

PLANNING AND NATURAL SYSTEMS

ATTACHMENT C

**POULTRY FARM - LOT 45 DP 790098, 1181
CEDAR PARTY ROAD, CEDAR PARTY**

ORDINARY MEETING

14 DECEMBER 2016

APPLICATION No 84/2017/DA

POULTRY FARM (3 ADDITIONAL SHEDS)
1191 CEDAR PARTY RD NSW 2429
LOT 45 DP 790098
MANNING VALLEY FREE RANGE EGGS

* KILLABRACK CREEK STOPS WITH THE
PUMPING OF WATER

* MORE FENCING OF THE CREEK

* TRAFFIC ON CEDAR PARTY HAS
DOUBLED

* B- DOUBLES

* DUST

* MORE TRUCKS

* PROPERTY 1027 SOLD WITHIN TWO
YEAR OF PREVIOUS OWNERS BUYING IT,
NEXT TO MANNING VALLEY FREE RANGE EGGS

* SMELL FROM THE SHEDS

From: .
Sent: Monday, 12 September 2016 4:09 PM
To: tareecouncil
Subject: Application number 84/2017/DA

Hi
My name is I currently own the property at

I have a couple of concerns with the chook farm expanding their business eg . Extra 3 sheds .
Currently I believe there are around 6 semitrailer type trucks coming to and from 1181 cedar party rd per day . With this expansion I believe that amount of vehicles will double .
Causing extra wear and tear on our gravel rd and creating a bumpy ,noisy, unsafe rd thus needing extra spendings by midcoast council to maintain the 4 km of gravel rd to yarrett rd.

Another concern ;
Is 1181 cedar party rd going to be pumping more stock water from cedar party creek ? Maybe creating issues for farms down stream in dry times .

Key points ;

Road extra wear and tear, noise pollution Impact on cedar party creek

Recommendations
Cedar party rd to be asphalted to reduce wear and tear and safety .
Or several dates of grading per year .

Limit amount of stock water to be pumped from creek extra dams and tanks maybe needed .

Regards

84/2017/DA

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From:
Sent: Monday, 5 September 2016 8:59 AM
To: tareecouncil@gtcc.nsw.au
Cc: tareecouncil
Subject: application 84/2017/da

Thankyou for inform us of application 84/2017/da on 3 additional sheds on 1181 Cedar Party road. As council is aware from our original concerns
The smell is horrendous at night fall. There is increase of vermin. The black swan has not returned. The mating pair of wedge tail eagles has not been site recently.
It is beyond my belief that the council would allow such application to go through and affect the people and environment to which they should be protecting.
But I feel it will fall on deaf ears.
Yours truly,

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From:
Sent: Wednesday, 7 September 2016 3:57 PM
To: tareecouncil
Subject: Application no . 84/2017/DA

My husband and I do not wish to have any more odour occurring from more poultry sheds as we have already experienced that with the ones that are already there. Some times there is hardly any smell and other times it is strong must be which way the wind blows .We have had people from council up here to evaluate the situation but it wasn't that bad like I said some days are worse then others .Maybe the owners could clean out more often .I really don't know how to fix the situation.

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Our Ref: P00088_L1.doc

14 September 2016

The Interim General Manager
MidCoast Council
PO Box 482
Taree NSW 2430

Dear Sir,

Matter: Poultry Farming (3 additional sheds)
Address: 1181 Cedar Party Road Cedar Party NSW 2429, Lot 45 DP 790098
Reference: 84/2017/DA

PDA Planning has been engaged by _____ to review the above-mentioned Development Application (DA) and provide a submission to Council. Following review of the DA and supporting information we outline issues of concern in relation to the proposal below:

Road Impacts

Cedar Party Road is in many places in poor condition. At present the road surface is severely potholed and corrugated causing traffic to move to the incorrect side of the road to negotiate safe travel. Over the last 30 years the condition of the road surface has been problematic to Council and a safety hazard to motorists, something which has been regularly highlighted by local residents. Additional traffic, and in particular additional heavy vehicle traffic, will exacerbate the current problem.

The vehicle movements outlined in Section 3.4 of the Statement of Environmental Effects (SEE) are considered to be incorrect. Mr Compton, from his experience in seeing traffic attending the existing poultry farm operations, submits that the following truck movements would be more appropriate for the additional farming operations:

- Bird delivery – 3 semi-trailer loads
- Feed delivery – 4 truck and trailers per week
- Egg Shipment – 7 Pantech trucks per week

PDA Planning

Matter: Poultry Farming (3 additional sheds)

Address: 1181 Cedar Party Road Cedar Party NSW 2429, Lot 45 DP 790098

Reference: 84/2017/DA

- Bird removal - 3 semi-trailer loads

It is submitted that the proposal should be assessed based on the traffic movements which are indicative of what currently occurs. Given the increase in traffic, the proponent should make contribution to the following works on Cedar Party Road:

- Road upgrade
- Further signage required to highlight concealed driveways and speed limits.
- Widening of several sections to allow safe passing of heavy vehicles- both trucks and school buses.

