

Summary for Information Purposes
DA0657/10 – Proposed Poultry Farm - 4 tunnel ventilated poultry sheds
Lot 7 DP 7571 (No 89) Boundary Road Glossodia

The following is provided for information purposes only and is not a comprehensive summary of the application. For more information please view the full application either at Council's Windsor Office or on the DA tracker on Council's website www.hawkesbury.nsw.gov.au.

| Application Summary | SOEE Page Ref |
|---|---|
| Applicant | <ul style="list-style-type: none"> Miss Lorelle Fitzpatrick of Aconsult Development & Environmental Planning Consultants |
| Owner/s | <ul style="list-style-type: none"> Brent Bugeja, Joyce Bugeja and Sam Bugeja |
| Proposed - How many birds? How many sheds? | <ul style="list-style-type: none"> 4 x sheds (mechanical ventilation) 199,800 birds (approximately 50,000 birds per shed) 18.5 birds per sqm Each one is 150m x 18m. Total floor space 10,800sqm – as per page 12 of EIS (Environmental Impact Statement) |
| Existing Development | <ul style="list-style-type: none"> 2 existing dwellings, outbuildings, machinery shed and 2 dams DA0405/07 – agricultural farm shed, igloos and land fill |
| What is the notification period? | <ul style="list-style-type: none"> As required by the EIS process, the applicant conducted consultation (page 15 of EIS). The public exhibition period is from 22 October 2010 until 22 November 2010. |
| I can't open the document on website? | <ul style="list-style-type: none"> The DA tracker download speed has been slow. The supplier should have it fixed next week. An additional web link to the documents is : http://www.hawkesbury.nsw.gov.au/building-and-development/joint-regional-planning-panels/JRPP-Meetings The EIS hardcopy is also available at: <ul style="list-style-type: none"> Department of Planning <ul style="list-style-type: none"> Information Centre, 23-33 Bridge Street, SYDNEY Sydney Region West, Level 3, 3 Marist Place, PARRAMATTA Hawkesbury City Council <ul style="list-style-type: none"> Council Offices, 366 George Street, WINDSOR |
| Public Access to Information | <p>Council and JRPP (Joint Regional Planning Panel) is required to provide public access to most information including the development application, submissions (of objection or support) and Council reports. Public access to most information is a requirement under the Government Information (Public Access) Act 2009 or GIPA Act that started on 1 July 2010. NOTE: GIPA replaced the former Freedom of Information legislation.</p> |

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| Application Process | Comment |
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| 1. Has a pre-approval been given by Council? | <p>No. A pre-DA discussion was held on 2009 with Council officers (see letter on page 96 of EIS) matters raised were:</p> <ul style="list-style-type: none"> • Designated development • Wetlands • Vegetation – EEC (Endangered Ecological Community) • Zoning is currently Mixed Agriculture, above 1 in 100 year flood level and is within Bush fire prone area |
| 2. Is the poultry farm permitted? | <ul style="list-style-type: none"> • The proposal is defined as “intensive agriculture” and is permitted subject to development consent. • The land is currently zoned Mixed Agriculture under the current Hawkesbury LEP 1989 (Local Environmental Plan). • Under the draft LEP the zone is RU1 – Primary Production. |
| 3. How are environmental impacts considered? (Noise, Odour, Traffic Drainage, Pest Management, Waste, flora and fauna, disease risk, etc.) | <ul style="list-style-type: none"> • The EIS and submissions are reviewed by Council officers and as the application is for “Integrated” development this means that other agencies are also involved in assessing the impacts including: <ul style="list-style-type: none"> ○ The NSW Office of Water ○ Hawkesbury Nepean Catchment Management Authority ○ National Parks and Wildlife ○ NSW Department of Primary Industries • The relevant legislation and policies will be reviewed including: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Act 1979 ○ State Policies ○ The Hawkesbury Local Environmental Plan 1989 and Hawkesbury Development Control ○ Guidelines eg. poultry and intensive agricultural development |
| 4. How are visual impacts and rural character assessed? | <p>Consideration of factors including:</p> <ul style="list-style-type: none"> • Siting of the building (eg. setbacks from boundaries) • Size of buildings (eg. floor space and height) • Shape of buildings • Colour and type of building materials • Existing vegetation and landscaping (eg. native species, size, position, screening) • Context – eg in Mixed Agriculture zone, existing development on site and on surrounding land |

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| 5. Why is it going to JRRP for determination not Council? | The JRPP determines designated development applications. The proposed poultry farm is “designated development” because it is within 100m of a wetland and within 150m of a dwelling. |
| 6. Can Council make a submission? | Yes. However councillors cannot direct planning officers in their recommendation. Nor can they ask them to prepare the submission on behalf of councillors. Council contact officers are: Colleen Haron – Senior Planner (02) 4560 4564 Shari Hussein – Planning Manager (02) 4560 4604 Laurie Mifsud – Director Support Services (02) 4560 4585 |
| 7. Can people speak at the JRPP Panel Meeting? | Yes. At the Panel meeting, JRPP members hear from those who wish to express their view on the development application before the Panel makes a decision. |
| 8. Who is the JRPP? | There are 5 members of the JRPP – 2 representing Local Government and 3 representing State Government. The General Manager and the Director of City Planning represent Hawkesbury City Council. |
| 9. When will a decision be made? | The assessment phase is currently underway. All persons who made submissions will receive a letter advising of JRPP meeting date when it is set. |
| 10. Can I get a copy of the report to the JRPP? | Yes. Once a full assessment of this application is made, an assessment report is prepared by Council officers. Then the report is provided to the JRPP Panel and is made public on the JRPP website before the meeting. www.jrpp.nsw.gov.au |
| 11. Can we lodge an appeal if the JRPP approves the development? | Yes. An appeal from an objector can be lodged under Section 98 of the Environmental Planning and Assessment Act 1979. |
| 12. If consent was granted, who monitors compliance with approval conditions? | Both the Council and the EPA (Environmental Protection Authority). |
| 13. JRPP processes | Please see: http://www.jrpp.nsw.gov.au/FactSheets/tabid/92/language/en-AU/Default.aspx |