

Appendix 2: Best management practice checklist

The following list includes best management practices for meat chicken farms.

The checklist is designed to help grower applicants and consultants in the development process for new and existing farms, as well as to help the relevant authorities to assess development applications (DAs).

Following the checklist can also help in determining the suitability of one or more proposed sites for a new meat chicken farm before any commitment is made to buy or lease a property and before a DA is prepared. It can also help to identify issues that might require more detailed assessment and management.

The checklist can also be used as a planning tool for proposed changes to an existing meat chicken poultry farm to identify potential issues that will require further consideration and management.

It is strongly recommended that you take a draft of the checklist to any preliminary meeting with the local council (pre-DA lodgement) to review with council planners. You should also consider attaching the final checklist to the DA.

A checklist for management issues that require addressing as part of a farm management system is included in Manual 2 (Appendix 2).

Note that issues such as the utilisation of spent litter on-farm may not always be relevant.

BEST MANAGEMENT PRACTICE	YES	NO	N/A
Farm location and shed siting considerations (refer to section 3 of Manual 1)			
Planning considerations			
Does the council's LEP permit chicken farming (intensive livestock agriculture) on the site? (3.1)	✓		
Has a risk assessment and a cost-benefit analysis been undertaken? (3.1.2)	✓		
Does the site adequately provide for: the chicken sheds and feed silos, amenity block, storage sheds, internal roads, litter composting or stockpile areas (where appropriate) and dead-bird management or storage areas, as well as relevant mitigation measures for odour and noise impacts? (3.2.1)	✓		
Has the local council and/or planning consent authorities been consulted about whether the zone permits chicken farms and any recommended setbacks from boundaries or neighbouring residents, and are you able to justify any variation as part of the DA? (3.1) (3.2.1) (4.1)	✓		
Does the proposal and site comprise a designated development? (3.2.2) (4.4.1)			✓
If an environmentally sensitive site cannot be avoided, have you undertaken additional environmental assessment, adopted additional protection measures and ensured you can justify the chosen location in the DA? (3.2.2)	✓		
Is the proposed site above the level of flooding, with an average recurrence interval of 1 in 100 years? (3.2.2)	✓		
Have you planned for engineered, gently sloping, wide, open drains that are well grassed and kept mown to manage stormwater runoff from sheds and minimise erosion. (3.2.2)	✓		
Will design and management measures minimise odour impacts? (3.2.3)	✓		
Has an odour risk assessment using the Level 1 odour risk calculator been undertaken? (3.2.3)			✓
If Level 1 requirements cannot be met, have further, more specific assessments in accord with Level 2 or Level 3 requirements of the <i>Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW</i> been undertaken? (3.2.3)	✓		
Has the option of using proven odour reduction technologies been considered to reduce the separation distance required? (3.2.3)		✓	
Have noise reduction options been considered when selecting a site, include locating farm access points, internal roads, sheds and fans as far as possible from neighbouring dwellings? (3.2.4)	✓		

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BEST MANAGEMENT PRACTICE	YES	NO	N/A
Has the likely noise impact been calculated in accord with the NSW Industrial Noise Policy (3.2.4) NFI	✓		
If sufficient separation distance is not available, have you considered installing noise-reduction barriers (such as an earthen, vegetated bund) or selected fans with a lower noise rating? (3.2.4)			✓
Have the recommended biosecurity separation distances between poultry farms, as specified in section 3.2.5 of this manual, been complied with? (3.2.5)	✓		
Is your farm located away from waterways and wetlands that are used extensively by waterfowl? (3.2.5)	✓		

Separation and buffer distances

Are there appropriate separation or buffer distances from sensitive receptors? (Refer to definitions in Manual 1.) (3.2) (3.2.6)	✓		
Have boundary setbacks been maximised wherever practical, by locating sheds and facilities near the centre of the farm? (3.2.6)	✓		
If the boundary setbacks recommended in a council Development Control Plan cannot be met, have you carefully considered the risks and identified what can be done to avoid adverse impacts, and are you able to clearly justify your proposal as part of a DA? (3.2.6)			✓

Electricity and water supply

Does the farm have access to a reliable, adequate and constant power supply (three-phase) to ensure water supply and feed delivery to the birds and to light and ventilate the sheds? (3.3)	✓		
Is the power availability sufficient for possible future expansions of the farm? (3.3)	✓		
Will standby generators with auto-switch control be installed to manage power supply in the event of mains supply failures? (3.3)	✓		
Is an adequate supply of water available for all on site needs, including the poultry water, shed management and cooling? (3.4)	✓		
Are all water sources (other than town water) suitable, particularly with regard to salinity and microbial content? (3.4)			✓
Is back-up water supply or storage available (at least 2 days' total requirement) in case of a breakdown or loss of supply? (3.4)	✓		
Do you have an appropriate water licence and are you complying with the licence conditions? (3.4)			✓

