



Baiada Poultry Pty Limited

STATEMENT OF ENVIRONMENTAL EFFECTS

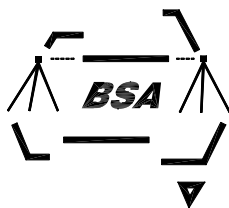
Section 96(2) Modification Application

Oakburn Processing Complex

Lot 100 in DP 1097471, Oxley Highway, Tamworth NSW

Volume 1 of 2 -
Volume 2 of 2 -

STATEMENT
APPENDICES



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Statement of Environmental Effects (SEE)

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PO Box 403
TAMWORTH NSW 2340

in respect of

Development Application (DA):

Proprietor Name: **Baiada (Tamworth) Pty Limited**
PO Box 21
PENDLE HILL NSW 2145

Land in respect of which
the DA is made:

Lot 100 in Deposited Plan 1097471

Oxley Highway, Tamworth NSW 2340
Parish of Murroon
County of Parry
L.G.A.: Tamworth Regional

Development Description:

Section 96(2) Modification Application under the *Environmental Planning & Assessment Act 1979*.

Declaration:

We hereby certify that we have prepared the contents of this statement and to the best of our knowledge it is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

Name:

BATH, STEWART ASSOCIATES P/L
per: Eryn Bath

Signature:

Date:

29 May 2008



TO WHOM IT MAY CONCERN –

I, ELAINE DICKSON, of *Baiada Poultry Pty Limited*, certify that I have read this *Statement of Environmental Effects* prepared by *Bath, Stewart Associates Pty Limited* and believe the information contained in this document in relation to -

- The existing and proposed use of the land is correct;
- The information supplied by *Baiada Poultry Pty Limited* is, to the best available knowledge, true and correct; and
- This document represents an accurate statement of the proposed development for the land and the methodology for environmental protection of the land.

NATIONAL ENVIRONMENTAL RISK MANAGER
Job Title


Signature

5 JUNE 2008
Date



EXECUTIVE SUMMARY

PROPOSED DEVELOPMENT SITE

The proposed development site is known as “Oakburn” and is identified as **Lot 100 in Deposited Plan 1097471** in the Parish of Murroon and County of Parry. It comprises approximately 57.6 hectares and is located on the Oxley Highway around 11 km northwest of the Tamworth Central Business District.

The site currently encompasses *Baiada's* Protein Recovery Plant, which was approved under DA 53/97 as Stage 1 of the Oakburn Processing Complex. The Protein Recovery Plant is a very modern facility where raw waste by-products generated by the processing of chickens, as well as stock mortalities and hatchery wastes, are rendered into value-added products such as tallow and meal.

The nearest residential dwelling appears to be located on Bowlers Lane around 1,200 metres from the Oakburn Processing Complex. The Westdale residential area, which is located over 3 km from the site, has been identified as the closet urban area.

EXISTING DEVELOPMENT CONSENT

Development consent was originally granted in 1998 by the then *Minister for Urban Affairs & Planning* under DA 53/97 for *Baiada Poultry Pty Limited (Baiada)* to develop a poultry processing complex on the land referred to as “Oakburn”, Oxley Highway, Tamworth NSW.

Since this time, two (2) development modifications have been approved pursuant to Section 96 of the *Environmental Planning & Assessment Act 1979*. We understand that these modifications were –

- (a) Section 96(2) modification approved in February 1999 to include an amenities building; and
- (b) Section 96(1A) modification approved in August 2001 to amend the overall development layout.

PROPOSED DEVELOPMENT MODIFICATIONS

Baiada now seeks to obtain approval, pursuant to Section 96(2) of the *Environmental Planning & Assessment Act 1979*, to modify conditions 1 & 3 of the development consent in order to –

- Condition 1 -** Amend the layout of the poultry processing complex to cater for improved technology and advanced operating procedures; and
- Condition 3 -** Raise the kill capacity of the Stage 4 Processing Plant from 750,000 birds per week to 1,000,000 birds per week in order to cater for the immediate and projected long-term demand for poultry products in the Australian market place.

In the seven (7) years between the previous development layout modification (2001) and the proposed modifications there have been major changes in consumer demands, the labour market (staff availability), food safety & production hygiene requirements, and animal welfare codes & practices. In order to cater for these changes, the proposed poultry processing complex had to evolve.

While the complexity and scale of the development (as proposed to be modified) will increase, we believe that it is substantially the same development for which consent was originally granted. In this regard please note the following –

- The modified development will continue to occupy a similar small area of the 57.6 hectare property. The location of building improvements will be comparable to the approved development layout and will largely remain within the approved development ‘footprint’;



-
- The use of the land and nature of the development will remain unchanged, with the modified proposal remaining for the purpose of processing live chickens into dressed poultry meat;
 - It will generally employ the same operational procedures and produce the same end products. The increase in throughput capacity will be achieved via improved line speed, allowing a higher slaughter and process rate; and
 - Providing the safeguards & mitigation measures identified in this document are effectively implemented, the modified development should not have any increased environmental impacts. As discussed in this document, there should be a neutral or reduced level of impact.

PLANNING & ENVIRONMENTAL CONSIDERATIONS

A comprehensive assessment of the proposal has been undertaken and presented in this *Statement of Environmental Effects*. We conclude that the Oakburn Processing Complex, as proposed to be modified, is permissible under the provisions of Section 96(2) of the *Environmental Planning & Assessment Act 1979*. It is compatible with the planning requirements & objectives applicable to the site, does not appear to pose any impacts over or above the current development approval, and is justified from a socio-economic stand.



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ABBREVIATIONS	
Abbreviation	Term
Baiada	Baiada Poultry Pty Limited
Council	Tamworth Regional Council
DA	Development Application
DCP	Development Control Plan
DEC	NSW Department of Environment & Conservation (now part of DECC)
DECC	NSW Department of Environment & Climate Change
DNR	NSW Department of Natural Resources (now part of DWE & DECC)
DoP	NSW Department of Planning
DPI	NSW Department of Primary Industries
DWE	NSW Department of Water & Energy
EIS	Environmental Impact Statement
EMP	Environmental Management Plan
EPA	NSW Environmental Protection Authority (now part of DECC)
EPAA	Environmental Planning & Assessment Act 1979
EPAR	Environmental Planning & Assessment Regulation 2000
EPL	Environmental Protection Licence
LEP	Local Environmental Plan
LGA	Local Government Area
OU	Odour Unit
POEO Act	Protection of the Environment Operations Act 1997
Reverb	Reverb Acoustics Pty Limited
RTA	NSW Roads & Traffic Authority
SEPP	State Environmental Planning Policy
SEE	Statement of Environmental Effects
TOU	The Odour Unit



1.0 INTRODUCTION

1.1 The Proponent

Baiada Poultry Pty Limited (Baiada) was founded in around 1948 by Mr Celestino Baiada and his wife Giovanna who began processing chickens in the western suburbs of Sydney. The business steadily grew and in 1964 a chicken meat processing plant was opened in Tamworth, the major regional city of northwestern New South Wales (NSW). With continued growth, Tamworth is now a major production area for *Baiada*.

Whilst the head office is located in Pendle Hill, the company's Tamworth district operations are vertically integrated and encompass -

- Grandparent and parent breeder farms;
- Broiler farms;
- Chicken hatcheries;
- A modern protein recovery plant (Stage 1 of Oakburn Processing Complex);
- A processing plant;
- A livestock administration office;
- Numerous contract growers; and
- A feedmill.

Baiada is now represented in all eastern states of Australia, as well as in South Australia. The company has an employee base of around 2,500 people, many of which are located within the Tamworth district.

1.2 Strategic Context & Objectives

The consumption of poultry products in the Australian market place has grown on an annual basis of approximately 3% per annum. According to statistics published by the *Australian Bureau of Agricultural and Resources Economics*, the popularity of chicken meat has grown enormously over the last 30 years. The 2005/2006 per capita rate of consumption was around 38 kilograms (kg), compared to 13 kg in 1975.

This trend, which is expected to continue into the foreseeable future, is closely associated with price, nutrition and the industry's innovation to provide a variety of chicken meat products. In 2001, 8.1 million broilers were processed per week to satisfy domestic consumption needs, with NSW enjoying 42% of the production. On current growth projections it is estimated that by 2010 this well need to rise to 10.8 million birds per week

Having observed the continuing expansion of the Australian poultry meat market, *Baiada's* primary objective is to increase the company's processing capacity within the Tamworth region in order to effectively cater for the immediate and projected long-term demand for chicken meat.

From a local and regional perspective, the poultry industry has a high recognition factor and is a perfect example of the 'cluster' principle. In addition it provides a very significant contribution to the economy of the Tamworth region.

1.3 Existing Development Consent

Development consent was originally granted in 1998 under **DA 53/97** for *Baiada* to develop a poultry processing complex on the land referred to as "Oakburn", Oxley Highway, Tamworth NSW. The complex was determined by the then *Minister for Urban Affairs & Planning* in accordance with the *Environmental Planning & Assessment Act 1979 (EPAA)* and the former *State Environmental Planning Policy No. 34 – Major Employment Generating Industrial Development (SEPP No. 34)*.



Since this time, two (2) development modifications have been approved pursuant to Section 96 of the EPAA. We understand that these modifications were –

- (a) Section 96(2) modification approved in February 1999 to include an amenities building; and
- (b) Section 96(1A) modification approved in August 2001 to amend the overall development layout.

Appendix A contains the documentation and plans for the abovementioned approvals.

1.4 Proposed Development Modifications

Baiada now seeks to obtain approval, pursuant to Section 96(2) of the EPAA, to modify conditions 1 & 3 of the development consent for the Oakburn Processing Complex in order to -

- Condition 1** - Amend the layout of the poultry processing complex to cater for improved technology and advanced operating procedures; and
- Condition 3** - Raise the kill capacity of the Stage 4 Processing Plant from 750,000 birds per week to 1,000,000 birds per week in order to cater for the immediate and projected long-term demand for poultry products in the Australian market place.

As detailed in Section 5.0, we believe that the Oakburn Processing Complex, (including the proposed modifications and previously approved modifications) will be substantially the same development as originally consented to under DA 53/97.

On this basis a Section 96(2) modification application, along with this *Statement of Environmental Effects (SEE)*, has been lodged for determination.



2.0 IDENTIFICATION & PRIORITISATION OF ISSUES

2.1 Overview

To assist with the identification of the key issues associated with the proposed development modifications, the following activities have been undertaken –

- Correspondence was forwarded to the consent authority, being the former *Department of Infrastructure, Planning & Natural Resources* (now *Department of Planning*), seeking advice as to the appropriate assessment process (see Section 2.2); and
- Correspondence was forwarded to various government agencies seeking their advices and comments with regard to the proposed modifications (see Section 2.3).

The information requirements of this *SEE* were obtained from various sources including, but not limited to–

- Inspections of the “Oakburn” site and surrounding lands;
- Aerial photography sourced from the *Department of Lands*;
- *NSW Government* 1:25,000 and 1:100,000 topographic mapping;
- Consultations with various *Baiada* personnel;
- Various government agency websites and consultations with various government personnel;
- The document titled *An Environmental Impact Statement for a Proposed Poultry Processing Complex at ‘Oakburn’, Oxley Highway, Tamworth*, which was prepared by *Ellis Environmental Services Pty Limited* in September 1997. This document accompanied the original Development Application seeking consent to develop the Oakburn Processing Complex; and
- Appropriately qualified sub-consultants engaged to undertake the appropriate assessment and reporting on potential odour and noise impact issues.

