

April 19, 2010

Mettricon Queensland Pty Ltd
20/238 Robina Town Centre Drive
Robina QLD 4226

Attention: Shaun Nicholson

Dear Shaun,

RE: ALTITUDE ASPIRE AREA E – AGRICULTURAL BUFFERS ASSESSMENT

In response to the November 11, 2009 correspondence from the Department of Planning outlining the Director General's Requirements for the environmental assessment of the project application, we have reviewed requirement as below :

2.9 Assess the potential for land use conflicts between with (sic) neighbouring property and provide suitable buffers (or other mitigation measures) where appropriate to mitigate these impacts. This is particularly relevant where development is proposed to adjoin or be close to land that is used for agriculture.¹

With respect to the buffers to protect agricultural activities from the proposed development due cognisance was taken of the reports and guidelines outlined below:

- Northern Rivers Farmland Protection Project.²
- Tweed Shire Council's Development Control Plan (Subdivision Manual).³
- Tweed Area E Local Environmental Study.⁴
- North Coast Living and Working in Rural Areas handbook.⁵
- Queensland Planning Guidelines.⁶
- NSW Agricultural Land Classification.⁷

The proposed development layout including stormwater management devices is shown on Drawing No. GJ0901.1.5a (attached) and its location within Terranora Area E Urban development area is shown on the attached Drawing No. GJ0901.6.1. The eastern and southern boundaries of the proposed development are adjacent to existing urban development. The northern boundary is adjacent to SEPP14 wetland (Terranora Broadwater) and associated environmental zones. The western boundary of the proposed development is located within the Area E development footprint.

The western boundary is adjacent to a grazing block with significant regrowth of trees and shrubs. The current condition of the block suggests the site is not used for

¹ Director General's Environmental Assessment Requirement Attachment 1 page 4 of 17.

² DIPNR and DPI 2005 Northern Rivers Farmland Protection Project

³ Tweed Shire Council Development Services Division 2008, *Development Control Plan (Subdivision Manual)*.

⁴ Parsons Brinckerhoff 2004 Tweed Area E Local Environmental Study.

⁵ Centre for Coastal Agriculture Landscapes & Northern Rivers Catchment Management Authority 2007, *Living and Working in Rural Areas – A handbook for managing conflict issues on the NSW North Coast*. NSW Department of Primary Industries.

⁶ QLD Department of Natural Resources 1997, *Planning Guidelines - Separating Agricultural and Residential Land Uses*, Department of Natural resources QLD.

⁷ Hulme, T., Grosskopt, T. & Hindle J 2002, *AGFACTS – Agricultural Land Classification*. NSW Dept of Agriculture.

agricultural purposes at present. However, there may be some potential for the site to be used for low intensity grazing (class 4). Given that the area is wholly contained within the proposed urban development area of Tweed Area E and the potential low intensity grazing, a vegetated or open space buffer is not justified as a protection measure for the short term and interim agricultural land use. A risk assessment⁸ for grazing enterprises is outlined in Table 1 below.

Table 1 Risk assessment for low intensity grazing adjacent to western boundary of proposed development

Hazard	Mitigating factors	Control strategy	Consequence	Likelihood	Rating
Noise	No cattle or stock yards within 200m of boundary		Negligible (3)	Unlikely (b)	Rating 13 (3c) acceptable
odour	No cattle or stock yards within 200m of boundary Low intensity grazing with minimal odour		Negligible (3)	Unlikely (b)	Rating 13 (3c) acceptable
Spray drift	No spray race or other infrastructure that may be used for spraying		Negligible (3)	Unlikely (b)	Rating 13 (3c) acceptable
Erosion & sediment	Boundary on crest of ridge line – water runoff sheds within the prospective land use areas (urban water remains in urban area, grazing land water remains in grazing land)		Negligible (3)	Unlikely (b)	Rating 13 (3c) acceptable
Domestic animals (dogs)		Stock and dog resistant fence to be erected on western boundary	Moderate (2) nuisance impact on cattle	Unlikely (b)	Rating 17 (3B) acceptable

It is recommended that a stock and dog-resistant fence be constructed at the back boundary of the allotment adjoining the western boundary of the proposed site.

We trust this is acceptable. Please do not hesitate to contact this office if you require any further details or elaboration.

Yours faithfully,
Gilbert & Sutherland Pty Ltd



Neil Sutherland
Director/Principal Agricultural & Environmental Scientist



Phil Matthew
Principal Agricultural Scientist

⁸ Tim Fitzroy & Associates 2008, *Land Use Conflict Risk Assessment Workshop*, Ocean Shores.

⁹ Risk assessment Tables attached at the back of this letter.