Native vegetation protection and bush fire risk

Has the local Catchment Management Authority been consulted before clearing or disturbing native vegetation? (3.5)			✓
Is there a clear separation between buildings and bush fire hazards, in the form of fuel-reduced zones? (3.5)	✓		
Is there appropriate access for fire-fighters and for persons seeking evacuation (public roads, private access, fire trails)? (3.5)	✓		
Is there adequate water supply and pressure for fire-fighting purposes? (3.5)	✓		
Have you planned emergency management arrangements? (3.5)	✓		
Is suitable landscaping provided to limit fire spreading to a building? (3.5)	✓		

Road access design

Do transport routes to and from the farm avoid truck movements through towns and near sensitive land uses such as schools and hospitals? (3.7)	✓		
Do site and design access points, on-farm roads and on-farm parking areas minimise noise, dust, bioaerosols, vehicle light impacts and road safety risks to nearby sensitive land uses? (3.7)	✓		
Have you gained the approval of the relevant authority for the location and design of access to the site? (3.7)			✓
Is the access constructed to a standard that minimises deterioration of the road pavement, avoids sharp turns, and provides sufficient road width for turning vehicles? (3.7)	✓		
Is the access gate (from a public road) placed far enough inside the boundary to enable trucks to park off the road without affecting passing traffic? (3.7)	✓		
Will the access road be established on a compacted sub-base with good table drains, and with a compacted gravel layer with a good camber to shed rainwater to the drains? (3.7)	✓		

EXISTING.

PROPOSED UPGRADES.



BEST MANAGEMENT PRACTICE	YES	NO	N/A
Will parking areas for articulated vehicles be designed for loading and unloading, and with an on-site manoeuvring area to enable all vehicles to enter and exit the site in a forward direction? (3.7)	✓		
Will level concrete aprons be designed and constructed outside sheds to facilitate loading of birds during pickup and to minimise noise? (3.7)	✓		
Will biosecurity measures such as wheel washes be established near the access point to the production area? (3.7)	✓		
Will adequate provision for the parking of vehicles anticipated on the farm be provided? (3.7)	✓		
Have roads been designed so as to avoid vehicle headlight intrusion on neighbouring houses? (3.7)	✓		
Have large bunds along driveways been constructed to deaden sound from trucks entering, or have small bunds been built to redirect water away from internal roads? (3.7)	✓		✓
Shed design			
Is your shed to be designed with tunnel-ventilation and pad cooling? (3.8)	✓		
Have shed roofs been insulated to reduce condensation and help maintain dry litter? (3.8)	✓		
Are the separation distances between the discharge end of meat chicken buildings and sensitive land uses sufficient to prevent amenity impacts? (3.8.1)	✓		
Has sufficient roof overhang and sidewall height been provided to prevent rainwater from entering the shed and wetting the litter? (3.8.1)	✓		
Has sufficient distance been provided between sheds to enable bird collection from the centre of each shed or from each end? (3.8.1)			✓
Is the long axis of sheds orientated east-west to minimise solar heat absorption during hot weather? (3.8.1)	✓		
Will shed floors be constructed with an impermeable material to eliminate the risk of ground water contamination? (3.8.2)	✓		
Will drains or stormwater retention systems be compacted? (3.8.2)	✓		
Is the base of the sheds raised above the natural surface level to prevent the entry of stormwater runoff? (3.8.2)	✓		
Will stormwater management systems be constructed to control runoff from around the meat chicken farm complex (the controlled drainage area) in accordance with council requirements? (3.8.2)	✓		
Are sheds designed to maintain a uniform airflow across the shed width in accordance with processor requirements? (3.8.3)	✓		
Will fans be positioned to direct any exhaust air away from sensitive land uses, or, if justified, will other strategies be implemented to avoid odour health impacts? (3.8.3)	✓		
Will the roof pitch be lowered or deflectors (baffles) installed in tunnel-ventilated sheds? (3.8.3)	✓		
Will an automated system be operated to maintain optimum ventilation rates by monitoring relative humidity and temperature and controlling evaporative cool pads, fans and mini vents? (3.8.3)	✓		
Will feeding and watering systems be installed that can be adjusted to meet the requirements of the birds as they grow? (3.8.4)	✓		
Will feeders be installed and maintained to minimise feed wastage? (3.8.4)	✓		
Will drinkers be installed that ensure minimal spillage onto the litter? (3.8.4)	✓		
Are silos and feed-lines designed to avoid feed spillage and the ingress of water? (3.8.4)	✓		
Will automated systems that continuously monitor temperature levels (and, for tunnel-ventilated sheds, internal relative humidity) be installed to allow for maximum control over the shed environment? (3.8.5)	✓		
Will tunnel-ventilated sheds be fitted with telemetry alarms (also visual if appropriate) to alert the farm manager to malfunctions or extended abnormal shed conditions? (3.8.5)	✓		
Landscaping			
Has a landscaping plan been developed for the site? (3.9)	✓		
Will natural vegetation and terrain of the site be used to best advantage to maximise visual screening and improve biodiversity? (3.9)	✓		



