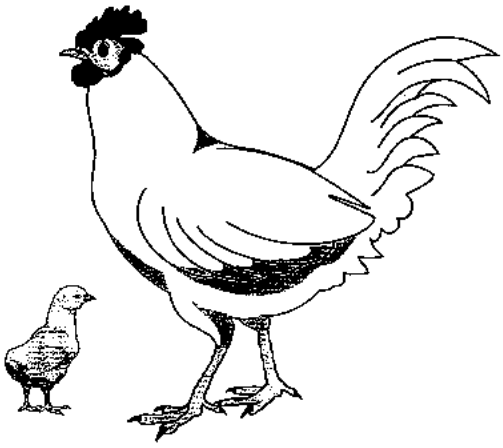
LITHGOW CITY COUNCIL



POULTRY DEVELOPMENT CONTROL PLAN

PART A – INTRODUCTION

1. WHY PREPARE A DEVELOPMENT CONTROL PLAN?

Urban pressures in the Sydney region are leading to more poultry establishments seeking sites in rural shires to the west of the Blue Mountains. Hence the possibility of conflicts in areas not previously subject to more intense agricultural pursuits

This Development Control Plan has been prepared to provide information and guidelines for the establishment of poultry farms in the rural zone of Lithgow City. This document has evolved from an awareness of the importance of poultry farming and recent increases in public opposition to the effects of the activity.

Poultry farming in Lithgow exemplifies a rural land use conflict situation which can occur when residences exist next to agricultural production areas. The presence of agriculture and non rural land uses in the one location can often generate conflict due to their potential incompatibility. Agriculture affects adjoining small rural lots used essentially for residential purposes and conversely small lots can create adverse impact on the agricultural enterprise. When considering the issues associated with this conflict one must be mindful that agriculture is a dynamic activity which utilises an increasingly diverse range of practices and equipment unfamiliar to most non-rural people. Similarly, mechanisms and management regimes exist to ensure the comfort and well being of non-rural people from noise, water quality degradation, dust and loss of visual amenity.

It is evident that the expectations of residents in a rural area may not match the reality of living in an agricultural zone. For most, the notion of a rural lifestyle is characterised by a pleasant landscape rather than the potential problems of intense agriculture.

Because of the complexity of the issue of rural versus residential conflict, its resolution is not an easy matter. Farmers and many rural residents may possess such contrary expectations about the use of their land. Widespread education at all levels will be required before a resolution to the land use conflict can be attained. Greater community awareness; combined with adjustments to physical layout, separation distances, time of operation and planning control will enable many land use conflicts to be resolved, if not avoided. Standards within the urban context, whether for visual amenity, odour, noise and traffic are often in strong conflict to the necessary activities required to operate a commercial farm. A comprehensive approach utilising physical solutions, planning guidelines and a long term vision for the land use of the City will enable the sustainable co-existence of agriculture and non-rural land use in the City area.

This DCP is the result of a need to address, and will contribute to minimising, the many conflicts inherent in poultry farm development. Prior to the adoption of this plan, Council has used, the NSW Agriculture Guidelines for poultry farming, which form the basis of this document.

Council has adopted the viewpoint that newer developments will undertake all necessary measures to reduce the impacts of that development on adjoining land uses.

2. WHAT IS A DEVELOPMENT CONTROL PLAN?

A Development Control Plan (DCP) is a document that gives guidelines for the submission of a Development Application. It relates to a Local Environmental Plan (Local Environmental Plan) which specifies the land uses which will require a Development Consent. The requirements of a DCP must be taken into consideration by Council when it is assessing a Development Application.

This DCP is a performance based document which outlines the objectives and implementation guidelines to be achieved for poultry farm development within the Lithgow City Council area. Council requirements are adopted as the base line standards and these may be varied only if Council is satisfied that the objectives and implementation guidelines of this plan are not compromised.

This document sets out general controls for the establishment of new and expansion of existing poultry farms, however, each site will be treated on its merits and only relevant controls will apply to each site.

3. WHERE DOES THIS DEVEOPMENT CONTROL PLAN APPLY?

This DCP applies to the whole of the Lithgow City Council area, specifically the rural zone in which poultry farming is a permissible use.

This DCP is to be read in conjunction with Lithgow City Council Local Environmental Plan 1994 (As Amended) and particularly the zone Rural 1(a), which allow poultry farms with Council Development Consent. Council will not permit poultry farming in the Industrial 4 zone, although it would consider a poultry processing plant in such zone.

4. AIMS AND OBJECTIVES

This DCP recognises the need to provide guidelines and controls for the establishment and operation of poultry farms due to their potential for creating conflict when in close proximity to residential areas and other rural land uses. Such regulations are primarily placed on new development.

Aims

1. To provide comprehensive guidelines for assessment of development applications for the establishment of new poultry farms or expansion of existing operations.
2. To minimise the potential for land use conflict between poultry farmers and other uses in the vicinity

Objectives

1. To provide comprehensive guidelines for local authorities, producers and other interested in the assessment, establishment, expansion and operation of poultry keeping facilities in Lithgow City Council area.
2. To lessen the impact of poultry farms on adjoining properties.
3. To minimise the impact of poultry developments on the rural landscape.
4. To ensure that the location, size and internal layout of poultry farms takes into account the surrounding land uses and potential land uses.
5. To minimise the impact of poultry farm generated transport on land uses in the vicinity.
6. To facilitate better communication and understanding between growers and the community by including community representation at the planning focus meetings, prior to the lodgement of the Development Application.