2.2 Consent Authority Requirements

In correspondence dated 31 May 2005, a copy of which is contained within Appendix B, the then *Department of Infrastructure, Planning & Natural Resources* (now *Department of Planning*) confirmed that the proposal is substantially the same development as originally consented to under DA 53/97 and therefore a Section 96(2) modification application under the provisions of the *EPAA* is required.

The *Department* also advised that the *SEE* required to accompany the modification application should address the following matters –

- | | |
|---|--|
| <ul style="list-style-type: none"> ▪ Statutory requirements; ▪ Site details; ▪ Air quality and noise impacts; ▪ Waste management; ▪ Traffic and transport; ▪ Water quality and soils; ▪ Pest control and disease management; | <ul style="list-style-type: none"> ▪ Cumulative impacts; ▪ Visual impacts; ▪ Community and agency consultation; and ▪ Other potential impacts by reference to the relevant matter in Section 79C of the <i>EPAA</i>. |
|---|--|



2.3 Agency Requirements

All correspondence received from consulted government agencies is contained within Appendix B. The following sections summarise the specific issues raised.

2.3.1 Tamworth Regional Council

In a letter dated 5 May 2006, *Tamworth Regional Council* confirmed that in preparation of the required submission consideration should be given to the applicable Development Control Plans (DCP), which are identified as-

- *Tamworth DCP No. 1 - Traffic & Parking Guidelines;*
- *Tamworth DCP No. 4 - Guidelines for Industrial Development;*
- *Tamworth DCP NO. 9 – Outdoor Lighting Guidelines; and*
- *Tamworth DCP No. 20 – Advertising/Notification of Development Applications.*

It was also specified that the proposal will require detailed consideration by *Council's Water Division* and that a Trade Waste Agreement would be necessary.

2.3.2 Former Department of Environment & Conservation

In a letter dated 22 September 2006, the then *Department of Environment & Conservation* (now part of the *Department of Environment & Climate Change*) summarised the information requirements for the proposed development modifications as –

- Potential impacts on water quality, air quality and noise amenity;
- Potential impact on threatened species, flora, fauna, and endangered ecological communities and their habitats;
- Potential impact on Aboriginal Cultural heritage;
- Potential impacts of erosion, sedimentation and inundation in the event of flooding; and
- The actions that will be taken to avoid or mitigate environmental impacts or compensatory measure to minimise unavoidable impacts.

2.3.3 Former Department of Natural Resources

In a letter dated 13 March 2006, the then *Department of Natural Resources* (now part of the *Department of Water & Energy*) raised the following matters to be addressed within the *SEE* -

- The current development and proposed changes to the facility;
- Waste generated from the site, waste management and all monitoring & mitigation measures;
- Proposed water supply and whether any changes are required to existing licences;
- Potential impact on surface and groundwater, including monitoring & mitigation measures;
- Land degradation issues, including salinity or soil erosion; and
- Impacts the modification will have on flora & fauna in the area.

2.3.4 Department of Primary Industries

In a letter dated 24 April 2007, the *Department of Primary Industries (DPI)* states that it does not have any specific requirements additional to those raised by the Consent Authority. *DPI* stated that it generally supports the development of processing industries ancillary to agriculture.



2.3.5 Roads & Traffic Authority

In a letter dated 26 September 2007, the *Roads & Traffic Authority (RTA)* highlighted the following –

- It appears that the road works for Stage 1 have already been undertaken;
- Based on the information provided concerning the expected traffic generation, additional road works will be required to maintain safety and efficiency of the Oxley Highway; and
- Any road works on the highway will now require the execution of a Works Authorisation Deed (WAD) with the *RTA*.

2.4 Issues Addressed in SEE

The following table provides a summary of the issues raised by each of the consulted government agencies and a reference to which section in this *SEE* that each issue has been addressed.

SUMMARY OF ISSUES RAISED BY GOVERNMENT AGENCIES	SEE SECTION
Department of Planning	
Statutory requirements	
Conditions of consent required to be modified	Sections 1.3 & 5.1
Relevant Environmental Planning Instruments	Section 6.4
Justification of the use of Section 96(2)	Section 6.2
Site details	Section 3.0
Air quality impacts	Sections 7.2 & 7.3
Noise impacts	Section 7.9
Waste management	Section 7.13
Traffic and transport details	Sections 5.5, 5.6 & 7.8
Water quality	Section 7.6
Soils	Sections 3.10 & 7.5
Pest Control	Section 7.15
Disease Management	Section 7.17
Visual impact	Section 7.10
Community and agency consultation	Sections 2.2 & 2.3
Other relevant matters under Section 79C of the EPAA	Sections 3.0, 5.0, 6.0, 7.0 & 8.0
Tamworth Regional Council	
Relevant Development Control Plans	Section 6.5
Matters relating to water & sewer services	Section 3.6 & 5.10
Trade Waste Agreement	Sections 5.10.6 & 7.13.3
Department of Environment & Climate Change	
Water quality	Section 7.6
Air quality	Sections 7.2 & 7.3
Noise amenity	Section 7.9
Flora & fauna issues	Sections 3.7 & 7.4
Aboriginal cultural heritage	Sections 3.12 & 7.7
Erosion & sedimentation	Section 7.5
Flooding	Section 3.8.2
Mitigation and/or compensatory measures	Sections 5.0, 7.0 & 8.0



Department of Water & Energy	
Current development	Section 4.0
Proposed changes to the facility	Section 5.0
Waste generation and management	Section 7.13
Water supply	Sections 3.6.4 & 5.10.4
Current surface water and groundwater conditions	Sections 3.8 & 3.9
Surface water and groundwater impact issues	Section 7.6
Land degradation issues	Section 7.0
Flora & fauna	Sections 3.7 & 7.4
Department of Primary Industries	
Those issues listed above under Department of Planning	See above
Roads & Traffic Authority	
Additional road works to maintain safety & efficiency of the Oxley Highway	Section 5.6

Table 1 – Issues Addressed within the SEE



3.0 LOCATION & EXISTING ENVIRONMENT

3.1 Development Site

The proposed development site is known as “Oakburn” and is identified as **Lot 100 in Deposited Plan 1097471** in the Parish of Murroon and County of Parry. It comprises approximately 57.6 hectares and, as shown on Figures 2 & 3, is located on the Oxley Highway around 11 kilometres (km) northwest of the Tamworth Central Business District (CBD).

The site currently encompasses *Baiada’s* Protein Recovery Plant, which, as outlined below in Section 4.0, was approved under DA 53/97 as Stage 1 of the Oakburn Processing Complex. The Protein Recovery Plant is a very modern facility where raw waste by-products generated by the processing of chickens, as well as stock mortalities and hatchery wastes, are rendered into value-added products such as tallow and meal.



Figure 1 – Proposed Development Site from Oxley Highway

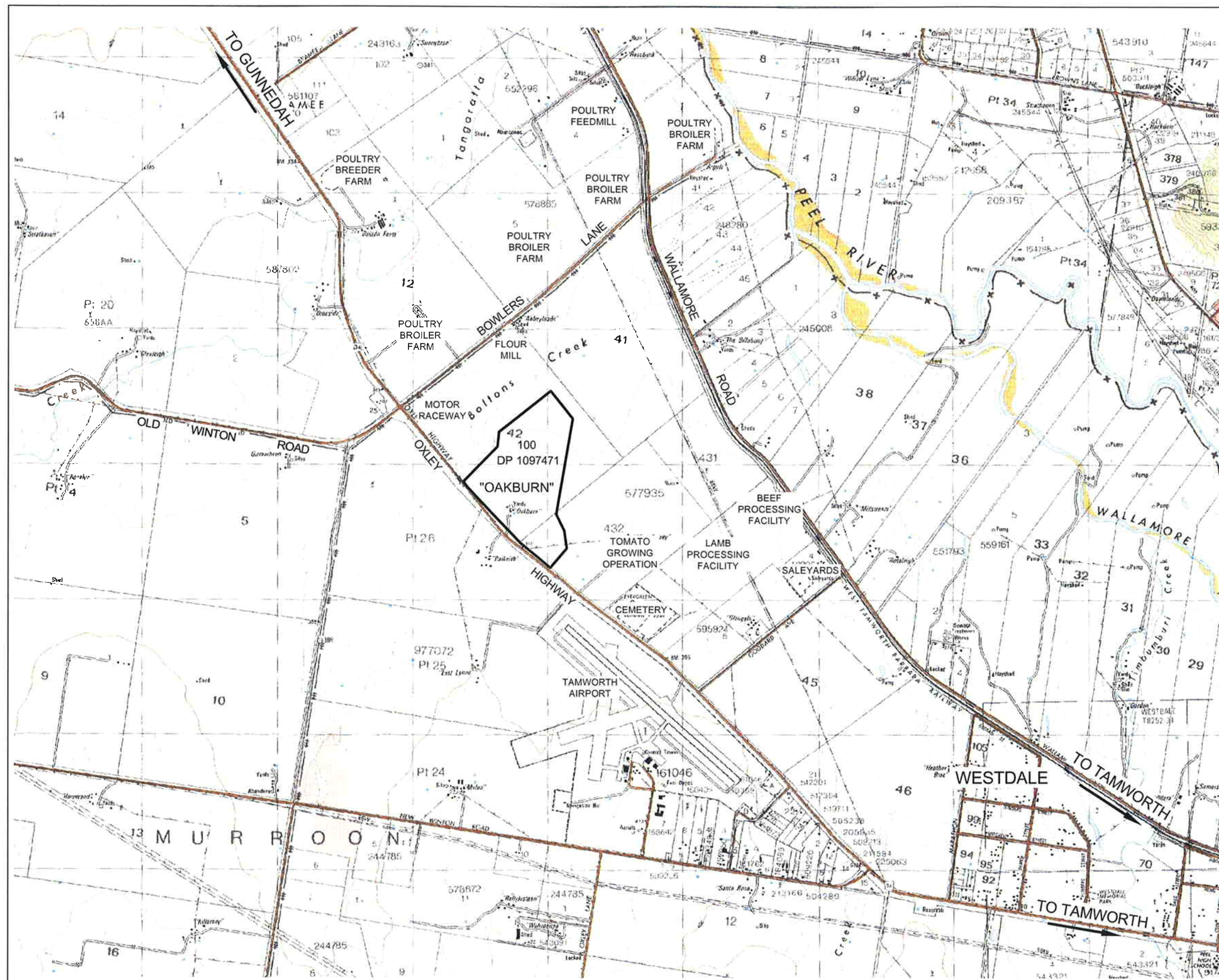
Prior to construction of the Protein Recovery Plant, we understand that the site had a history of traditional agricultural production. It is located on relatively flat ground within an area that is dominated by lands that have been cleared to make way for traditional agricultural pursuits and other intensive land use activities.

The nearest residential dwelling appears to be located on Bowlers Lane around 1,200 metres from the Oakburn Processing Complex. The Westdale residential area, which is located over 3 km from the site, has been identified as the closet urban area.

3.2 Land Use Zoning

Under the provisions of the *Tamworth Local Environmental Plan (LEP) 1996*, the subject site is currently zoned **1(a) Rural**.

The lands adjoining the site to the north, south & east are also zoned *1(a) Rural*, while the land adjacent to the site on the western side of the Oxley Highway is zoned *No. 3(b) Business (airport)*.



NOTES & CAUTIONS:-

1. BACKGROUND IMAGE SOURCED FROM THE TAMWORTH 9035-I-N 1:25,000 TOPOGRAPHIC MAP.
2. ALL BOUNDARIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND SUBJECT TO SURVEY VERIFICATION.



