastructure and service provision.

The Strategy states the following objective for agriculture:

Agriculture

Encouraging a viable, sustainable and diversified agricultural industry that retains its important role in the local economy.

The Shire’s vision for the district is to encourage:

- An expanding industrial and commercial base that will generate increasing employment growth;
- A viable and sustainable agricultural industry that retains its important role in the local economy, whilst maintaining its rural landscape. Value-adding to the Shire’s diverse range of agricultural products will be encouraged;

Related strategies include ensuring that agricultural land is put to a viable and sustainable use and to recognise the Shire's diverse land resource and its suitability and capability for a range of agricultural and other rural activities.

3.4 Shire of Gingin Local Planning Strategy (February 2012)

The Shire's Local Planning Strategy (LPS) was adopted by the Shire in November 2010 and is published on the Department of Planning website, dated February 2012. It outlines strategies which were developed to guide land use and development within the Shire over a period of around 10 to 15 years.

The strategies are based upon the following vision:

The vision for Gingin Shire is that of a prosperous growing community building on existing towns and services, having a diversified local economy integrated with a sustainable and productive natural resource base.

The vision reflects the Shire's key advantages, some of which are relevant to this Proposal, including:

- *strategic location adjacent to the Perth Metropolitan Region;*
- *primary production sector and rural land assets;*
- *ability to strengthen its economy through continued investment in agriculture, fishing, tourism and industry;*

The Strategy identified at 2.5.2 that

The continued use of rural land for production is paramount to the economic future of the Shire.

It also identifies that there is an increasing trend toward diversified and more intensive agricultural land uses such as horse studs, poultry farms, cattle feedlots and piggeries.

The Strategy identifies Key Issues including the following issue:

To ensure the rural economy remains responsive and versatile, it is important for further expansion of the rural economy.

In regard to rural zones, the objectives for this zone include:

Protect the rural land in order to provide for a wide range of land uses associated with primary production.

The strategy includes objectives for the Economy and this includes the following objective:

Facilitate more intensive and diversified use of rural land for higher value products, including horticulture, intensive animal husbandry, basic raw material extraction and form forestry, which are compatible with land capability attributes and surrounding farming practices.

The Policy Position and Actions for the Economy and this includes the following:

- *Introduce policies to protect and encourage existing, traditional and more intense and diversified agricultural land use, and to ensure such uses are sustainable in the context of land capability constraints.*
- *Support the appropriate placement of rural industries/processing within the rural zone.*

The applicable statutory planning framework is considered further in this report.

3.5 Shire of Gingin Local Planning Scheme No. 9

The applicable statutory scheme is the Shire of Gingin Local Planning Scheme No. 9 (District Zoning Scheme) (**LPS9 or Scheme**).

Aims of the Scheme

The relevant aims of LPS9 per clause 1.6 include the following:

- (h) Facilitate more intensive and diversified use of rural land for higher value products, including horticulture, intensive animal husbandry and farm forestry, which are compatible with surrounding farming practices.*
- (i) Ensure that the use and development of rural land is both compatible and complementary to traditional livestock, grazing and agricultural activities.*
- (l) Promote processing and value adding industries to be located within the Shire.*
- (o) Promote Gingin Shire as an opportune location for regional development of industry, infrastructure and other specialised regional facilities.*

Zoning

Under the provisions of the Shire of Gingin LPS9, the subject Site is zoned 'General Rural'. A relevant extract of the LPS9 Zoning Map depicting the Site's zoning and that of surrounding land is included as **Annexure 3**.

The objectives of the General Rural Zone are to:

- (a) Manage land use changes so that the specific local rural character of the zone is maintained or enhanced;*
- (b) encourage and protect broad acre agricultural activities such as grazing and more intensive agricultural activities such as horticulture as primary uses,*

with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use;

- (c) maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage; and*
- (d) Provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the General Rural zone.*

Land Use

The primary purpose of the property, in accordance with the 2 planning approvals granted by the Council is a Poultry Farm. The proposed land use can be defined under Council's Scheme per the use class 'Animal Husbandry – Intensive' which is defined under Schedule 1(2) of the Scheme in the following terms:

Means premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) and other livestock in feedlots.

The use class 'Animal Husbandry – Intensive' is an "A" use under LPS9 in the General Rural Zone, meaning that the land use is not permitted, unless Council has exercised its discretion to approve subject to advertising in accordance with clause 9.4 of the Scheme.