5. WHAT YOU NEED TO KNOW

The name of this plan is "Lithgow City Council Poultry Development Control Plan". The plan applies to a land within the Lithgow Local Government Area.

In assessing development applications prescribed under this Development Control Plan, Council takes into consideration controls outlined in this plan and also matters which are listed under Section 79C of the Environmental Planning and Assessment Act,1991 (as amended) (EP&A Act).

Council requirements are adopted and may be varied if Council is satisfied that the objectives an implementation guidelines are not compromised. This plan was adopted by Council at its meeting of 21ST February 2000 and came into force on 2nd March 2000.

Where there is an inconsistency between this plan and any Environmental Planning Instrument applying to the same land, the provisions of the Environmental Planning Instrument shall prevail. A Environmental Planning Instrument includes a State Environmental Planning Policy, a Regional Environmental Plan and a Local Environmental Plan. Also, where there is an inconsistency between this plan and any future Development Control Plan, the provisions of the later Development Control Plan shall prevail.

It must be stressed however, that compliance with the provisions of this plan does not necessarily mean that Council will give consent to an application nor that failure to comply with any provision will result in refusal of the application. Each application is assessed on its merits and the specifics of the particular site.

6. DEFINITIONS

Degradation of land is the decline in the quality of the land and its resources, commonly but not exclusively caused by inappropriate human usage. It includes soil degradation, the deterioration of natural vegetation, landscapes and water resources.

Designated Developments are those which have the potential to significantly affect the environment. If a development is designated an Environmental Impact Statement must be lodged with the development application. Poultry farms are designated under certain circumstances (see Item 7(3)). It is understood that the Department of Urban Affairs and Planning (DUAP) will make all poultry farming within the Sydney Water Catchment designated.

Environmentally Sensitive area means:

- land identified in an environmental planning instrument as an environmental protection zone; or
- land reserved as national parks or historic sites or dedicated as nature reserves or declared wilderness under the National Parks and Wildlife Act 1974; or
- land reserved or dedicated within the meaning of the Crown Lands Act 1989 for the preservation of flora, fauna, geological formations or for other environment protection purposes; or
- land declared as wilderness under the Wilderness Act 1987.

Fogging Systems are watering systems with nozzles that convert water under pressure into a spray of fine droplets so as to evaporatively cool the air.

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

Planning Focus Meetings are a forum normally hosted by the proponent of a major development to brief relevant agencies of the proposal and to identify issues of concern prior to submission of a formal development application. Planning Focus Meetings are attended by Government Departments and residents plus Council.

Poultry includes all domesticated forms of farmed bird including chickens, turkeys, ducks, waterfowl, ostriches and emus raised except for personal usage, consumption and enjoyment by the resident.

Separation Distance is an area of land, set aside to minimise the impacts of land uses on each other.

Vegetative Screening consists of naturally occurring or purpose planted vegetation (preferably species native to the area) to lessen the impacts of a development on the surrounding area.

Waterbody means:

(a) a natural water body including:
  i. a lake or lagoon either naturally formed or artificially modified; or
  ii. a river or stream, whether perennial or intermittent, flowing in a natural channel with an established bed or in an artificially modified channel which has changed the course of the stream; or

(b) an artificial water body including any waterway, canal, inlet, bay, channel, dam, pond, or lake constructed and permanently inundated with water.

7. DEVELOPMENT APPLICATION PROCESS

A Development Application is an application for consideration of proposed land uses which require Council's consent.

A Development Application (DA) is the formal process for a person seeking Council approval to carry out a certain activity. The applications must be made on a specific form and be accompanied by plans, fees and a statement of environmental effects or Environmental Impact Statement as appropriate. The pre-development and development application processes are shown graphically in figures 1 & 2.

The planning process is a sequence of steps undertaken by the proponent of a development in order to have an application assessed.

Applications require a strong technical basis for Council to make an informed decision. The broad framework for planning approvals is set down in the Environmental Planning & Assessment Act, (EP&A Act) 1979 (as amended).