BEST MANAGEMENT PRACTICE	YES	NO	N/A
Will existing trees be retained and incorporated into the landscaping? (3.9)	✓		
Have landscape plantings taken into account fire risk, airflow, pest and vermin control and control of odour and dust? (3.9)	✓		
Will a vegetative screen or other suitable odour emission reduction control measure be installed at the exhaust end of tunnel-ventilated sheds? (3.9)		✓	
Will species that are able to withstand elevated nutrient levels be planted near shed fan exhausts? (3.9)	✓		

Litter storage and dead bird management

Will on-farm composting areas, dead-bird management facilities and litter storage areas be located away from boundaries and neighbours? (3.10)	✓	✓	✓	NOT PROPOSED
Will dead-bird storage facilities be designed to prevent scavenging? (3.10)	✓			
Will dead-bird composting or disposal areas and litter storage areas be located on a gently sloping site away from drainage lines and flood plains? (3.10)			✓	NOT PROPOSED
Have the minimum design requirement goals defined in section 5 of the OEH's Composting Guidelines been addressed in order to protect surface and ground waters from pollution? (3.10)			✓	
Have poultry litter re-use areas on-farm been appropriately designed on the basis of a nutrient budget that considers the proposed annual litter volumes and nutrient loads, soil types, current soil nutrient levels (determined by soils tests) and pasture use rates? (3.10)			✓	
Will litter disposal areas be located outside the biosecure poultry production area? (3.10)	✓		✓	NOT ONSITE.
Will natural runoff be diverted away from litter storage and dead-bird composting or disposal areas? (3.10)			✓	
Will existing trees be retained wherever practical, and will litter storage and dead-bird composting or disposal areas be visually screened? (3.10)			✓	

Protection of surface water and ground water

Has the meat chicken farm complex (sheds and spent litter stockpiles) been located above the 1-in-100-year flood line? (3.11)	✓			
Is the meat chicken farm complex located away from major potable water supply storages and watercourses within drinking water catchments and protected oyster catchments? (3.11)	✓			
Are surface waters protected through sound design and management of meat chicken farm complexes and spent litter utilisation areas? (3.11)	✓			
Will riparian zones be protected with appropriate buffers zones and vegetative filter strips? (3.11)	✓			
Have spent litter utilisation areas been designed (and will they be managed) to achieve a nutrient balance and sustainable use nutrients? (3.11)			✓	

Community and consenting authority consultation

Have you spoken to the neighbours before lodging the DA? (3.11.1)	✓			
Has the person with the best communication skills been tasked to consult with neighbours (3.11.1)	✓			
Have all aspects of the proposal been discussed with the consenting authorities before finalisation of the DA? (3.11.2)	✓			
Have you ensured that the application addresses neighbours' issues and justifies the proposed design and operation (refer to the <i>Land Use Conflict Risk Assessment</i> factsheet on the NSW DPI website for more information) (3.11.2)	✓			

Planning the development of a meat chicken farm (Preparation of DA) (refer to section 4)

Have you confirmed the suitability of your preferred site before committing to buy or lease a property and before preparing a DA? (4.13.5)			✓	
Have you consulted with your local council about LEP definitions, and also in regard to where poultry farming is a permissible development, what form of application would be required to gain consent, and the likely costs of this? (4.13.5)	✓			
Have you found out what permits or licences from state government agencies are required and whether the farm is an 'integrated development'? (4.13.5)	✓			
Is any approval required under the Commonwealth <i>Environmental Protection and Biodiversity Conservation Act 1999</i> ? (4.13.5)		✓		
Has a pre-DA meeting been held with council? (4.13.5)	✓			
Does the DA contain all the required information? (4.13.5)	✓			