In addition, the application proposes workers accommodation. The Scheme defines staff/workers accommodation as:

means shared self-contained living accommodation (separate to a single dwelling) use for the accommodation of persons directly employed in an approved activity carried out on the Lot and does not include a Caretakers Dwelling.

Workers Accommodation is an "A" use in the General Rural Zone, meaning that the land use is not permitted, unless Council has exercised its discretion to approve subject to advertising in accordance with clause 9.4 of the Scheme

The application also proposes relocation of the approved caretakers dwelling (refer January 2014 approval). A caretakers dwellings is a "D" in a General Rural zone. A "D" use means that the use is not permitted unless the local government has exercised its discretion by granting planning approval

Retrospective Approval

One of the sheds for which approval is sought has been constructed and another has been partially constructed. Clause 8.4 of the Scheme gives Council the discretion to be able to approve existing unauthorised developments. For the components of this application that have already been constructed, Council approval under the provisions of this clause is sought.

3.6 Environmental Code of Practice for Poultry Farms in Western Australia

In 2004, the Poultry Farm Industry in Western Australia published the *Environmental Code of Practice for Poultry Farms in Western Australia*, a collaborative effort with multiple State Departments and Local Governments, including the Shire of Gingin. The Code covers planning considerations, best management practices and environmental management practices for the development of Poultry Farms.

Clause 2.1 – Siting and Buffers is as follows:

2.1 Siting and buffers

As Poultry Farms require ready access to feed suppliers and processors, rural land within a suitable distance of the metropolitan area should be sought.

At the time of preparing the Code, the following Perth regions were identified as possible future localities for Poultry Farming – Wanneroo, Bullsbrook, Muchea, Gingin, Mundijong, Chittering, Serpentine and Baldivis.

Statement of Planning Policy 4.3 - Poultry Farms Policy (1998) provides guidelines for the siting and location of new Poultry Farms and expansion of existing farms. Applicants should refer to and incorporate the requirements of SPP 4.3 into their applications. An extract from the guideline follows.

New Poultry Farms should avoid:

- *existing or proposed residential areas and land identified for future residential development in current planning strategies or town planning schemes; and*
- *existing or proposed rural-residential areas identified in current planning strategies or town planning schemes.”*

Whilst it is unlikely that a Poultry Farm would be sited within or next to a commercial or industrial zone, the same criteria applicable to rural zoning applies, i.e. an internal clearance of 100m from the shed to each boundary would need to be maintained and a minimum distance of 500m to the nearest residential zone would be required. In addition, approval would be subject to the discretionary power of the local council.

4.0 PROPOSAL

The Application for Planning Approval for Council's consideration is for a number of components, firstly the application proposes four additional free range sheds for the approved Poultry Farm at the Site on Lot 32 Douglas Road, Beermullah (the Proposal). There are three types of poultry farms; laying birds (egg laying operation), broiler (meat production) and pullet growing (rearing of chickens) operations. The purpose of this Poultry Farm is to accommodate free range egg laying chickens only.

Refer **Annexure 6** which provides a floor plan and elevation of the proposed free range sheds and a detailed site layout of existing, approved and proposed development at the Site.

It is also proposed to construct a patio addition to each of the poultry sheds. The purpose of the patio addition is to create a covered area that can accommodate a bin (similar to a skip bin) that can be used to collect manure and then the bin can be transported by a truck to the onsite manure shed or off site.

The application also proposes a manure shed. The drainage and nutrient management plan proposed a manure shed but details of that had not yet been provided. Accordingly, the manure shed is included in this application.

The application also proposes (relocation of the existing approved) caretakers dwelling and workers accommodation.

The following provides an outline, operational details and pertaining to the proposed Poultry Farm establishment and also provides information in regard to the proposed development subject of this application.

4.1 Poultry Sheds

This application proposes four additional free range poultry sheds and associated paddock areas such that the site will allow for the accommodation of an additional 120,000 free range chickens contained within four (4) sheds each proposed to accommodate 30,000 birds per shed with a paddock or grazing area of between approximately 16 hectares per shed. This will provide for a total of 240,000 free range chickens within eight (8) sheds.

The shed construction will be concrete floors, concrete side walls with open wire construction above the concrete base of the wall and solid metal roofing. Each shed will contain multiple fans at one end.

