

*SBM Planning*  
*“Goonaroo”*  
*Grenfell 2810*

28th January 2022

Robert Stokes  
NSW Minister for Planning & Public Spaces

**Objector Submission**

**Regarding State Significant Development Application for**  
**Grenfell Poultry Farm**  
**at 1130 Gooloogong Road, Grenfell**

**Application No. SSD - 13855453**

This letter refers to the State Significant Development Application (SSDA) exhibited on 14<sup>th</sup> of December 2021 for 4 Poultry Breeder / Rearing Farms consisting of 40 large sheds at 1130 Gooloogong Road Grenfell.

The applicant for this SSDA and the owners of the subject land are Baiada Properties Pty Limited and the property is known as “Summerfield”, or 1130 Gooloogong Road, Grenfell.

This submission is made on behalf of Kelly and Darren Nealon. Kelly and Darren Nealon are the owners of “Munjel” which is known as 1268 Gooloogong Road and adjoins the subject site along its northern boundary. The Nealon property includes Lot 1 in DP 241626 and Lot 2 in DP595663.

**1. Introduction**

The Nealon’s homestead “Munjel”, is located some 100 metres to the north of the common boundary (toward the Gooloogong Road frontage) and has been extensively renovated in recent years to accommodate their growing family and business. It includes landscape surrounds, infrastructure and large gardens on the eastern side of the dwelling. Their homestead is strategically located at the centre of their farming operation and accordingly

has been developed as a foothold for their family business.

The impacts of the proposed development, as it stands, to the Nealon family farm and home will be substantial. The homestead is orientated with expansive rural views to the east and south-east, approximately 1.7 km from Farm 4 and 1.5 kms from Farm 2 and will be located within 700 metres of the closest dirt road providing access to those farms.

## **2. Visual Impact**

The visual impact of the Poultry Farm buildings and the access road will detract from the amenity of both the “Munjal” homestead and garden as well as from the visual amenity of the farm itself.

The proposed Poultry Farm 4 is located approximately 1.7 kms east of the “Munjal” homestead and in direct line of sight from the dwelling and landscaped surrounds. The western elevation of the Farm Group 4 complex will be visible from the “Munjal” homestead and garden and the view will encompass the ends of 5 sheds (approx. 216 metres across), the egg packing room, an amenities building, silos, water tanks and 2 manager residences.

Proposed Poultry Farm 2 is located approximately 1.5 kms south-east of the “Munjal” homestead, also highly visible from the dwelling and gardens. Both the northern elevation and the western elevation of the Farm 2 complex will be visible from the “Munjal” homestead and gardens and the view will encompass the end and side elevations of the shed group and will include the silos, the water tanks, the egg packing room and at least 1 of the 2 manager residences.

In addition to the visual impact resultant from the Poultry Farms the access road located approximately 600 – 700 metres south-east from the “Munjal” homestead and garden will result in visually disruptive traffic and dust.

The EIS does not include a detailed visual impact assessment and therefore the full extent of the visual impact is difficult to ascertain. As a minimum a visual impact assessment from the southern extent of “Munjal” and from the “Munjal” homestead and gardens would be beneficial to understand the extent of this impact.

The visual impact of the proposed Poultry Farms is indicative of the inadequate site planning as well as the land area constraints of the site.

### **3. Non-Compliance with the Weddin Local Environmental Plan 2011 (WLEP 2011)**

The proposal includes a total of 9 dwellings, including 8 managers dwellings and 1 existing dwelling. Within the provisions of the WLEP 2011 - Clause 4.1 the minimum lot size for a dwelling is 400 ha (approx. 1000 acres).

The farm where the dwellings are located has an area of 598 hectares (1477 acres) and therefore the proposed 9 dwellings represent a non-compliance of 8 dwellings for the site.

This non-compliance will result in considerable amenity impacts to the Nealon's property, "Munjai", including increased vehicle traffic resulting in reduced air quality and increased acoustic impact associated and the increased density proposed within a rural setting.

The minimum lot size and density provisions within the WLEP have not been included within the EIS and the impacts of this a non-compliance have not been considered by the proposal.

### **4. Non-Compliance with the Weddin Shire Development Control Plan 2014 (WDCP)**

The proposed development does not comply with Chapter 9 – Rural Development of the WDCP. In particular, the clause pertaining to Rural Land Use Conflict which aims to *"minimise the opportunities for rural land use conflicts"* and to provide landscaped setback distances of no less than 150 metres between incompatible land uses. Although the setback distances are not shown on the site plan, Farm Group 4 is located a short distance to the northern site boundary which is common to "Munjai". In addition, the proposed intensive agricultural operation represents a conflict between the rural character and broad acre farming practices at "Munjai".

The proposal does not comply with Chapter 9 of the WDCP in relation to Scenic and Landscape Quality. The proposal does not satisfy the objective of the control being *"to minimise the impact of development on upon the rural landscape"*. The scale and intensity of the proposed intensive poultry farm is not compatible with the surrounding rural landscape which is characterised by family run broadacre cropping and livestock operations.

### **5. Air Quality and Acoustic Impacts**

The proposal will result in a loss of acoustic privacy to "Munjai" resulting from the proximity

of the access road to the south-east and the increased light and heavy vehicle movements around the site (approx. 56 vehicle movements per day). In addition, the movement of birds between farms on a regular basis at night, the continuous mechanical ventilation to the sheds and other plant and equipment noise will result in increased acoustic impact to what is currently a quite rural setting.

The proposal will also result in a loss of air quality to the Nealon's at their homestead and garden and on their farm generally. The Nealon's have experience of the dust generated by heavy vehicles as they utilise heavy vehicles during harvest on a much smaller scale. During harvest even the smaller number of heavy vehicles can generate excessive dust which compromises air quality (especially in dry years).

## **Conclusion**

The proposed impacts and the considerable non-compliances associated with this intensive livestock proposal point to the fact that the site area does not support the scale and intensity of the proposed use. The small land area relative to the scale of the development means that adequate setbacks to neighbouring properties cannot be achieved and accordingly the impacts of the proposal will unreasonably detract from the amenity of its closest neighbours at "Munjal".

*Regards,*

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