

01 Ground Floor Plan - Proposed
1:100



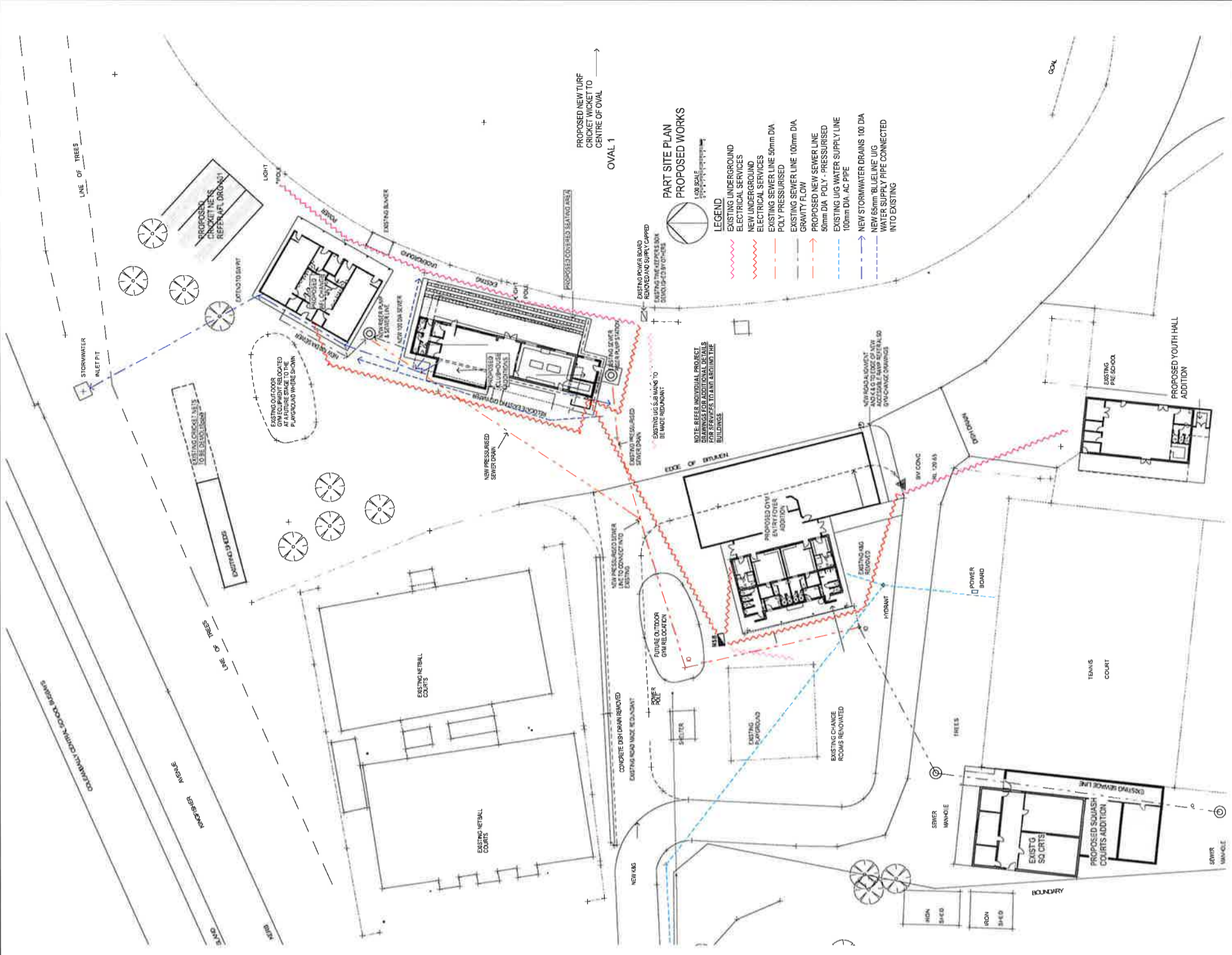
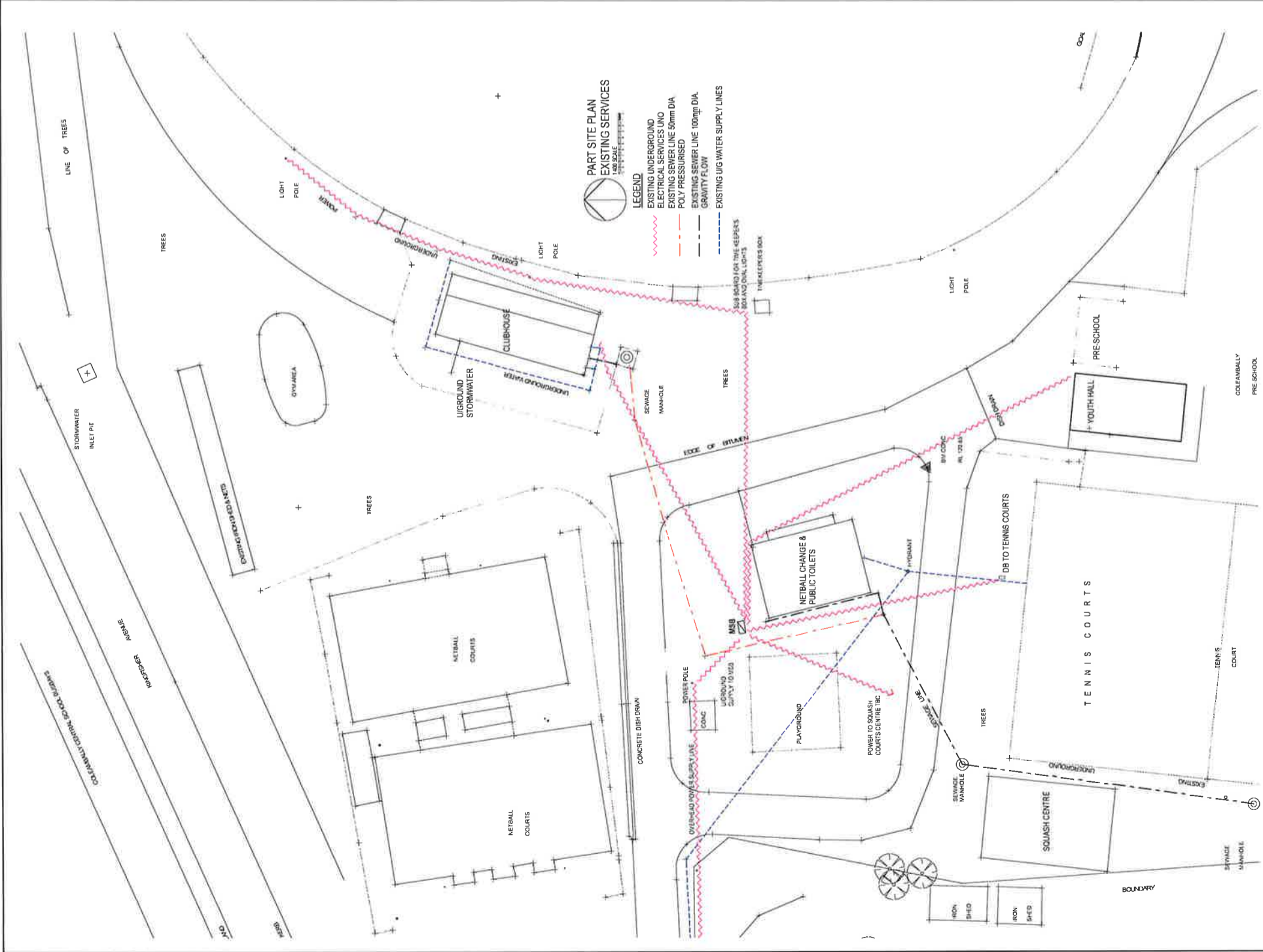
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PROJECT
Coleambally Sports Precinct
Client: Murrumbidgee Council
JOB No. 101 SCALE 1:100 @ A3 DATE MAR 2020
DESIGNED TM DRAWN TM CHECKED SM

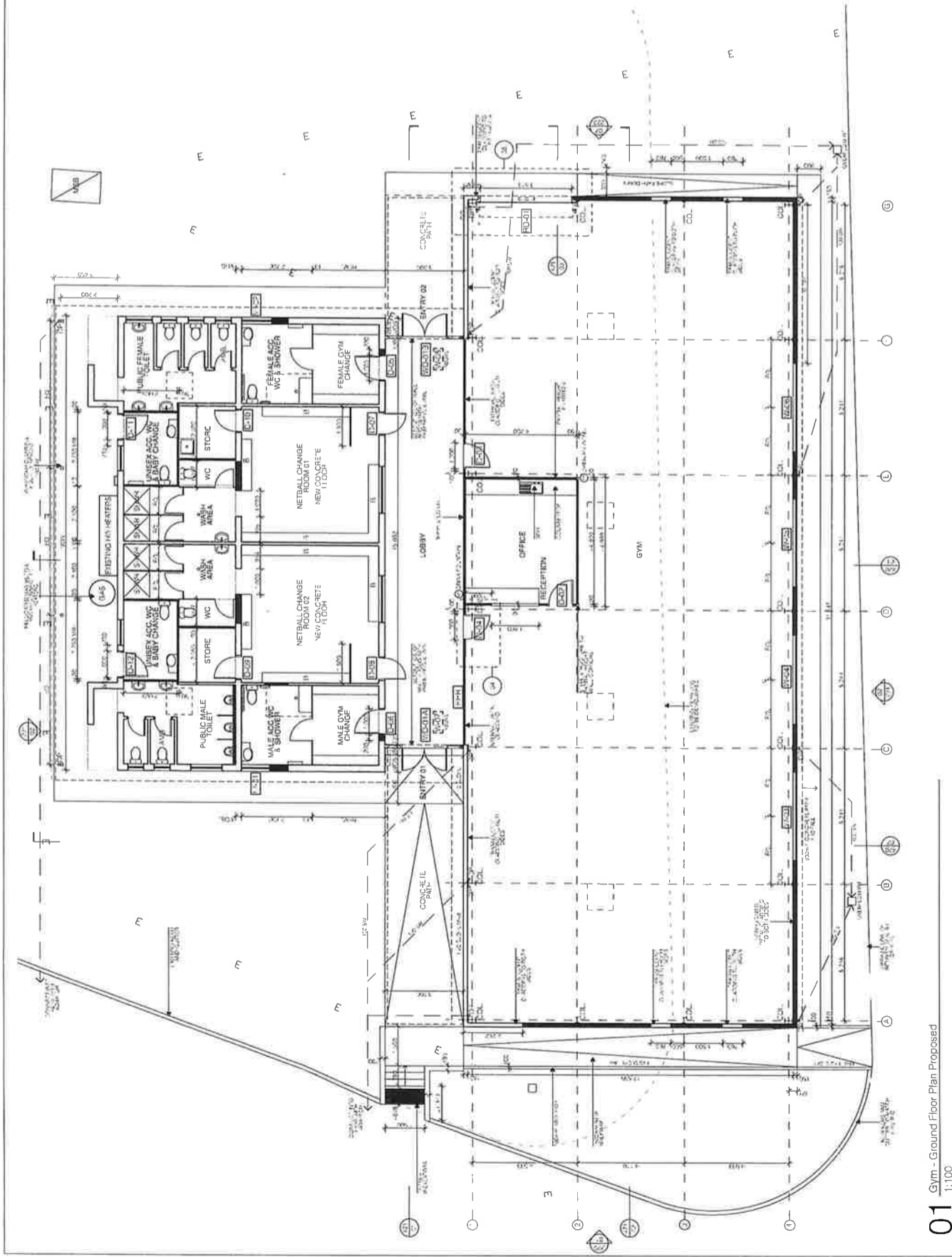
DRAWING TITLE
Club House - Ground Floor Plan Proposed

CONSULTANTS
Xeros Piccolo - Consulting Engineers

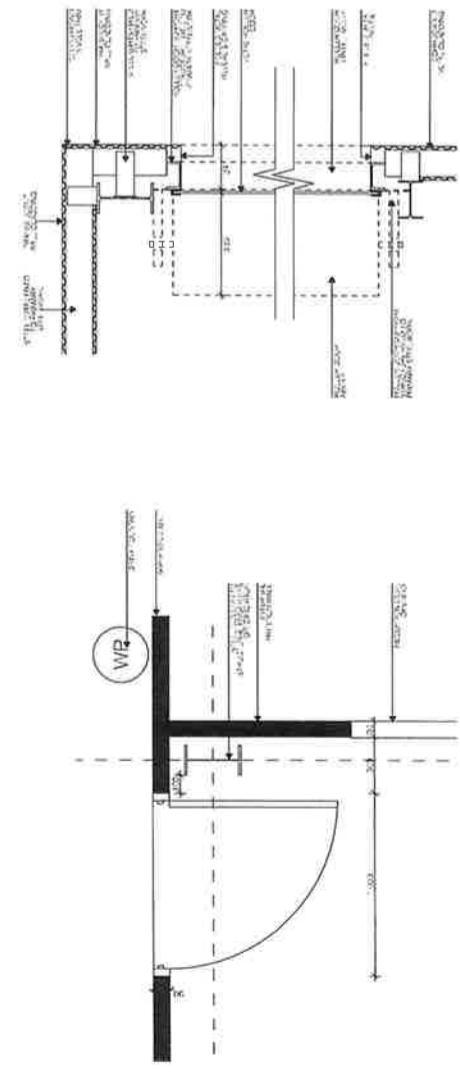
REVISION NUMBER	REVISION DATE	REVISION DESCRIPTION	DRAWING NUMBER
01	MAR 2020	FOR TENDER	A100
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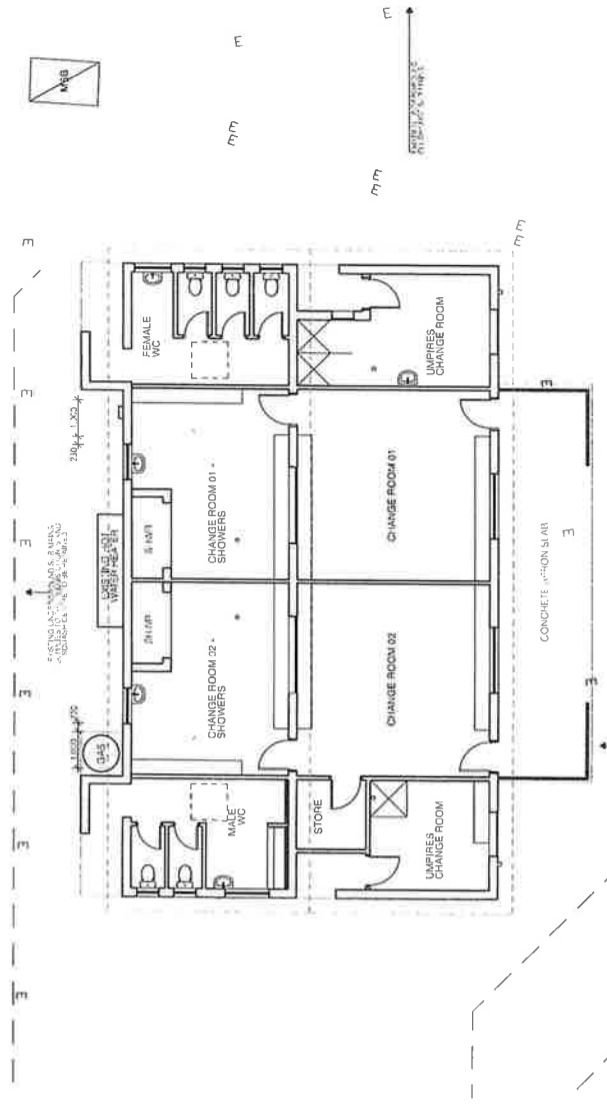
CONSULTANTS				ARCHITECT				PROJECT				TITLE				JOB NUMBER:		DRAWING NUMBER:					
FOR TENDER								SHAWN MURRAY ARCHITECT Registration No. 4450 38 BODLAN STREET GRIFFITH NSW 2680 PH/PA/ 802 896/ 758 Email: shawnmurray@shawnmurray.com www.shawnmurrayarchitecture.com.au				PROPOSED DEVELOPMENT OF NO. 1 SPORTS OVAL PRECINCT, COLEAMBALLY NSW				SITE PLANS				JOB NUMBER:		DRAWING NUMBER:	
																MURRUMBIDGE COUNCIL				DATE: MAR, 2020		SCALE: 1:400 ON A1 1:800 ON A3	
												CLIENT				DESIGNED: DOCHERTY SURVEYOR		DRAWN: SM		CHECKED: SM			