One end of each shed contains a coolroom where collected eggs are temporarily stored.

Of the additional 4 sheds proposed in this application, one of those sheds has been constructed and one has been partially constructed. Therefore retrospective approval of those sheds are sought.

New patio structures for all of the sheds are also proposed. The patio structure is 3m in height and 10m in length and 3m in width. The patio structure will be steel framed with a concrete apron.

The purpose of the patio structure is to accommodate a receptacle (similar to a skip bin), referred to as a bin, that is used to collect the manure from the shed. Scrapers within each shed operate under the false floor to collect the manure at one end of the shed. The manure is then transported out of the shed into the skip bin. The farm has a truck, similar to a skip bin truck, that can collect the bin and either transport the manure off site or to the manure shed, where it can be temporarily stored.

4.2 Manure Storage Compound

The drainage and nutrient management plan as approved for the original application included manure storage compounds adjacent to each of the poultry sheds which would hold the manure in the event that it could not be transported off site.

One single manure storage compound is proposed as part of this application. The manure storage compound has a concrete floor and walls to 2m in height and will be appropriately sealed to prevent stable fly breeding and to prevent any water seeping into the compound. Plans of the mature storage compound is included in **Annexure 6**.

It is proposed that each shed have a patio structure at the end of the shed to accommodate a skip bin which will then be used to securely transport the manure off site or to the manure storage compound.

4.3 Caretakers dwelling

The caretakers residence as shown on the January 2014 approval has not commenced construction on the basis that it is proposed to relocate the residence further east of the approval location.

The development plans included in **Annexure 6** show the proposed revised location for the caretakers dwelling.

The plan and floor area of the proposed caretakers dwelling remains unchanged. The relocation of the caretakers dwelling has been brought about due to concerns by the Shire's engineering staff in regard to any development within 100m of Douglas Road. As the proposed caretakers dwelling was closer than 100m to Douglas road, the

owner has decided that the proposed residence simply be moved to be more than 100m from the road.

The existing residence is to be retained and occupied by the landowner's family. The caretaker's residence will be occupied by the poultry farm manager and their family.

4.4 Workers Accommodation

It is anticipated that the poultry farm, once expanded will have approximately 20 staff. Staff that work at the poultry farm are usually itinerant/transient workers, such as back packers or staff that do not have private vehicle transport. The site is not serviced by public transport. Therefore in order to ensure access to a suitable workforce, this application proposes workers accommodation on site in the form of transportable buildings. Whilst the buildings have been located on site they are not presently used for accommodation.

The workers accommodation consists of 4 transportable buildings, each with 4 bedrooms with their own bathroom.

4.5 Workshop building

The existing workshop building is to have a number of uses. At the southern end of the building, a transportable building has been installed which is to be used as an office. This presently exists and therefore retrospective approval is sought for this building.

A separate transportable building has been added to the eastern side of the workshop building to be used as a kitchen. This presently exists and therefore retrospective approval is sought for this building.

Given that the majority of workers on site are itinerant/transient that do not have access to a vehicle and remain on the property, a kitchen has been set up and a staff member prepares meals for the workers on site.

The area adjacent to the kitchen and office is used for workers to eat their lunch and for workers/staff amenities and toilets. The northern end of the workshop is used as a mechanical workshop.

4.6 Fencing

1.8 metre high chicken fencing is proposed around each of the paddocks to each shed.

4.7 Information requirements of SPP4.3

State Planning Policy 4.3 Poultry Farms identifies information requirements for applications for new poultry farms. The following is provided in response to that list.

