

Grenfell file

BATH, STEWART

ASSOCIATES Pty.Ltd. Inc in NSW
A.B.N. 57 002 745 020

SURVEYORS

PROJECT MANAGERS

DEVELOPMENT CONSULTANTS



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Recipient of the 1998 Sir Thomas Mitchell
Excellence in Survey Award

Our Ref: DJB-01293-1J.doc

3 June, 2002

FACSIMILE TRANSMISSION

To: BAIADA POULTRY PTY LIMITED
Attention: JOHN CAMILLERI & GLENN CAMPBELL
From: DARYL BATH
Date: 3 June, 2002 Time: 2:13 PM
Fax no: 9636-9636 & 6764-9299

PAGES SENT: (including this page) 7

RE: BREEDER PRODUCTION FARM, GRENFELL NSW

Further to our recent e-mail we now forward copy of Council's Notice of Determination of DA 75/2002, as well as its latest correspondence regarding Central Tablelands Water.

The writer is in the process of contacting Central Tablelands Water and will advise of any outcomes whence they are to hand.

Please consider all conditions imposed by the development consent and advise the writer of any matters which you consider may be unreasonable or require further clarification.

Regards,


Daryl Bath,
dbath@bathstewart.com.au

BATH, STEWART ASSOCIATES

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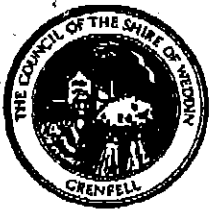
D:\B-C\Documents and Settings\Daryl.BATH\STEWART\My Documents\FILES\01293\01293-1J.doc

continued overleaf..2

DIRECTORS: DARYL J. BATH B SURV (ONS) MLS (AUST.)

ASSOCIATES: DAVID A. LORD B SURV MLS (AUST.)
PETER J. BAXTER B SURV MLS (AUST.)
MITCHEL B. HANLON B SURV MLS (AUST.)
ERYN J. BATH B ENV SC, GRAD DIP ENV ENG





Ref: 01293

WEDDIN SHIRE COUNCIL

To Avoid Delay when
Replying or Telephoning

Please Quote:

Your Ref:

All correspondence to be addressed to:
The General Manager
Camp Street or PO Box 125
GRENFELL NSW 2810

Tel: (02) 6343 1212
Fax: (02) 6343 1203
Email: mail@weddin.nsw.gov.au

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

issued under the Environmental Planning and Assessment Act 1979 Section 81 (1)(a)

Development Application No: 75/2002

Development Application:

Applicant Name: Bath, Stewart Associates Pty Ltd

Applicant Address: 239 Marius Street
Tamworth 2340

Owner: C & K Bembrick

Address of Land to be Developed: Lot 1 in DP 1022013 & lot 22 in DP 866857
Parish of Melyra & Wallah Wallah
County of Forbes
Being the property "Summerfield"
Gooloogong Road, Grenfell

Proposed Development: The construction of an intensive animal establishment –
Poultry Breeder Production Farm, being sheds with
associated amenities, dwellings and infrastructure.

Building Code of Australia Classification: 7, 10a & 1a

Determination made on Date: 27th May 2002

Determination: Consent granted subject to conditions described below

Consent to Operate From: 27th May 2002

Consent to Lapse on: 27th May 2007

Details of Conditions:
(Including Section 94 Conditions)

- 1 The development being undertaken in accordance with the submitted plans, drawings and accompanying details, as amended by the following conditions.
- 2 Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate shall:

- a) appoint a Principal Certifying Authority and notify Council of the appointment (if Council is not appointed), and
- b) notify Council of their intention to commence the erection of the building (at least 2 days notice is required).

The Principal Certifying Authority shall determine when inspections and compliance certificates are required.

Reason: to ensure compliance with the Environmental Planning and Assessment Act 1979

- 3 A Construction Certificate must be obtained from Council or an Accredited Certifier prior to work commencing. A construction certificate certifies that the provisions of Clauses 79A-79H of the Environmental Planning and Assessment Amendment Regulations, 1998 have been satisfied, including compliance with the Building Code of Australia and conditions of Development Consent.

Reason: to ensure compliance with the Environmental Planning and Assessment Act 1979

- 4 The following information will be required prior to the issue of the Construction Certificate:

- a) Soil erosion and sedimentation control methods proposed to ensure that all soils remain on the property throughout the construction of the proposed development.
- b) Final details of footing/slab/shed design in accordance with Australian Standards from a qualified structural engineer.
- c) Final landscape plan for each Poultry Production Unit (PPU).
- d) Proposed method of stormwater disposal.
- e) Proposed method of effluent/ waste disposal.
- f) Final plans for dwellings

Reason: to ensure compliance with the Environmental Planning and Assessment Act 1979

- 5 A final Occupation Certificate must be issued by the Principal Certifying Authority prior to occupation or use of the development. In issuing an occupation certificate, the Principle Certifying Authority must be satisfied that that the requirements of section 109H of the Environmental Planning and Assessment Act 1997 have been satisfied.