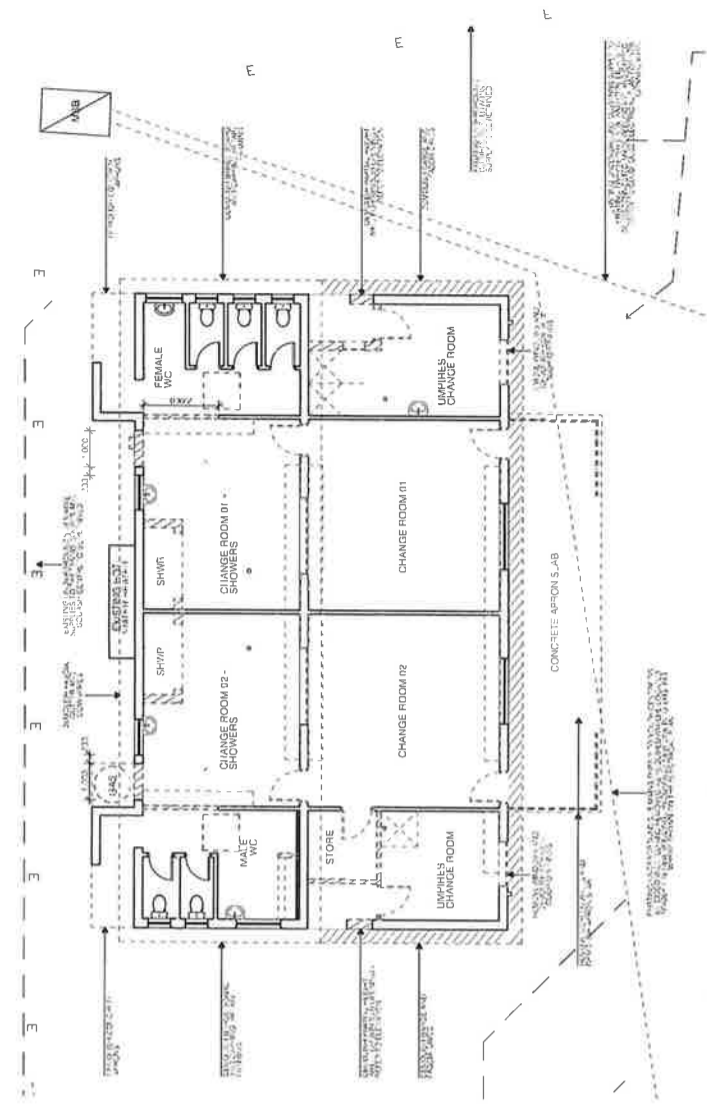
01 Gym - Ground Floor Plan Proposed
1:100



04 Gym - Detail Plan Proposed
1:20



02 Gym - Ground Floor Plan - Existing
1:100



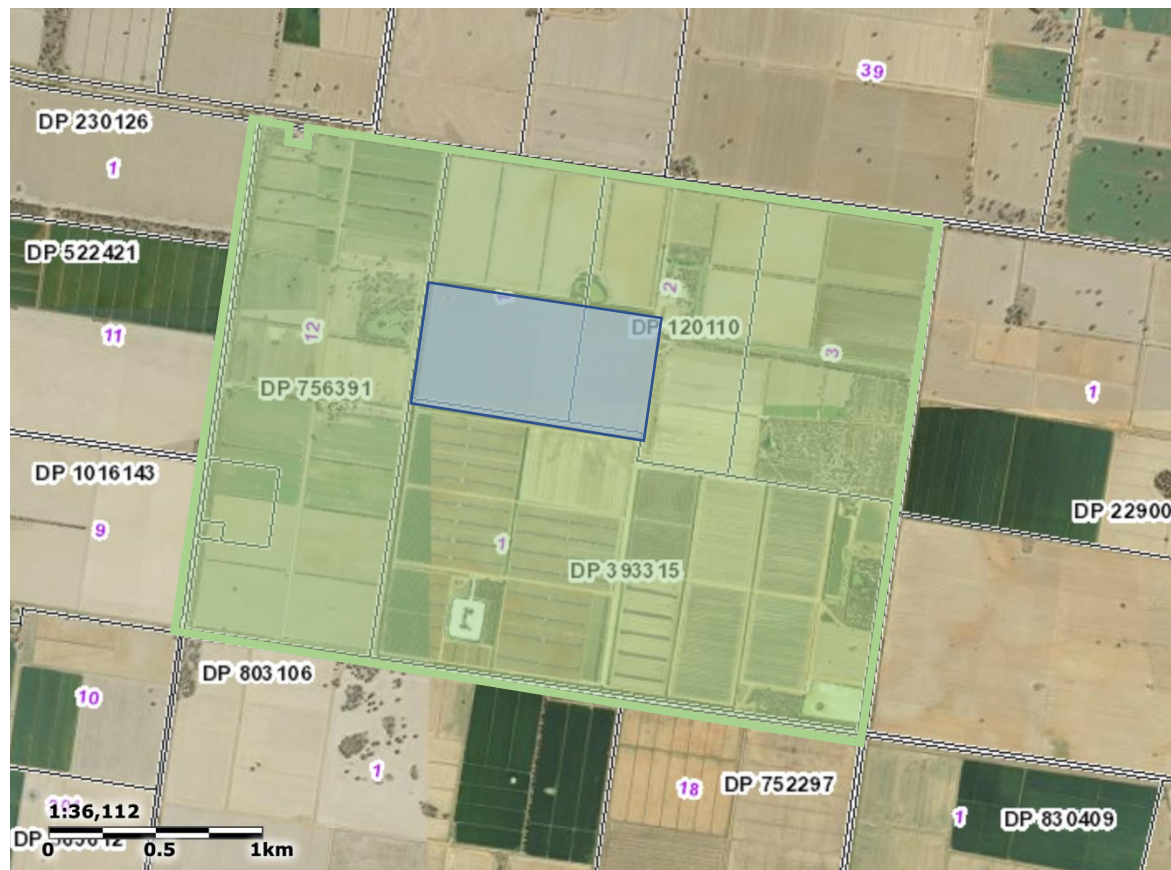
03 Gym - Ground Floor Plan - Demolition
1:100

DA No.	DA01-20/21
ESTIMATED COST OF DEVELOPMENT	\$3,386.000
APPLICANT	Beefcorp Farms Pty Ltd
PROPERTY	Lots 1-3 DP 120110 and Lot 1 DP 393315 "Palm Grove", 587 Rolfe Rd, Finley NSW 2713
PROPOSAL	<p>The applicant seeks development consent for a beef cattle feedlot with a capacity of 7680 beef cattle and will comprise of:</p> <ul style="list-style-type: none"> ▪ 91 feeding pens each with a capacity of 80 head of cattle (7280); ▪ 10 feeding pens each with a capacity of 40 head of cattle (400); ▪ Hospital pens with shade will be included enabling more intense animal husbandry practices and better management of any sick animals. <p>The applicant in their Environmental Impact Statement (EIS) states that the feedlot will be designed to the Class 1 Standard outlined in the <i>National Guidelines for Beef Cattle Feedlots in Australia (Meat & Livestock Australia, 2012)</i>. Construction will include building a raised earthen pad, feeding pens with an even surface of about 2% slope gradient and compaction of the clayey sub-material and clay lined feeding pen surfaces.¹ On an operational basis the feedlot will be properly maintained, that is with a maximum of 13 weeks between pen cleaning and a maximum dry manure depth of 50 mm and will comply with the <i>National Beef Cattle Feedlot Environmental Code of Practice (MLA, 2011)</i> and be operated to industry "best management practices".²</p>
SITE	<p>The landholding comprises of "Palm Grove" (Lots 1-3 DP 120110 and Lot 1 DP 393315) and "Oak Park" (Lots 12, 35 & 108 DP 756391) and aggregated has a total land area of approximately 775 hectares. The feedlot is to be confined to Lot 1 DP 120110.</p> <p>The property is located approximately twenty (20) kilometres north west of Finley with frontage to Rolfe Road and Logie Brae Road. The site of the proposed feedlot is located centrally within the site approximately 650m south of Rolfe Road. The site is located within the Berriquin Irrigation District, which forms part of the larger Murray Irrigation Area.</p> <p>The land is at an elevation of approximately 105m AHD and is flat with a fall of about 1:2000 draining in a north-westerly direction.</p> <p>The land, like the adjoining properties and those within the locality is used solely for the purpose of primary production involving a mix of irrigation and dryland cropping and cattle grazing enterprises.</p>

¹ *Environmental Impact Statement – Beef Cattle Feedlot "Palm Grove", Finley*, Zinga & Associates Pty Ltd 2019, p1

² Ibid.

Figure 1 – Aerial Image/Locality³



Section 4.15 Assessment

In determining a development application, a consent authority is to take into consideration Section 4.15 of the Environmental Planning and Assessment Act 1979. The following matters as are of relevance to the development the subject of the development application.

<i>Exempt or complying development</i>	The application is not categorised as complying development for the purposes of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<i>Designated development</i>	<p>The proposed development is for <i>intensive livestock agriculture</i> and for the purposes of Section 4.10 of the Environmental Planning and Assessment Act, 1979 and Schedule 3 of the Environmental Planning and Assessment Regulations, 2000 the proposed development is categorised as designated development on the basis that it is a feedlot that can:</p> <p>(1) ... <i>accommodate in a confinement area and rear or fatten (wholly or substantially) on prepared or manufactured feed, more than 1,000 head of cattle or 4,000 sheep (excluding facilities for drought or similar emergency relief).</i>⁴</p>

³ NSW Department of Planning, Industry and Environment, SixMaps

⁴ Environmental Planning & Assessment Regulation 2000, Schedule 3, Item 21.

<i>Integrated development</i>	<p>The proposed development is categorised as integrated development for the purposes of Section 4.46 of the Environmental Planning and Assessment Act, 1979 as an environmental protection licence is required. The proposed development is considered to be <i>livestock intensive activity</i> which is a scheduled activity for the purpose of the Protection of the Environment Operations Act, 1997.</p> <p>The trigger for a license for a development involving the “<i>accommodation of cattle... in a confinement area for rearing or fattening (wholly or substantially) on prepared or manufactured feed (excluding facilities for drought or similar emergency relief)</i>” is 1000 head⁵. The proposed development is for the confinement of 7680 head of cattle.</p> <p>The application was referred to the NSW Environmental Protection Authority for their concurrence and general terms of approval.</p>
<i>State significant development</i>	<p>The proposed development is not State significant development as set out in Division 4.7 of the Act.</p>

4.15(1)(a)(i) - the provision of any environmental planning instrument

The following environmental planning instruments have been taken into consideration in the evaluation of the development.

<i>SEPP Remediation Land</i>	55	<p>The provisions of State Environmental Planning Policy No. 55 Remediation of Land (SEPP 55) states that a consent authority must not consent to the carrying out of any development on land unless:</p> <ul style="list-style-type: none"> (a) <i>it has considered whether the land is contaminated, and</i> (b) <i>if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and</i> (c) <i>if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.</i> <p>With regard to clause 7(4) of SEPP 55 the land concerned:</p> <ul style="list-style-type: none"> (a) not land within an investigation area (b) is not land upon which a development which is identified in Table 1 of the Contaminated Land Planning Guidelines has previously and is to be carried out. (c) the proposed development is not for a sensitive land use. <p>The site has been extensively for agriculture, including the keeping of livestock and broadacre cropping. Land used for the purpose of agriculture is listed in Table 1 of the Contaminated Land Planning Guidelines as being potentially contaminated.</p>
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⁵ Protection of the Environment Operations Act 1997, Schedule 1, Item 22 Table

*SEPP
Infrastructure*

On the basis that the use of the land remains unchanged, that is it is still being used for the purpose of primary production and the keeping of livestock Council can be satisfied that the land is suitable, even in a contaminated state, for the purpose of a feedlot.

Council must consider the following provisions within this SEPP, and the relevance of the applicable clauses to this development, are as follows:

The provisions of clause 45 applies to a development application that involves any of the following—

- (a) the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,*
- (b) development carried out—*
 - (i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or*
 - (ii) immediately adjacent to an electricity substation, or*
 - (iii) within 5m of an exposed overhead electricity power line....*

There are no known electricity easements, nor is the site immediately adjacent to an electricity substation or overhead powerlines.

Clause 104 and Schedule 3 relate to traffic generating development and identify development which must be referred to the Transport for NSW – Roads and Maritime Services. *Intensive livestock agriculture* is not listed in Schedule 3 as requiring a referral.

*SEPP Primary
Production & Rural
Development*

The provisions of Part 4 of the SEPP relate to livestock industries and sets down the following objects:

- (a) to allow development for the purpose of keeping or breeding livestock for commercial purposes to be carried out without development consent if it is only to be used —*
 - (i) for emergency feeding or emergency housing arrangements for livestock in response to emergencies, including fire, flood, drought and animal disease outbreaks, or*
 - (ii) for routine husbandry purposes such as weaning or dipping, subject to certain restrictions as to location,*
- (b) allow development for the purpose of goat depots to be carried out without development consent, subject to certain restrictions as to location,*
- (c) in relation to land within the Western Division that is not within a local government area –*
 - (i) to require development consent for development to be carried out on that land for the purpose of cattle feedlots, goat feedlots, sheep feedlots, pig farms, dairies (restricted) or poultry farms that exceed specified capacity thresholds, or for the purpose of intensive livestock agriculture in certain locations, and*

- (ii) to provide for matters for consideration for the granting of development consent.

The proposed development is consistent with the object of the SEPP in respect to intensive livestock agriculture.

*Riverina Murray
Regional Plan
2036*

The proposed development does not raise any matter that would be inconsistent with the goals set out in the *Riverina Murray Regional Plan 2036*.

*Jerilderie Local
Environmental
Plan 2012*

Murrumbidgee Council administers two local environmental plan covering the former local government areas of Murrumbidgee and Jerilderie. The subject site falls under the provisions of Jerilderie Local Environmental Plan 2012.