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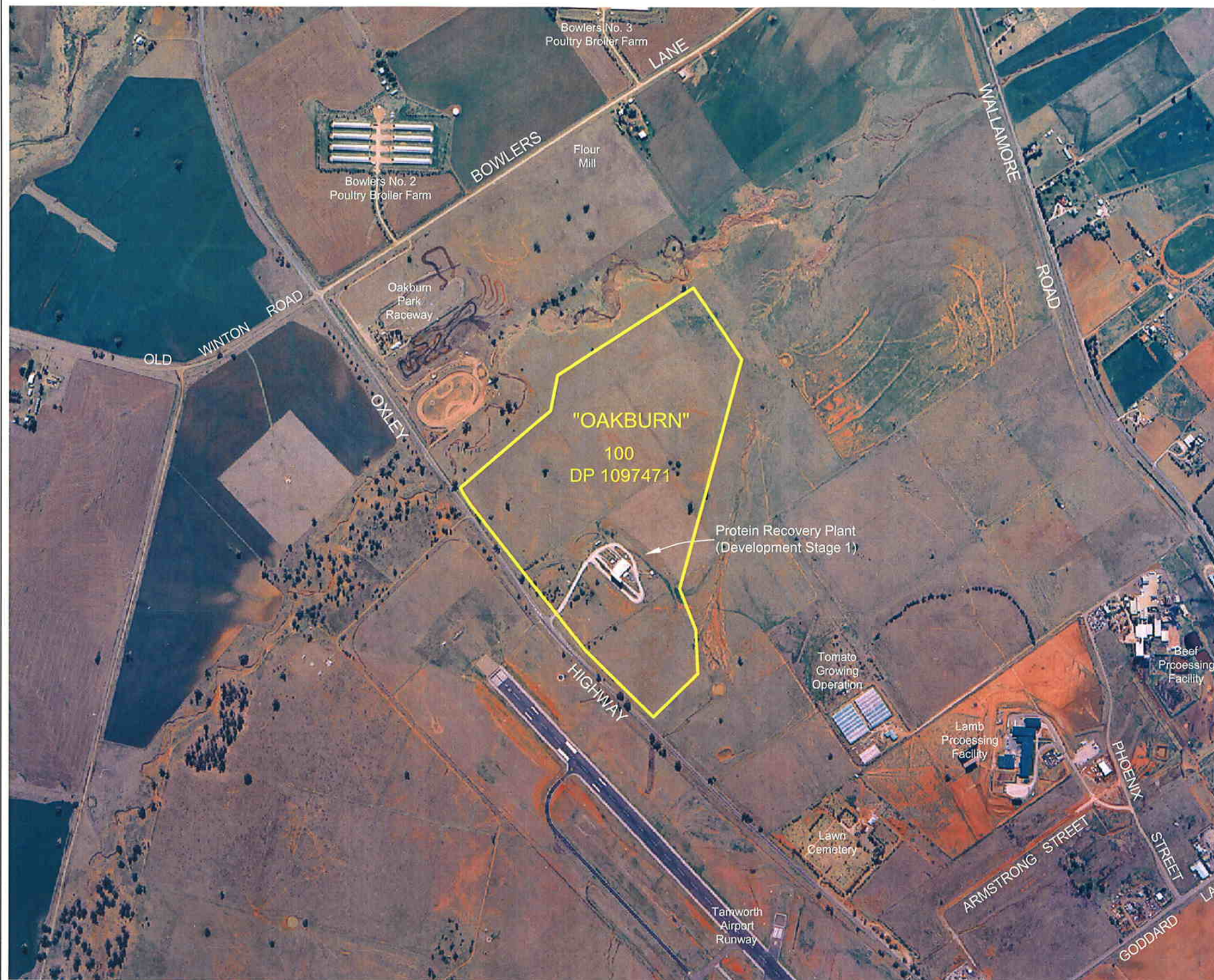
BATH STEWART ASSOCIATES Pty Ltd
CONSULTING SURVEYORS Inc in NSW
239 Marius Street, Tamworth NSW 2340
P.O.Box 403 Phone:02 6766 5966
DX 6124 Tamworth Fax:02 6766 5140

CLIENT: BAIADA POULTRY PTY LIMITED
Project: Oakburn Processing Complex
Our Ref: 05287
Date: 11/03/2008
L.G.A: TAMWORTH REGIONAL

Locality: WESTDALE
Parish: MURROON
County: PARRY

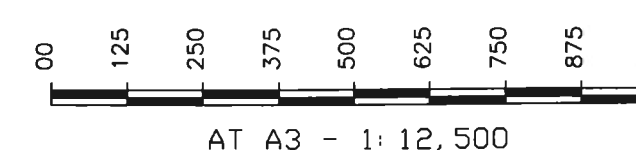
FIGURE 2 - LOCALITY PLAN

OAKBURN PROCESSING COMPLEX, LOT 100 IN DP
1097471, OXLEY HIGHWAY, TAMWORTH NSW



NOTES & CAUTIONS:-

1. AERIAL PHOTOGRAPHY SOURCED FROM THE DEPARTMENT OF LANDS AND IDENTIFIED AS TAMWORTH RUN 2, PHOTO 0009, DATED 28 JULY 2003.
2. DISTORTIONS IN THE AERIAL PHOTOGRAPHY MAY BE EVIDENT DUE TO CAPTURE METHODS AND IMAGE SCALING.
3. POSITION OF CADASTRE ON AERIAL PHOTOGRAPHY IS INDICATIVE ONLY.
4. ALL BOUNDARIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND SUBJECT TO SURVEY VERIFICATION.



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CLIENT: BAIADA POULTRY PTY LIMITED
Project: Oakburn Processing Complex
Our Ref: 05287
Date: 11/03/2008
L.G.A: TAMWORTH REGIONAL

Locality: WESTDALE
Parish: MURROON
County: PARRY

FIGURE 3 - DEVELOPMENT SITE
OAKBURN PROCESSING COMPLEX, LOT 100 IN DP
1097471, OXLEY HIGHWAY, TAMWORTH NSW



3.3 Surrounding Development

In addition to traditional agricultural production, and as evident on Figures 2 & 3, surrounding land use activities include –

- A beef processing facility (abattoir), operated by *Cargill Australia Limited*, is located on the eastern side of Phoenix Street over 1,300 metres south-east of the Oakburn Processing Complex;
- A lamb processing facility (abattoir), operated by *Peel Valley Exporters*, is located on the western side of Phoenix Street around 1,100 metres south-east of the complex;
- The Tamworth Lawn Cemetery & Crematorium is located on the Oxley Highway close to 800 metres away;
- The Tamworth Airport, which is operated by *Council*, is situated on the western side of the Oxley Highway around 1,200 metres (to the control tower) from the complex;
- Oakburn Park Raceway (motor sports complex) is located on the corner of the Oxley Highway and Bowlers Lane over 500 metres away;
- Bellata Gold Pasta operates a flour mill on Bowlers Lane over 1,100 metres north of the Oakburn Processing Complex; and
- *Baiada's* Bowlers Lane poultry broiler farms are located on the northern side of Bowlers Lane.

We are unaware of any significant conflicts that exist between the various land use activities. The locality is largely characterised as an agri-business area within a predominately rural setting, with considerable separation distances.

3.4 Visual Amenity

The visual amenity of the locality has been significantly modified as a result of long-term agricultural activities and historic land clearing, as well as the presence of various agri-business and industrial developments. Successive years of cultivation and grazing along with intensive land use have largely eliminated any re-growth of trees and shrubs.

3.5 Access

The “Oakburn” site enjoys vehicular access from the Oxley Highway via a bitumen sealed intersection. This intersection has been constructed in accordance with condition number 45 of the original development consent (DA 53/97), which specified the road works required by the *RTA* for Stage 1 of the Oakburn Processing Complex (Protein Recovery Plant).

The Oxley Highway is a two lane State Highway with 3 metre wide travelling lanes and 1 metre wide shoulders. The section of highway that passes the “Oakburn” site is relatively straight with a constant grade and provides good driver sight distances.



3.6 Service Infrastructure

3.6.1 Telecommunications

Telstra's telecommunications supply infrastructure services the "Oakburn" site.

3.6.2 Electricity

Country Energy's overhead electricity supply infrastructure services the "Oakburn" site.

3.6.3 Natural Gas

We understand that the site is serviced with reticulated natural gas via infrastructure install by *Central Ranges Pipeline Pty Ltd.*

3.6.4 Water Supply

The subject site is serviced with reticulated water supply via connection to *Council's* water main running along the Oxley Highway.

3.6.5 Sewage

Sewage generated by staff amenities is directed to the Westdale Wastewater Treatment Plant via connection to *Council's* reticulated sewerage infrastructure.

3.6.6 Liquid Trade Waste

Liquid trade waste generated by the Protein Recovery Plant is pre-treated on-site prior to being directed to the Westdale Wastewater Treatment Plant via *Council's* reticulated sewerage infrastructure. This occurs under a formal Trade Waste Agreement between *Baiada* and *Council*.

The on-site treatment system primarily comprises a Dissolved Air Flotation (DAF) unit, which includes three (3) major sections - (i) chemical treatment; (ii) aeration/solids separation; and (iii) sludge removal. Sludge generated during the treatment process is dewatered in a belt press before being removed from the site by a licensed contractor for land application.

We understand that *Baiada* are currently in consultation with *Council* in terms of installing a Sequential Biological Reactor (SBR) as a secondary treatment unit. Wastewater from the DAF system would be further treated in the SBR prior to being discharged to sewer.

3.6.7 Stormwater Drainage

It appears that the stormwater run-off generated within the site is collected via a series of internal drainage lines, including conventional piping and grassed drains, and directed to an intermittent watercourse that traverses through adjoining land to the east of the complex towards Boltons Creek.



3.7 Flora & Fauna

Disturbance of the natural environment has occurred as a result of historic clearing for agricultural pursuits and other intensive land use activities. As evident on Figure 3, the locality is highly modified and the only remnants of natural woodland persisting appear to be scattered isolated trees and a narrow scattered corridor of riparian vegetation along Boltons Creek.

The modified nature of the native vegetation, particularly cropped & treeless paddocks, significantly limits the value of the area as habitat for native fauna. Higher values are attributed to areas supporting remnant trees, however any such areas are significantly removed from the development site.

A flora & fauna survey was undertaken by *Arnhem Environmental Impact Assessors (AEIA)* in July 1997 to accompany the original Development Application. A copy of the survey report is contained within Appendix C. Major findings of the survey include -

- Structurally the vegetation was a heavily grazed grassland with a few remnant native trees;
- No threatened species, other than the grass *Bothriochloa biloba*, were present on the site. An 8 Part Test under Section 5A of the *EPAA* concluded that the development would not have a significant impact on the grass species; and
- The site is well suited for the proposed development
(*AEIA*, 1997:17-18).

A search of the *National Parks & Wildlife Service's Atlas of NSW Wildlife* was undertaken to identify any threatened species that had been sighted within or near the "Oakburn" site. As evident from the search report within Appendix D, the only finding was one (1) record for the Eastern False Pipistrelle sighted on the western side of the Oxley Highway just south of the Old Winton Road intersection.