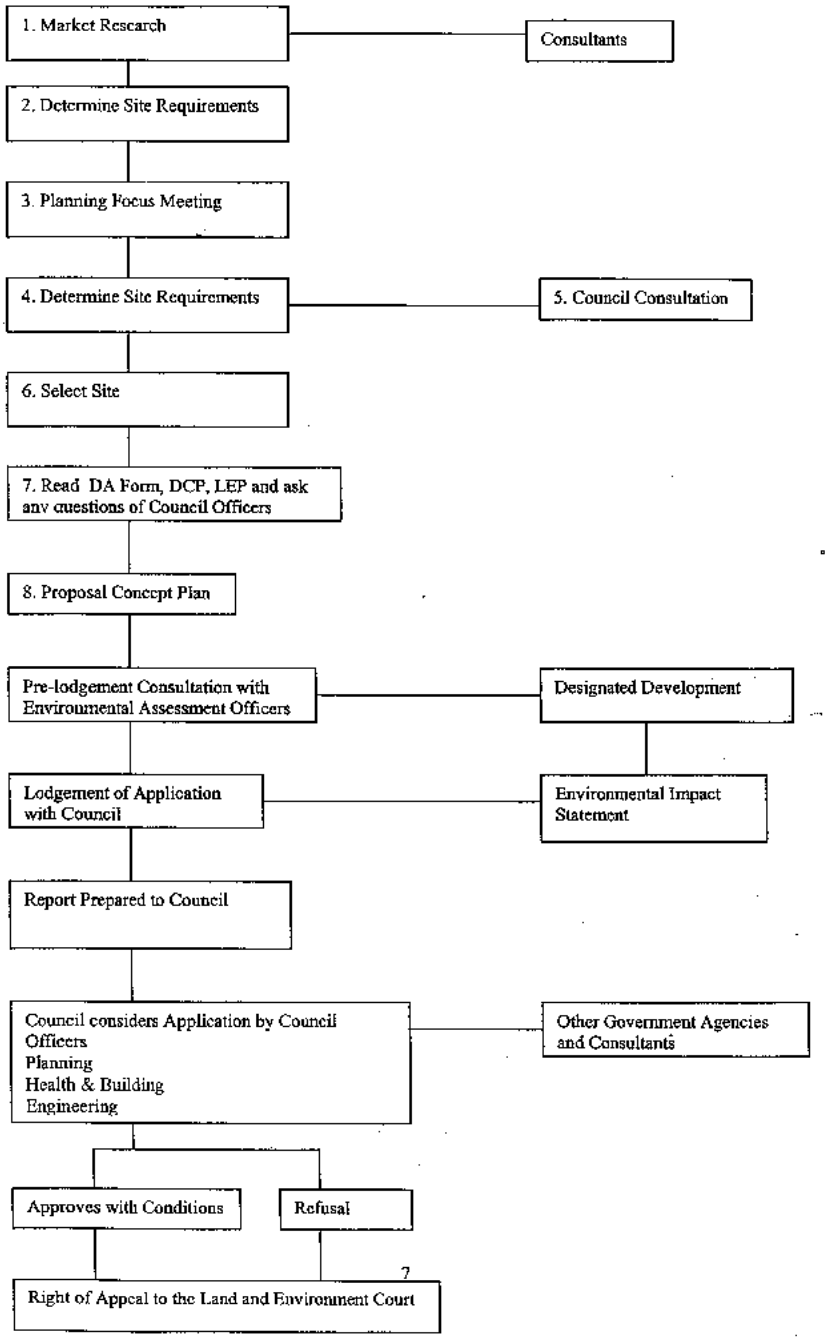
Professional advice and assistance is recommended to aid in the assembly and submission of the application.

The following flow chart is provided as a general guide for new development and expanding farms. A more detailed explanation of each step is provided in Appendix 1.

The EP&A Regulations stipulate certain developments as designated because of their potential to affect adjoining uses or the environment. These developments require the preparation of an Environmental Impact Statement (EIS). Schedule 3 of the Regulations identify Poultry Farms as part of Livestock Intensive Industries and states the following:-

(3) "poultry farms" for the commercial production of birds (such as domestic fowls, turkeys ducks, geese, game birds or emus), whether as meat birds layers or breeders and whether a free range or shredded birds, that are located:-
(a) within 100 metres of a natural waterbody or wetlands; or
(b) within a drinking water catchment; or
(c) within 500 metres of a residential zone or 150 metres of a dwelling not associated with the development and, in the opinion of the consent authority, having regard to topography and local meteorological conditions, are likely to significantly affect the amenity of the neighbourhood by reason of noise, odour, dust, lights, traffic or waste.

FIGURE 1 **PRE-LODGEMENT**



8. PUBLIC AUTHORITY CONSULTATION

NSW Agriculture has available guidelines for the establishment of poultry farms and the creation of residential development (subdivision and building) adjoining established poultry farming areas. These guidelines contain consideration of matters relating to farm management, waste management, poultry house design, improvement of environmental impacts, transportation, pest control and animal welfare.

Consultation with the Environment Protection Authority (EPA) and Council's Environmental and Planning Services Division regarding concerns with noise, air or water pollution is advisable. The EPA or Council staff will be able to advise on measures to prevent or minimise such impacts.

Council should also be consulted prior to lodgement of the application to assist in identification of issues and to determine the need for specific additional information. It may, in some circumstance, be beneficial to have the proponents discuss the proposal in detail prior to lodgement of the development application. Specific details on site selection are provided in Part B, No.1.

All proponents of poultry farm development should be mindful of the risk involved with property purchase prior to development approval for the intended use, ie, that the development application may be refused.

The Planning Focus Meeting outlined in the definitions will have the benefit of involving relevant authorities and provides an excellent forum for the identification of issues and their resolution.

Early consultation with the respective authority will result in the timely identification and reduction or elimination of potential land use conflict and environmental impacts. Awareness of these matters will reduce delays in development assessment and expedite the approval process.

For Expanding Farms

Development consent is required for the expansion of existing poultry farms.

In submitting a Development Application for an expanding farm, Council will require a similar level of detail as discussed for a new poultry farm.

After Development Applications have been assessed

Should Development Consent be granted, obtain Construction Certificate application forms from Council, complete and submit. As plans for Construction Certificates require detailed structural and engineering information, they must be professionally drawn. For this reason, the Construction Certificate is not usually prepared until development consent has been obtained and the property sale settled.

Planning Focus Meeting

In the case of any proposal for poultry farms, the proponent may wish to conduct a planning focus meeting. NSW Agriculture may be able to assist in the co-ordination of the Planning Focus Meeting.