The proposed development is for a beef cattle feedlot which is defined in the Dictionary of Jerilderie Local Environmental Plan 2012, as:

Definition

intensive livestock agriculture means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses, sheep or other livestock, and includes any of the following —

- (a) dairies (restricted),
- (b) feedlots,
- (c) pig farms,
- (d) poultry farms,

but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.

Permissibility

The subject land is zoned R1 Primary Production and under Part 2 Land Use Table of Jerilderie Local Environmental Plan 2012 and *intensive livestock agriculture* is identified as development that is permitted with consent.

Figure 2 – Extract from Zoning Map⁶



⁶ NSW Department of Planning, Industry and Environment, Murrumbidgee LEP 2012 Zoning Map.

<i>Aims & Objectives</i>	<p>The proposed development has been considered with regard to the aims of Jerilderie Local Environmental Plan 2012 as set down in Part 1, clause 1.2(2) which states:</p> <ul style="list-style-type: none"> <i>(a) to maintain and enhance agricultural land through the proper management, development and conservation of natural and man-made resources,</i> <i>(b) to encourage a range of housing, employment, recreation and community facilities to meet the needs of existing and future residents of Jerilderie,</i> <i>(c) to promote the efficient and equitable provision of public services, infrastructure and amenities;</i> <i>(d) to conserve the environmental heritage of the land to which this Plan applies.</i> <p>The objectives for the R1 Primary Production zone set down in the Land Use Table are as follows:</p> <ul style="list-style-type: none"> ▪ <i>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</i> ▪ <i>To encourage diversity in primary industry enterprises and systems appropriate for the area.</i> ▪ <i>To minimise the fragmentation and alienation of resource lands.</i> ▪ <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i>
	<p>The proposed development is consistent with the aims of Jerilderie Local Environmental Plan 2012 and the objectives of the R1 Primary Production zone.</p>
<i>Development Standards</i>	<p>Section 4 of the Environmental Planning and Assessment Act 1979 defines a <i>development standard</i> as being a provision of an environmental planning instrument in relation to the carrying out of a development, being provisions by or under which requirements are specified or standards are fixed in respect to any aspect of the development.</p>
	<p>Part 4 of Jerilderie Local Environmental Plan 2012 identifies the principal development standards that apply. In this instance there are no development standards applicable to the proposed development.</p>
<i>Miscellaneous Provisions</i>	<p>Part 5 of Jerilderie Local Environmental Plan 2012 addresses numerous miscellaneous provisions. The following matters are of relevance to the proposed development:</p>
<i>5.10 Heritage conservation</i>	<p>Clause 5.10 of Jerilderie Local Environmental Plan 2012 sets down objectives in respect to the conservation of environmental heritage within part of the Murrumbidgee Council local government area. This clause applies to the protection of heritage items and heritage conservation areas; development affecting places or sites of known or potential Aboriginal heritage significance; development affecting known or potential archaeological sites of relics of non-Aboriginal heritage significance; development in the vicinity of a heritage item; provision of conservation incentives; and development in heritage conservation areas.</p> <p>The subject site is not with a conservation area nor does not contain nor is it within the vicinity an item of environmental heritage.</p>

	<p>A search of the Office of Environment and Heritage (OEH) Aboriginal Heritage Information Management System (AHIMS) was undertaken on 11 March 2020. The search indicated that no aboriginal sites were recorded in or near the location (1000m) nor have there been any aboriginal places recorded in or near the subject site.</p>
<i>Additional local provisions</i>	<p>Part 6 of Jerilderie Local Environmental Plan 2012 identifies a number of additional local provisions that the consent authority must consider when evaluating a development application under section. 4.15(1)(a)(i) of the Environmental Planning & Assessment Act, 1979.</p>
<i>6.1 Earthworks</i>	<p>The objectives set out in clause 6.1(1) are as follows:</p> <ul style="list-style-type: none"> <i>(a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,</i> <i>(b) to allow earthworks of a minor nature without separate development consent.</i> <p>The proposed development will minor cut and fill which will ultimately alter the existing ground level for the purpose the construction of the feedlot floor and for drainage. The extent of these work would generally fall within the category of exempt development as set out in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p>
<i>6.2 Flood planning</i>	<p>Clause 6.2 applies to land that is at or below the flood planning level, which means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.</p> <p>The objectives of this clause are:</p> <ul style="list-style-type: none"> <i>(a) to minimise the flood risk to life and property associated with the use of land,</i> <i>(b) to allow development on land that is compatible with the land's flood hazard, considering projected changes as a result of climate change,</i> <i>(c) to avoid significant adverse impacts on flood behaviour and the environment.</i> <p>In this instance the proposed site is located above the 1:100 ARI event so therefore the provisions of clause 6.2 does not apply.</p>
<i>Clause 6.3 Stormwater management</i>	<p>The objective of clause 6.3 is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.</p> <p>This clause does not apply to the development as the site is within a rural zone.</p>
<i>Clause 6.4 Terrestrial biodiversity</i>	<p>The objective of this clause is to maintain terrestrial biodiversity and applies to the land identified as “<i>Biodiversity</i>” on the Terrestrial Biodiversity Map. The map set out in Figure 3 on the following page identifies that part of the subject site (approximately 7%) has been mapped as being an area of biodiversity and therefore the provisions of this clause must be taken into consideration.</p>

Figure 3 – Extract from Terrestrial Biodiversity Map⁷



The proposed feedlot is largely located on Lot 1 DP 120110 (identified by the broken yellow line), and a narrow strip of vegetation has been planted along the western boundary of the site.

A Biodiversity Values Map and Threshold Report was generated on 11 March 2020 to identify whether the development proposal occurs on land on the Biodiversity Values (BV) Map and if the Biodiversity Offset Scheme is triggered. In this instance the site has not been identified on the BV Map.

Notwithstanding that the land has not been mapped, Council as part of its due diligence in its assessment has referred to the NSW Office of Local Government's *Biodiversity Assessment and Approvals Navigator (BA&AN)* to determine the relevant biodiversity assessment for the development.

As the proposed development does not take place on land identified in the BV Map and the BA&AN states that a Biodiversity Development Assessment Report (BDAR) is not required It should be noted that as the development does not involve any tree clearing, no BDAR would have been required anyway.

The applicant has stated that it is not proposed to remove any vegetation as part of the development. Given the current use of the land and nature of works associated with the development it is unlikely that the development would have an impact on local native ecological communities, flora or fauna and their habitats.

The Murray Local Land Services (MLLS) in their submission stated that the matter would be determined by Council and they advised that vegetation and other matters to the MLLS will be considered as part of the assessment process. Council, through its assessment process and consideration of clause 6.4 of JLEP 2012 and its due diligence in producing a BOSET Report and consideration of the BA&AN have covered vegetation and other matters relevant to the MLLS.

⁷ NSW Department of Planning, Industry and Environment, Murrumbidgee LEP 2012 Terrestrial Biodiversity Map.

*Clause 6.5
Groundwater
vulnerability*

The object of Clause 6.5 is to maintain the hydrological functions of key ground water systems and to protect vulnerable groundwater resources from contamination as a result of inappropriate development. The site has not been mapped as being groundwater vulnerable land on [Groundwater Vulnerability Map](#).

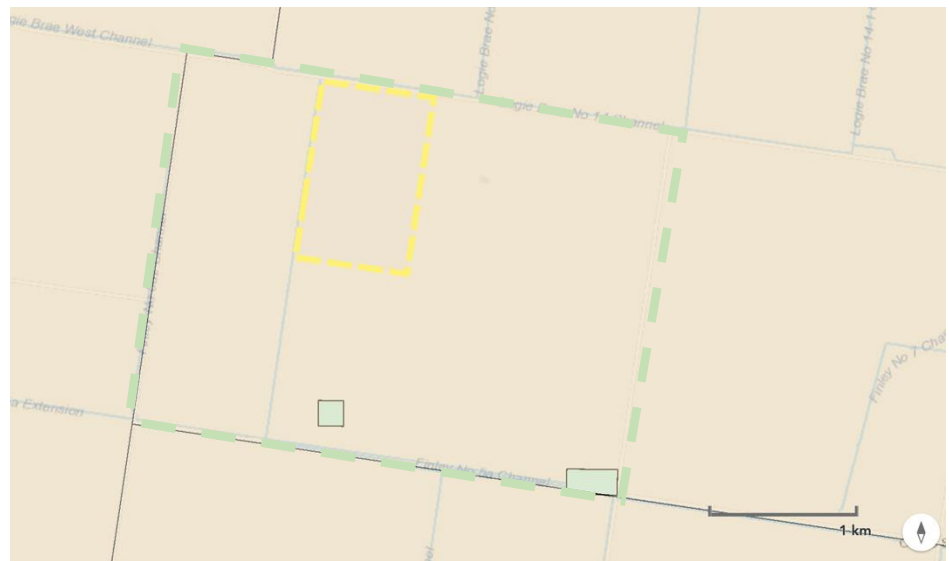
*Clause 6.6
Riparian land and
watercourses*

The subject land has not been mapped as being within riparian corridor or within 40 metres of a watercourse as identified on the [Watercourses Map](#).

*Clause 6.7
Wetlands*

Part of the subject land has been mapped as being part of a wetland on the [Wetlands Map](#). The objective of clause 6.7 is to ensure that wetlands are preserved and protected from the impacts of development.

Figure 4 – Extract from Wetlands Map⁸



Those areas mapped as containing wetlands (highlighted in green) correspond with farm dams and therefore have significance of the existing native fauna and flora on the land including habitats for indigenous and migratory species.

Council can be satisfied that the proposed development has been designed, sited and will be managed to avoid any significant adverse environmental impact.

*Clause 6.8
Essential services*

The provisions of Part 6.8 of Jerilderie Local Environmental Plan 2012 states that the consent authority must be satisfied the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,
- (e) suitable vehicular access.

⁸ NSW Department of Planning, Industry and Environment, Murrumbidgee LEP 2012 Wetlands Map.

The subject site is not connected to Council's reticulated potable water network nor is it connected to Council's sewage system.

The existing disposal and management of onsite sewage is considered satisfactory.

The Essential Energy network supplies electricity to the property in the locality. As part of the development, it is understood that any amplification of electrical services will need to conform with the requirements of Essential Energy.

The EIS proposes methods for the treatment of waste (animal waste and mortalities) which has been deemed acceptable by the NSW EPA.

No change to the existing access points are proposed. These driveways are in good condition.

4.15(1)(a)(ii) - the provision of any draft environmental planning instrument

At the time of preparing this report there is no draft environmental planning instrument that applies to the development or to land within the Murrumbidgee Council local government area relevant to the proposed development.

4.15(1)(a)(iii) - Development control plan

The provisions of Section 4.15(1)(a)(iii) require the consent authority to take into consideration any relevant development control plan. Murrumbidgee Council has two (2) development control plans in force, with Jerilderie Development Control Plan being the relevant document.

2.4 Rural development objectives

These objectives in Part 2.4 of the DCP have been prepared to provide specific guidance for the use and development of land and premises within Jerilderie and Schedule 5 has defined areas or precincts for commercial, residential and special uses. The subject land has been identified for special uses, which has the following objective:

Rural and agricultural activities and living are key land uses across the Shire. This Plan recognizes the importance of these, especially in terms of the local economy and seeks to enhance this role through the establishment of specific objectives for this Plan.

Agriculture and primary production

- Promote areas suitable for agricultural production activities, ensuring that activities are not affected by potential land use conflict, unnecessary fragmentation or the alienation of existing land uses.
- Agricultural and primary production must be undertaken in a sustainable approach which considers:
 - Managing environmental values
 - Managing and conserving the productive characteristics and qualities of the land and soils.
 - Protecting the ecological values associated with waterways
 - Minimising weed infestations.

Rural Landscape

- Protect the scenic values of the rural landscape and environment and encouraging development to be unobtrusive and sympathetic to the surrounding rural setting.
- Maintain and enhance existing vegetation to provide buffers and landscaped visual relief within rural areas.

The proposed development is consistent with the provisions of clause 2.4 of the DCP.

3.2 Notification

The development application has been notified in accordance with clause 3.2.3 of the DCP. This comprised of neighbour notification to adjoining landowners. The notification period commenced on 13 January 2020 and closed on 13 February 2020. No submissions have been received.

6.1 Minimum lot size

Clause 6.1 states *“minimum lots sizes in rural zones are defined on the Lot size maps Jerilderie LEP 2012. The minimum lot size is the size where a dwelling can be constructed on the rural land.”*

This clause is not relevant to the proposed development.

6.2 Provision of essential services

Clause 6.2 of the DCP states that *“all lots that will result from the subdivision are to be serviced with essential services with all costs of providing the infrastructure to be borne by the developer. Essential services include:*

- A stock and domestic water supply
- Electricity connection
- Phone connection
- Vehicle access (cross-over or culvert)
- New road, where subdivision requires. “

In this instance subdivision is not proposed and the subject site has suitable access to stock and domestic water, power, telecommunications and vehicular access to meet the needs of the development.

6.3 Prescribed standards for rural development

Control	Standard	Compliance
Front setback from boundary of property	10m to sealed road 20m to unsealed road	Complies
Side setbacks	10m	Complies
Rear setback	10m	Complies
Building height	10m or 3 storeys	Complies
Onsite waste management system	An onsite waste management system will be required for any domicile development and any other developments that will require disposal of grey or black water. For further information please contact Council or refer to Jerilderie Shire Council Onsite Sewerage Management System Standards.	Not applicable

	BASIX	A Building Sustainability Index Certificate may be required with your application. Please visit www.basix.nsw.gov.au for further information.	Not applicable
	Environmental impacts	Complete Statement of Environmental Effects to define if there is any adverse environmental impacts.	Refer to EIS
	Compliance with BCA	All applications are required to comply with the requirements of the Building Code of Australia	All structures will have to comply with NCC
<i>Schedule 1 Onsite parking requirements</i>	<p>There are no parking requirements for cattle feedlots or similar types of development set down in Schedule 1.</p> <p>It is considered that the site provides sufficient opportunities for parking for staff and visitors to the site and the construction of a formal car park is not essential.</p>		

Council can be satisfied that the proposed development accords with the aims and provisions of the Jerilderie DCP 2012.

4.15(1)(a)(iia) - Planning agreement or draft planning agreement

The developer has not entered into any planning agreement under section 93F of the Act, nor has the developer offered to enter into any draft planning agreement under section 93F.

Relevant Section 94A contributions plan

The development is subject to the Murrumbidgee Council Section 94A contributions plans which applies to all development that is valued in excess of \$100,000. As the proposed development is valued in excess of \$200,000 a 1% levy normally would apply.

Based on the value of works being \$3,386,000 a contribution of **\$33,860.00** is required. A condition has been imposed to this effect.

4.15(1)(a)(iv)- Matters prescribed by the regulations

Section 4.15(1)(a)(iv) requires Council to take into consideration the provisions of clauses 92-94 of the Environmental Planning and Assessment Regulation 2000.

<i>Clause 92(b)</i>	Clause 92(1)(b) of the Environmental Planning & Assessment Regulation 2000 requires the consent authority to consider the provisions of Australian Standard AS 2601-1991: The demolition of Structures. In this instance no demolition is proposed.
<i>Additional matters for consideration</i>	<p>The application is not for the carrying out of development on land that is subject to a subdivision order made under Schedule 5 to the Act.</p> <p>The development is not located within the local government area of Coonamble, City of Dubbo, Gilgandra or Warrumbungle (to which the Dark Sky Planning Guideline applies).</p>

<i>Clause 93 fire safety and other considerations</i>	The development is not for a change of building use for an existing building.
<i>Clause 94 consent authority may require buildings to be upgraded</i>	The development does involve the rebuilding, alteration, enlargement or extension of an existing building.
<i>Clause 94A fire safety and other considerations – temporary structures</i>	The development is not for a temporary structure.