A Protected Matters Search performed on the *Australian Department of Environment & Water Resources* website was undertaken to ascertain if any matters of national environmental significance protected by the *Environmental Protection & Biodiversity Conservation Act 1999 (EPBC Act)* had been identified as occurring in or relating to, the development site. In accordance with the search report within Appendix D -

- The threatened ecological community known as White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland is identified as a community that may occur within the area;
- 13 threatened species, comprising 4 bird species, 2 mammal species, the Murray Cod, 2 reptile species and 4 plant species, are identified as species that may occur or are likely to occur within the area; and
- 11 migratory bird species are identified as species that may occur or are likely to occur within the area.

Due to the level of previous and existing disturbance, we believe that the proposed development site is highly unlikely to contain any threatened species or critical habitats. It appears devoid of any significant resources, and any areas of remnant woodland are significantly removed from the site.

3.8 Surface Water

3.8.1 General

There are no apparent surface water bodies or tributaries within the bounds of the "Oakburn" site. As evident on Figures 2 & 3 -



- The Peel River (and Wallamore Anabranh) is located east of Wallamore Road a minimum of 2,500 metres from the Oakburn Processing Complex;
- Tangaratta Creek, which appears to be the closest permanent watercourse, is located around 1,800 metres north/north-west of the complex;
- Boltons Creek, which appears to only carry water during storm events, is located over 400 metres north/north-west of the complex; and
- There is an intermittent drainage line that traverses through adjoining land to the east of the complex towards Boltons Creek.

3.8.2 Flooding

The Oakburn Processing Complex is not located on flood-labile land, with adequate horizontal and vertical separation distances from nearby waterways.

We understand that Lot 101 in DP 1097471, which bounds the site to the north, east & south, was created to carry the 1 in 100 year flood event.

3.9 Groundwater

Groundwater within the locality is primarily used for stock watering, irrigation and domestic uses. Within the vicinity of "Oakburn", groundwater flow is expected to reflect the topography with flow to the north and/or north-east towards the Peel River and down the river valley.

A search of the former *Department of Natural Resources* (now *Department of Water & Energy*) groundwater database indicates that there are around 17 bores within a 2 km radius of "Oakburn". The majority of these appear to be located on the eastern side of Wallamore Road towards the Peel River. The *Department* advised that the watertable within the area is approximately 6 to 10 metres below ground level in fractured rock aquifer.

Groundwater salinity is only recorded in three (3) bores and is reported as good, brackish and 1001-3000 parts per million (ppm), which we understand is good to brackish.

3.10 Soil Landscapes

According to *Soil Landscapes of the Tamworth 1:100,000 Sheet* (Banks, 2001), "Oakburn" is located upon the residual soil landscape known as 'Duri'. Characteristics of the 'Duri' landscape include –

Soil Landscape -

Geology & Regolith -	Complex folded Carboniferous & Devonian sedimentary rocks of the Tamworth Fold Belt. The lithologies of the Devonian formations include arenite, polymictic conglomerate, greywacke and mudstone. The lithologies of the Carboniferous formations include mudstone, feldspathic arenite, sandstone, polymictic conglomerate and siltstone.
Terrain -	Extensive rolling to undulating hills and low hills. Local relief to 100 m, but mostly <60 m; slopes <10%; elevation range 360-540 m. Drainage is generally widely spaced, tributary and interrupted. Sheetflow is the dominate drainage pattern due to the lows slopes.



Land Use -	Landscape has a long history of cropping, beginning last century. Much of the original landscape was subdivided into small blocks, which were used largely for cereal cropping. Cropping is still a dominate land use. This landscape includes residential, rural residential and industrial areas of Tamworth city and the village of Duri.
Degradation -	Extensive sheet erosion is a feature of this landscape and is a result of a long cropping history of duplex soils. Moderate to severe rill and gully erosion are common. Some small salinity outbreaks can be found on the lower slopes and hillslope/drainage plain junctions. Soil structure decline is common due to the long-term use of disc ploughs in non-rotational farming systems. In many cases, topsoils are absent from the centre of traditional cropping paddocks due to the scouring effect of disc ploughing.
Qualities & Limitations -	Complex soils; localised dieback; localised poor drainage; localised engineering hazard; gully, inherent & sheet erosion risks; localised permanently high watertables; localised known discharge & recharge areas; localised high run-on; localised dryland salinity; localised seasonal waterlogging; localised shallow soils; localised wind erosion risk (under traditional cultivation).
Soils -	
Variation & Distribution -	Soils are highly variable over tens of metres with soils not necessarily related to position on slope. Generally dominated by duplex soils such as moderately deep, moderately well-drained Red and Brown Chromosols (non-calci Brown Soils; Red-Brown Earths) with minor occurrences of Rudosols (Lithosols) around rock outcrops.
Dominant Soil Material -	Hardsetting brown clay loams & structured heavy clay topsoils – A1 horizons; Bleached silty clay - A2, A2e horizons; Brown light to medium clay - B1, B2, B22 & BC horizons; Red medium heavy clay - B2, B22 horizons; and Red heavy clay – B2 horizons.

In terms of sustainable land management, Banks (2001) states that the chromosols, which dominate the 'Duri' landscape, generally have only moderate fertility and are subject to severe structure decline.

3.11 Salinity

Based on several site inspections undertaken by the author, no obvious indicators of salinity have been observed within the vicinity of the development site.

3.12 Indigenous Heritage

An archaeological survey of the "Oakburn" site was undertaken in June 1997 by *Gaynor & Wilson Archaeological Consultants* as part of the original Development Application. The survey report, a copy of which is contained within Appendix E, identified two (2) isolated Aboriginal stone artefacts –

- (1) A broken retouched flake which had residues present on its surface. It was concluded that the material that made up the artefact, which was determined to be either very fine grained quartzite or a silcrete, is rare in artefact assemblages from the Tamworth region and therefore must have been imported into this area as they are not locally available; and



- (2) An artefact manufactured from andesitic greywacke identified as being either an axe or an axe blank. Andesitic greywacke is locally available, however, raw material of the quality necessary for axe manufacture is limited in the landscape. It is likely that the raw material for this artefact was sourced from the nearby Peel River 5 Aboriginal Axe Quarry
(Gaynor & Wilson Archaeological Consultants, 1997).

As recommended by Gaynor & Wilson (1997) and conditioned as part of the original development consent, Baiada has advised that the identified artefacts were collected from the site by the Aboriginal Land Council prior to the construction of the Stage 1 Protein Recovery Plant.

3.13 Bushfire Hazard

The *Bush Fire Prone Land Map* of the Tamworth Local Government Area (LGA) does not identify any bush fire prone land within the bounds of the development site.

The aerial photography that forms the background in Figure 3 clearly shows that the site is well clear of any significant stands of timber and the surrounding lands have a low fuel level.

3.14 Socio-Economic Environment

The net socio-economic effect of Baiada's Protein Recovery Plant (Stage 1 of the Oakburn Processing Complex) is one of considerable benefit. Such benefits include -

- The direct employment of ten (10) staff members, comprising one (1) plant manager, one (1) maintenance manager and eight (8) plant operators;
- Construction of the facility, which is capital that is a permanent investment in the locality;
- Provides a facility to effectively treat & manage the large volumes of waste by-products generated by the local poultry industry, which eliminates the environmental risks associated with transporting raw, unstable and possible diseased waste materials hundreds of kilometres via regional and state road networks; and
- Numerous operation consumables and flow-on benefits.



4.0 EXISTING DEVELOPMENT CONSENT

4.1 Overview

Development consent was originally granted in 1998 under **DA 53/97** for *Baiada* to develop a poultry processing complex on the land referred to as “Oakburn”, Oxley Highway, Tamworth NSW. The complex was determined by the then *Minister for Urban Affairs & Planning* in accordance with the *Environmental Planning & Assessment Act 1979 (EPAA)* and the former *State Environmental Planning Policy No. 34 – Major Employment Generating Industrial Development (SEPP No. 34)*.

Since this time, two (2) development modifications have been approved pursuant to Section 96 of the *EPAA*. We understand that these modifications were –

- (a) Section 96(2) modification approved in February 1999 to include an amenities building; and
- (b) Section 96(1A) modification approved in August 2001 to amend the overall development layout.

Appendix A contains the following documentation in relation to the above approvals -

- A notice of amendment dated 13 August 2001, pursuant to Section 96(1A) of the *EPAA*, modifying the development consent in terms of the overall development layout;
- A notice of amendment dated 22 February 1999, pursuant to Section 96(2) of the *EPAA*, modifying the development consent in terms of adding an amenities building; and
- The original notice of determination dated 9 February 1998, granting conditional consent to develop the proposed poultry processing complex in four (4) stages.

The following sections provide an overview of the approved Oakburn Processing Complex.

4.2 Oakburn Processing Complex

4.2.1 Stage 1 Protein Recovery Plant

The Stage 1 Protein Recovery Plant is, at this point in time, the only component of the Oakburn Processing Complex that has been constructed and is in operation. It was proposed in order to -

- Reduce the environmental risks associated with the need to transport and/or dispose of raw waste by-products generated by the processing of chickens within the Tamworth area; and
- Effectively manage stock mortalities and hatchery wastes from the Tamworth poultry industry.

When appropriately treated poultry waste materials, such as offal, heads, blood & feathers, can be transformed into value-added products. This is achieved via a series of processes collectively referred to as rendering, where waste by-products are treated to minimise moisture and produce relatively dry tallow and meal. There are generally two (2) primary processes involved in rendering, being the separation of fat and the drying of the blood, bone and meat materials.

Condition number 3 of the development consent limits the operating capacity of the plant by stating –

The maximum capacity of the protein recovery plant (stage 1 of the complex) shall not exceed 120 tonnes of material per day.



We understand that the plant is currently operating under the approved capacity, with an average of around 104 tonnes of raw material being transformed into an average of around 35 tonnes of product per day (11 tonnes of tallow, 14 tonnes of poultry meal and 8 tonnes of feather meal).

Waste by-products generated at *Baiada's* processing plant in West Tamworth are currently trucked to the Protein Recovery Plant. Once the remaining development (Stages 2-4 Processing Plants) has been constructed at "Oakburn", raw waste material will be pneumatically delivered from the Processing Plant to the Protein Recovery Plant.

Trucks will only be used to bring material generated off-site, such as stock mortalities from local grower farms and waste products from local hatcheries.

4.2.2 Stages 2-4 Processing Plants

The following plants will be housed together in one (1) large processing building –

- (a) **Stage 2 Processed Products Plant** - will be used to process chicken meat that has been fleshed off the carcass into various items for the fast and convenience food markets. The type of products produced in this plant will include chicken nuggets, marinated chicken portions, kebabs, etc.
- (b) **Stage 3 Deboning Plant** - will be used to disassemble chicken carcasses into the pieces required for the various value adding needs. The type of products produced in this plant will include discrete chicken portions such as wings, fillets and drumsticks, as well as meat to be processed through the Stage 2 Further Processed Products Plant.
- (c) **Stage 4 Processing Plant** - will be a state-of-the-art purpose-built facility designed specifically to process poultry meat. It will be largely automated, using highly mechanised operations.

Poultry broilers will be taken directly from local grower farms to the Processing Plant at around 6-8 weeks of age. For reasons of livestock welfare, the birds will typically, but not always, be collected and transported to "Oakburn" during hours of darkness between 7:00 pm and 7:00 am for processing the following day.

Birds will be unloaded into controlled atmosphere storage rooms to reduce stress, and subsequently slaughtered, plucked, cleaned, cooled and graded within the Processing Plant. The entire process from capturing the birds on-farm to slaughtering will be kept to a practical minimum, and will not exceed 24 hours as prescribed in the *Model Code of Practice for the Welfare of Animals - Livestock at Slaughtering Establishments* (Primary Industries Standing Committee, 2002).