- The site plan included in **Annexure 6** identifies the location and extent of the site, the location and size of all existing, approved and proposed buildings. A contour plan showing any significant drainage features is provided in **Annexure 5**.
- Profile and materials of construction of all buildings is detailed in **Annexure 6**. By way of clarification the four additional poultry sheds for the free range paddocks will have a concrete floor and portion of the side walls will be concrete with metal framed walls above the concrete and metal roof cladding.
- The development in the vicinity of the site is shown in **Annexure 6** which shows the 1 kilometre radius from the nearby houses. All other surrounding land is used for rural purposes.
- The separation distance from the closest residence is more than 1 kilometre and there are no residential or rural residential zones within 1 kilometre of the proposed poultry sheds.
- Vehicular access to the site is to be to Douglas Road, which is an unsealed gravel road which runs along the southern boundary of the subject property.
- Circulation areas within the site were identified in the January 2014 approved plans. Vehicular access has changed such that now all poultry farm vehicles will use the existing crossover and access to the sheds from the crossover is via a new gravel road to the west of the machinery shed. Egg pickups are now from the coolrooms located at the end of each shed.
- Vehicle movements the poultry farm operations are as follows:
 - i. Six (6) feed trucks per week, (24 tonne vehicle)
 - ii. Six (6) egg pick up each week day (5 per week) in a 24 tonne vehicle.
 - iii. Six (6) vehicle movements per week for removal of dead birds.
 - iv. Eight (8) trucks per week to remove manure from the site.
- Farm Operations:
 - i. At the commencement of operations, it is envisaged that the poultry farm will have 20 staff.
 - ii. This Application is for 120,000 additional free range birds in 4 sheds, resulting in a total of 240,000 birds.

- iii. Separate effluent disposal is not required for the poultry sheds as all poultry manure is to be taken off site (see attached Manure and Waste Management Plan). Once the workers accommodation and caretaker's residence are approved they will be connected to a septic tank and leach drain system or effluent disposal system as approved by the Shire of Gingin. The proposed caretakers dwelling and workers accommodation will be connected to separate effluent disposal system(s) as approved by the Shire of Gingin.
- iv. Sales to the public are not proposed at this time.
- v. In regard to hours of operation, a poultry farm is a 24 hour a day, 7 days a week operation, however it is intended that the majority of activity would occur 7am – 5pm daily. It is not intended to carry out any night time activities unless in the event of an emergency.
- vi. The property, having been used for sheep grazing does not contain vegetation other than some existing trees surrounding the existing residence. All existing vegetation is proposed to be retained. Proposed landscaping along Douglas Road and Brand Highway is shown in **Annexure 6**.
- vii. The site was formerly utilised for sheep farming but has now has approval and is used as a poultry farm.

5.0 MANAGEMENT PLANS AND PRACTICES

- Odour management
- Noise management
- Dust management
- Waste and Manure management
- Pest management
- Stable Fly management
- Traffic management
- Landscape and Vegetation management
- Community Liaison Management
- Drainage and Nutrient Management (prepared by Emerge)

Annexure 5 contains the Management Plans prepared for the Poultry Farm.

6.0 CONSIDERATION OF THE PROPOSAL

The following sections outline the proposed development in light of the applicable planning framework stipulated above.

6.1 State Planning Policy 4.3 Poultry Farms (SPP4.3)

The poultry farm is located on land that is in accordance with policy provision 5.1 of SPP4.3 in that:

- The land is zoned General Rural and the poultry farm is therefore located on rural zoned land.
- The poultry farm is not located in a Priority 1 surface or ground water catchment.
- The property is not located in proximity to existing or proposed rural residential areas.
- The proposed poultry sheds are located more than 500m from any existing or future residential zone, more than 300m to any existing or future rural residential zone and more than 100 metres from the boundary of the poultry farm.

In regard to the information requirements relating to SPP 4.3, detail has been provided in this report.

6.2 EPA Separation Distances

The Environmental Protection Authority (EPA) released Guidance No. 3: Statement for Separation Distances for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitivity Land Uses (EPA Separation Distances). This identifies that the generic separation distance for poultry industry (intensive farming) from a sensitive land use is 300m – 1,000m, depending on size. This farm achieves a separation distance of more than 1,000m to the closest sensitive premise (house) and therefore complies with this distance. On this basis, an odour assessment has not been carried out.

6.3 Environmental Code of Practice for Poultry Farms

The proposal complies with the siting and buffer requirements of the Code of Practice.

The poultry shed design and management, management of stock feed, water, waste products and all other aspects of poultry farm operations will comply with the management guidelines set out in the Environmental Code of Practice.