4.15(1)(b) - The likely impacts of that development

<i>Context and setting</i>	<p>The proposed development is generally keeping with the nature of the surrounding land. The holding yards, including the hospital yard, is consistent with what is seen at saleyards and other agricultural properties which occasionally coral livestock.</p> <p>The scenic quality and features of the landscape are not negatively impacted upon by the construction of the works proposed.</p> <p>The applicant has demonstrated to the satisfaction of both Council and more importantly to the NSW EPA that the feedlot can be carried out without undue impact on the amenity of the locality in terms of noise, odour and the treatment of animal waste.</p> <p>The development will not result in any loss of views or vistas, will not impact on anyone's visual or acoustic privacy and will not overshadow any other property.</p>
<i>Access, transport and traffic</i>	The proposed development will generate additional traffic along both however as advised by the RMS the additional heavy vehicle movements is unlikely to have a significant impact on local road network.
<i>Public domain</i>	The development will not have an adverse impact on public recreation or the amount, location, design, use and management of public spaces.
<i>Utilities</i>	The site has access to power, gas, telecommunications, water and sewer. Any amplification of services would be at the expense of the applicant and will have to be designed to meet the relevant authorities' requirements.
<i>Heritage</i>	<p>The impact on Aboriginal cultural heritage has been addressed by the applicant in the EIS and in response to additional information requested by the Biodiversity Conservation Division of the Department of Planning, Industry and Environment.</p> <p>They advised that while the report was not in the prescribed format they were satisfied that the proposed feedlot will not be a significant impact on biodiversity nor on Aboriginal cultural heritage.</p>

<i>Other resources</i>	<i>land</i>	There is unlikely to be any impact on land resources such as mineral extractive resources or water supply catchments, is expected.
<i>Water</i>		Subject to the imposition of conditions, including the general terms of approval issued by the NSW EPA it is considered that any impact upon groundwater or any riparian corridor or waterways can be satisfactorily mitigated through proper ongoing management of the site.
<i>Soils</i>		Subject to the imposition of conditions, including the general terms of approval issued by the NSW EPA it is considered that any impact upon local and off-site soil conditions can be satisfactorily mitigated through proper ongoing management of the site.
<i>Air and microclimate</i>	<i>and</i>	Subject to the imposition of conditions, including the general terms of approval issued by the NSW EPA it is considered that any impact upon air quality (odour management) can be satisfactorily mitigated through proper ongoing management of the site.
<i>Flora and fauna</i>		Council can be satisfied that the proposed development would not have an impact on local native ecological communities, flora or fauna and their habitats.
<i>Waste</i>		The EIS adequately addresses the likely waste streams generated by the development including how waste (including the treatment of animal waste, mortalities, etc) will be managed.
<i>Energy</i>		Nil.
<i>Noise and vibration</i>	<i>and</i>	The operational activities associated with the development may generate some noise however anticipated noise levels will be in keeping with other nearby land uses and will be consistent with the existing ambient background levels.
<i>Natural hazards</i>		The subject site is not prone to natural hazards such as tidal inundation, subsidence, slip, mass movement, flooding or bushfires.
<i>Technological risks</i>		There are no known technological risks to people, property or the natural environment from the activities.
<i>Safety, security and crime prevention</i>	<i>and</i>	The proposed development would not pose any risk in terms of criminal activity, safety or security.
<i>Social & economic impact in the locality</i>	<i>&</i>	The proposed development has positive economic impact and would be to the benefit to the local community.
<i>Site design and internal design</i>		The proposed site and internal design are considered satisfactory.
<i>Construction</i>		Should the application be approved conditions of consent will be placed on the development to ensure that no nuisance, soil erosion and sedimentation transport occurs, and in relation to hours of construction.

*Cumulative
impacts*

Nil.

4.15(1)(c) - The suitability of the site for the development

*Does the
proposal fit in the
locality ?*

The proposed development is in keeping with the locality and there are no constraints posed by adjacent development that would restrict or otherwise prohibit the development from proceeding.

*Are the site
attributes
conducive to
development ?*

The site subject is not prone to natural hazards such as tidal inundation, subsidence, slip, mass movement, flooding or bushfires.

The soil characteristics are appropriate for the development, and there are no critical habitats, or threatened species, populations, ecological communities or habitats on the site.

The historic use of the site indicates that the land is unlikely to be contaminated, however testing is recommended given the sensitive nature of the development.

The subject site is zoned R1 Primary Production and the permissibility of the development under Jerilderie Local Environmental Plan 2012 provides a broad indication that the site is suitable for the proposed development.

Based on the assessment under this and other sections within this report it is considered that the site is suitable for the proposed development.

4.15(1)(d) - Any submissions made

The provisions of the Environmental Planning and Assessment Act 1979 the Environmental Planning and Assessment Regulation 2000 and Jerilderie Development Control Plan set down consultation, concurrence and advertising requirements for specific types of development applications and taking into consideration any submissions received in response to the notification process.

Adjoining and nearby landowners were notified of the development, including letters being sent to Berrigan Council (being the adjoining local government area) and to Crown Lands (as an adjoining property owner). Notification also included notification in a public newspaper, on Council's website and the erection of a site notice in accordance with the regulations. Two (2) submissions were received – one from Crown Lands and the other from Berrigan Council, neither raising objections to the proposed development.

The following statutory referrals were also undertaken as part of the assessment, and a summary provided in respect to the responses.

NSW Environmental Protection Authority

The application was referred to the NSW EPA on the basis that the proposed development triggered the thresholds for an environmental protection licensed under the Protection of the Environment Operations Act, 1997 and was classified as integrated development. The EPA have raised no objections to the development and have provided their general terms of approval – it is required that these terms be incorporated as conditions of consent.

Transport for NSW Roads and Maritime Service

The application was referred to the NSW RMS for comment on the proposed development in terms of traffic generation and the impact the traffic generated by the development may have on the arterial road network. The RMS advised that they have no issues with the proposed development and have recommended the following conditions be imposed:

- 1) Access to the development for heavy vehicles is restricted to the proposed heavy vehicle route via Rolfe Road, Logie Brae Road, Mayrung Road and the intersection of the Newell Highway with Mayrung Road.
- 2) Works associated with the development shall be at no cost to Transport for NSW.

Murray Irrigation

The application was referred to the Murray Irrigation (MI) who raise no objections to the proposed development subject to proper control and containment of stormwater drainage within the controlled drainage area and ongoing monitoring environmental monitoring of groundwater.

It is considered that the issues raised by MI can be incorporated as conditions of consent.

Murray Local Land Services

Murray Local Land Services in their response (Attachment H) advise that matters relating to the removal of vegetation will be addressed by Council. This matter has been addressed previously in this report.

NSW Department of Primary Industries

The Department of Primary Industries in their initial review of the application (Attachment I) raised concerns regarding the supply of stock water and biosecurity requesting additional information from the applicant. The applicant duly provided this information and at the time of this report Council was still waiting a formal response from the DPI.

NSW Department of Planning, Industry & Environment – Biodiversity Conservation Division

The Biodiversity Conservation Division of the Department of Planning, Industry and Environment has statutory responsibilities relating to biodiversity (including threatened species, populations, ecological communities, or their habitats), Aboriginal cultural heritage and flooding. They advise that there will not be a significant impact on biodiversity nor on Aboriginal cultural heritage.

There recommendations have been incorporated as conditions of consent.

NSW Department of Planning, Industry & Environment – Crown Lands

The Department of Planning, Industry and Environment – Crown Lands advised that they have no objections to the proposed development.

4.15(1)(e) - The public interest

The provisions of Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979 provides an overarching requirement to consider the public interest. It is considered that the public interest is best served by the consistent application of the requirements of the relevant Commonwealth and State government legislation, environmental planning instruments, development control plan, Council policy, and by Council ensuring that any adverse effects on the surrounding area and the environment are avoided.

On the basis that the proposed development is considered to be consistent with the aims and objectives of Jerilderie Local Environmental Plan 2012 and other relevant environmental planning instruments, development control plans or policies; and Land and Environment Court Planning Principles, it is therefore unlikely to raise any issues that are contrary to the public interest.

Conclusion

The development application has been evaluated with regard to the matters for consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979. On the basis of this assessment it is considered the proposal has merit and the development can be supported for the following reasons:

- The proposed development is permissible within the zone under Jerilderie Local Environmental Plan 2012 and is consistent with the aims, objectives and special provisions of that environmental planning instrument.
- The proposed development is consistent with the provision the relevant SEPPs that apply.
- The proposed development is considered satisfactory with regard to performance outcomes and acceptable solutions set down in Jerilderie Development Control Plan.
- The proposed development, subject to the imposition of conditions, is unlikely to have any unreasonable impact on the environment, and where an adverse impact has been identified appropriate conditions have been imposed to mitigate the effects.
- The subject site is suitable for the proposed development.
- The proposed development does not raise any matter contrary to the public interest.

Recommendation

- (a) That Murrumbidgee Council as the consent authority pursuant to Section 4.16(1)(a) of the Environmental Planning & Assessment Act 1979 grant consent to Development Application No: DA1-20/21 for *intensive livestock agriculture* comprising a feedlot with a capacity for 7680 head of cattle at Lots 1-3 DP 120110 and Lot 1 DP 393315, 587 Rolfe Rd, Logie Brae subject to the conditions set out in Attachment B; and
- (b) That the development application be delegated to the Manager Planning & Environment for issue of the notice of determination.

PART A - ADMINISTRATIVE CONDITIONS

Integrated Development – General Terms of Approval from NSW EPA

1. As the proposed development is categorised as integrated development, the general terms of approval from the NSW Environmental Protection Authority (EPA) form part of this consent. All conditions specified set out in Attachments A & B of this notice of determination (being pages 2-13 of the letter from the NSW EPA to Murrumbidgee Council dated 5 March 2020).

Approved Development

2. Development consent has been granted for *intensive livestock agriculture* comprising a 7860 head beef cattle *feedlot* at Lots 1-3 DP 120110 and Lot 1 DP 393315 including the following:
 - 91 feeding pens each with a capacity of 80 head of cattle (7280);
 - 10 feeding pens each with a capacity of 40 head of cattle (400);
 - Hospital pens with shade will be included enabling more intense animal husbandry practices and better management of any sick animals.
 - Construction of a controlled drainage area comprising drains, sedimentation control structures and evaporation structures (incorporating a clay-lined, multi-cell evaporation dam).
 - Shade structures

The development must be implemented substantially in accordance with Development Application No. 1-20/21 received by Council and the below mentioned document or modified by the conditions of consent.

Prepared By	Plan Title	Project	Date
Zinga & Associates Pty Ltd	Environmental Impact Statement	7680 Beef Cattle Feed Lot	Nov 2019

In the event of any inconsistency between conditions of this approval and documents referred to above, the conditions of this approval shall prevail to the extent of the inconsistency.

Environmental Planning & Assessment Act, 1979

3. All building works shall be carried out in conformity with the provisions of the Environmental Planning and Assessment Act, 1979, and the Regulations made thereunder, in accordance with the plans and specifications approved by Council.

Any alteration to the approved building, or expansion of the business, changes to the operating hours or variation of operation conditions and the like will require the submission of a further development application or a modification application under Section 4.55 of the *Environmental Planning and Assessment Act 1979*, to amend the consent.

Lapsing of Consent

4. In accordance with Section 4.53 of the Environmental Planning and Assessment Act, 1979 this consent is valid for a period of five (5) years from the date of consent.

National Construction Code

5. All works must be carried out in accordance with the following:
 - (a) All building work must comply with and be carried out in accordance with the requirements of the Building Code of Australia.
 - (b) All plumbing and drainage works must comply with and be carried out in accordance with the requirements of the National Construction Code Vol. 3.

Construction Certificate (Building Works)

6. In accordance with the provisions of Part 6, Divisions 6.2 and 6.3 of the Environmental Planning and Assessment Act, 1979 a person must not carry out building works, including associated excavation works (as applicable) until such time as:
 - (a) A *Construction Certificate* for the proposed shade structures has been obtained from *Accredited Certifier* holding the appropriate accreditation under the Building Professions Act, 2005;
 - (b) A *Principal Certifier* has been appointed; and
 - (c) The person with the benefit of the development consent has given at least two (2) days notice to Murrumbidgee Council and the *Principal Certifier* of the person's intention to commence the erection of the building.

Note: Should it be demonstrated that the proposed shade structures are exempt development for the purpose of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 – Subdivision 16, a construction certificate is not required.

Services

7. The applicant is to be responsible for all amplification, extension and adequate provision for connection to services at their own expense and in accordance with the relevant standards.

It is the responsibility of the applicant to check that the proposed works do not affect any Council, electricity, telecommunications, gas or other services. Any required alterations to services will be at the developer's expense.

Requirements of Transport for NSW – Roads and Maritime Service

8. Access to the development for heavy vehicles is restricted to the proposed heavy vehicle route via Rolfe Road, Logie Brae Road, Mayrung Road and the intersection of the Newell Highway with Mayrung Road.
9. Works associated with the development shall be at no cost to Transport for NSW.

Water Licences

10. In accordance with the advice provided by NSW Water any extraction and use of water to the development, must be done so in accordance with the existing approval 50CA504166.

Disability Discrimination Act

11. The proposed development must be made accessible in accordance with the Building Code of Australia, Access to Premises Code and AS1428.1. The applicant/owner is advised that this approval does not guarantee compliance with the provisions of the Commonwealth *Disability Discrimination Act 1992* and the applicant should therefore consider their liability under the Act.

Aboriginal or Cultural artefacts

12. Should any Aboriginal artefacts, other cultural artefacts, archaeological relics or any object having interest due to its age or association with the past be located during the course of works, all works are to cease immediately and notification shall be provided to the Office of Environment and Heritage in accordance with the *National Parks and Wildlife Act 1974*. Work shall not recommence in the area until this is authorised by the Office of Environment and Heritage.

Specifically, the Biodiversity Conservation Division of the NSW Department of Planning, Industry & Environment advise:

(a) If any Aboriginal object is discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the proponent must:

- (i) Not further harm the object;*
- (ii) Immediately cease all work at the particular location;*
- (iii) Secure the area so as to avoid further harm to the Aboriginal object;*
- (iv) Notify the Department of Planning, Industry and Environment as soon as practical on 131555, providing any details of the Aboriginal object and its location;*
- (v) Not recommence any work at the particular location unless authorised in writing by the Department of Planning, Industry and Environment.*

(b) In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and the Department of Planning, Industry and Environment contacted.

Stormwater runoff

13. All stormwater run-off is to be fully contained onsite utilising catch drains and sedimentation structures draining to effluent evaporation dams.
14. The applicant shall provide details to Murray Irrigation of the final design of stormwater infrastructure so as to ensure compliance with Murray Irrigation Works Policy off-set requirements regarding any construction adjacent to the district drain to the western side of the proposed feedlot.

