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20 December 2021

Ms Jacky Jurman
Manager Planning Services
Shire of Northam
PO Box 613
NORTHAM WA 6401

Dear Jacky

LOT 13 NORTHAM-CRANBROOK ROAD, MULUCKINE – AMENDMENT TO APPROVED FREE-RANGE BROILER POULTRY FARM

We are pleased to enclose an application to amend the development approval for the free-range broiler poultry farm approved by the Shire of Northam on 25 May 2017.

The proposed amendments increase the number of sheds on Farms 1 and 3 from 4 to 6 sheds and removes Farm 4 from the approved development. The number of sheds remains the same at 16. The amendments are proposed to improve the efficiency of both the operation and farm infrastructure.

In accordance with the Shire's requirements please find enclosed:

- An executed Shire of Northam Application Form;
- Amended Site plan to increase the number of sheds on Farms 1 and 3 and remove Farm 4
- Amended plans of Farms 1 and 3; and
- The Certificate of Title.

Background

The Shire of Northam as its meeting held on 25 May 2017 approved the Free-Range Broiler Poultry Farm. The approved development includes 4 Farms of 4 sheds each (total 16 sheds).

As part of the consideration of the application, Main Roads Western Australia, the Department of Water, the Department of Health, EPA, the Department of Environment Regulation and the Department of Agriculture and Food were all consulted. None of the referral agencies objected to the proposed development.

Importantly, the Environmental Assessment and Management Plan and the Odour and Dust Impact Assessment submitted with the application was based on 6 sheds in each Farm i.e a total of 24 sheds while the application only applied for 4 sheds on each farm (16 sheds). This is noted in the Council Agenda on page 27.

It should also be noted that the odour and dust modelling was based on 6 sheds on each Farm, which was reviewed by an independent expert appointed by the Shire of Northam who concluded. *'The peer review confirmed proponent's modelling and report is a fair representation of odour modelling and that the emission estimation methodology is appropriate and conservative subject to clarification. The magnitude of odour and*

dust emission rates presented in proponent's modelling and report is consistent with expectations for similar poultry operations.'

At present, 3 sheds have been constructed on Farms 1 and 3. Farms 2 and 4 remain undeveloped.

We understand that no complaints have been received by the Shire of Northam in relation to the operation of the free-range broiler poultry farm.

It is also interesting to note that while the Approved Site and Farm Plans show 4 farms of 4 sheds each, the approved Farm Layout Plans shows 6 sheds.

Proposed Amendments

The proposed amendments involve:

- Increasing the number of sheds on Farm 1 from 4 to 6 sheds. This includes 3 additional silos and extending the compacted roadway.
- No change to Farm 2;
- Increasing the number of sheds on Farm 3 from 4 to 6 sheds. This includes 3 additional silos and extending the compacted roadway; and
- Removing Farm 4 from the application.

The total number of sheds remains unchanged at 16. Other than the additional silos on Farms 1 and 3, there are no additional amenity, machinery, generator or water tanks on each Farm.

In terms of staging, the additional 3 sheds on each of Farms 1 and 3 will be constructed upon approval (noting 3 sheds currently exist on each Farm). Farm 2 will not likely be constructed for another 3 to 5 years.

The amendments are proposed as Ingham's require the 6 shed modules for better efficiency in terms of delivery and pickup of the birds.

The amendments also improve the Farm efficiency as the majority of the infrastructure already exists on Farms 1 and 3.

Importantly, there is no difference in operation between a 4 shed module and a 6 shed module and the numbers of sheds, the number of chickens and the number of traffic movements remains the same as approved.

Planning Assessment

Zone

There has been no change to the 'Rural' zoning under Local Planning Scheme No. 6.

Land Use

There is no change to the approved land use of 'Animal Husbandry Intensive', which is a 'D' discretionary land use within the Rural Zone.

Clause 67 of Deemed Provisions

The original application considered the proposed development under Clause 67 of the Deemed Provisions and concluded that the development complied with the provisions (as reflected in the agenda).

Given that the development proposes the same number of sheds, the number of chickens and traffic movements are the same, the assessment remains appropriate.

Rural Zone Objectives

The proposed amendment to the approved plans meets the Rural Zone Objectives as:

- The proposal is a local agricultural industry that is located in cleared areas and therefore does not impact the landscape quality or capability of the land;
- The proposal is primary production, and the balance of the land is also used for primary production;
- The land does not require any clearing and is screened from view by topography and vegetation and there are no drainage or salinity issues.

LPS6 General Requirements

The setback, earthworks, car parking and traffic entrance provisions of LPS6 were previously considered and the addition of the two sheds to Farms 1 and 3 does not change this assessment.

Odour and Dust Impacts

As indicated, the Environmental Assessment and Management Plan and the Odour and Dust Impact Assessment submitted with the original application was based on 6 sheds in each Farm. The odour and dust modelling, based on 6 sheds on each Farm, was reviewed by an independent expert appointed by the Shire of Northam.

Traffic Impacts

As indicated above there is no change to the traffic assessment which will be on average 3 heavy vehicle movements per day with an average of 92 movements per month. All vehicle movements will take place during daylight hours except for the trucks that take the birds to the processing plant, which will enter the site at night and depart at 8am.

The traffic route remains the same with access the site via the existing crossover. Both the Shire and Main Roads did not raise any concerns with the access, traffic generation or travel route.

Conclusion

This amended application retains the same numbers of sheds, same number of chickens and same traffic movements. The proposed amendment is simply to improve farm efficiency.

The original environmental assessment was based on 6 shed on each farm (24 in total) and therefore the environmental impacts have already been considered.

We look forward to your favourable consideration of this application.

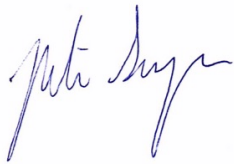
Ms Jacky Jurman
Shire of Northam

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Should you have any questions or require any additional information, please do not hesitate to contact the undersigned on 0411 445 031 or peter@ptsplanning.com.au.

Yours sincerely

PTS Town Planning Pty Ltd

A handwritten signature in blue ink, appearing to read 'Peter Simpson', is positioned above the typed name and title.

Peter Simpson
Director