Following grading, the chickens will be either packaged for sale or processed further in the Stage 2 & 3 plants into various value-added products prior to packaging and sale to distributors.

As stated above, once the Stage 4 Processing Plant is constructed, raw waste by-products generated during chicken processing will be pneumatically delivered to the Stage 1 Protein Recovery Plant.

Condition number 3 of the development consent limits the capacity of the processing plant by stating –

The kill capacity of the processing plant (stage 4 of the complex) shall not exceed a total of 750,000 birds per week.



5.0 PROPOSED DEVELOPMENT MODIFICATION

5.1 Overview

Baiada seeks to obtain planning approval, pursuant to Section 96(2) of the *Environmental Planning & Assessment Act 1979 (EPAA)*, to modify conditions 1 & 3 of the development consent for the Oakburn Processing Complex in order to -

- Condition 1** - Amend the layout of the poultry processing complex to cater for improved technology and advanced operating procedures; and
- Condition 3** - Raise the approved kill capacity of the Stage 4 Processing Plant from 750,000 birds per week to 1,000,000 birds per week, with the aim of catering for the immediate and projected long-term demand for poultry products in the Australian market place.

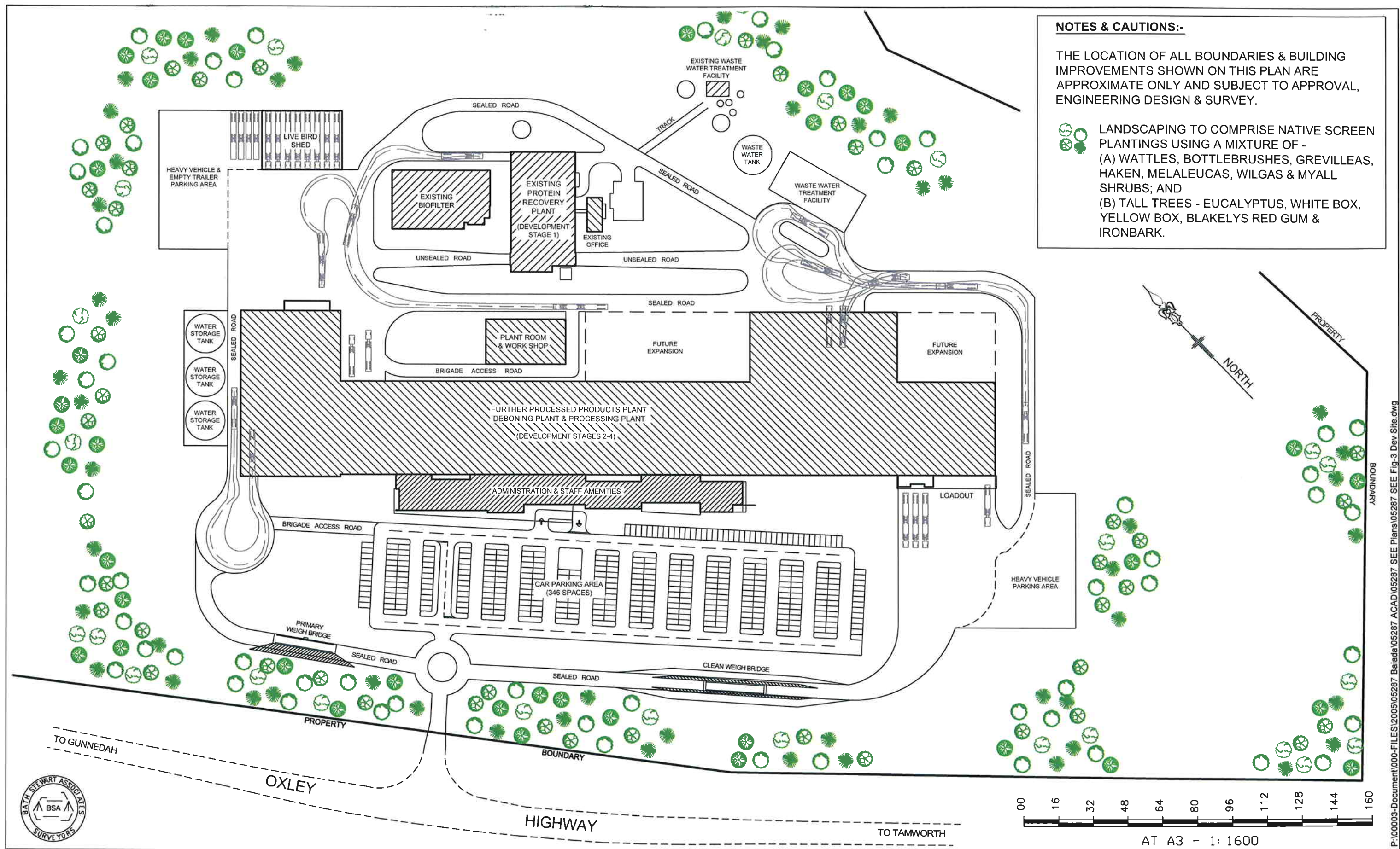
In the seven (7) years between the previous development layout modification (2001) and the proposed modifications there have been major changes in consumer demands, the labour market (staff availability), food safety & production hygiene requirements, and animal welfare codes & practices. In order to cater for these changes, the proposed poultry processing complex had to evolve.

While the complexity and scale of the development (as proposed to be modified) will increase, we believe that it is substantially the same development for which consent was originally granted. In this regard please note the following -

- The modified development will continue to occupy a similar small area of the 57.6 hectare property. The location of building improvements will be comparable to the approved development layout and will largely remain within the approved development 'footprint';
- The use of the land and nature of the development will remain unchanged, with the modified proposal remaining for the purpose of processing live chickens into dressed poultry meat;
- It will generally employ the same operational procedures and produce the same end products. The increase in throughput capacity will be achieved via improved line speed, allowing a higher slaughter and process rate; and
- Providing the safeguards & mitigation measures identified in this document are effectively implemented, the modified development should not have any increased environmental impacts. As discussed in this document, there should be a neutral or reduced level of impact.

The primary incentive for granting approval to the proposed modifications, it that it will make it economically feasible for *Baiada* to relocate its current processing operations from within the city limits of Tamworth to the "Oakburn" site. Chickens from local grower farms are currently processed at *Baiada*'s plant on the corner of Bridge Street and Out Street in West Tamworth. This plant, which is considered out-dated and unsuitably located, does not have the capacity to cater for the projected long-term demand for chicken meat. Relocation of this plant will enable the West Tamworth site to be re-developed with an enterprise more sympathetic to the surrounding neighbourhood.

The modified development proposal, as illustrated on Figures 4-7, will be a state-of-the-art purpose-built facility designed and constructed specifically to process poultry meat. The elevations plans contained within Appendix F provide an impression of the modified Oakburn Processing Complex from the south-east & south-west.

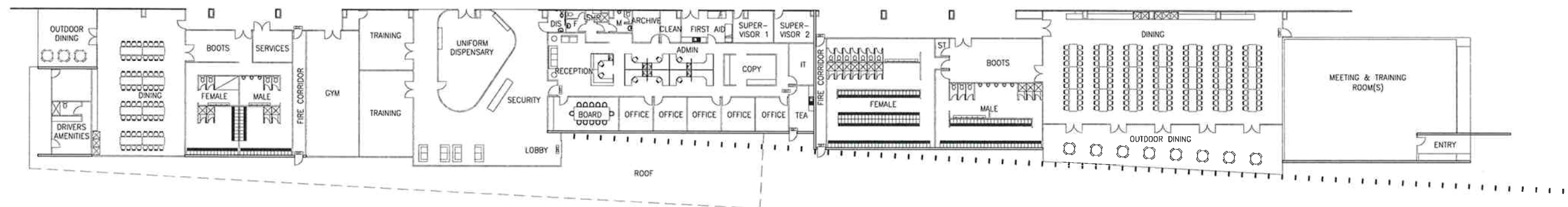


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FIGURE 4 -
PROPOSED DEVELOPMENT LAYOUT
 OAKBURN PROCESSING COMPLEX, LOT 100 IN DP 1097471, OXLEY HIGHWAY, TAMWORTH NSW



AT A3 - 1:500



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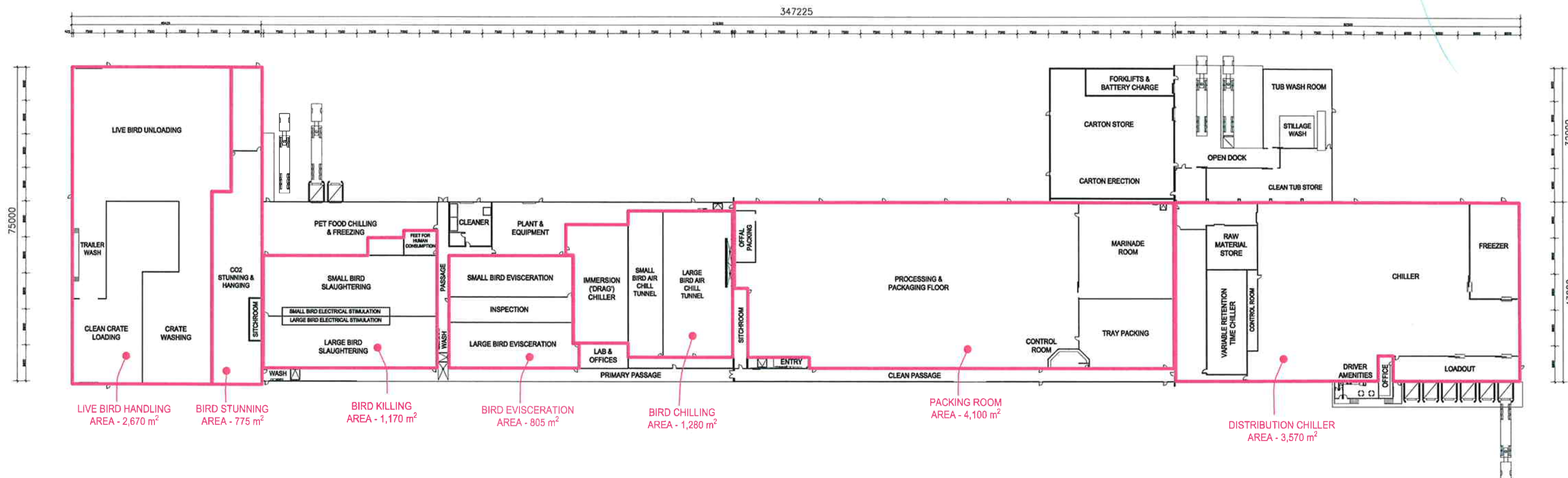
FIGURE 5 - ADMINISTRATION & AMENITIES BUILDING FLOOR PLAN
OAKBURN PROCESSING COMPLEX, LOT 100 IN DP 1097471, OXLEY HIGHWAY, TAMWORTH NSW