Long Service Levy

15. For work costing \$25,000 or more, a Long Service Levy shall be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441

PART B - PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

16. The following information shall be submitted for assessment when applying for a Construction Certificate:
- (a) A schedule and location of all proposed essential services in the building in accordance with Section E of the *Building Code of Australia*.
 - (b) Details from a suitably qualified and practising Structural Engineer in regard to:
 - (i) footings;
 - (ii) reinforced concrete slabs;
 - (iii) structural steelwork;
 - (iv) wall bracing and tie-down requirements;
 - (c) Proposed method of stormwater disposal.
17. When issuing a Construction Certificate, a certifying authority must attach a Fire Safety Schedule specifying all of the *fire safety measures* required for the building so as to ensure the safety of the persons in the building in the event of fire.

Section 7.12 Contributions

18. In accordance with Section 7.12 of the Environmental Planning and Assessment Act 1979 (former S94A) and Council's Development Contribution Plan 2010, this development requires the payment of a 7.12 contribution. The Section 7.12 Contribution is required towards the provision of public amenities and services in accordance with Council's adopted Section 94A Contributions Plan). A copy of this policy is publicly available from Council's website www.murrumbidgee.nsw.gov.au.

Total payment shall be **\$33,860.00** (1% of the proposed cost of carrying out the development).

The contribution is to be paid **prior to the issue of the Construction Certificate**, unless other arrangements acceptable to Council are made. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

PART C - PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK

19. Prior to the commencement of construction works the person of entity with the benefit of the development consent shall ensure that:
- (a) Any construction works, including vehicle access, footpaths, stormwater drainage or the like on a public road require a road opening permit from the Council.
 - (b) A traffic Control Plan (TCP) shall be prepared in accordance with the Roads and Maritime Services most current edition of Traffic Control at Work Sites Manual (RMSTCWSM) prior to any works on the road reserve commencing.
 - (c) Essential Energy shall be consulted in relation to the possible relocation of any existing overhead powerlines within 5 metres of the proposed structure, to comply with the

minimum safe distance, as specified in *AS/NZS 7000:2010 Overhead line design – Detailed procedures* and the *Service and Installation Rules of NSW*, **OR**, the requirements of Essential Energy.

PART D - DURING CONSTRUCTION

20. Prior to the commencement of construction works the person of entity with the benefit of the development consent shall ensure that:

- (a) A Construction Certificate must be obtained from an Accredited Certifier prior to work commencing.
- (b) Any construction works, including vehicle access, footpaths, stormwater drainage or the like on a public road require a road opening permit from the Council.

21. Prior to commencing work the person having the benefit of the consent has:

- (a) appointed a principal certifying authority for the building work, and
- (b) notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and
- (c) The principal certifier has, no later than 2 days before the building work commences:
- (d) notified the person having the benefit of the consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
- (e) the person having the benefit of the consent, if not carrying out the work as an owner-builder, has:
 - i. appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and
 - ii. notified the principal certifying authority of any such appointment, and
 - iii. unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
 - iv. the person having the benefit of the complying development certificate has given at least 2 days' notice to the council, and the principal certifying authority if that is not the council, of the person's intention to commence the erection of the building.
- (d) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - i. showing the name, address and telephone number of the principal certifying authority for the work, and
 - ii. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - iii. stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

- (e) A traffic Control Plan (TCP) shall be prepared in accordance with the Roads and Maritime Services most current edition of Traffic Control at Work Sites Manual (RMSTCWSM) prior to any works on the road reserve commencing.

- (f) Essential Energy shall be consulted in relation to the possible relocation of any existing overhead powerlines within 5 metres of the proposed building, to comply with the minimum safe distance, as specified in *AS/NZS 7000:2010 Overhead line design – Detailed procedures* and the *Service and Installation Rules of NSW*, **OR**, the requirements of Essential Energy.
22. The following stages must be inspected and passed prior to the subsequent stages of construction. **Twenty-four (24) hours'** notice shall be given to the Principal Certifying Authority allow scheduling of the inspection.
- (a) After excavation for, and prior to the placement of, any footings, and prior to pouring any in-situ reinforced concrete building element;
 - (b) Prior to backfilling or covering any stormwater drainage and connections to point of discharge;
 - (c) After all building work has been completed and prior to any occupation certificate being issued in relation to the building.
- Note:** All plumbing and drainage works shall be designed and constructed to cater for reactive soils including flexible joints and slab penetration design in accordance with the relevant standards including AS3500 and AS2870.
23. For the duration of any work on site, the builder must maintain a copy of the specification, stamped approved plans and a copy of the Development Consent (Notice of Determination) and Construction Certificate on site and shall comply with the following requirements:
- (a) applicant shall ensure that a suitable builders' toilet is situated on the property during construction;
 - (b) Access to the site shall be restricted by way of safety/security fencing and the access point clearly delineated;
 - (c) All waste generated during the construction stage shall be stored on-site in suitable receptacles and disposed of to a licensed waste disposal or recycling facility.
 - (d) Work on the project shall be limited to the following hours:
 - (i) Monday to Friday - 7:00 am to 6:00 pm
 - (ii) Saturday - 8:00 am to 5:00 pm
 - (iii) No work to be carried out on Sunday/Public Holidays, without the prior consent of Council.

SafeWork NSW

24. The developer is required to comply with any and all requirements of the SafeWork NSW.

Design and construction of feedlot

25. The feedlot is to be designed to the Class 1 Standard outlined in the *National Guidelines for Beef Cattle Feedlots in Australia (Meat & Livestock Australia, 2012)* as identified in the Environmental Impact Statement. The construction will include building a raised earthen pad, feeding pens with an even surface of about 2% slope gradient and compaction of the clayey sub-material and clay lined feeding pen surfaces.

PART E - PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

Arrange issue of Occupation Certificate

26. A final Occupation (Completion) Certificate must be issued by the Principal Certifying Authority prior to occupation or use of the development. In issuing an occupation certificate, the Principle Certifying Authority must be satisfied that the requirements of section 109H of the *Environmental Planning and Assessment Act 1979* have been satisfied.
27. When all work as indicated on the approved plans/specifications completed and the following conditions are satisfied, the applicant shall notify the PCA to arrange for the issue of a final **Occupation (Completion) Certificate**.

Fire Safety Certificates

28. A Final Safety Certificate must be issued for the building prior to the issue of an Occupation Certificate. As soon as practicable after a Final Fire Safety Certificate is issued, the owner of the building to which it relates must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.

An **ongoing requirement of the development** is to provide and annual Fire Safety Statement, each twelve months after the original certificate was issued.

PART F - ONGOING CONDITIONS

Operation of the feedlot

29. The feedlot will be properly maintained at all times which will include a maximum of 13 weeks between pen cleaning and a maximum dry manure depth of 50 mm and will comply with the *National Beef Cattle Feedlot Environmental Code of Practice (MLA, 2011)* and be operated to industry "best management practices".

Amenity

30. The use shall not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, wastewater, waste products or grit, oil or otherwise.

Access, loading and unloading

31. The person or entity with the benefit of the development consent shall ensure the following requirements are adhered to for the lifetime of the development:
- (a) All loading and unloading of vehicles shall be conducted on site.
 - (b) All vehicles shall enter and leave the site in a forward direction.

Reasons for Conditions

- A. To protect the amenity of the locality and public interest.
- B. To minimise impact on the environment.
- C. To ensure compliance with legislative requirements.



DOC20/4773-11

The General Manager
Murrumbidgee Council

Attention: Kelly Tyson

Dear Mr Scarce

Re Development Application DA1/2020

I refer to the development application and accompanying information provided for the proposed 7680 Beef Cattle "Palm Grove" Feedlot received by the Environment Protection Authority (EPA) on 5 January 2020.

The EPA has responsibilities for pollution control and environmental management under the *Protection of the Environment Operations Act 1997*. Following a review of the information provided, including all submissions, we are able to issue our General Terms of Approval (GTA) for the proposed development.

The GTA are provided in Attachment A and relate to the development as proposed in the documents and information provided by the applicant. Attachment B provides the mandatory conditions that apply to all Environment Protection Licences. Should development consent be granted for this proposal the EPA recommends that these conditions be incorporated into the conditions of consent.

In the event that the development is modified either by the applicant prior to the granting of the consent, or as a result of conditions imposed by Council, we request that further consultation occur with us about the proposed changes prior to the consent being issued. This will enable us to determine whether our GTA are required to be modified as a result of any proposed alterations.

Should development approval be granted it will also be necessary for the proponent to make an application to the EPA for an Environment Protection Licence consistent with the development application and our GTA prior to undertaking any construction works.

If you have any further enquiries about this matter please contact Jessica Creed by telephoning 02 6969 0700 or by electronic mail at riverina.farwest@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'C. Bretherton', followed by the date '5.3.2020' written in blue ink.

CRAIG BRETHERTON
Manager Regional Operations – Riverina Far West Region
Environment Protection Authority

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Griffith NSW riverina.farwest@epa.nsw.gov.au
2680 Australia

ATTACHMENT A

Administrative conditions

A1. Information supplied to the EPA

A1.1 Except as expressly provided by these general terms of approval, works and activities must be carried out in accordance with the proposal contained in:

- the development application DA1-2020 and accompanying information submitted to Murrumbidgee Council on 22 November 2019 and received by the EPA on 5 January 2020;
- the environmental impact statement titled '7680 Head Beef Cattle Feedlot' prepared by Zinga & Associates Pty Ltd and dated 18 November 2019; and
- the electronic mail from Nick Sher received by the EPA on 16 January 2020 regarding the construction of feed pads and stocking density for the proposed development (EPA electronic record: DOC20/4773-7).

A2. Fit and Proper Person

A2.1 The applicant must, in the opinion of the EPA, be a fit and proper person to hold a licence under the *Protection of the Environment Operations Act 1997*, having regard to the matters in section 83 of that Act.

Discharges to Air and Water and Applications to Land

P1. Location of monitoring/discharge points and areas

P1.1 The following utilisation areas referred to in the table below are identified in this licence for the purposes of the monitoring and/or the setting of limits for any application of solids or liquids to the utilisation area.

P1.2 The following points referred to in the table are identified in this licence for the purposes of the monitoring and/or the setting of limits of discharges of pollutants to water from the point.

EPA Identification no.	Type of Monitoring Point	Type of Discharge Point	Location Description
1	Groundwater quality monitoring	Discharge to waters	Piezometer identified as 'Bore 1' as per the EIS dated 18 November 2019
2	Groundwater quality monitoring	Discharge to waters	Piezometer identified as 'Bore 2' as per the EIS dated 18 November 2019
3	Groundwater quality monitoring	Discharge to waters	Piezometer identified as 'Bore 3' as per the EIS dated 18 November 2019
4	Soil quality monitoring	Solids application to land	Solids utilisation area – locations to be negotiated with the EPA

Limit conditions

L1. Pollution of waters

L1.1 Except as may be expressly provided by a licence under the *Protection of the Environment Operations Act 1997* in relation of the development, section 120 of the *Protection of the Environment Operations Act 1997* must be complied with in and in connection with the carrying out of the development.

L2. Waste

L2.1 The licensee must not cause, permit or allow any waste generated outside the premises to be received at the premises for storage, treatment, processing, reprocessing or disposal or any waste generated at the premises to be disposed of at the premises, except as expressly permitted by a licence under the *Protection of the Environment Operations Act 1997*.

L2.2 This condition only applies to the storage, treatment, processing, reprocessing or disposal of waste at the premises if it requires an environment protection licence under the *Protection of the Environment Operations Act 1997*.

L3. Potentially offensive odour

L3.1 Should a verified offensive odour complaint be made, a comprehensive odour audit undertaken by a suitably qualified professional in accordance with Technical framework: Assessment and Management of odour from stationary sources in NSW and Technical notes: Assessment and Management of odour from stational sources (DEC 2006) is to be completed to assess compliance with section 129 of the *Protection of the Environment Operations Act 1997*. The scope and timing of the audit is to be approved in writing by the EPA prior to the audit being undertaken.

Should a comprehensive odour audit be required, the licensee must submit a copy of the odour audit findings by electronic mail to the EPA's Manager Regional Operations Riverina Far West at riverina.farwest@epa.nsw.gov.au within seven days of receiving the report, as well as a description of the measures that will be implemented to mitigate and prevent offensive odour impacts from occurring.

L4. Noise

- L4.1** Should a verified noise complaint be made, the licensee must complete a noise assessment at the premises to establish appropriate project specific noise criteria for the operation and to determine compliance with these criteria. The assessment must be prepared by a suitably qualified and experienced acoustical practitioner and must be undertaken in accordance with the *NSW Noise Policy for Industry (2017)*.

Should a noise assessment be required, the licensee must submit a copy of the noise assessment findings by electronic mail to the EPA's Manager Regional Operations Riverina Far West at riverina.farwest@epa.nsw.gov.au within seven days of receiving the report.

- L4.2** The licensee must ensure that all feasible and reasonable noise and vibration mitigation and management measures are implemented during construction work authorised by this licence, in accordance with the *Interim Construction Noise Guideline* (DECC, 2009).

L5. Hours of operation

- L5.1** All construction work at the premises must only be conducted between Monday to Friday between 7am and 6pm, and Saturday 8am to 1pm, and no construction work undertaken on Sundays and public holidays.
- L5.2** This condition does not apply to the delivery of material outside the hours of operation permitted by condition L5.1 if that delivery is required by police or other authorities for safety reasons; and/or the operation or personnel or equipment are endangered. In such circumstances, prior notification is provided to the EPA and affected residents as soon as possible, or within a reasonable period in the case of emergency.
- L5.3** The hours of operation specified in condition L5.1 may be varied with written consent if the EPA is satisfied that the amenity of the residents in the locality will not be adversely affected.

Operating conditions

O1. Odour

- O1.1** The licensee must not cause or permit the emission of offensive odour beyond the boundary of the premises.

Note: Section 129 of the Protection of the Environment Operations Act 1997, provides that the licensee must not cause or permit the emission of any offensive odour from the premises.

- O1.2** The operation, maintenance, pad management and cleaning frequency of the feedlot pens must be carried out in accordance with the criteria for a Class 1 facility with a stocking density factor S1 of 52 (or equivalent) as detailed in Section 7 of the guideline *Assessment and management of odour from stationary sources in NSW - Technical notes* (DECC 2006).

O2. Dust

- O2.1** The premises must be maintained in a condition which minimises or prevents the emission of dust from the premises.

O3. Stormwater/sediment control - Construction Phase

- O3.1** An Erosion and Sediment Control Plan (ESCP) must be prepared and implemented. The plan must describe the measures that will be employed to minimise soil erosion and the discharge of sediment and other pollutants to lands and/or waters during construction activities. The ESCP should be prepared in accordance with the requirements for such plans outlined in *Managing Urban Stormwater: Soils and Construction*.

O4. Waste Utilisation Areas

O4.1 The quantity of solids applied to the utilisation area must not exceed the capacity of the area to effectively utilise the solids.

Note: For the purposes of this condition, 'effectively utilise' includes the use of the solids for pasture or crop production, as well as the ability of soil to absorb the nutrients, salts, hydraulic load and organic materials in the solids.

O5. Wastewater Ponds

O5.1 Prior to the commencement of operations, the licensee must submit a report to the EPA's Manager Regional Operations Riverina Far West at riverina.farwest@epa.nsw.gov.au that demonstrates all wastewater ponds approved under DA1-2020 have been constructed in consultation with a suitably qualified engineer to achieve a hydraulic conductivity of less than 1×10^{-9} metres/second.

