



24<sup>th</sup> June 2015

Dear Sir,

**Re: ProTen Application SSD 6882**

I write regarding the proposed development of a poultry production complex by ProTen Ltd in the Euroley area of Narrandera Shire.

I would like to say that I am not approving the proposal, or objecting to it, just raising my concerns about the development.

I have a number of concerns with this proposal. They are:

1. Water - Quality and Quantity
2. Flooding
3. Wind Direction
4. Roads and Enclosure permits
5. Land values

**1. Water**


I have recently constructed a new stock and domestic bore in the are of this proposed development with a view to both water stock and provide water to a dwelling to be built. In addition there are other stock and domestic bores in the area that are critical to landholders in the area (including myself) for pre-existing uses. That this supply be maintained for all other users is critical as there exists no other reliable water supply. Both quality and quantity need to be maintained. The new bore I have constructed is able to maintain a flow of 2 litres per second, any draw down by large production bores will result in a drop off in this production figure. This bore was constructed with a view to, in the future, constructing a dwelling where domestic water would be required and was constructed prior to the ProTen interest in this area.

**2. Flooding**

This area is subject to isolation by flooding causing potential problems in getting feed in for birds and birds out for processing.

At a meeting between local landholders and ProTen Ltd representatives it was said that all flooding concerns had been considered and addressed. It is to be hoped this is correct.

**3. Wind Direction**

At this meeting it was also claimed that the predominant wind direction was from the north east. As a long time resident of this area I have some trouble believing that. Predominant wind direction in this area is anything from Northwest through to Southwest and I believe that almost anyone in southern NSW if asked this question would suggest that this was the case. This is of concern to me because 

[REDACTED]

[REDACTED] In fact, from the map supplied by ProTen it is difficult to tell whether the required distance is being kept between my dwelling and the closest cluster of sheds. The required distance I am led to believe is 2 kilometres (but I'm not sure of this it may be more)  
If this project is to go ahead the required distance must be observed and I would like independent verification of the claim regarding wind direction.

#### 4. Roads and Enclosure Permits

There has been some private discussion about changes to existing enclosure permits in the area. There are Crown Lands enclosed within private property or unfenced roadways and I am very concerned that these changes may be detrimental to the running of my property. I would very much appreciate if some solution to alleviate my concerns could be found.

#### 5. Land Values

I would also be concerned that my property would be devalued by proximity to this project. ProTen Ltd will pay a high price for this land and have said that no expansion of their project will occur. This raises the questions:

- i) Would someone else want to live next door to this development?
- ii) Would the price ProTen paid for the land actually increase values, thus increasing rates unsustainably in the area when neighbouring country is grazing or cropping country only?

For this sort of project, the isolation and bio-security that a predominately sheep grazing area provides has considerable value. Once their land requirement is satisfied the rest of the area is only sheep and cropping country.

I am neither for nor against this project as I don't know the answers to all of the above but if it is to go ahead it needs to be closely scrutinised so that it has no effect on neighbouring properties. Any problems that may occur due to their activities both now and in the future should be remedied as soon as possible and the rights of existing landholders should be respected at all times.

Regards,

[REDACTED]