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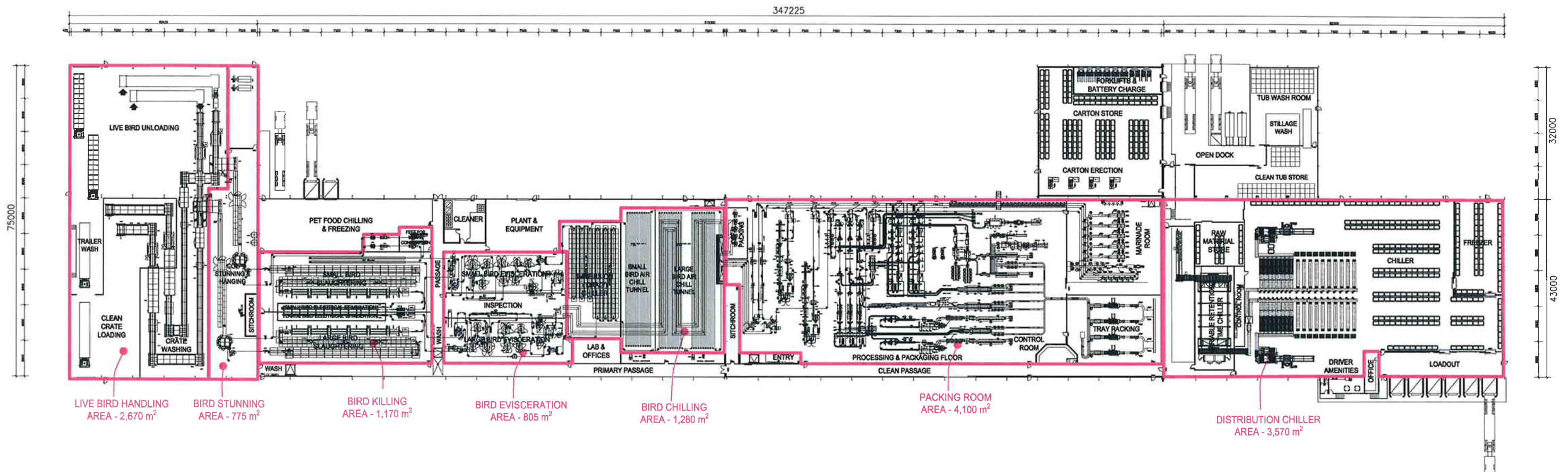
**FIGURE 6 -
 PROCESSING PLANT FLOOR PLAN**
 OAKBURN PROCESSING COMPLEX, LOT 100 IN DP
 1097471, OXLEY HIGHWAY, TAMWORTH NSW

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**FIGURE 7 -
PROCESSING PLANT EQUIPMENT**
OAKBURN PROCESSING COMPLEX, LOT 100 IN DP
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Notable features of the development include -

- Automatic alarm notification if an operational problem is detected;
- All processes will be recorded and trended to ensure operations and management are perfected and maintained;
- The load-in and load-out facilities will ensure that the welfare, safeness and hygiene of the birds and staff members is maintained at all times;
- All operational areas will be fully sealed and graded to wash down drains, which will direct all wash down water and residues to on-site wastewater treatment systems;
- The odour control system will be based on the 'point-source' capture of all significant process odour streams and the treatment of this air stream within the existing biofilter; and
- A systematic preventative approach to managing food safety risks will be implemented, with approved and regularly audited Hazard Analysis and Critical Control Points (HACCP) programs in place.

Table 2 provides a brief summary of the changes between the original development proposal, the 2001 development modifications and the newly proposed development modifications (2008). Each of the items listed in the table are further detailed in the following sections.

	Original Approval (1998)	Section 96(1A) Approval (2001)	Section 96(2) Proposal (2008)
Admin & Amenities Building Area	800 m ²	800 m ²	2,375 m ²
Protein Recovery Plant Area	1,600 m ²	1,600 m ²	1,600 m ²
Processing Plant Area	11,900 m ²	10,300 m ²	19,300 m ²
Protein Recovery Plant Capacity	120 tonnes/day	120 tonnes/day	120 tonnes/day
Processing Plant Capacity	750,000 birds/week	750,000 birds/week	1,000,000 birds/week
Daily Operation Hours	24 hours (2 shifts)	24 hours (2 shifts)	24 hours (2 shifts)
Staff Members	600	600	419
Daily Vehicle Movements	870	870	718
Car Parking	>280	160	346
Heavy Vehicle Parking	>20	17	20
Odour Control	Biofilter	Biofilter	Biofilter (has been upgraded)
Protein Recovery Plant Waste Water Treatment System	DAF	DAF	DAF*
Processing Plant Waste Water Treatment System	Envisaged – extended aeration / activated sludge	Envisaged – extended aeration / activated sludge	Designed in accord with Council requirements & consent condition 16

* *Baiada* currently in consultation with *Council* to improve treatment level

Table 2 – Summary of Proposed Modifications



5.2 Building & Equipment Design

As stated above, in the seven (7) year period between the previous development layout modification (2001) and the proposed modifications there have been major changes in consumer demands, the labour market (staff availability), food safety & production hygiene requirements, and animal welfare codes & practices. In order to cater for these changes, the proposed poultry processing complex had to evolve.

The following information will confirm that while the complexity and scale of the development (as proposed to be modified) will increase, the operational procedures and output products will generally remain unchanged.

Please note that the size or area comparisons outlined below are between the approved 2001 development modification and the proposed development modifications.

(a) Administration & Staff Amenities – the administration & staff amenities building will almost triple in size from 800 m² to around 2,375 m² and will now encompass administration offices, training & meeting rooms, staff uniform dispensary, separate toilet & change rooms for primary & secondary processing staff, laundry facilities, dining rooms, entertainment space and gymnasium space.

There are two (2) primary reasons for the increase in area and facilities –

- It is desirable, on biosecurity & food safety grounds, to provide separate toilet & change room areas for the primary staff members that handle live birds and the secondary processing staff members that handle finished food products (dressed poultry). We understand that this is a requirement of both the *Australian Quarantine & Inspection Service (AQIS)* and the *NSW Food Authority*; and
- The space allowed for staff offices and facilities is generous in order to provide the best possible working environment. For example, the dining room area will be fitted with conventional tables & chairs, along with informal chairs & lounges, coffee tables and large screen televisions to provide an inviting & relaxed atmosphere.

(b) Live Bird Holding Area - the live bird holding area will increase in size from around 740 m² of uncovered heavy vehicle parking space to around 1,125 m² of covered ventilated space. The proposed live bird holding shed will provide improved conditions for bird welfare and odour control via ducting to the adjacent biofilter.

(c) Live Bird Handling & Stunning - the live bird handling & stunning area will increase in size from around 1,975 m² to around 3,445 m².

The 2001 live bird handling system occupied around 380 m², while the proposed handling system will occupy some 2,670 m² and will represent the highest standard for animal welfare and transport hygiene. The proposed configuration provides a separation between the arrival area, which holds live birds in transport containers, and the departure area, which holds empty transport containers following sanitisation. This is an important biosecurity measure that will reduce the potential for cross-contamination.

The containers intended to be used to transport and hold live birds while waiting to be stunned offer improved bird welfare conditions, with more suitable space and protection from the environment. These containers are also easily washed and sanitised, using less water than the 2001 system.



The 2001 stunning system occupied 90 m² and required the birds to be shackled in a conscious state prior to be stunned in an electrically charged bath. The shackling process is a difficult and unpleasant task for staff and results in animal distress. While accepted within the industry as standard practice, it can be inefficient and results in less than ideal meat quality and animal welfare.

The proposed modifications include a controlled atmosphere stunning (CAS) system that will occupy around 775 m². It will use a combination of oxygen and carbon dioxide to anaesthetise the birds and subsequently render the birds unconscious. This will bring a significant improvement in meat quality and it will surpass current standards for animal welfare and religious requirements. In addition, the shackling area will be well lit and dust free, offering a more pleasant and safe working environment for staff.

- (d) **Bird Killing (Bleeding & De-Feathering)** - the bird killing area will only have a small increase in size from around 905 m² to around 1,170 m². While there have been a number of changes to processing equipment, it will not necessitate a significant increase in floor space.
- (e) **Bird Evisceration** - the bird evisceration (removal of internal organs) area will increase in size from around 580 m² to around 805 m².

The 2001 proposal comprised two (2) basic evisceration systems with an average processing capacity of 8,000 birds per hour. It included a manual carcass quality grading system and manual harvesting of edible & inedible offals. This type of work environment for staff is generally hot & unpleasant.

The modified development, as proposed in this document, will employ two (2) evisceration systems capable of processing an average of 12,000 birds per hour. An automatic grading system, which will utilise vision technology to identify carcass defects and grade birds accordingly, will occupy around 60 m² and will eliminate the requirement for manual carcass sorting. A fully automated offal harvesting system, which will occupy around 120 m², will be employed to improve product quality and reduce the involvement of manual labour. While some manual inspection of the eviscerated products and edible offal will be necessary, this will be undertaken within a separate air-conditioned & dry room (around 178 m²) providing a much improved working environment for staff.

- (f) **Bird Chilling** - the whole bird chilling area will double in size from around 595 m² to around 1,280 m².

The whole bird chilling system proposed in the 2001 comprised two (2) conventional chilled water baths, one (1) manual whole bird re-hanging system with positions for seven (7) staff members and an air chiller for each process line.

Recent advanced in technology for whole bird chilling now allows for 'drag chilling' where whole birds are chilled with water while attached to the shackle. On this basis, the proposed modifications will incorporate a system where the birds are automatically transferred from evisceration to the chilling line. The activity of manually re-hanging birds onto the shackle has historically resulted in strain related injuries and the ability to eliminate it is of major benefit.

Additional benefits associated with the newly proposed 'drag chilling' system include a 25% reduction in water consumption and enhanced chilling, which improves food safety & end product quality.

- (g) **Packing Room** – the approved 2001 proposal contained a 1,960 m² packing area that was consistent with the available technology and customer requirements at the time. The system catered for a production profile that was mostly whole birds, at around 70%, and comprised –



- Two (2) whole bird distribution lines;
- A manual whole bird grading system;
- Fifty two (52) whole bird packing bins;
- Six (6) whole bird marinating systems;
- Two (2) 'KFC' manually loaded portioning systems with a capacity of 18 birds per minute each;
- Two (2) standard portioning systems with a capacity of 50 birds per minute each;
- Two (2) breast deboning systems with a capacity of 27 kilograms per minute each; and
- Four (4) portion weighing systems.

Consumer trends and customer demands have changed significantly and equipment manufacturers have followed with the availability of systems with high through-put capacity and product variances. The packing room in the modified development, as proposed in this document, will occupy around 4,100 m² and will comprise -

- Two (2) whole bird distribution lines;
- Two (2) automatic bird grading system with video technology;
- Thirty (30) whole bird packing bins;
- Six (6) whole bird marinating systems;
- Two (2) 'KFC' portioning systems with a capacity of 60 birds per minute each;
- Three (3) fully automatic portioning systems with a capacity of 80 birds per minute each;
- Five (5) automatic re-hangers to transfer birds from the distribution lines to portioning systems;
- Two (2) breast deboning systems with a capacity of 112 kilograms per minute each; and
- Two (2) whole leg deboning systems with a capacity of 50 birds per minute each;
- Two (2) x-ray bone detection systems for identifying bone fragments in deboned portions;
- Eleven (11) portion weighing systems; and
- Four (4) tray packing and labelling systems.

The proposed layout is consistent with the production of mostly portioned and deboned products, and shows a reduction in the demand for whole birds from around 70% in 2001 to around 43% in 2008. Justification for the additional equipment includes the ability of the facility to produce the type and variance of products required by customers, reduced availability of and dependency on manual labour, and higher food safety and end product quality standards.

(h) Distribution Chiller – the distribution chiller area will increase from around 2,488 m² to 3,570 m².