O5.2 A wastewater storage management plan must be developed and implemented within three months of operations commencing at the premises that outlines how the wastewater storage system will be operated and maintained in an efficient manner, including how the desludging regime and associated controls will occur.

O6. Process and Management

O6.1 The feedlot pen surface must be maintained to prevent infiltration.

O6.2 Solids must be stored on an impermeable pad within the controlled drainage area.

O7. Waste Management

O7.1 If solids are removed from the premises, the licensee must record:

- (a) the date of removing the solids;
- (b) the estimated weight of the solids removed; and
- (c) the identity of the person removing the solids.

O7.2 The environmental management of the manure composting area(s) must be undertaken in accordance with the relevant sections of the guideline *Composting and related organic processing facilities - Appendix B: Environmental management techniques* (DECC 2004).

Monitoring and recording conditions

M1 Monitoring records

M1.1 The results of any monitoring required to be conducted by the EPA's general terms of approval, or a licence under the Protection of the Environment Operations Act 1997, in relation to the development or in order to comply with the load calculation protocol must be recorded and retained as set out in conditions M1.2 and M1.3.

M1.2 All records required to be kept by the licence must be:

- in a legible form, or in a form that can readily be reduced to a legible form;
- kept for at least 4 years after the monitoring or event to which they relate took place; and
- produced in a legible form to any authorised officer of the EPA who asks to see them.

M1.3 The following records must be kept in respect of any samples required to be collected:

- the date(s) on which the sample was taken;
- the time(s) at which the sample was collected;
- the point at which the sample was taken; and
- the name of the person who collected the sample.

M2. Requirement to monitor concentration of pollutants discharged

M2.1 For each monitoring/discharge point or utilisation area specified below (by a point number), the applicant must monitor (by sampling and obtaining results by analysis) the concentration of each pollutant specified in Column 1. The applicant must use the sampling method, units of measure, and sample at the frequency, specified opposite in the other columns:

M2.2 Water and/or Land Monitoring Requirements:

Points 1, 2 & 3 Groundwater Quality Monitoring

Pollutant	Units of measure	Frequency	Sampling Method
Conductivity	microsiemens per centimetre	Every 6 months	Grab sample
pH	pH	Every 6 months	Grab sample
Orthophosphate	milligrams per litre	Every 6 months	Grab sample
Nitrogen (ammonia)	milligrams per litre	Every 6 months	Grab sample
Nitrate	milligrams per litre	Every 6 months	Grab sample
Standing water level	metres	Quarterly	Inspection/measurement

Point 4 Soil Quality Monitoring

Pollutant	Units of measure	Frequency	Sampling Method
pH	pH	Yearly	Composite sample prepared from area profile samples
Conductivity	microsiemens per centimetre	Yearly	Composite sample prepared from area profile samples
Total Nitrogen	milligrams per kilogram	Yearly	Composite sample prepared from area profile samples
Nitrogen (nitrate)	milligrams per kilogram	Yearly	Composite sample prepared from area profile samples
Total Phosphorus	milligrams per kilogram	Yearly	Composite sample prepared from area profile samples
Available Phosphorus	milligrams per kilogram	Yearly	Composite sample prepared from area profile samples
Phosphorus Sorption Capacity	milligrams per kilogram	Every 3 years	Composite sample prepared from area profile samples

Total organic carbon	percent carbon	Yearly	Composite sample prepared from area profile samples
Cation Exchange Capacity	milliequivalents	Yearly	Composite sample prepared from area profile samples
Exchangeable Calcium	millimoles of positive charge per kilogram of soil	Yearly	Composite sample prepared from area profile samples
Exchangeable Sodium	millimoles of positive charge per kilogram of soil	Yearly	Composite sample prepared from area profile samples
Exchangeable Potassium	millimoles of positive charge per kilogram of soil	Yearly	Composite sample prepared from area profile samples
Exchangeable Magnesium	millimoles of positive charge per kilogram of soil	Yearly	Composite sample prepared from area profile samples
Chloride	milligrams per kilogram	Yearly	Composite sample prepared from area profile samples
Sodium absorption ratio (SAR)	Ratio	Yearly	Composite sample prepared from area profile samples

M2.3 With reference to the above table titled "Point 4 Soil Quality Monitoring" the sampling method "Composite sample prepared from area profile samples" is taken to mean a sample made up from sufficient sites within any paddock on the licensed premises where in the previous 12 months effluent and/or solids generated at the premises have been applied. Surface samples (0-10 centimetres) from individual sites within a paddock are to be bulked, properly mixed and a suitably sized sub-sample is to be collected for the purposes of the analysis.

M3. Testing methods - concentration limits

M3.1 Subject to any express provision to the contrary in this licence, monitoring for the concentration of a pollutant discharged to waters or applied to a utilisation area must be done in accordance with the Approved Methods Publication unless another method had been approved by the EPA in writing before any tests are conducted.

M4. Weather Monitoring

M4.1 Prior to the commencement of operations, the licensee must establish a permanent meteorological station complying with the Approved Methods for Sampling and Analysis and the Australian Standard AS2923-1987, at the premises.

The location of the site chosen for the station and details of equipment, measurement and maintenance/service procedures and schedules to be installed and maintained must be submitted in writing to the EPA's Manager Regional Operations Riverina Far West at riverina.farwest@epa.nsw.gov.au for approval.

The meteorological monitoring station must be calibrated at least every 12 months.

The EPA is to be provided with the data from the Meteorological Monitoring Station on request in a Microsoft Office Software compatible format.

The Meteorological Monitoring Station must monitor the following parameters:

Parameter	Unit of measure	Elevation above ground level	Frequency	Sampling Method
Wind speed	metres per second	10 metres	Continuous	AM-2 & AM-4
Wind direction	Degrees	10 metres	Continuous	AM-2 & AM-4
Sigma Theta	Degrees	10 metres	Continuous	AM-2 & AM-4
Temperature	Degrees Celsius	2 metres	Continuous	AM-4
Temperature	Degrees Celsius	10 metres	Continuous	AM-4
Solar Radiation	Watts per square metre	10 metres	Continuous	AM-4
Rainfall	Millimetres	Not applicable	Continuous	AM-4

Reporting conditions

R1. Annual Environment and Monitoring Report

R1.1 An Annual Environmental Monitoring Report (AEMR) which summarises the previous 12 months of operations and assesses the environmental sustainability of waste applied to land must be submitted with the Annual Return. The AEMR must include:

1. details as to the size and condition of all solid waste utilisation areas used for the application of manure, compost or dried solids from the evaporation ponds, including an assessment of any changes to soil or vegetation conditions;
2. graphical presentation and discussion of all historical and current data, and the identification of any adverse trends. This assessment must be done for each utilisation area and the groundwater monitoring bores, and as a minimum include all parameters required by the licence to be monitored;
3. mass balances for salts and nutrients (nitrogen and phosphorus) for each utilisation area, based on the yield, nutrient uptake and nutrient removal from the utilisation areas, and an assessment against appropriate agronomic sustainability indicators;
4. an assessment of identified areas where impacts are evident, and inclusion of a strategy by the licensee on how these impacts will be addressed and managed; and
5. recommendations for future actions in relation to monitoring and/or management, taking into account any identified trends in monitoring data, so as to achieve a sustainable system.

General Conditions

G1. Community liaison

G1.1 The licensee must establish and attend a community environment liaison committee, comprising representatives of the community and other relevant government authorities, that will meet at least annually. Discussion at the meetings must include implementation of the development consent and other statutory approvals, and provide adequate time for the community to raise matters of concern associated with the environmental impact of the development, with a view to achieving mutually satisfactory solutions.

Special Conditions

S1 Construction requirements and independent certification

S1.1 The feedlot must be constructed in accordance with the development consent, this licence, and where not specifically detailed, in accordance with the *National Guidelines for Beef Cattle Feedlots in Australia* (Meat and Livestock Australia, 2012).

S1.2 Prior to commencing operation of the feedlot, the licensee must prepare and submit to the EPA a Construction Quality Assurance Report (CQA Report) detailing the construction and the quality assurance measures that were followed for the construction of the feedlot pens earthworks, controlled drainage system earthworks, and compacted clay liner.

The CQA Report must contain the following information:

- a) certification that all areas requiring clay lining were installed in accordance with the required thickness and permeability;
- b) the details of the earthworks undertaken for the controlled drainage system, feedlot pens and all solid and liquid waste storage areas, including surveys and work-as-executed drawings based on field surveys;
- c) details and results of all material testing; and
- d) photographs illustrating all aspects and stages of the construction.

S1.3 The CQA Report must be produced by an independent and suitably qualified person and clearly certify that the works have been constructed in accordance with Clause S1.1.

S1.4 The CQA Report must be submitted to the EPA's Manager Regional Operations Riverina Far West at riverina.farwest@epa.nsw.gov.au prior to the feedlot commencing operation.

S2 Complaints Handling Procedure

S1.1 The proponent must prepare a complaint handling procedure for implementation at the premises. The procedure must include details of proposed actions to be taken upon receipt of any environmental related complaints about the premises.

ATTACHMENT B

Mandatory Conditions for all EPA licences

Administrative conditions

Other activities

This licence applies to all other activities carried on at the premises, including:

- composting

Operating conditions

Activities must be carried out in a competent manner

Licensed activities must be carried out in a competent manner.

This includes:

- a. the processing, handling, movement and storage of materials and substances used to carry out the activity; and
- b. the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity.

Maintenance of plant and equipment

All plant and equipment installed at the premises or used in connection with the licensed activity:

- a. must be maintained in a proper and efficient condition; and
- b. must be operated in a proper and efficient manner.

Monitoring and recording conditions

Recording of pollution complaints

The licensee must keep a legible record of all complaints made to the licensee or any employee or agent of the licensee in relation to pollution arising from any activity to which this licence applies.

The record must include details of the following:

- the date and time of the complaint;
- the method by which the complaint was made;
- any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;
- the nature of the complaint;
- the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and
- if no action was taken by the licensee, the reasons why no action was taken.

The record of a complaint must be kept for at least 4 years after the complaint was made.

The record must be produced to any authorised officer of the EPA who asks to see them.

Telephone complaints line

The licensee must operate during its operating hours a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or by the vehicle or mobile plant, unless otherwise specified in the licence.

The licensee must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint.

This condition does not apply until 3 months after this condition takes effect.

Reporting conditions

Annual Return documents

What documents must an Annual Return contain?

The licensee must complete and supply to the EPA an Annual Return in the approved form comprising:

- a. Statement of Compliance; and
- b. Monitoring and Complaints Summary.

A copy of the form in which the Annual Return must be supplied to the EPA accompanies this licence. Before the end of each reporting period, the EPA will provide to the licensee a copy of the form that must be completed and returned to the EPA.

Period covered by Annual Return

An Annual Return must be prepared in respect of each reporting, except as provided below

Note: The term "reporting period" is defined in the dictionary at the end of this licence. Do not complete the Annual Return until after the end of the reporting period.

Where this licence is transferred from the licensee to a new licensee,

- a. the transferring licensee must prepare an annual return for the period commencing on the first day of the reporting period and ending on the date the application for the transfer of the licence to the new licensee is granted; and
- b. the new licensee must prepare an annual return for the period commencing on the date the application for the transfer of the licence is granted and ending on the last day of the reporting period.

Note: An application to transfer a licence must be made in the approved form for this purpose.

Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an annual return in respect of the period commencing on the first day of the reporting period and ending on in relation to the surrender of a licence - the date when notice in writing of approval of the surrender is given; or

- a. in relation to the surrender of a licence – the date when the notice in writing of approval of the surrender is given; or
- b. in relation to the revocation of the licence – the date from which notice revoking the licence operates.

Deadline for Annual Return

The Annual Return for the reporting period must be supplied to the EPA by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date').

Notification where actual load cannot be calculated

(Licences with assessable pollutants)

Where the licensee is unable to complete a part of the Annual Return by the due date because the licensee was unable to calculate the actual load of a pollutant due to circumstances beyond the licensee's control, the licensee must notify the EPA in writing as soon as practicable, and in any event not later than the due date.

The notification must specify:

- a. the assessable pollutants for which the actual load could not be calculated; and

- b. the relevant circumstances that were beyond the control of the licensee.

Licensee must retain copy of Annual Return

The licensee must retain a copy of the annual return supplied to the EPA for a period of at least 4 years after the annual return was due to be supplied to the EPA.

Certifying of Statement of Compliance and Signing of Monitoring and Complaints Summary

Within the Annual Return, the Statement of Compliance must be certified, and the Monitoring and Complaints Summary must be signed by:

- a. the licence holder; or
- b. by a person approved in writing by the EPA to sign on behalf of the licence holder.

A person who has been given written approval to certify a Statement of Compliance under a licence issued under the Pollution Control Act 1970 is taken to be approved for the purpose of this condition until the date of first review this licence.

Notification of environmental harm

Note: The licensee or its employees must notify the EPA of incidents causing or threatening material harm to the environment immediately after the person becomes aware of the incident in accordance with the requirements of Part 5.7 of the Act

Notifications must be made by telephoning the EPA's Pollution Line service on 131 555.

The licensee must provide written details of the notification to the EPA within 7 days of the date on which the incident occurred.

Written report

Where an authorised officer of the EPA suspects on reasonable grounds that:

- a. where this licence applies to premises, an event has occurred at the premises; or
- b. where this licence applies to vehicles or mobile plant, an event has occurred in connection with the carrying out of the activities authorised by this licence,

and the event has caused, is causing or is likely to cause material harm to the environment (whether the harm occurs on or off premises to which the licence applies), the authorised officer may request a written report of the event.

The licensee must make all reasonable inquiries in relation to the event and supply the report to the EPA within such time as may be specified in the request.

The request may require a report which includes any or all of the following information:

- a. the cause, time and duration of the event;
- b. the type, volume and concentration of every pollutant discharged as a result of the event;
- c. the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event; and
- d. the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort;
- e. action taken by the licensee in relation to the event, including any follow-up contact with any complainants;
- f. details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event; and
- g. any other relevant matters.

The EPA may make a written request for further details in relation to any of the above matters if it is not satisfied with the report provided by the licensee. The licensee must provide such further details to the EPA within the time specified in the request.

General conditions

Copy of licence kept at the premises or on the vehicle or mobile plant

A copy of this licence must be kept at the premises or on the vehicle or mobile plant to which the licence applies.

The licence must be produced to any authorised officer of the EPA who asks to see it.

The licence must be available for inspection by any employee or agent of the licensee working at the premises or operating the vehicle or mobile plant.



SWT19/00048
SF2019/072154
CNR-3537
CB

13 February 2020

The General Manager
Murrumbidgee Council
PO Box 96
Jerilderie NSW 2716

Attention: Kelly Tyson

DA1/2020 – PROPOSED INTENSIVE LIVESTOCK DEVELOPMENT – PALM GROVE CATTLE FEEDLOT, LOT 1 TO 4 DP120110 & LOT 1 DP393315, 587 ROLFE ROAD, LOGIE BRAE.

I refer to your correspondence regarding the subject Application which was referred to Transport for NSW (TfNSW, formerly Roads and Maritime Services) for assessment and comment.