It is further submitted that the speed limit on Cedar Party Road (dirt section) to be sign posted at 50km/hr until such time the road is upgraded - preferably tar/sealed.

In the event of an approval of the application it is requested that a condition of consent be that the development cannot use B-doubles for delivery to, or from, its operations.

Water Usage

Section 4.1 of the SEE (water usage) states that water supply is provided to the operations from existing bores and pumped from the creek. It should be noted that the existing bore and water extraction licences would be attached to the existing operations on Lot 44. The NSW Office of Water advises that water extracted under those licences can only be used on the land to which the licence applies. Council needs to be satisfied that current licensing for the bores and water extraction applies to Lot 45.

Mr Compton has noted a significant reduction in water flowing in Killabakh Creek since the commencement of operations at the existing farm. Any extraction from the creek is prohibited when flows in the creek cease. In order to ensure that this occurs the proponent should be required to install flow meter in the creek and bores in order to protect Killabakh Creek from over extraction of water.

Location of Sheds - Flooding

As shown on Council's mapping there is a stream that crosses the north-western corner of the property, as shown on the attached plan. It is noted from the SEE that if the development is within 100m of a natural water body that it would be "designated development". This stream would constitute a natural waterbody. Consequently, the proposal as submitted would be designated development.

There is no information provided in the SEE that assesses the volume and velocity of flows upstream and demonstrates that the location of the sheds would not be impacted by future flooding. It is submitted that Mr Compton has observed significant flooding of the land on which the sheds are to be located and they are in fact at risk of future flooding. Unless it can be demonstrated that flooding of

PDA Planning

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the location of the sheds will not occur, those sheds should be relocated further to the east on higher ground.

Odour

It is noted from the SEE that it is intended to place litter from the sheds onto the land. There is no consideration of this practice in the odour assessment lodged with the application. The disposal of litter has the potential to generate odour and should have been considered in this assessment.

Should Council wish to discuss any aspect of this submission please do not hesitate to contact the undersigned.