Planning Focus Meetings are a forum normally hosted by the proponent of a major development to brief relevant agencies of the proposal and to identify issues of concern prior to submission of a formal development application. The benefits gained from conducting such a meeting are that the development proposal is able to receive scrutiny before a formal application is lodged. An extensive range of factors can be considered such as the suitability of the site, infrastructure provision, neighbourhood amenity and environmental management.

A Planning Focus Meeting will enable the preparation of a more comprehensive Statement of Environmental Effects or Environmental Impact Statement to accompany the development application.

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

Communication

Concerns relating to farm developments and operations should be dealt with in a professional and sympathetic manner such that farm managers are able to maintain positive relationships with their neighbours.

Careful and efficient management of a poultry farm will ensure that environmental impacts are minimised.

PART B – POULTRY DEVELOPMENT GUIDELINES

The guidelines in Part B of this document provide recommendations on those aspects of poultry farm development most likely to contribute to conflict between farmers and residences. They also outline the procedure to follow in planning a new poultry development to ensure that the location, siting, design and operation meets the requirements and gains the approval of all authorities with responsibilities in these matters.

9. SITE SELECTION

Discussion of Issue

The selection of a suitable site for poultry development is vital to ensure a profitable, long term operation with minimum impact on the natural and social environment. The location should be determined after an objective analysis of the physical characteristics of the site and surrounding land use. Consideration must also be given to proximity to markets and farm supplies and the availability of utility services.

Generally a site selected for a poultry farm should be located in a region:-

- with a high potential for long-term sustainability in terms of the production and marketing costs, infrastructure and services;
- be isolated from other poultry farms;
- avoid areas identified for future development likely to be incompatible with poultry farming
- provide a good balance between economic physical and technical requirements;
- be sufficient to accommodate future expansion of the farm while maintaining recommended separation distances;
- minimise potential impacts on surroundings;
- avoid areas prone to natural hazards such as floods or bushfires;
- have available power and water of suitable quality and in sufficient quantity to meet peak demands.

Individual sites require separate evaluation based on their individual merits relative to the nature of the application being made.

- **Zoning** - The zoning of any proposed development site should be one of the first considerations of the site selection process. In smaller lot rural zones 1(c), poultry farms are prohibited. People seeking a rural residence for aesthetic or lifestyle reasons are unlikely to find a neighbouring poultry farm a desirable development. Significant resident opposition can delay or prevent a poultry development and substantially add to development costs.
- **Surrounding Land Uses** – Existing or forecast land use within 1 kilometre radius of any proposed poultry development needs to be considered carefully, especially the impact of the proposal upon surrounding residential dwellings. Distances from other poultry farms should also be considered.

- **Site Area** – The major factors determining the minimum site area required for a poultry farm are size of the enterprise; types of neighbouring development; production system; distance between on-site buildings and the distance to adjacent land uses.

  Total roof area of poultry houses shall not exceed more than 10% of the site area.

- **Shape of Block** - The shape of a proposed block will influence its suitability for a poultry development. Narrow or irregularly shaped sites will limit farm layout and design options increase development costs; limit the effective separation distances between the poultry development and surrounding properties.
- **Topography** - Poultry farms should not locate in low areas or depressions due to Katabatic drift. Flat sites and gentle undulations are better and Council will generally not encourage open sided sheds due to odour problems, and best practise should be installed including climate control.
- **Existing Vegetation** - Where possible, trees and natural vegetation should be retained. Vegetation provides a natural screen for the farm; reduces the potential visual impact and protects against airborne spread or disease. Clearing of vegetation in Lithgow City Council area is controlled by Council's Tree Preservation Order 1991.
- **Natural Hazards** - Investigation into the frequency and intensity of natural hazards such floods, storms, high winds and bushfire are an important consideration in the siting of a development.

Objective

To achieve optimum site selection to maximise poultry production whilst minimising potential conflict with adjoining land uses.

Implementation Guidelines

A detailed analysis of the proposed site addressing all the preceding issues is to accompany development application submitted to Council.

Council Requirements

1. Poultry farms will be permitted only in zone Rural 1(a).
2. Existing Trees and natural vegetation are to be retained as far as possible.
3. Appropriate landscaping and vegetative screening is to be employed to minimise visual impact and contribute to the elimination of air, water and noise pollution. Landscaping shall be completed prior to the commencement of poultry production.
4. The chosen site should have particular regard to the types of neighbouring development and the distances to adjacent land uses.
5. Site selection must have regard to the frequency and intensity of natural hazards.
6. Details of soil conservation measures are to be submitted with the development application. Chosen sites should avoid soils subject to extremes of expansion and contraction.

10. ODOUR

Discussion of Issue

Odour is one source of conflict between poultry farms and neighbouring properties. The unavoidable odours associated with poultry farming may be perceived both on and off the farm It is the case with most farming operations, and indeed even well-managed poultry farms, that it will generate some odour and other environmental effects in the course of its operation. Some people find these odours offensive and the level of perception and tolerance of odours varies with individuals. Characteristic agricultural smells are a natural part of any rural environment and those seeking the benefits of rural living should expect the occurrence of normal low level agricultural odours.