From the information provided it is understood that the proposal is for an 8000 head beef cattle feedlot on the subject site. The subject site is located on the “Palm Grove” property located on Rolfe Road in the Logie Brae locality about 20 kilometres north west of Finley. Rolfe Road is an unsealed local road and is a conditionally approved B-double route allowing access from November through to the end of May.

The application is supported by an Environmental Impact Statement (EIS) prepared by Zinga & Associates Pty Ltd dated November 2019. This document claims that the total number of vehicles entering the site per week during the operational phase will be approximately 22 light vehicles and 20 heavy vehicles with the largest vehicle required to enter the site being a B-Double. It is proposed that heavy vehicles will access the site using a route that includes Logie Brae Road, Rolfe Road, Mayrung Road from the Newell Highway.

Traffic generated by the proposed facility does not have direct access to the classified road network however access to the site relies on usage of the intersection of Newell Highway with Mayrung Road which is approximately 18km by road to the east of the site. The intersection of Mayrung Road and the Newell Highway has an existing Auxiliary Right Turn (AUR)/Auxiliary Left Turn (AUL) treatment. In addition to this, the intersection appears to have adequate sight distance and width to cater for the heavy vehicle traffic. Given the location of the development site, identified traffic generation and the existing treatment at the intersection of the Newell Highway and Mayrung Road it is considered that the proposed development would not represent any detrimental impact to the classified road network.

Transport for NSW has assessed the Development Application based on the documentation provided and would raise no objection to the development proposal subject to the Consent Authority ensuring that the development is undertaken in accordance with the information submitted as amended by the inclusion of the following as conditions of consent (if approved):-

1. Access to the development for heavy vehicles is restricted to the proposed heavy vehicle route via Rolfe Road, Logie Brae Road, Mayrung Road and the intersection of the Newell Highway with Mayrung Road.
2. Works associated with the development shall be at no cost to Transport for NSW.

Please be advised that under the provisions of the Environmental Planning & Assessment Act it is the responsibility of the Consent Authority to assess the environmental implications, and notify potentially affected persons, of any development including conditions.

Any enquiries regarding this correspondence may be referred to the Manager, Land Use, TfNSW (South West Region), Maurice Morgan, phone (02) 6923 6611.

Please forward a copy of the Notice of Determination for this Development Application to the Land Use -TfNSW at the same time as advising the applicant.

Yours faithfully



Per:
Lindsay Tanner
Director South West

Contact Simone Tonkin
Phone 03 5880 1736
Email simone.tonkin@waternsw.com.au

General Manager
Murrumbidgee Shire Council
PO Box 96
JERILDERIE NSW 2716

Our ref F2019/5609
Your ref DA1.2020

7 January 2020

Dear Sir/Madam,

**RE: Development Application: 1.2020 –
Lots 1 – 4 DP 120110, Lot 1 DP 393315,
587 Rolfe's Road "Palm Grove" Finley NSW
7680 Beef Cattle Feedlot**

I refer to the above mentioned development application referred to WaterNSW.

WaterNSW has reviewed the information submitted with the application for the proposed 7680 Beef Cattle Feedlot and considers that for the purposes of the Water Management Act 2000, no further investigation is required by this agency.

The landowner should be aware that any extraction and use of water to the development, must be done so in accordance with the existing approval 50CA504166.

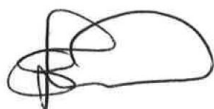
It is noted that there are two Basic Land Right bores within the lots for the proposed development. Extraction of water from these bores must **not be** used for the proposed Development.

***domestic consumption**, in relation to land, means consumption for normal household purposes in domestic premises situated on the land.*

***stock watering**, in relation to land, means the watering of stock animals being raised on the land, but does not include the use of water in connection with the raising of stock animals on an intensive commercial basis that are housed or kept in feedlots or buildings for all (or a substantial part) of the period during which the stock animals are being raised.*

Please feel free to contact me on 03 5880 1736, should you require any further information.

Yours sincerely

A handwritten signature in black ink, appearing to be "Simone Tonkin", written in a cursive style.

Simone Tonkin
Water Regulation Officer



RECEIVED 21 JAN 2020

HPE-CM: E329-2

General Manager
Murrumbidgee Council
PO Box 96
JERILDERIE NSW 2716

Thursday, 16 January 2020

Dear General Manager,

RE: Proposed Development of Cattle Feed Lot (DA 1-2020)

Murray Irrigation writes in response to the 'Notice of Proposed Integrated & Designated Development' by Beefcorp Farms Pty Ltd for the development of a cattle feed lot within the Murray Irrigation Area of Operations on landholding E329.

Murray Irrigation has reviewed the application and accompanying documentation as provided on the Murrumbidgee Council website. Murray Irrigation notes the significant experience of the proponent in commercial cattle enterprises and the operation of cattle feed lots. The feedlot and its components are designed as a 'controlled drainage area' with all the stormwater runoff being fully contained on site utilizing catch drains and sedimentation structures draining to effluent evaporation dams. Extensive soil investigations have been undertaken to ensure suitable soil types and construction methodology to minimise the risk of accessions to the watertable. The site will be operated according to an environment management plan and an on-going environmental monitoring program.

The effluent evaporation dams have been designed with significant freeboard to allow for any excessive effluent generated, with emergency spillways constructed to function in extreme rainfall events. The earthworks enclosing the controlled drainage area of the feedlot are one meter above the district drain embankments. Murray Irrigation reminds the proponent to contact us in the rare event that discharge into the district drain is required to ensure the correct procedure is followed.

Murray Irrigation reminds the proponent to communicate with us prior to the final design to ensure all proposed works comply with Murray Irrigation Works Policy off set requirements, specifically regarding the construction adjacent to the district drain on the west side of the feed lot.

Murray Irrigation Policies and procedures are available on our website www.murrayirrigation.com.au.

Murray Irrigation has no objection to the proposed development of the cattle feedlot by Beefcorp Farms on landholding E329.

Yours Sincerely,

Penny Sloane
Sustainability and Licensing

RECEIVED 23 JAN 2020

Murray Local Land Services

PO Box 61
449 Charlotte St. Deniliquin NSW 2710

Tel: 03 58819900

www.lls.nsw.gov.au/murray

RM8 Ref: DOC20/6567

Your Ref: DA 1-2020

21 January 2020

Kelly Tyson
Manager of Planning and Environment
Murrumbidgee Council
PO Box 96
JERILDERIE NSW 2716

Dear Kelly,

NOTICE OF PROPOSED INTEGRATED & DESIGNATED DEVELOPMENT

Thank you for your recent correspondence of 6 January 2020 in relation to the proposed development of a cattle feed lot. Murray LLS understands that this will be determined by Council, and we advise that vegetation and other matters relevant to LLS will be considered as part of the assessment process.

Kind regards,



Gary Rodda
General Manager
Murray Local Land Services



Local Land Services

www.lls.nsw.gov.au

We help secure the future of agriculture and the environment for NSW communities.



OUT20/1435

10 February 2020

Kelly Tyson
Murrumbidgee Council
39 Brolga Place
Coleambally NSW 2707
Email: mail@murrumbidgee.nsw.gov.au

Dear Kelly

Review of Beefcorp Feedlot Proposal.

Thank you for the opportunity to provide comment as per ePlanning application lodged 2-1-2020.

The NSW Department of Primary Industries (NSW DPI) Agriculture is committed to ensure that feedlot developments are designed and operated to meet industry standards, and associated codes of practice. The Department supports the protection and growth of agricultural industries, and the land and resources upon which these industries depend.

The proposal has been reviewed against the Planning Secretary's Environmental Assessment Requirements 1319. The application needs to clarify the following details:

1. Water Supply:
This is a fundamental requirement for any intensive livestock development. The water entitlements have been provided, however there is no discussion about how drinking water quality requirements will be met or how supply will be maintained when yearly allocations are currently at 0%.
2. Biosecurity:
A biosecurity response plan is required to deal with identified risks so that there are contingency arrangements, including monitoring and mitigation measures, for diseases (in particular Q Fever), weeds and pests. This also includes establishing a complaints register and response protocol.

Should you require clarification on any of the information contained in this response, please contact me by phone (02 69381906) or via landuse.ag@dpi.nsw.gov.au

Yours sincerely

Lilian Parker
Agricultural Land Use Planning



Planning,
Industry &
Environment

Our ref: DOC20/14215

Senders ref: DA 1 - 2020

Kelly Tyson

Murrumbidgee Council

PO Box 96 JERILDERIE NSW 2716

4 March 2020

Dear Ms Tyson

Subject: DA 1-2020 Development of cattle feedlot, 587 Rolfe Road, Logie Brae

Thank you for your further request dated 25 February 2020 via the Concurrence and Referral portal regarding the above development application, seeking comments from the Biodiversity and Conservation Division of the Department of Planning, Industry and Environment.

The Biodiversity and Conservation Division (BCD) has statutory responsibilities relating to biodiversity (including threatened species, populations, ecological communities, or their habitats), Aboriginal cultural heritage and flooding.

We have reviewed the documents provided and note that while the requirements of SEAR 1319 have not strictly been met, we consider that as no Aboriginal objects have been identified, there are no known impacts to Aboriginal cultural heritage from the proposal.

We recommend that Council require the proponent to update the unanticipated find protocol to meet current requirements and that this be a condition if consent is granted. Further details are provided in **Attachment A**.

If you have any questions about this advice please contact me via rog.southwest@environment.nsw.gov.au or (02) 6022 0623.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Fisher'.

Andrew Fisher

Senior Team Leader Planning

South West Branch

Biodiversity and Conservation Division

Department of Planning, Industry and Environment

Attachment A Detailed comments – DA 1-2020 Development of cattle feedlot, 587 Rolfe Road, Logie Brae – Aboriginal cultural heritage assessment

Attachment A Detailed Comments – DA 1-2020 Development of cattle feedlot, 587 Rolfe Road, Logie Brae – Aboriginal cultural heritage assessment

Further to our advice dated 23 January 2020, the proponent has provided a 'Cultural Heritage Statement of Impact' prepared by Yarkuwa Indigenous Knowledge Centre Aboriginal Corporation (Yarkuwa, February 2020).

This is not an Aboriginal Cultural Heritage Assessment Report (ACHAR) in accordance with the 'Guide to investigating, assessing and reporting on ACH in NSW' and the 'Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW'.

BCD has reviewed the documentation provided and although it does not strictly meet the requirements of SEAR 1319, we consider that the assessment that has been presented indicates that the risk of harm to Aboriginal cultural heritage (ACH) from the proposed development is low.

We note that this ACH assessment was done by a qualified archaeologist. No Aboriginal objects were identified within the development footprint, following two site inspections (3 July 2019 and 6 February 2020). As the site was not under crop in February 2020, visibility was high for potential objects. The quartz and basalt fragments that were located on the eastern boundary were stated to not show any evidence of manufacture or use and thus were not identified as Aboriginal objects or recorded on the Aboriginal Heritage Information Management System (AHIMS). The results of AHIMS searches from 17 February 2020 that were provided did not identify no Aboriginal objects or places within the search areas.

As no objects were found, there was no requirement for consultation with Registered Aboriginal Parties. We note however that Yarkuwa were proactive and undertook some consultation with Deniliquin Local Aboriginal Land Council (LALC), Cummeragunja LALC and Yorta Nation Aboriginal Corporation.

The protocol presented by Yarkuwa (2020) for dealing with unanticipated finds is incorrect and requires updating.

We recommend the following process as a consent condition to ensure compliance with legislation in place to protect Aboriginal sites and objects in NSW and that no additional harm is caused should ACH be encountered within the NSW area of proposed activity:

- *If any Aboriginal object is discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the proponent must:*
- *Not further harm the object*
- *Immediately cease all work at the particular location*
- *Secure the area so as to avoid further harm to the Aboriginal object*
- *Notify the Department of Planning, Industry and Environment as soon as practical on 131555, providing any details of the Aboriginal object and its location*
- *Not recommence any work at the particular location unless authorised in writing by the Department of Planning, Industry and Environment.*

In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and the Department of Planning, Industry and Environment contacted.

Council, the proponent, and their consultants, including Yarkuwa, should note that this advice applies only to this development. Any future designated development will be required to adhere to the SEARs that are issued for that project.



**Planning,
Industry &
Environment**

CM9 Ref: DOC20/022203

The General Manager
Murrumbidgee Council
PO Box 96
Jerilderie NSW 2716

Email: mail@murrumbidgee.nsw.gov.au

Dear Sir,

Proposed Development: DA 1.2020-Proposed Beef Feedlot

Applicant: Beefcorp Farms Pty Ltd-

Location: Lots 1-4 DP 120110 & Lot 1 DP 393315-587 Rolfe's Road Logie Brae

I refer to Council's letter dated 6 January 2020 requesting comments for the above development proposal.

The Department of Planning Industry & Environment - Crown Lands (the department), as adjoining landowner has reviewed the development application in accordance with the principles of Crown land management (s.1.4 *Crown Lands Management Act 2016*), and offers no objections to the proposed development as no impact to Crown land has been identified.

Should the development be modified in any manner that impacts the adjoining Crown land, e.g. by amendment to the development proposal or draft conditions of consent, the department requests an opportunity to further review the application prior to determination.

Should you require any further information, please do not hesitate to contact Adam Craig at the Griffith Crown Lands Office by phone on 02 69 37 3705 or email adam.craig@crownland.nsw.gov.au

Yours sincerely

Adam Craig

Senior Natural Resource Management Officer-Griffith & Hay
Department of Planning Industry & Environment - Crown Lands

Date: 5 February 2020



56 CHANTER STREET, BERRIGAN, NSW 2712
TELEPHONE: (03) 5888 5100
Email: mail@berriganshire.nsw.gov.au
www.berriganshire.nsw.gov.au

Ref: 4. 18.1: LS: RW

RECEIVED 13 FEB 2020

12 February 2020

Kelly Tyson
Manager of Planning & Environment
Murrumbidgee Council
PO Box 96
JERILDERIE NSW 2716

Dear Kelly,

**PROPOSED INTERGRATED AND DESIGNATED DEVELOPMENT –
CATTLE FEED LOT
587 ROLFIE'S ROAD, FINLEY NSW 2713 (Lots 1-4 // DP8120110 and Lot 1 // DP393315)**

Thank you for your advice regarding the above development proposal.

Council staff have reviewed the supporting information pursuant to this proposal and wish to advise that Council has no objection to the development.

Yours faithfully,

Laurie Stevens
DEVELOPMENT MANAGER

*Heart of the
Southern Riverina*



METAG MINUTES

**TUESDAY 10 MARCH 2020
AT THE BROLGA HOTEL, COLEMABALLY
COMMENCING 6.05PM**

ATTENDEE: Mayor Cr Ruth McRae, General Manager John Scarce, Economic & Tourism Development Manager Kellie Dissegna, Crystal Sanders, Gloria Altin, Bruce Dalgliesh, Clifford Ashby, Daniel Griffith, Haidee Laycock, Lynne Stuckings, Suzie Falls

APOLOGIES: Suzie Falls, Bruce Dalgliesh, Haidee Laycock

GUESTS: Richard Allsopp, Chair and Rachel Whiting, Chief Executive Officer and Director of Regional Development, Regional Development Australia Riverina

AGENDA ITEMS:

- 1. Presentation by Richard Allsopp, Chair and Rachel Whiting, Chief Executive Officer and Director of Regional Development, Regional Development Australia Riverina**
(see attached powerpoint and outline)
- 2. Actions from previous meeting**
(see attached METAG Action items)
- 3. Murrumbidgee Trails Joint Visitor Guide update**

The Committee was provided with an update for this project. Council will be seeking advertising packages from local operators in the coming weeks ranging from \$250 to \$1,200 inc GST. Trails will include Art and Culture, History and Heritage, A Sense of Adventure (Nature), Local Flavours (Food and Wine) and locations where to take great photographs.