In regard to Table 1 of the Environmental Code of Practice for Poultry Farms in WA, the following detail is provided:

- It is noted that the buffer for free range sheds on the same farm operator starts 20 metres outward from the shed and there is a minimum buffer of 20 metres. The proposed free range sheds will have a separation of more than 100 metres between the sheds and therefore meets this requirement.
- There are no existing poultry sheds within 1,000 metres of this proposed poultry farm, other than the recently constructed poultry sheds on this property.
- There is no existing or future residential zone within 500 metres of this proposed poultry farm.
- There is no existing or future rural residential zone within 300 metres of this proposed poultry farm.
- The proposed free range paddocks and sheds are located more than 100 metres from any boundaries of the property.
- There are no water supply bores within 50 metres of the proposed poultry sheds or free range area.
- The proposed four additional free range sheds are located outside the wetlands, waterways and floodway areas.
- The extremities of proposed Paddock 8 extend within a small area of the Multiple Use Dampland, however this area has been cleared and used for sheep farming for a number of years.
- The proposed additional free to range paddocks and sheds will achieve more than 3 metres separation to the water table.

6.4 Shire of Gingin Development Strategy

The development assists to achieve the objectives of the Shire of Gingin Development Strategy in that it assists to achieve a viable and sustainable agricultural industry.

6.5 Local Planning Strategy

The development proposal is consistent with the aims, objectives and vision of the Shire's Local Planning Strategy. One of the objectives is to:

Facilitate more intensive and diversified use of rural land for higher value products, including horticulture, intensive animal husbandry, basic raw material extraction and form forestry, which are compatible with land capability attributes and surrounding farming practices.

The site is located near a tree farm, a cattle feed lot land use and a piggery in surrounding areas. It is considered that the use is compatible with the surrounding land uses. There are no houses within 1 kilometre of this poultry farm.

This poultry farm will also assist to address key issues identified in the Shire's Local Planning Strategy in that it will assist to ensure that the rural economy remains responsive and versatile and will expand and diversify the rural economy with an intensive rural activity.

6.6 Environmental Considerations

In terms of wetlands, the property contains:

- Palusplain Multiple Use
- Dampland Multiple Use
- Dampland Resource Enhancement
- Palusplain Conservation

While the western edge of proposed Paddock 8 extends within a small area of the Multiple Use Dampland, the site has been totally cleared and used for grazing for many years. The closest proposed poultry shed is located approximately 40-50 metres from the closest edge of the Multiple Use Wetland.

As detailed in the Drainage and Nutrient Management Plan, under section 2:

The multiple use wetlands on site have been completely cleared and are highly degraded presumably due to the historical land use of stick grazing.

As detailed in the Drainage and Nutrient Management Plan, under section 4.1.2:

Bunds of at least 300mm in height will be constructed within all open drains that cross into Paddock 8. These will be constructed along the boundary of Paddock 8 to minimise the risk of potentially nutrient rich groundwater being transported being the paddock via open drains. No other modifications to the existing drains are proposed.

In regard to groundwater contours, **Annexure 4** contains the natural ground level contours and also ground water contour detail sourced from the Department of Water. The plan demonstrates that the proposed additional free range areas (sheds and paddock areas) exceed the minimum requirements in regard to the separation distance to the water table/ground water.

6.7 Local Planning Scheme

This proposal meets the aims of the Scheme and specifically:

- facilitates more intensive and diversified use of the property (rural land) for higher value products being intensive animal husbandry;
- ensures that the use and development of the property (rural land) is compatible and complementary to traditional livestock, grazing and agricultural activities.

In regard to the General Rural zone, the development meets the site requirements of table 2 and is an “A” use or discretionary use under the provisions of Table 1 – Zoning Table.

The poultry farm land use has been approved and the proposed four new poultry sheds simply represents an extension to the existing land use. The site has sufficient capacity to accommodate the additional 120,000 free range birds in four sheds which is intended to rectify the current egg shortage and facilitate an ongoing supply of eggs into the future.

7.0 CONCLUSION

This site continues to be ideal location for the approved poultry farm operation in that there are other intensive agricultural activities in the locality and all surrounding dwellings are located more than 1 kilometre away.

This farm will operate to best practice and will continue to review its processes to ensure that it is maintained to best practice.

The application facilitates the expansion of the approved poultry farm to address a current egg shortage in the market. The proposed four new poultry sheds and free range paddocks align with the approved land use and can be supported light of the relevant state and local planning framework.

The workers accommodation has been identified as a need in order to secure accommodation for short term itinerant/transient workers, such as back packers. This use is considered acceptable in this location and is a use that can be contemplated and approved by Council. The proposed buildings for the workers accommodation are suitably screened and are a transportable form of building which is considered to be more appropriate for this land use.

Accordingly, planning approval is respectfully sought for this development application.