



OUT18/14509

26 September 2018

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Director, North West Land Release  
NSW Department of Planning and Environment  
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Dear Mr Koshy

### Exhibition of West Schofields

In response to your correspondence of 11 September 2018, DPI Agriculture provides the following advice for the urban release proposal:

- Issues have arisen in the region where housing development within release areas have been located close to poultry farms resulting in poor outcomes for both the housing developer and the poultry operator.
- New residents in other release areas have complained about odour from the spreading of poultry manure on nearby paddocks and vegetable farms resulting in the farms not able to undertake these standard farming practices.
- Although modelling demonstrates that the project area is not impacted by odour from poultry farms, using a staged development that maintains at least a 1000m setback from poultry farms and 150m for vegetable farms, while they are still in operation, may assist in limiting odour complaints by new residents.
- Support restricting residential development near odour sources or providing larger lots near the boundary to agricultural land to provide a buffer with dwelling setbacks.

For further information:

- Living and Working in Rural Areas Handbook,  
[http://www.dpi.nsw.gov.au/\\_data/assets/pdf\\_file/0010/234001/Living-and-working-in-rural-areas-complete.pdf](http://www.dpi.nsw.gov.au/_data/assets/pdf_file/0010/234001/Living-and-working-in-rural-areas-complete.pdf)
- Farm subdivision assessment guideline:  
<http://www.dpi.nsw.gov.au/agriculture/lup/development-assessment2/subdivision-guideline>
- Right to farm, land use planning and buffers for agriculture:  
<http://www.dpi.nsw.gov.au/land-and-water/land-use/lup>
- Land Use Conflict Risk Assessment Guideline:  
[https://www.dpi.nsw.gov.au/\\_data/assets/pdf\\_file/0018/412551/Land-use-conflict-risk-assessment-LUCRA-guide.pdf](https://www.dpi.nsw.gov.au/_data/assets/pdf_file/0018/412551/Land-use-conflict-risk-assessment-LUCRA-guide.pdf)
- Please send requests for comment to [landuse.ag@dpi.nsw.gov.au](mailto:landuse.ag@dpi.nsw.gov.au)
- Contact Andrew Docking, Agricultural Land Use Planning Officer, 98428607

Thank you for providing the opportunity to comment on the urban release.

Yours sincerely

Andrew Docking  
**Agriculture Landuse Planning**