Wet litter and manure, due to the high levels of organic matter they contain, are possibly the single most important source of odour from a poultry farm. Most farm complaints are about odours which build up in the litter on shed floors during the growth cycle. These may affect nearby houses to varying degrees depending on how the sheds are ventilated, the weather and the prevailing airflow pattern, vegetation and topography, filtering dust and air flow, vegetation can contain or redirect odours away from odour sensitive areas. Attention should be paid to the topography and micro-climate of the area to avoid areas where odours are likely to occur downhill of a poultry farm where cold air drainage can channel strong odours, or areas directly downwind of a poultry farm. All poultry litter and manure usually contains at least some water. This is essential to avoid dust, allow for ease of handling and promote a suitable environment for beneficial insects and other organisms.

Odours produce different reactions with different people and are very difficult to quantity, the cause are hard to isolate and remedies are difficult to determine.

Objective

To minimise the frequency, intensity, duration and offensiveness of poultry farm odour.

Implementation Guidelines

A site plan and written documentation are to be prepared for the development indicating the following:-

1. Development of guidelines for the management and handling of litter and manure.
2. Use of vegetative barrier to disperse odour.
3. Location of poultry sheds.
4. Careful site selection, farm design and landscaping. Particular attention should be paid to the topography and micro-climate of the area to ensure the development is not sited in areas where concentrated odours can occur.

Council Requirements

1. Prevent entry of drainage/seepage water into poultry sheds and storage facilities.

2. Adjust fogging system and waterers to minimise the amount of moisture reaching manure or litter and prevention of anaerobic conditions developing in the waste.
3. Installation of vegetative screens to channel odours away and diffuse any pungent odours.
4. Adequate shed ventilation is to be provided in keeping with bird comfort.
5. Best practice including fully sealed shed and air handling system.
6. All sheds are to be appropriately cleaned out after every batch.

   Note: Council acknowledges that in exceptional circumstances beyond the control of the farmer it may not be possible to carry out a complete clean-out of litter at the end of each batch. If this is the case it should be outlined in applications submitted as to enable Council to consider this position and make allowance for this in conditions of approval.

7. Industry Best Practice Management is to be employed including near measures developed to eliminate or reduce odour.

11. DUST

Discussion of Issue

It is generally accepted that some dust will be generated from litter and birds on a poultry farm, but it is becoming increasingly apparent that most dust problems are generated by on-site operations such as production, bird removal, shed cleaning and to a lesser extent transport movements.

Dust expelled from poultry sheds can transmit odours and cause discomfort to adjoining owners. For the health and welfare of poultry and humans, dust should be kept at a minimum.

Proper farm management should place an emphasis on the control of temperatures and air movements within sheds. Correct shed hygiene will contribute to a reduction in transmission of odours and airborne matter to the outside air and improve flock health and the shed working environment. Vegetative screens, if properly implemented, may play an important part in dust control. Site characteristic such as orientation and siting of buildings, prevailing winds and proximity of neighbours are important considerations when planning screens for dust control.

Farm management practices are crucial in minimising dust generation and should, where appropriate, include:

- Driving at moderate speeds on unsealed roads
- Covering loads of litter, manure and feed
- Developing and maintaining lawns and vegetation screens around poultry sheds
- Ensuring installation of appropriate shed curtains to contain dust during shed clean outs

The sources of dust on poultry farms include vehicles, site construction, manure stockpiles, bare soil, dry litter, feed deliveries, feed milling, manure spreading and bird activity.

Objective

To minimise dust emissions from poultry farms.

Implementation Guidelines

1. Prepare a Strategy for the removal of birds and management of litter removal to minimise dust emissions from the farm.
2. Locate vegetative screens, earthen banks and fences for the most effective control of dust.

Council Requirements

1. To minimise airborne transmission of dust particles from poultry sheds or on-site farm transport to neighbouring properties.
2. Installation and maintenance of appropriate vegetative screens to filter dust where considered necessary.
3. Installation and maintenance of appropriate shed curtains/shutters during clean outs.
4. Loads of litter, manure and feed being transported on the property are to be adequately covered.
5. Installation and utilisation of adequate foggers to mitigate dust generation.
6. Manure spreading is to take care with wind direction in relation to potentially sensitive areas.
7. As far as possible the selected method of shed clean out is not to generate dust beyond the site boundaries.
8. The type of litter material chosen for shed floors should have regard to its propensity to produce dust.

12. SEPARATION DISTANCE

Discussion of Issue

No matter how well managed a poultry farm may be, they can at times impact on neighbouring properties. This can be to varying degrees. While measurements can be taken to minimise these undesirable effects a well tried and established method of reducing impacts, and in many cases obviating the need for other measures, is to require minimum separation distances between farms and dwellings.

Poultry sheds and facilities require isolation from other land uses to reduce potential adverse impacts on community amenities and to ensure poultry health.

In order to prevent conflict between the poultry farm and surrounding land uses, separation distances must be carefully considered.

Proposals for poultry farms require evaluation on individual merits due to the complexity of the determination of a separation distance. Separation distances can be easily imposed when planning the location of a new poultry farm in relation to existing settlements or neighbouring houses. The setting and adopting of mandatory separation distances can fail to account for specific characteristics of a site or the individual development. Each proposal therefore requires individual consideration. A balance between the characteristics of each development, the development site, local residents or land users, existing and approved poultry farms should be sought for each development application for a poultry farm.

Separation distances are thereby created around poultry farms when separation distance requirements are applied between farm facilities and neighbouring properties. While these buffers attempt to minimise impacts on neighbouring land users they do not alleviate all problems associated with the encroachment of rural residential uses into poultry farming areas. Utilisation of appropriate farm management practices is more important and of far greater value when dealing with potential and real environmental problems.