Yours faithfully

PDA Planning

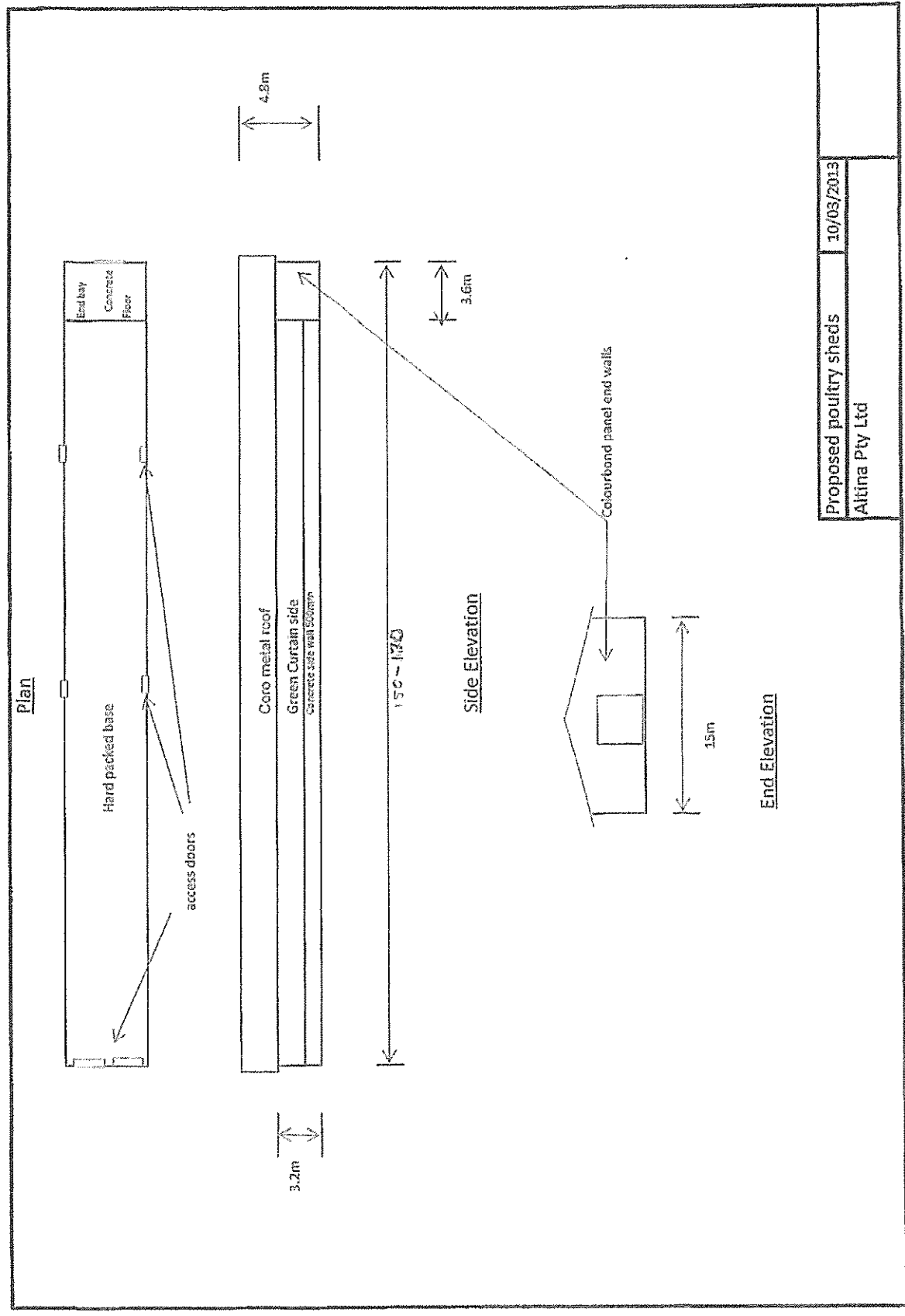
Town Planner

SFKC & IRIMBROGNA No 46/89905940

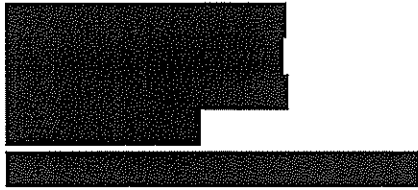
STREAM



<p>PLAN SHOWING PROPOSED EGG FARM SHEDS, COOL ROOM, RANGE AREA, ACCESS ROADS & 1m CONTOURS OVER LOTS 44 & 45 DP 790098 CEDAR PARTY RD, CEDAR PARTY</p>		<p>McGLASHAN & CRISP Pty Ltd CONSULTING SURVEYORS 117 VICTORIA STREET, TAREE 2430. Ph: 02 65521566. EMAIL : admin@mcglashanncrisp.com.au</p>		<p>SCALE: 1:5000</p>	<p>CLIENT: MANNING VALLEY FREE RANGE EGGS PTY, LTD.</p>	<p>REFERENCE: F909</p>
		<p>DATE: 11/8/2016</p>	<p>MUN./SHIRE/CITY: MID-COAST</p>	<p>PARISH: DAWSON</p>	<p>COMPUTER FILE: S:\FC\909\145.dwg</p>	
			<p>DRAWN: JU</p>			



Proposed poultry sheds	10/03/2013
Altina Pty Ltd	



WITHOUT PREJUDICE

Dear Mr Moore,

We received your letter regarding Developmental Application 84/2017/DA for a further 3 poultry sheds to be constructed on the property of Manning Valley Eggs, 1181 Cedar Party Rd, Cedar Party and this raises many concerns for us.

We were not overly worried when the development of Manning Valley Egg Farm went ahead in 2014 because it did not appear to be a concern at that time but the acquisition of further land and construction of added sheds is alarming us.

We are now concerned about how big this development is going to become in the future and how much impact it is going to have on our vista and local community. We have spoken to other local farmers who have been approached to sell their farms to Manning Valley Eggs with the view to even further expansion throughout our valley. This, I have to tell you, is of great concern to us and we fear that we will be disadvantaged in our home life as well as financially because of these developments.

There is little doubt that being surrounded by chook farms is definitely going to impact on the market value of our property and will make it very difficult to sell when the time comes.

A question that we need to ask is "where is the water coming from to supply this business"? It is a justifiable assumption that the water is being pumped from Cedar Party Creek, and following that assumption, we are very concerned as it has been noted that the water levels in the said creek are very depleted. Is this acceptable? Are big businesses able to move into an established rural area and use up the water from the creek without consideration for other land owners who also use the creek for their farms and have done for generations? I think not.

Another major issue that we have is the constant flow of trucks that are coming to and from the chook farm. It is bad enough now. Imagine how much worse it will become when more sheds are added or worse still, if more farms are purchased and developed into yet more chook farms. The noise and extra traffic flow are not our only issues with the road. Cedar Party road is very narrow on the dirt section and these trucks cause a major hazard just trying to get passed them when they are coming towards you. Cars have to pull to the side of the road and stop just to allow them to get through. Since this business opened, our road is in a constant state of disrepair. There are very few areas where cars do not have to crawl through clusters of deep pot holes and the road can stay in that condition for months before being graded by the council.

We have read the odour impact statement on you website and note that all odours are within guidelines. In saying this, there have been numerous occasions when we have had to leave our back deck and go inside a locked up house to get away from the smell of chooks and their excrement. We understand that these readings are accurate at the time they are taken but when conditions change, so do the readings.

The question also needs to be asked "What is the environmental impact of this business on Cedar Party Creek which flows into the Manning River?"

We trust that you will take our comments on board and consider the impact that a huge business like this would have on our beautiful valley. We are long term residents of the Cedar Valley, 30 yrs, and believe that our viewpoint and concerns about our local area should be taken into account when decisions that affect us so greatly are being made.

We look forward to a written response from you re our concerns that we have noted above.

Yours Sincerely,

A solid black rectangular box used to redact the signature of the sender.

13/9/16