Reason: to ensure compliance with the Environmental Planning and Assessment Act 1979

- 6 Prior to commencing work, erosion and sedimentation control measures are to be put in place to prevent soil movement from the site into natural or constructed drains or watercourses. Measures may include the installation of geofabric fencing, staked straw bale walls located on the contour down-slope of the construction, sediment detention basins, earthen contour banks and the like. Control measures must be maintained until revegetation or landscaping is completed. *Note: Failure to implement soil erosion protection may result in the issue of on the spot fines for offences under the Protection of the Environment Operations Act, 1998*

Reason: to ensure that any possible soil erosion and runoff is contained on the site to prevent pollution of drainage lines.

- 7 Forty-eight (48) hours notice shall be given to Council to permit the inspection of:
 - a) pier holes before concrete being poured
 - b) reinforcement steel for footings, walls and/or slabs prior to pouring of concrete;
 - c) internal drainage- prior to slab steel being placed
 - d) external drainage lines- prior to trenches being backfilled
 - e) the framework with wind bracing completed and visible- prior to lining;
 - f) the development on completion prior to use or occupation.

Reason: to ensure work is carried out in a good and workmanlike manner to relevant legislation and standards.

- 8 The site is to be landscaped so as to reduce the visual impact from public and private land. The landscaping is to be established within 6 months of the date of this consent. The landscaping is to

be maintained to ensure their growth and protected from damage from livestock or machinery. Dead trees, shrubs or plants are to be replaced within 3 months of dying. A landscaping is to be submitted to Council for approval prior to the issue of a Construction Certificate.

Reason- to ensure that the landscape and scenic quality of the area is not detrimentally affected and to assist in the reduction of visual impact as a consideration required under the provisions of Section 79C of the Environmental Planning and Assessment Act and the associated Guidelines.

- 9 Reinforced concrete footings are to comply with Australian Standard 2870.

Reason: to ensure compliance with the relevant standard

- 10 Activities occurring at the premises in conjunction with the business operations must be carried out in a manner that will minimise emissions of dust from the premises.
- 11 Dust generated by the development must be prevented from polluting any natural waterway. It is the developers' responsibility to control dust generated by the development.
- 12 All outdoor lighting is to be directed away from dwellings of nearby residents.
- 13 Noise levels at the nearest off-site residence are not to cause nuisance.
- 14 The Poultry Production Unit (PPU) sites are to be maintained in such a state that harborage for vermin is minimised.
- 15 The edge of the internal roadways shall be provided with a dish drain to direct surface water to retention areas to allow for removal of suspended matter prior to water leaving the property or entering natural waterways.

Reason- conditions 10-15 -to ensure that nuisance and environmental degradation due to waste water, noise, effluent, general waste, outdoor lighting and dust is controlled, to preserve water and air quality, existing water resources, and to protect adjoining land uses as a consideration required under the provisions of Section 79C of the Environmental Planning and Assessment Act and the associated Guidelines and Clause 7(d) and (e) of IDO No. 1 - Weddin.

- 16 The entrances into each PPU is to be of all weather construction. There is to be a minimum gate set back of 25 metres from the bitumen edge of Gooloogong Road. Entrances are to be constructed a minimum width of 4m for one way traffic or 7.5m for two way traffic to Councils specification. The developer is to liaise with Councils' Engineering staff prior to work commencing. All work is to be at the developers cost.
- 17 All vehicles making pick ups and deliveries in relation to this development are to travel to and from the development via Main Road 237 (Gooloogong Road) to the Lachlan Valley Way (north) and the Mid Western Highway (south)

Reason- cond. 16-17: to reflect the relevant considerations required under the provisions of Section 79C(1) of the Environmental Planning & Assessment Act 1979 and associated Guidelines and to ensure the health and safety of persons accessing the site and persons using the public roads

- 18 All vehicles in relation to the development are to enter and leave the site in a forward direction and are to park wholly within the site.

Reason- to ensure traffic enter and leave the development in a safe manner.

- 19 Any timber used shall comply with the National Timber Framing Code AS1684-1992, in regard to size, span, spacing and method of fixing.