The advertising booking form will have a deadline of Friday 3 April 2020
Content and images for advertisers will be due 17 April 2020
Final payment for advertisers will be Tuesday 30 June 2020

4. Now's the Time to Love NSW marketing campaign – Destination NSW

Committee was provided with the information of this project, however would prefer to focus on localized marketing for the region.

5. Federal Government's Drought Communities Programme – Extension update

The Committee was provided with an update for this Federal Government's Drought Communities Programme (2019). Council has been successful in obtaining an addition \$1m with proposed projects to include Adverse Event Management Plan (mandatory), Drought Support Officer, Town Beautification (including community gardens, and public art across three communities), Disabled Access ramps for Coleambally and Darlington Point Pools, and Christmas Decorations for the three towns.

6. Tourism Photography Brief

The Committee were presented with a draft list of locations for the upcoming tourism photography project (to align with the Joint Visitor Guide). Coleambally Swimming Pool was added to the list.

7. Member Update

- CICL will have two walls dedicated to artworks for the public to view from April/May onwards.

GENERAL BUSINESS:

Thrive Riverina Membership

Thrive Riverina is seeking membership for 2020-2021 financial year (see attached). This was discussed amongst members with the following discussion points:

- Thrive Riverina has a footprint, a small one, but it's still there.
- Murrumbidgee Council is currently members of Thrive Riverina, Newell Highway Promotions Committee, Kidman Way Promotions Committee, and New Kelly Touring Route tourism bodies all seeking resources from Council.
- What resources does Murrumbidgee Council have to support the membership?
- The 'Riverina' brand is stronger together when partnering with other Councils.
- What else could Murrumbidgee Council spend the \$4,020 on?

NEXT MEETING DATE/VENUE: Wednesday 3 June 6pm

CLOSURE: 8:04pm

RDA Riverina's Workforce Development Plan is all about getting the people we need in the region and encouraging economic development.

- The Four quadrants of RDA Riverina's workforce development plan are:
 - Economic development and business growth: RDA Riverina offers a wide range of professional services to encourage economic development and business growth.
 - Country Change: Promoting the Riverina region as a great place to live, work and play.
 - Skilled Migration: Utilising avenues through RSMS and Skilled Regional Visa to assist businesses to find the right skilled professionals to facilitate growth.
 - Grow Our Own: Establishing and promoting opportunities in the Riverina to meaningful career pathways through local industry employment and education.
- Our workforce development plan is supported by our free employment platform JobsRiverina.

Skilled Migration



Skilled migration pathways allow regional businesses and organisations to attract skilled workers from overseas to address local skills shortages.

- RDA Riverina is a Regional Certifying Body (RCB) for the Department of Home Affairs (DHA).
- The DHA relies on RCBs to provide an assessment and nomination for two visa categories:
 - Regional Employer Sponsored Regional (Provisional) (Subclass 494 visa)
 - Skilled Work Regional (Provisional) (Subclass 491 visa)
- The subclass 494 visa lets skilled workers, who are nominated by an employer, live and work in regional Australia.
- The subclass 491 visa lets skilled workers live and work in regional Australia.
- After living and working in regional Australia for three years, 491 and 494 visa holders can apply for permanent residence via the Subclass 191 visa

Professional Services



RDA Riverina offers a wide range of services to encourage economic development and business growth.

- Assistance with writing and developing grant proposals and business awards.
- Data analytics services including access to area specific economic and demographic data and analysis provided by REMPLAN (remplan.com.au).
- Economic, tourism and investment impact analysis to support and develop local businesses, organisations and regions.
- Development of regional economic profiles with up to date, region specific, economic and demographic data and information.

RDA is an Australian government initiative that brings together all levels of government to enhance the development of Australia's regions.

- RDA Riverina is a non-profit community-based organisation which aims to strengthen and develop communities in the Riverina.
- RDA Riverina covers 14 local government areas: Bland, Carrathool, Coolamon, Cootamundra-Gundagai, Griffith, Hay, Junee, Leeton, Lockhart, Murrumbidgee, Narrandera, Snowy Valleys, Temora and Wagga Wagga.
- The role of committee members is to consult and engage with communities, promote and participate in regional programs and initiatives, provide information and advice on their region to all levels of government and to support informed regional planning.

Country Change



Country Change is an initiative that aims to encourage and assist people in making the decision to relocate to the Riverina.

- A tree change in NSW's Riverina region offers both peaceful, spacious rural townships and vibrant regional hubs teeming with great jobs, homes, culture and lifestyle.
- As of 2019 country change is a partnership with 9 local government areas: Coolamon, Cootamundra-Gundagai, Greater Hume, Griffith, Leeton, Lockhart, Narrandera, Snowy Valleys, and Temora.
- The Country Change website is an information portal and provides information on career and business opportunities, affordable housing, tourism, infrastructure.
- Country Change is increasing engagement with the campaign through social media, the Country Change Expo and other opportunities.

Grow Our Own WR



Grow Our Own is a Western Riverina initiative which aims to transform communities through education to develop, mentor and retain local skills.

- Initially an initiative lead by Bendigo Bank and Deakin University in partnership with RDA Riverina, TAFE Riverina Institute, local councils and other organisations and networks across Western Riverina. In 2019, with funding from the Department of Education and pledges from industry RDA Riverina took over the running of Grow Our Own.
- Learn and Earn:** Grow Our Own aims to promote and provide local pathways for education, training and employment. **Develop and Retain:** Grow Our Own is helping local businesses and organisations to develop and retain local talent, strengthening both local business and the region. **Career Opportunities:** Grow Our Own promotes the many exciting career opportunities available in the Western Riverina region.
- Our Department of Education STEM Industry Schools Partnership funding has a focus on the AgriTech industry.

Murrumbidgee Trails Joint Visitor Guide Meeting
Friday 14 February 2020
Leeton Shire Council Chambers
10:30am

Attendees: Brent Lawrence, Lockhart Shire Council, Jennifer Conner, Lockhart Shire Council, Tiffany Thornton, Narrandera Shire Council, Kellie Dissegna, Murrumbidgee Council

1. Advertising Prospectus and Booking Form

- Word limit for each of the advertising package to be confirmed with the graphic designer at the next meeting. Narrandera Shire staff to update the advertising booking form to reflect this change.
- Next meeting will be held at Lockhart at 10am on Monday 2 March with Graphic Designer. Lockhart Shire staff to invite Graphic Designer to the meeting. The booking form will be distributed that week to potential advertisers.
- The advertising booking form will have a deadline of Friday 3 April 2020
- Content and images for advertisers will be due 17 April 2020
- Final payment for advertisers will be Tuesday 30 June 2020
- Each Council will disseminate advertising information to businesses within the LGA and will have information on their own website.

2. Draft Budget for Murrumbidgee Trails Marketing Project

- All Councils agreed to \$10,000 est GST contribution towards the Murrumbidgee Trails project. Leeton Shire Council confirmed to manage the finances (invoices) and will invoice Lockhart Shire, Narrandera Shire and Murrumbidge Council's \$10,000 this financial year.
- Discussion around the printing quotes for the Visitor Guide as sourced by Leeton Shire. Agreed to use \$20,000 for the draft budget for colour print of the guide (though final quote may differ due to page numbers and how the guide is bound)
- Murrumbidgee Council staff to distribute the draft budget for the project post meeting.

3. Project Timeline

- The project timeline was updated and discussed. Narrandera Shire Council staff to update and disseminate to group.

4. Content

- Each Council to come up with list of how many Package 1,2 or 3 for their LGA and bring to the next meeting for review.

5. General Business

- Narrandera Shire Council to bring current distribution lists for main Visitor Information Centres for review.

6. Date of next meeting

- Monday 2 March 10am at Lockhart Shire Council
- Monday 30 March 10am at Darlington Point Council Chambers

Meeting closed at 12 noon.

Murrumbidgee Trails Joint Visitor Guide Meeting
Thursday 12 March 2020
Lockhart Shire Council Chambers
2:00pm

Attendees: Brent Lawrence, Lockhart Shire Council, Jennifer Conner, Lockhart Shire Council, Tiffany Thornton, Narrandera Shire Council, Kellie Dissegna, Murrumbidgee Council, Rachel Viski, Minta Viski

1. Graphic Design
 - Rach spoke about the results from the visual direction survey - C & D were common options amongst the four Councils.
 - Graphic design will complement 'Go with the Flow' hero colour scheme, but take it one step further and add some brightness. The Guide will look to utilise the features from this branding.
 - Dropbox will be set up for each of the four Councils to add images, so that the graphic designer to utilise.
 - Rach to share the link for Dropbox with Councils.
 - Narrandera Shire Council staff to put other documents into DropBox (to do list etc)
2. Advertising Mock-up discussion
 - Full page advert - to add social media icons
 - 1/4 page adverts - remove logo from the advert, but if a business does have one and would like to use it, to have it overlayed over image.
 - Use our discretion about having two or more images on adverts for 1/2 page adverts.
 - 1/4 page advert - only one image.
 - No page numbers for advert pages, only for the Council pages.
3. Murrumbidgee Trails Mock-up Guide
 - Rach to design maps for the Guide
 - To have 'Acknowledgement of Country' and not 'Welcome to Country' as not all land in the guide are located on Wiradjuri country.
 - Four themes for the Guide - Flavours (food and wine), Art and Culture, History and Heritage, Nature,
 - Events section in the guide - to categorise by season
 - To have an events list added to the Dropbox and all Councils add to the Dropbox (events to be flagship events and maybe list which ones are taking an advert)
 - Accommodation section to be called 'Rest Awhile'
 - Copy for the brochure - To get a quote from Rach Anderson, will be an additional cost to the budget but will ensure 'one voice' for the guide.
4. Website
 - BL to check the option for the website to be hosted on the Thrive Riverina website - The Riverina

5. General Business

- Rach to quote for banner adverts and print adverts as part of graphic design
- Rach to send through an official quote to the group
- Rach to do the advertising prospectus
- KD to put the budget into DropBox
- Councils to ensure budget allocation for 2020-2021 for advertising next year (potentially online creative with Visit NSW or attending tradeshow)

6. Date of next meeting

- Monday 30 March 10am at Darlington Point Council Chambers

Meeting closed at 3:06pm.



Kidman Way Promotional Committee Meeting

Teleconference - 4 February 2020 at 2pm

MINUTES

Present: Chair; Mirella Guidolin (Griffith City Council), Vicki McRae (Griffith City Council), Ruby Blumer (Griffith City Council), Alison Jardine (Carrathool Shire Council), John Randall (Carrathool Shire), Kellie Dissegna (Murrumbidgee Council) Mayor Ruth McRae (Murrumbidgee Council), Demi Smith (Cobar Shire Council), Fran Carter (Bourke Shire Council).

1. Welcome

2. Apologies

Vicki Sutton (Murrumbidgee Council).

3. Minutes of the previous meeting

(Phone conference 17 December 2019). Adopted.

4. Financials/2019 Budget

(Financial statement) No changes from last meeting.

Since distribution of financial statement prior to today's meeting, Mirella received an invoice from Moreton Hire for the VIC Caravan, Camping & Touring Super Show = \$1412.90

5. Trade Shows

○ VIC Caravan, Camping & Touring Super Show | Flemington 20 - 24 February 2019 (Mirella)

- Certificate of Currency has been sent to trade show organisers
- Names badges for representatives made
- Stand/displays for collateral are being shipped by Griffith, to arrive on Feb 17
- Roster has been confirmed.

○ NSW Caravan Camping Holiday Super Show | Sydney 28 Apr - 3 May 2020 (Demi)

- Committee confirmed attendance. Demi to take the lead.
- Griffith will bump-in on the Monday; other member councils to review their calendars and advise which dates they can attend. Would be preferable to have someone that has bumped in before as it will be Ruby & Izabella's (from Griffith) first time.
- Roster to be discussed at next meeting

○ Melbourne Leisure Fest | Sandown 1 - 4 October 2020

Upon the recommendation John, comments shared that the show is worth attending:

- The Kidman Way is the only touring route that exhibited last year
- Attendee profile is more "committed" travellers than the Super Show
- Numbers through the gate are increasing

Committee did not commit to a decision. To be revisited next meeting.

○ Albury Caravan & Camping Show



Upon the recommendation of John, Albury/Wodonga has not been identified as a target market. Through recent statistical research in collaboration with local caravan parks, travellers are travelling north from Shepparton, not Albury/Wodonga.

6. Website development (Fran)

- New website 90% complete. Fran sent all committee members a link to the new website to view.
- Each member council to review the website and provide feedback to Fran, as well as upcoming events to upload to the website, prior to the VIC Caravan, Camping & Touring Super Show in two weeks.
- Fran to add a map to the website, highlighting the location of and access to the Kidman Way. Fran to send to committee for feedback before making live.
- Discussion had around contact details, but no resolution made. The new website does not currently have any contact details of any of the member councils listed for interested travellers to request information/brochure.
- John to cancel LeadsCorp brochure distribution service. Invoices being received range from \$50 - \$100 per month, which has been identified as an unnecessary cost.

7. Outback Beds

- Completed. Demi advised that Cobar has new Outback Beds map. Demi will send some with Sam on her way to Melbourne trade show, and Carrathool and Murrumbidgee can collect from there.

8. A3 Tear off map

- With the release of the new Outback Beds map, the committee made the decision to delay the development of an A3 tear-off map. To be revisited at a later date.

9. Kidman Way online brochure distribution report

- The committee decided that this report no longer needs to be distributed, as the brochure distribution service by LeadsCorp is being cancelled.

10. Admin/ becoming an incorporated body (Mirella)

- Fair Trading have explained what we need to do in order to become an incorporated body. This includes:
- We need our own Constitution
- A 'Model Constitution' can be found on their website (which was shared at the meeting but it was agreed that we still need a legal advisor to assist us in writing our own. There are 17 matters that need to be adhered within the 'Model Constitution'. These 17 matters can be put into our own words, as long as we have addressed these 17 points (as specified/ highlighted on the Model Constitution shared at the meeting).
- To make amendments to the Model Constitution there is a \$52 fee (Total)
- We need 7 Committee Members
- Fill in Form A2 as an Existing Group (Dep Fair Trading Website)
- Attach copy of Special Resolution: "Kidman Way Promotional Committee have passed a motion that we become an incorporated body."
- Letter from committee confirming that "We are the registered owners of the ABN and would like the Association to be incorporated."
- Lodge our application at Services NSW (Cheque or Credit Card) and they email it through to Fair Trading



- Pay \$173 to be incorporated (once we have completed the above)
- Being incorporated will also allow us to apply for grants as an incorporated body

11. Marketing Strategies for the Year

- o *The Wanderer*

Ruby has prices for The Wanderer and will distribute to the committee for review.

12. Outstanding Action Report - Mirella updated and attached

13. General Business

Nil

14. Next meeting

Tuesday, 31st March 2020. Murrumbidgee to host.