The following separation distances are given as a minimum only. Satisfactory separation distances will depend on the nature of the site and surrounding land uses and measures proposed to ameliorate against potential conflicts.

Situation	Minimum Distance (m)
Urban Residential Zone	1000
Dwelling on same property	50
Property Boundary	150
Public Road	150
Other Poultry Farms	5000
Dwelling on Small Rural Holding	300

Objective

To minimise the potential nuisance impacts of poultry farms on neighbouring land users.

Implementation Guidelines

Ensure that the separation distance outlined is adhered to an assessed with the development application.

Council Requirements

1. A site plan indicating the approximate distance to each form of adjoining development is to be submitted in conjunction with the development application.
2. All proposals are required to comply with the separation distances outlined above.
3. A consultants report addressing issues of odour, dust and noise will be required for proposals where a neighbouring residential dwelling is within 500m of the proposed sheds.

13. SOLID WASTES

Discussion of Issues

Management of poultry farm waste products must be an integral part of any poultry farming operation. In the absence of effective waste disposal even the best designed and located poultry facility will have potential for significant neighbourhood conflict.

Poultry farm wastes may be categorised as either liquid or solid. Liquid wastes may take the form of stormwater runoff while solid wastes include manure, litter and dead animals.

Effective waste management is a crucial element in the successful operation of any poultry enterprise. The waste issues of greatest concern to poultry operators and to Council are the management of dead birds, manure and spent litter.

Dead Birds

While alternate methods are available, Council's preferred options for dead bird disposal are:

a. Composting for routine bird deaths. All composting facilities are to be properly constructed and approved by Council. Once composted the material must be taken off-site with the spent litter.
b. Off-Site Disposal either to a rendering plant or suitable area for burial, is required for high bird deaths.

Other proposed methods may be considered in the context of the specific application.

Off-Site Removal

A common method of management is off-site removal to commercial re-utilisers such as composting/pelleting operations, graziers, the nursery industry and market gardens. Council does not encourage disposal of solid wastes on the poultry farm site.

Other Wastes, By-Products

Other wastes and by-products, such as used packaging, scratch trays, chick boxes and feed bags are to be recycled where possible, either in the existing form (after decontamination) or constituted for other purposes. Where this is not possible, prompt and safe disposal is to be arranged. Refuse should not be allowed to accumulate around the farm as it provides ideal harbours for pests and vermin. Any refuse should be deposited at the Lithgow Landfill, and not at rural garbage depots.

Objective

To minimise the impact of wastes from the poultry farm on water and air quality.

Implementation Guidelines

Prepare a strategy for the management of poultry farm both liquid and solid wastes.

Council requirements

1. Where a waste water irrigation system is to be incorporated, a waste water budget is to be prepared
2. A vermin control program should be incorporated into the management plan for the poultry farm and submitted to Council.
3. Runoff must be controlled so that it poses minimal risk to local water courses.
4. Drainage systems must effectively control water flows and incorporate soil conservation works where necessary.
5. Stormwaters must be managed so that waters from the proposed development site are suitably treated before discharge from the farm.
6. Sediment retention basins or dams should be used where necessary to separate sediments from the water. Such should be designed to a 5% Annual Exceedence Probability storm event.
7. Structural soil conservation works are required to control surface run-off.
8. Dead birds are to be collected regularly.
9. Off-farm collection service details are to be submitted to Council with the development application. This includes method of storage while awaiting removal.
10. Prompt and safe disposal of by-products is to be arranged where recycling is not possible to avoid the harbouring of pests and vermin. All sheds are to be thoroughly cleaned out at the end of each batch. Shed interiors are to be washed down with high pressure hoses, hot water or steam cleaning. All detergents are to be biodegradable.
11. No dead bird disposal shall occur on-site, whether it be by burning or burial.
12. Proposals for on-site spreading of manure or litter are to be accompanied by a nutrient budget and management details.

14. WATER MANAGEMENT

Discussion of Issue

Most conventional intensive poultry farms house the poultry in fully enclosed houses. This contains nearly all wastes, reducing the opportunities for direct pollution of the environment. Environmental considerations such as the preservation of waterways and wetlands, need to be considered in conjunction with preserving existing natural vegetation.

It is vitally important to properly plan the management of runoff. Runoff must be controlled so that it has minimal impact on local water courses. There are heavy penalties for polluting waterways whether the pollution is intentional or unintentional.

Poultry farms do not normally create water pollution problems, but some runoff may contain sediments, manure, nutrients or chemicals. No matter whether these potential pollutants originate directly from poultry farming or indirectly from general farming practice, management of runoff is essential to avoid waterlogging, erosion, sedimentation

or pollution on site or on adjacent lands or waterways. Water volume and drainage patterns should he considered in light of the overall effects on the water catchment. Council will require that local drainage patterns be maintained and stormwater flows be effectively managed.

Few poultry farms, other than intensive duck operations produce waste water in sufficient quantities to require the development of a waste water irrigation system. Such a system, if required, would need to be accompanied by a waste water budget. A waste water budget will need to balance the volume of water generated with the requirements of the crop or pasture being irrigated, the evaporate potential of storage and crop areas and other potential water inputs, eg, overland flow and rainfall.