Reason: to ensure compliance with the Building Code of Australia

- 20 All work must cease and the National Parks and Wildlife Service be contacted if any Aboriginal relics, burials or other like material is located.

Reason - to ensure that any relics are protected as a consideration required under the provisions of Section 79C of the Environmental Planning and Assessment Act and the associated Guidelines.

- 21 Storage and handling of chemicals is to be in accordance with WorkCover, Occupational Health & Safety and manufacturers requirements.

Reason: To ensure risk to the environment is minimised and compliance with the relevant legislation.

- 22 Before commencement of any work, a sign is required to be erected in a prominent, visible position:-
- a) stating that unauthorized entry to the work site is not permitted.
 - b) showing the name of the person in charge of the work site and a telephone number at which that person can be contacted outside working hours, and
 - c) the house and lot number of the property.

This sign must be removed when the building work has been completed.

Reason: to ensure compliance with the Environmental Planning and Assessment Act 1979.

- 23 The developer must provide an adequate receptacles to store all waste generated by the development pending disposal. The receptacles must be regularly emptied and waste must not be allowed to lie or accumulate on the property other than in the receptacles. Consideration shall be given to the source separation of recyclable and reusable materials.
- 24 All general waste is to be disposed of at an approved Council waste disposal depot.
- 25 All waste from the sheds is to be removed from the property or is to be stockpiled on an appropriately constructed pad that is bunded and drained to a sump for treatment prior to release into the environment or removal from the property.
- 26 The storage pad and associated 'sump' is to be constructed of material that is impervious to water and compost solution, and is to be totally bunded to a height sufficient to ensure that no water entering the pad leaves the area. The pad is to be drained to a sump (within the pad area), which is to be monitored and maintained to a capacity adequate to contain runoff from the pad.
- 27 Reuse of effluent or waste is to be in accordance with EPA, Land & Water Conservation and Department of Agriculture standards or to the standards required by any other appropriate body that from time to time will require compliance with their relevant standards for the reuse of effluent.

Reason - Cond. 23- 27: - to ensure that nuisance and environmental degradation due to waste water, noise, effluent, general waste, outdoor lighting and dust is controlled, to preserve water and air quality, existing water resources, and to protect adjoining land uses as a consideration required under the provisions of Section 79C of the Environmental Planning and Assessment Act and the associated Guidelines and Clause 7(d) and (e) of IDO No.1 - Weddin.

- 28 All feral animals within the piggery site are to be controlled.

Reason - to ensure that the number of feral animals is not increased by the development as a consideration required under the provisions of Section 79C of the Environmental Planning and Assessment Act and the associated Guidelines.

- 29 A Rehabilitation Plan is to be prepared 3 months prior to the ceasing of operations, which is to be approved by Council and the Department of Land and Water Conservation, or other appropriate departments or bodies at that time and implemented prior to the abandonment of the site.

Reason - to ensure the safety of the land owner/user and to protect the environment as a consideration required under the provisions of Section 79C of the Environmental Planning and Assessment Act and the associated Guidelines.


03/06/2002 14:16 01 2 01000170
Other Approvals: NIL
Listed local government act 1993
Approvals granted under Sec. 78A(5)

General terms of other approvals: NIL

Integrated as part of the consent (list approvals) / 1

If you are dissatisfied with this decision section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

*Section 97 of the Environmental Planning and Assessment Act 1979 does not apply to the determination of a development application for State significant development or local designated development that has been the subject of a Commission of Inquiry.


T. V. LOBB
GENERAL MANAGER

28/5/02



To Avoid Delay when
Replying or Telephoning

Please Quote: T2.2.75/2002

Your Ref: Gsr

27th May 2002

Bath, Stewart Ass. Pty. Ltd.
PO Box 403
Tamworth 2340

29 MAY 2002
78:01293
WEDDIN SHIRE COUNCIL

All correspondence to be addressed to:
The General Manager
Camp Street or PO Box 125
GRENFELL NSW 2810

Tel: (02) 6343 1212
Fax: (02) 6343 1203
Email: mail@weddin.nsw.gov.au

SUBJECT: Poultry Production Farm – DA 75/2002

Dear Daryl,

In reference to Council's e-mail of the 16th May, 2002 Council advises that after receiving advice from Central Tablelands Water it would appear that they have not been contacted by the developer and therefore you may not be aware of any conditions CTW will impose.

Council therefore advises that you contact the General Manager of Central Tablelands Water at your earliest so that arrangements for your development can be confirmed.

If you have any further enquiries please contact Graham Ritter at the Weddin Shire Office or on 02-63431212.

Yours faithfully

G RITTER
DIRECTOR ENVIRONMENTAL SERVICES