The 2001 development layout comprised a 1,190 m² chiller for palletising and storage, a 434 m² variable retention time (VRT) freezer area, additional space for sorting, and seven (7) loading docks. It was envisaged that the palletising process would be manual, with staff required to transfer boxes & tubs weighing up to 16 kilograms. The whole process would require some 30 staff members and this type of work can often result in repetitive strain injuries associated with extensive manual handling.

The proposed modified development will include an automotive palletising system that will occupy an area of around 1,180 m². This will reduce the labour dependency to around 6 staff members, 2 of which will be forklift operators. Given the difficulties in obtaining & retaining suitable labour and the potential for injury, the automatic palletising system is an important element of the proposal.

The VRT freezer will be replaced with a VRT chiller, which will not require any additional space but will ensure products are correctly chilled prior to dispatch.

(i) Plant Room – the plant room will increase in size from around 324 m² to around 437 m² and has been separated from the main building to reduce the loss potential from fire. The increase in size is attributed to the increased refrigeration requirements of the larger processing plant (main building) and the fact that the workshop will now be located within the plant room.



5.3 Hours of Operation

The proposed modifications will not alter the operational hours of the Oakburn Processing Complex. As per the original proposal, the complex will essentially operate 24 hours a day on a two (2) shift per day basis. Downtime in operation will be used for plant cleaning and maintenance.

5.4 Staff Requirements

Baiada has advised that the Oakburn Processing Complex, at full development, will directly employ around 419 full-time equivalent staff members. The projected employee numbers have reduced from the original estimate of 600 due to major improvements in technology over the past 10 years and the adoption of largely automated processes.

There is a demonstrated difficulty within rural NSW to obtain & retain employees for this type of labour. In addition, many of the processing activities previously involved manual work with potential for strain-related injuries. On this basis, the adoption of automated processes is an important element of the proposal.

5.5 Traffic Generation

While the proposed modification to raise the kill capacity of the Stage 4 Processing Plant will increase the number of chickens being delivered to “Oakburn” and the volume of end products dispatched off-site, it is not expected to increase the number of traffic movements over and above what was originally approved. In fact, it is anticipated that total daily traffic movements will be around 17% less (150 movements or 75 trips) than those proposed in the original development application. This is largely due to the following –

- Projected employee numbers have reduced from the original estimate of 600 to around 419; and
- Heavy vehicles movements will actually be less than those originally proposed due to the increased use of larger capacity trucks.

Table 3 lists the anticipated daily traffic movements to be generated by the Oakburn Processing Complex upon approval of the proposed modifications and construction of Stages 2 – 4. It is emphasised that the figures provided are estimates of typical peak values. Actual vehicle movements will vary from day to day.

Anticipated Daily Vehicle Movements ¹			
Time of Day	Motor Cars	Heavy Vehicles	Total
From 7:00 am to 10:00 pm	385	65	450
From 10:00 pm to 7:00 am	232	36	268
Total Daily Vehicle Movements¹	617	101	718

1 - Vehicle movements are one-way, for example, a vehicle entering the site then leaving the site is considered two (2) separate movements.

Table 3 – Anticipated Daily Traffic Movements

The element of staff car movements is difficult to finalise due to likely car pooling. On the basis of around 419 staff members and an assumed 30% car pool rate, the number of daily employee and visitor car movements is estimated at 617 (308.5 trips). This includes 30 movements for occasional delivery vehicles, maintenance vehicles, etc.

It should also be noted that trucks will no longer be required to transport raw waste products generated by Processing Plant. Such material will be pneumatically transferred from the Stage 4 Processing Plant to the Stage 1 Protein Recovery Plant.



5.6 Vehicular Access

Vehicular access to and from the Oakburn Processing Complex will continue to be achieved from the Oxley Highway via the existing bitumen sealed intersection. This intersection has been constructed in accordance with condition number 45 of the original development consent, which specified the road works required by the RTA for Stage 1 Protein Recovery Plant.



Figure 8 – Ingress to Oakburn from Oxley Highway



Figure 9 – Egress from Oakburn to Oxley Highway

In accordance with condition number 46 of the original development consent in Appendix A and the RTA correspondence in Appendix B, the following road works will be required prior to the completion of any construction for Stages 2-4 of the complex –

- The existing Modified Type B right-turn bay will need to be upgraded to an AUSTROADS CHR arrangement. This will need to include adequate storage for heavy vehicles such as B-doubles;
- The highway will need to be widened to provide an AUSTROADS AUL left-turn deceleration lane. The deceleration lane should be at least 150 metres long (including the taper);
- The existing access seal will need to be extended into the property to prevent fouling of the highway's pavement; and
- Provision will have to be made for highway drainage.



The proposed internal road network will be appropriately sealed and maintained in sound condition. It will be maintained clear of obstruction and will be used exclusively for the purpose of vehicular access and movement. The layout and dimensions of proposed internal road network will -

- Be adequate to carry heavy vehicles, including fully loaded B-double trucks;
- Provide adequate sight distances for vehicles and pedestrians;
- Enable all vehicles to enter and exit the site in a forward direction;
- Ensure that any heavy vehicle standing or parking requirements, while waiting to load-in or load-out, can be met on site. At no time will it be necessary to park heavy vehicles on the adjoining Oxley Highway or nearby public roads; and
- Minimise the potential for traffic noise and conflict by promoting a single directional traffic flow with a low internal speed limit. Vehicles will enter from the Oxley Highway and move through the site in a general clockwise pattern.

5.7 Loading & Unloading

The proposed modifications should not have any impact on the load-in or load-out facilities of the Oakburn Processing Complex. Such facilities will be maintained to ensure the welfare, safety and hygiene of live chickens, staff members and poultry product consumers at all times.

All loading & unloading activities will be undertaken within designated loading bays. The internal road network will enable heavy vehicles to manoeuvre in to & out of load-in & load-out bays without difficulty and without causing conflict to the movements of other internal traffic. Loading bays will be maintained clear of obstruction and used exclusively for the purpose of loading & unloading activities. Under no circumstances will these areas be used for parking or storage.

5.8 Parking

The proposed modifications will not have any adverse impact upon vehicular parking provisions, with adequate on-site parking to be available to accommodate all vehicles at peak accumulation

While the 2001 proposal only included 160 car and around 17 heavy vehicle parking spaces, condition 47 of the original development approval specified that a minimum of 280 car and 20 heavy vehicle parking spaces be provided. On this basis, the modified Oakburn Processing Complex will include a designated car parking area that will accommodate 346 cars and designated heavy vehicle parking/standing areas that will accommodate a minimum of 20 heavy vehicles. Additional points to note include -

- The proposed car parking area will be situated in a highly visible location and will cater for all cars expected to use the site;
- All parking spaces will be marked on the pavement surface and their location clearly indicated by appropriate directional signs;
- Light and heavy vehicle parking areas will be segregated;
- The parking areas will be maintained clear of obstruction and used exclusively for parking; and
- At no time will it be necessary to park cars or heavy vehicles on the adjoining Oxley Highway or nearby local roads.



5.9 Odour Control System

The odour control system will be based on the 'point-source' capture of all significant process odour streams and the treatment of this air stream within the existing biofilter identified on Figure 4. This biofilter has been recently upgraded by *The Odour Unit (TOU)* to ensure robust & effective odour removal and long-term operational efficiency.

Biofiltration is becoming an acceptable and very successful way of reducing odour emissions from meat processing industries. It is a modern self-sustaining pollution control technology that uses micro-organisms to break down odourous compounds by microbial activity.

Biofilters operate by initially adsorbing and then biodegrading all odourant compounds onto an organic medium. Polluted air flows through a porous packing medium, such as woodchips, bark, compost or soil, and the pollutants transfer into a thin biofilm on the surface of the material. Micro-organisms immobilised within the packing material flourish on the waste gas stream and degrade the odourous pollutants. The air leaving the biofilter should have none of the original odour character remaining.

The biofilter will treat the process area ventilation air, scalding & prickling process emissions, and exhaust air from the offal & blood vacuum pumps, leaving only the live bird reception & storage emissions to vent to atmosphere. We understand that this technique, which was developed by *TOU*, represents current best practice for odour control in the meat processing industry within Australia. It has been used successfully in a number of meat processing facilities in recent years, including operations in Singleton and Wagga Wagga NSW. The approach has been approved by NSW regulators based on the same sort of dispersion modelling as undertaken for this proposal (see Section 7.3).

5.10 Servicing Requirements

5.10.1 Fire Services

As per the original proposal, fire services will be installed in accordance with the provisions of the *Building Code of Australia (BCA)*.

5.10.2 Electricity

Reticulated electricity will be the complex's principal source of energy. Initial discussions with *Country Energy* indicate that the electricity requirements of the complex at full development can be met via the existing overhead service infrastructure subject to *Baiada* funding any necessary augmentation works.

5.10.3 Natural Gas

Gas will also be used to power parts of the processing complex. While bulk liquid petroleum gas (LPG) was originally proposed, reticulated natural gas now services the site. *Central Ranges Pipeline P/L* has verbally indicated that the requirements of the complex at full development should be able to be met via the existing reticulated network.

5.10.4 Water Supply

We understand that *Baiada* has advised *Council* that the minimum water supply requirements of the Oakburn Processing Complex at full development, including the proposed modifications, will be around 2.4 megalitres (ML) per day. It is intended to service this demand via the site's existing connection to *Council's* water main running along the Oxley Highway.



5.10.5 Sewage

The proposed modifications will not increase the sewage disposal requirements of the Oakburn Processing Complex, with no additional staff members or operational hours proposed. The site will continue to be serviced via the existing connection to *Council's* reticulated sewerage infrastructure.

5.10.6 Liquid Trade Waste

Baiada has advised that the proposed development modifications should only increase the volume of liquid trade waste generated by the complex by around 1 kL per day due to advances in technology and the fact that the plant will be 100% air chilled. On this basis, the Oakburn Processing Complex at full development is anticipated to generate around 871 kL of liquid trade waste per day. With adoption of more sustainable water consumption practices and possible recycling, this figure is considered an absolute maximum.

Conditions 16, 17 & 19 of the original development consent specify requirements for waste water management. In accordance with these conditions, and as outlined below, all liquid trade waste generated by the complex will be appropriately treatment on-site prior to being discharged to *Council's* sewer under a Trade Waste Agreement.

(a) Stage 1 Protein Recovery Plant – waste water generated by the Protein Recovery Plant will continue to be treated on-site within the existing DAF system prior to being discharged to *Council's* sewer. As stated above in Section 3.6.6, we understand that *Baiada* are currently in consultation with *Council* in terms of installing a Sequential Biological Reactor (SBR) as a secondary treatment unit to improve the quality of waste water discharged to sewer.

(b) Stages 2-4 Processing Plant – a separate on-site system will be design and install to treat the waste water generated by the poultry processing activities prior to being discharged to *Council's* sewer.

While the original proposal predicted an extended aeration/activated sludge system, *Baiada* is currently in consultation with a specialist consultant(s) to determine the most effective system to adopt. The adopted system will be design to achieve the guideline limits listed in *Council's Policy for the Discharge of Liquid Trade Waste (2007)* and condition number 16 of the original development consent.

Baiada is aware that information pertaining to the waste water treatment system, including design, pollutant loads, contingency plans and so forth, will need to be provided to *Council* for evaluation and determination. In this regard we advise that the required Trade Waste Application will be lodged with *Council's* Water Enterprises department as a separate submission following consent of the proposed development modifications.