Risk assessment

Measures of Consequence (Severity of Environmental Impact)

Level	Descriptor	Description	Examples/Implications
1	Major	- Serious and/or long-term impact to the environment/public health and/or amenity - Long term management implications	- Water, soil or air impacted seriously, possibly in the long term - Limited damage to animals fish or birds or plants - Many public complaints including odour and noise - Contravenes the conditions of Councils licences, permits and the POEO Act - Likely prosecution
2	Moderate	- Moderate and/or medium-term impact to the environment/public health and/or amenity - Some ongoing management implications	- Water, soil or air known to be affected, probably in the short term - No damage to plants or animals - Public unaware and no complaints to Council - May contravene the conditions of Council's Licences and the POEO Act - Unlikely to result in prosecution
3	Negligible	- Very minor impact to the environment/public health and/or amenity - Can be effectively managed as part of normal operations	No measurable or identifiable impact on the environment/public health and/or amenity

Probability (Measure of Likelihood of Risk)

Level	Descriptor	Description
A	Very Likely	Common or repeating occurrence
B	Likely	Known to occur, or it has happened
C	Unlikely	Could occur in some circumstances, but not likely to occur

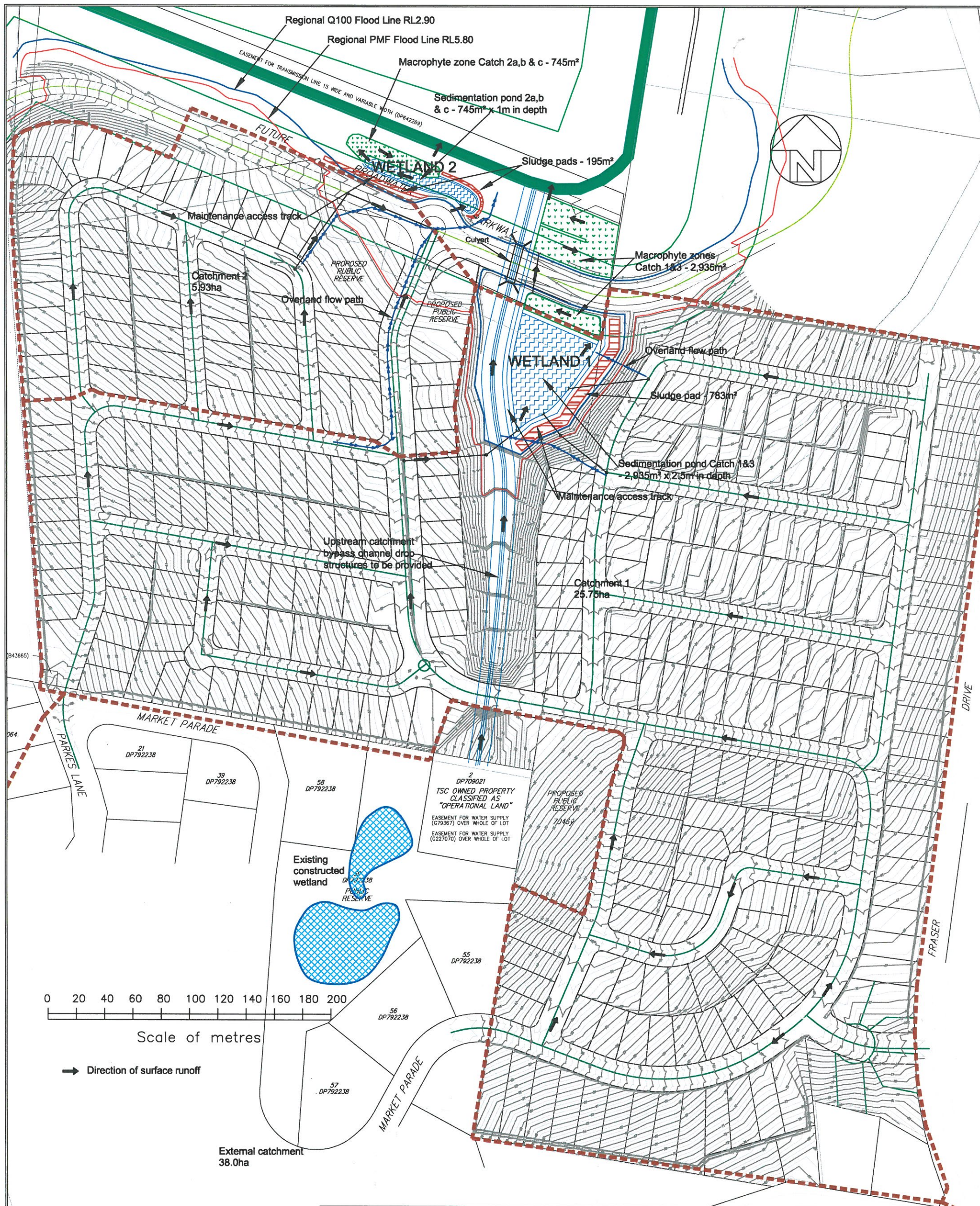
Risk Ranking Table

PROBABILITY	A	B	C
Consequence			
1	25	24	22
2	23	21	18
3	20	17	13

A risk ranking of 25-20 would normally be deemed as an unacceptable risk.

A risk ranking of less than 20 would normally be deemed as an acceptable risk.