Drainage systems should efficiently control water flows and incorporate soil conservation works where necessary. Stormwater should be managed so that contaminated waters are suitably treated before discharge from the farm. Sediment retention basins or dams should be used where necessary to separate the sediments from the water. Water containing dissolved nutrients may be applied to land areas where pastures or crops can take up the nutrient for plant growth.

Objectives

To prevent contamination of surface and ground waters.

Implementation Guidelines

To prepare a strategy for the proper management of water emanating from the site.

Council Requirements

1. A waste water management plan is to be submitted with the development application.
2. Where necessary a waste water budget will be required.
3. Local drainage patterns are to be maintained and stormwater flows effectively managed.
4. Poultry sheds are to contain all waste water as far as practicable.
5. Runoff from shed roofs, access tracks and hard stands (sealed or compacted) is to be collected and stored on-site.
6. Waste water irrigation systems must be accompanied by a waste water budget.
7. Details of sediment basins or dams are to be submitted to Council with the development application. The capacity of any dam must be sufficient to accommodate up to a 5% Annual Exceedence Probability storm.
8. Sheds are to be located outside the 1% Annual Exceedence Probability (AEP) area of inundation and O.5m above the 1% AEP flood level.

15. TRANSPORTATION / NIGHT TIME ACTIVITIES

Discussion of Issues

The timing and manner of transport activities relate directly to the likely impacts of the poultry farm on other properties. Deliveries of feed, transport of eggs and pick-up of grown birds constitute the majority of heavy transport movements around the poultry farm site. Transport movements may be a source of problems with noise, dust and lights. Poultry meat enterprises have particular problems because grown birds are collected at night for welfare and product quality reasons.

Noise, dust and light problems may be minimised by following guidelines such as:-

- Drive at moderate speeds (not above 20km/h).
- Secure loads to prevent loss of birds.
- Cover all loads of litter, manure and feed to prevent dust and feathers blowing from the load.
- Avoid directing powerful driving lights towards houses.

Objective

To minimise the impact of farm and associated transport on adjoining and surrounding areas.

Implementation Guidelines

Details should be submitted to Council outlining the timing and manner of transport activities associated with the poultry farm. Details submitted should include the frequency, times, routes and number of bird deliveries and pick-ups, feed deliveries and clean-outs.

Council Requirements

1. Internal access roads should be of all weather design constructed and maintained and have turning areas adequate for large articulated vehicles where required.
2. The location of roads, parking and turning areas should recognise potentially sensitive areas such as neighbouring houses.
3. Appropriately silenced fork lifts should be utilised to reduce night noise generation.

15. FARM BUILDINGS AND LANDSCAPING

Discussion of Issue

The overall appearance and maintenance standard of a poultry farm influences community attitudes. If a farm is kept in a poor condition it is more likely to be blamed for causing a nuisance than a farm that is attractive and well maintained.

The environmental impact of a poultry farm is very closely linked to shed design, the materials used in the construction of sheds and management of the sheds.

The exterior of all buildings should be maintained to keep the appearance, security and functioning of the structures up to an acceptable standard. Walls, side curtains, roofs and

gutters need to be kept in good order to maintain effective ventilation and the appearance of all buildings. Permanent buildings should be designed to enable the management to update with new technology when it becomes available.

Flooring of sheds should be constructed of reinforced concrete that will permit efficient removal of litter and manure. All sheds should incorporate solid all-weather aprons to facilitate movement of vehicles and materials into, out of and around sheds. The design and installation of fans and ducting, where required for a development should aim to minimise noise reduction and maximise efficient operation.

For existing farms, vegetative screen planting can lessen the visual impact of sheds and other buildings. Appropriately arranged species may enhance the environmental amenity of the surrounding area. Quick growing trees and shrubs should be planted around sheds where farms are likely to create a neighbourhood nuisance. Maintenance of natural airflows around sheds is an important consideration when planting a tree or shrub program. Screen planting should be located at least 12m from sheds to allow for adequate air movement. An attractive well screened and landscaped site will attract less attention from neighbours and indicates to the public that the management cares about the impact of the operation on the locality.

New poultry developments should be made to fit in with the tone and landscape of their surroundings as far as possible. Initial care in the selection of the site, and later, the design and management of the facility can reduce the visual impact of the farm. All facilities should be arranged for maximum farming efficiency and personnel requirements. Farm facilities that have high conflict potential should be placed on the most isolated part of the site, the location of potential nuisance generating operations may need to be adjusted to accommodate physical characteristics of the site, particularly topography and wind patterns.

Objective

To minimise the visual impact of poultry farms.

Implementation Guidelines

1. Prepare site plans of the existing structures and ensure that the proposed buildings and sheds do not detract from the landscape character of the area.
2. Locate potential areas of conflict with adjoining properties and take appropriate steps to lessen the conflict.

Council Requirements

1. A detailed site plan indicating the location of all dwellings and existing and proposed vegetation is to be submitted to Council with the development application.
2. Annual inspections of the farm will be conducted by Council. Such inspection will serve to ensure compliance with development approval.
3. Areas of potential conflict are to be identified and appropriate screen plantings proposed.

4. Details of the materials of construction of all sheds and farm structures are to be submitted in the development application.
5. Shed flooring is to be constructed of reinforced concrete to permit efficient litter and manure removal.
6. All sheds are required to incorporate solid all-weather aprons.
7. Vegetative screen plantings are required to lessen the visual impact of poultry farms.
8. Details of planting density, depth, location, species, growth characteristics and maintenance are to be professionally prepared and submitted to Council.
9. All plantings are to be in groups, consist of advanced stock and are to be a minimum of 12rr from sheds to allow adequate air movements. Where appropriate, fire retardant species are to be utilised.

