

The General Manager
Murrumbidgee Shire Council
PO Box 96
JERILDERIE
NSW 2716

14 November 2019

Email: [mail@murrumbidgee.nsw.gov.au]

Dear Mr John Scarce,

Development Application – Palm Grove Feedlot 2019

This letter provides background to a Development Application to construct a beef feedlot facility in the Murrumbidgee Shire on the property "Palm Grove", 587 Rolfe's Rd, Finley, NSW.

As principal of the proponent company I considered it important to place on record the significant background work that has gone into reaching this stage in our business development. Outlined below is the history of our search that led to the property "Palm Grove" being purchased and proposed as a suitable site for a feedlot development.

Our family company has created a premium quality paddock to plate beef operation over the past 30 years. Our business is based on creating excellent eating quality from conception of the animal until consumption by a consumer. We export our product to 14 countries as well as marketing our beef to numerous customers in Australia and have developed a loyal and robust customer base through the careful maintenance of relationships over a long period of time.

We have been contract feedlotting our cattle for 25 years which has included managing the cattle movements, commodities, rations and the nutritional program.

We have considered a number of feedlots and feedlot sites over the past 10 years including the possible purchase of several well established facilities. The sites and properties considered were in both Victoria and southern NSW.

Listed below are the Shire areas in which feedlots (proposed and established) have been visited and considered which included a comprehensive due diligence process.

- Indigo Shire
- Moira Shire
- Conargo Shire
- Edward River Shire
- Murray Shire
- Hindmarsh Shire

Our search for a site or an existing facility commenced prior to 2010. To assist this process, we commissioned a feedlot industry specialist, Mr Peter Paradise of SBS Pty Ltd, to provide a systematic assessment of existing feedlots in southern NSW and northern Victoria. In the course of this investigation, properties with suitable characteristics for the establishment of a greenfield feedlot development were also considered.

The investigative process has seen the consideration of at least 25 properties. Several of the properties required utilisation of significant resources in the conduct of assessment and due diligence.

To respect the privacy of the parties involved I will not provide the details of these properties in this letter. If this is required to support our application, we can provide this information on a strictly confidential basis.

Against the background of research and consideration, we contend that an adequate options search process has been undertaken for a suitable property for the business.

"Palm Grove" met our detailed criteria of climatic zone, farm size, water resources, separation distance from towns and neighbours, and a suitable feedlot site. "Palm Grove" also has considerable infrastructure and housing useful for a feedlot development.

A critical requirement for us is that the proposed development is acceptable to the local community. Prior to the purchasing "Palm Grove", I made contact with all neighbours within 5 km (8 parties – Table 1) to discuss our intended feedlot development and gauge their attitude to this type of development near their properties.

The response from all neighbours was overwhelmingly supportive as they understood the benefits to the local region with a new local customer for the commodities they produce, as well as employment opportunities for local contractors and members of the community. A number commented that they believed this would be very good for the local region to have a progressive development in an area that has been experiencing some challenging seasonal conditions.

We made it clear we would run a professional operation and have open communication with our neighbours. We have maintained contact with these neighbours about the progress of this application.

We also met with the Murrumbidgee Council Planning Department (1st meeting 19/9/18, Table 1) prior to purchase to assess the Council's attitude to a feedlot development in the Murrumbidgee Shire. Again the response was very positive.

The decision to purchase "Palm Grove" and propose a new feedlot development was based on thorough research and consultation with neighbours and was not entered into lightly. Our own feedlot development is a logical extension of our beef business and we are well versed in the requirements to run a successful feedlot enterprise.

We believe our EIS documentation demonstrates the site selected on "Palm Grove" to be suitable, fit for purpose and environmentally sound.

We seek consent for the construction of a 7,680 head beef cattle feedlot to stand at the maximum average stocking density of 16.8 m²/hd.

If you require any further information, please let me know.

Yours sincerely,



Nick Sher
Managing Director
Beefcorp Farms Pty Ltd

Table 1. Neighbours & Murrumbidgee Shire 1st contact

Neighbours	1st contact	
1	29/08/2018	
2	12/10/2018	
3	12/10/2018	
4	13/09/2018	
5	24/10/2018	
6	12/09/2018	
7	6/09/2018	
8	3/11/2018	
Murrumbidgee Shire Council		
Susan Appleyard	19/09/2018	Planning Officer
Ben Nash	19/09/2018	Development Officer
John Scarce	4/04/2019	General Manager
Warwick Horsfall	15/04/2019	Consultant Planner
Joahann Periera	3/07/2019	Operations Manager
Kelly Tyson	4/09/2019	Manager Planning & Environment – D.Zinga met.