Attachment 1 – Reference drawings



GILBERT+SUTHERLAND
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FIGURED DIMENSIONS TO
BE READ IN PREFERENCE
TO SCALING.

APPROVED

PROJECT

METRICON QLD PTY LTD
ALTITUDE ASPIRE, TERRANORA AREA E
PROPOSED DEVELOPMENT
STORMWATER MANAGEMENT DEVICES

SCALE AS SHOWN

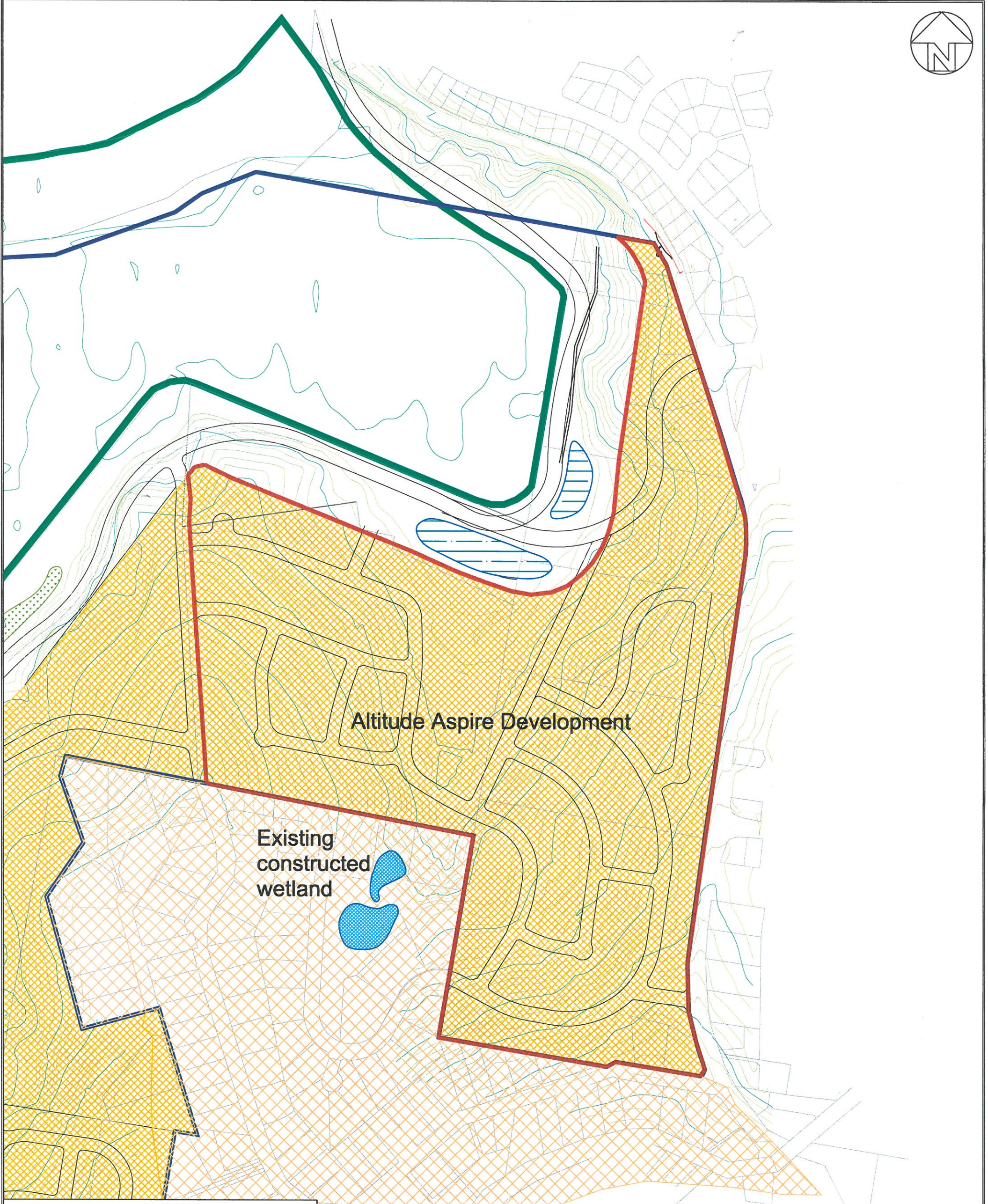
DRAWN AGG

DRAWING No.

DATE 23/11/10

CHECKED

GJ0901.1.5a



	Proposed urban area
	Existing development
	Proposed wetland
	Existing waterbody
	Proposed bioretention system
	Existing vegetation treatment area
	Boundary of proposed Altitude1 development

0 20 40 60 80 100 120 140 160 180 200
Scale of metres

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APPROVED

PROJECT		
METRICON QLD PTY LTD		
ALTITUDE ASPIRE DEVELOPMENT		
WITHIN TERRANORA AREA E		
SCALE AS SHOWN	DRAWN J.J.T.	DRAWING No. GJ0901.6.1
DATE 23/04/10	CHECKED	