17. IMPACT OF OTHER DEVELOPMENT

Discussion of Issue

Poultry farms have the potential to impact on the physical and social environments that surround them, but the reverse is equally the case.

The rural areas of Lithgow City comprise 40 hectare lots, some larger unsubdivided forms and concessional, and other lots from 2 hectares to 10 hectares.

If the agricultural and economic importance of a poultry industry to Lithgow City is to be realised, and neighbouring land uses kept free from the potential adverse impact of such an agricultural pursuit, controls must be introduced to avoid conflict between the poultry enterprise and surrounding land uses.

Intensive poultry keeping establishments can result in conflict with nearby land uses, particularly residential activities as a result of odour, noise, dust, lights and declining visual amenity.

Poultry sheds and facilities require isolation from other land uses to reduce potential adverse impacts on community amenities and to ensure poultry health. Surrounding land uses have the potential to impact upon the management, productivity and animal welfare of existing poultry farms. Examples of incompatible surrounding land uses include:

- residential development
- recreation facilities
- other poultry farms, and
- animal boarding and breeding facilities

In order to prevent conflict between the poultry farm and surrounding land uses, separation distances must be carefully considered. Poultry farmers may object to activities or proposals on neighbouring land which impact on the farm. This is particularly relevant when a proposed urban development encroaches into the poultry farms separation distances.

Increased development around poultry farms and poultry facilities can significantly affect their operation. When buffer distances around farms are compromised, potential for

conflicts between existing and new land users can arise. A well managed, established poultry enterprise should not be expected to dramatically alter management practices if previously acceptable buffers have been compromised by encroaching development for rezoning.

Reference should be made to Lithgow City Council Rural Residential Development Control Plan for discussion of the rural landuse conflict.

Objective

To minimise the potential conflict between poultry farms and other land uses.

Implementation Guidelines

Provide details of the surrounding land use and indicate measures to address the potential conflict

Council Requirements

1. Development applications for poultry farms are to be accompanied by a land use map indicating the land use surrounding the proposed site and measures proposed to mitigate any adverse effects thereon. Separation distances between sheds and the land use are to be indicated.
2. Residential and industrial developments, hospitals, recreation facilities, other poultry farms and animal boarding and breeding facilities are considered incompatible with poultry enterprises and will be discouraged if proposed within close proximity to such use and vice versa.
3. As far as possible poultry sheds are to be located out of the line of visual impact to other developments.
4. Vegetative screening is required between the sight line of the adjoining development and poultry operation to direct and filter noises, soften impact of lights and diffuse odours and dust. This shall be completed prior to the commencement of poultry production.
5. Justification will be required for any request to vary separation distances as quoted in this document.

APPENDIX 1

Planning Checklist

For a New Poultry Farm:

1. Research the initial idea thoroughly including the physical and technical requirements, market structure, basic budgets and feasibility of the idea. You may need to seek assistance from NSW Agriculture, other agencies or consultants.

2. Determine the basic requirements for a site identified by this background research.

3. In general terms, discuss with Council staff the most appropriate areas of land in the Council area suitable for such a development and the general feasibility of the idea. For all poultry developments it is desirable to hold a "planning focus meeting" at this stage to explore potential planning issues with a range of interested parties including neighbours.

4. After reading the site selection component of this Development Control Plan, develop a more detailed list of site requirements for the proposed development.

5. You must discuss potential sites with Council's Environmental Planning Officers.

6. Consider, design and site interaction of the potential sites and make a selection which provides the most cost-effective and practical alternative.

7. Obtain Development Application forms, any supporting documents and copies of any relevant Council plans, including the Local Environmental Plan, affecting the land.

8. Prepare basic sketch plans of the proposed development and organise a meeting with one of Council's Environmental Planning Officers to discuss Council requirements.

9. Submit the development application to Council. Council will require the following in a development application:-

- Ten copies of plans of the site drawn to scale showing location of buildings dams, siltation traps, buildings on adjoining lots, existing vegetation, drainage lines etc. in relation to lot boundaries. Distances are to be clearly documented.
- Ten copies of floor plans and elevations of proposed buildings, including materials and colours.
- Plans must show adjoining land use and identify all buildings within proximity to the proposed farm site.
- Consultants report addressing issues such as odour, dust, noise, and any other issues.
- A statement of Environmental Effects specifying:-
  a. details of the number and type of birds to be housed and whether the birds are for meat or egg production
  b. Number of batches per year
  c. Hours of operation and number of employees
  d. Shed clean out frequency and method

e. Heating, cooling and ventilation requirements
f. Rodent and pest control measures
g. Full details of any chemical usage
h. Numbers and types of vehicles used for feed delivery, bird pick-up, product transport, etc.
i. Approximate times os all truck movements
j. Location and transportation route to processing facilities
k. Waste removal and disposal methods, including disposal of dead birds
l. The topography and local climate of the site and its relationship with surrounding lands (diagrams)
m. method of dust and soil erosion control, particularly during construction
n. details of any proposed landscaping
o. details of any know natural hazards relating to the land
p. water supply and Water Management Plan
q. electricity supply

- application fee in accordance with Council's Fees and Charges policy.