

Notice of decision – Goolgowi Poultry Complex [SSD-8036]

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	Goolgowi Poultry Complex (SSD-8036)
Applicant	Muscat Developments Pty Ltd
Consent Authority	Minister for Planning and Public Spaces

Decision

The Executive Director under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to the recommended conditions.

A copy of the development consent and conditions is available online.

A copy of the Department of Planning, Industry and Environment's Assessment Report is available online.

Date of decision

16 March 2020

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- [the considerations under s 7.14(2) and 7.16(3) of the Biodiversity Conservation Act 2016 (NSW)];
- all information submitted to the Department during the assessment of the development application and any additional information considered in the Department's Assessment Report;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the development will provide a range of benefits for the region and the State as a whole, including a capital investment of approximately \$101 million and the generation of 70 construction jobs and 12 operational jobs in the Carathool Local Government Area
- the development is permissible with consent and is consistent with the NSW Government policies including the *Riverina Murray Regional Plan* which encourages the establishment of agricultural production industry whilst maintaining the development of strong, connected communities
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with the applicable NSW Government policies and standards. An Air Quality Management Plan and Water Management Plan will be prepared to manage odour impacts, and the management of water usage associated with the development
- the issues raised by the community in submissions have been considered and adequately addressed through changes to the project and the recommended conditions of consent
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the project from 1 March 2018 until 4 April 2018 (35 days) and received 12 submissions, including two objections from the public.

The key issues raised by the community (including in submissions) and considered in the Department's Assessment Report and by the decision maker include water supply, noise, odour and traffic safety. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
Water Supply the impact of the development upon the water table	Assessment - The Department's assessment concluded that the site has access to an adequate water supply through existing water rights with Murrumbidgee Irrigation. - The application demonstrated that the stormwater quantity and quality will be effectively managed at each farm through the construction of a stormwater system with perimeter catch drains. Conditions - Prepare and implement a Water Supply Plan - Prepare and implement a Water Management Plan, including a Ground Water Management Plan.
Noise Impacts noise generated by the development has the potential to impact upon surrounding receivers	Assessment - The Department considered the noise generated during the construction and operational phases of the development. - The assessment concluded the development would comply with the Industrial Noise Policy 2000, Interim Construction Noise Guideline and Road Noise Policy. Conditions - Prepare and implement a Construction Noise Management Plan - Ensure the development complies with construction noise limits detailed in the <i>Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009)</i> - Ensure the development complies with the specified noise criteria during the operational phase of the development.
Odour Impacts odour generated by the development will be evident in the local area	Assessment - The Department considered the development at a scale of 100 sheds, whereby the odour generated would not meet the criteria set out by the <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i> at all receivers. - The assessment concluded that odour impacts could be mitigated / managed at a reduced scale of 60 sheds. This would ensure the sensitive receivers in the area would not be impacted negatively as a result of the development. Conditions - Issue a partial consent for the development for a total of 60 sheds. - Require the Applicant to obtain further approval from the Minister to expand the development to 100 sheds - Prepare and implement an Air Quality Management Plan - If required by the Environment Protection Authority, prepare and implement an Odour Validation Report.
Traffic Safety impacts of the increase in traffic on the road safety	Assessment - The Department considered the proposed access arrangements of the development as well as the increase in traffic generated at the construction and operational stages of the development. - The assessment concluded that the proposed site access off the highway would provide better visibility for road users and would be designed to ensure heavy vehicles associated with the development would not interfere with other road traffic. Conditions - Prepare and implement a Construction Traffic Management Plan - Undertake the design and construction of the intersection of the access road with the Mid-Western Highway - Prepare and implement a Driver Code of Conduct