5.10.7 Stormwater Drainage

Stormwater management will be designed in accordance with –

- The objectives and principles outlined in the *Integrated Soil, Water & Landscaping Concept Plan* prepared by Ian Mead in 1997 to accompany the original development application. A copy of this plan is contained within Appendix G; and
- Condition number 26 of the original development consent, which states –



Provisions for the control of stormwater from the site shall be designed so that the rate of discharge from the site for a 1 in 20 year rainfall event is not greater than the discharge which would flow from the undeveloped land.

5.11 External Lighting

In compliance with condition number 34 of the original development consent, all external lighting will be directed downwards and aimed to avoid light spill onto any adjoining lands. If determined necessary, appropriate shields will be installed to prevent radiation of glare in an upwards direction.



6.0 PLANNING FRAMEWORK

The proposed modifications have been evaluated in terms of the various state, regional and local statutory planning provisions that apply to the proposal under the *Environmental Planning & Assessment Act 1979 (EPAA)*. The following sections contain a summary of the major points of that consideration.

6.1 Background

Development consent was originally granted in 1998 under **DA 53/97** to develop a poultry processing complex on the land referred to as "Oakburn", Oxley Highway, Tamworth NSW. The complex was determined by the then *Minister for Urban Affairs & Planning* in accordance with the *Environmental Planning & Assessment Act 1979 (EPAA)* and the former *State Environmental Planning Policy No. 34 – Major Employment Generating Industrial Development (SEPP No. 34)*.

Since this time, two (2) development modifications have been approved pursuant to Section 96 of the *EPAA*. We understand that these modifications were –

- (a) Section 96(2) modification approved in February 1999 to include an amenities building; and
- (b) Section 96(1A) modification approved in August 2001 to amend the overall development layout.

Appendix A contains the following documentation in relation to the above approvals -

- A notice of amendment dated 13 August 2001, pursuant to Section 96(1A) of the *EPAA*, modifying the development consent in terms of the overall development layout;
- A notice of amendment dated 22 February 1999, pursuant to Section 96(2) of the *EPAA*, modifying the development consent in terms of adding an amenities building; and
- The original notice of determination dated 9 February 1998, granting conditional consent to develop the proposed poultry processing complex in four (4) stages.

6.2 Permissibility

6.2.1 Section 96(2) Modification

Section 96 of the *EPAA* allows for an existing development consent to be modified by the original consent authority. Section 96(2) of the Act states –

A consent authority may, , modify the consent if it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all),

As such, the primary requirement to a successful development modification under Section 96(2) is that the consent authority is satisfied that the proposal (including the proposed modification and any previous modifications) is substantially the same development as was originally approved.

While the complexity and scale of the development (as proposed to be modified) will increase, we believe that it is substantially the same development for which consent was originally granted. In this regard we direct the reader to the information discussed above in Section 5.1.



6.2.2 Section 96(3) Evaluation

Section 96(3) of the *EPAA* states -

In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 79C (1) as are of relevance to the development the subject of the application.

We believe that the matters referred to in Section 79C(1) relevant to this modification application are adequately considered within the various sections of this *Statement of Environmental Effects (SEE)*.

6.3 Environmental Protection Licence

The Oakburn Processing Complex is a premises-based activity under Schedule 1 of the *Protection of the Environment Operations Act 1997 (POEO Act)*. On this basis, the occupier of the premises must hold an Environmental Protection Licence (EPL) under Section 43(b) of the Act.

While *Baiada* hold an EPL (No. 7566) for the existing Stage 1 Protein Recovery Plant, a variation to this licence will be required to operate Stages 2-4 of the complex. Prior to construction of the modified development, a variation to the EPL will need to be sought from the *Department of Environment & Climate Change (DECC)* under the provisions of the *POEO Act*.

6.4 Relevant Environmental Planning Instruments

6.4.1 SEPP No. 11 – Traffic Generating Developments

The *State Environmental Planning Policy No. 11 – Traffic Generating Developments (SEPP No. 11)* aims to ensure that the Traffic Authority is made aware of and given the opportunity to make representations on certain traffic generating developments, prior to the consent authority determining the application.

We do not believe that the proposed modifications warrant a specialist traffic assessment based on the fact that there should not be any significant traffic implications over and above what was originally approved. As previously discussed in Sections 5.5 & 5.6 -

- Total daily traffic movements are expected to be around 17% less than those originally proposed; and
- Specific road works will be undertaken prior to the completion of any construction for Stages 2-4 of the complex in order to maintain the safety and efficiency of the Oxley Highway.

There appears to be adequate information contained within the original *EIS* and this *SEE* to enable meaningful consideration of the proposed modifications in terms of potential traffic impacts.

6.4.2 SEPP No. 33 – Hazardous & Offensive Development

The *State Environmental Planning Policy No. 33 – Hazardous & Offensive Development (SEPP No. 33)* applies to any proposal that falls under the policy's definition of 'potentially hazardous industry' or 'potentially offensive industry'. The policy assists in ensuring that industrial proposals only proceed if they are suitably located and able to operate with minimal risk. Permissibility is linked to safety and pollution control performance.



We do not believe that *SEPP No. 33*, which redefines the concept of hazardous and offensive industries to take into account performance standards, need apply to the proposed modifications. Hazardous industry, for example, is limited to development which after all measures proposed to reduce or minimise its impact on the locality have been employed, would still pose a significant risk to human beings or their property or to the biophysical environment (Farrier 1993:35).

The *EIS* prepared by *Ellis Environmental Services* in 1997 to accompany the original Development Application stated that the proposal is not considered hazardous or offensive based on the following -

- Appropriate technology will be employed at the site to ensure that the development has minimal impact on the surrounding environment; and
- The site is well removed from any residential development and the present and future land use within the immediate proximity of the development site precludes any encroachment of residential development closer than is presently the case
(*Ellis Environmental Services*, 1997:29).

Additional arguments to support the conviction that the poultry processing complex does not pose any significant risk to human life or the surrounding environment and can therefore not be considered 'hazardous' include -

- The development will employ start-of-the-art purpose-built technology;
- The site is isolated from any residential communities and there is a very low density of potential residential receptors, with the nearest dwelling located around 1,200 metres away;
- The site appears significantly removed from any identified environmental features such as watercourses, threatened species and remnant woodland; and
- Various environmental safeguards will be adopted and mitigation measures implemented to further minimise any potential adverse impacts associated with the construction and operation of the complex.

In terms of potential 'offensiveness', and as outlined in Section 6.3 above, the Oakburn Processing Complex is a premises-based activity under Schedule 1 of the *POEO Act* and the occupier must be the holder of an Environmental Protection Licence. *DUAP* (1994) states that the level of offence would not be considered significant if relevant pollution control licences can be obtained. That is, if *DECC* is willing to issue a licence under its pollution control legislation, the proposed development is not considered offensive and is permissible under *SEPP No. 33*.

Based on the information outlined above, we believe that the Oakburn Processing Complex poses a negligible risk to human life and the surrounding environment. Consequently, the proposal is not considered to be a significantly offensive or hazardous industry under the provisions of *SEPP No. 33*.

6.4.3 SEPP No. 55 – Remediation of Land

The *State Environmental Planning Policy No. 55 – Remediation of Land* (*SEPP No. 55*) provides for a statewide planning approach to the remediation of contaminated land. In particular, this policy aims to promote the remediation of contaminated land for the purpose of reducing the risk to human health and any other aspect of the environment.

A detailed testing & examination of soil samples from the development site has not been undertaken as it is held that the circumstances of this matter do not require such. In this regard please note the following –



- We believe that contamination from previous land use activities would have been adequately considered as a component of the original development application under DA 53/97;
- We are unaware of any previous or existing activities undertaken at the site which may have caused or attributed to significant soil contamination;
- We are unaware of any on-site waste or waste water disposal activities; and
- We are unaware of any areas within the site where toxic wastes, poisons or the like have been dumped or buried to cause or attribute to soil contamination.

In addition, the Environmental Protection Licence held by *Baiada* for the Stage 1 Protein Recovery Plant would assist to ensure that current rendering operations do not result in any significant environmental pollution or contamination.

On the basis of the above information, we believe that land contamination is unlikely to be an issue at the proposed development site and further investigation under *SEPP No. 55* is not warranted.

6.4.4 SEPP (Major Projects) 2005

The Oakburn Processing Complex was originally granted consent by the then *Minister for Urban Affairs & Planning* in accordance with the *EPAA* and the former *SEPP No. 34 - Major Employment Generating Industrial Development*.

The *State Environmental Planning Policy (Major Projects) 2005* repeals *SEPP No. 34* and defines certain developments that are major projects under Part 3A of the *EPAA* and determined by the Minister for Planning.

We understand that the proposed poultry processing development falls under Group 1 (Agriculture, Timber, Food and Related Industries) of Schedule 1 of *SEPP (Major Projects) 2005*.

6.4.5 Tamworth Local Environmental Plan 1996

Under the provisions of the *Tamworth Local Environmental Plan (LEP) 1996*, the proposed development modifications appear permissible, with development consent, within the site's *1(a) Rural* land use zoning.

The proposal also appears compatible with the objectives of the *1(a)* zoning. These include -

To provide for specialist and intensive agricultural pursuits that are consistent with the levels of services available and the capabilities of the land;

To permit other forms of development which are associated with rural land use, or which, by virtue of their character, require siting outside urban localities, ...

6.5 Relevant Development Control Plans

6.5.1 Tamworth DCP No. 1 – Traffic & Parking Requirements

Based on the information provided in Sections 5.6 to 5.8 above, the proposed development modifications do not appear to raise any significant issues in terms of complying with the relevant guidelines under the *Tamworth DCP No. 1 – Traffic & Parking Requirements*.



6.5.2 Tamworth DCP No. 4 – Guidelines for Industrial Development

The Oakburn Processing Complex, as modified, appears compatible with the relevant guidelines under the *Tamworth DCP No. 4 – Guidelines for Industrial Development*. In summary -

- (a) **Allotment Size** – the subject site encompasses approximately 57.6 hectares and enjoys extensive frontage to the Oxley Highway. We believe that the dimensions of the site are suitable in terms of the requirements of the modified Oakburn Processing Complex.
- (b) **Site Coverage** – the modified development will continue to occupy a similar small area of the 57.6 hectare property. The location of building improvements will be comparable to the approved development layout and will largely remain within the approved development 'footprint'. Adequate & suitable areas have been provided for on-site parking, vehicle manoeuvring and landscape plantings.
- (c) **Design & Appearance of Development** – appropriate construction materials will be selected to ensure that the complex is strong, durable, thermally efficient, corrosion resistant, weather tight and secure. Materials used for the external walls & roofs will be of a low reflection index.

Appropriate colour schemes and landscape plantings will be selected to ensure that the complex is not visually offensive in terms of the surrounding neighbourhood. At this point in time, *Baiada* has advised that colours similar to paperbark, heritage red and gravel blue will be adopted.

- (d) **Building Construction** – all building works will comply with the requirements of the *Building Code of Australia (BCA)*.
- (e) **Building Setbacks** – as evident on Figure 4, adequate setback distances have been provided between the complex and site boundaries. The layout of the complex will allow for suitable landscaping and the provision of car parking in a highly visible location.
- (f) **Landscape Treatment** – please refer to Section 7.10 Visual Amenity & Landscaping.
- (g) **Access & Road Construction** – vehicular access to and from the Oakburn Processing Complex will continue to be achieved from the Oxley Highway via the site's existing access node & driveway area.

As outlined above in Section 5.6, specific road works will be undertaken prior to the completion of any construction for Stages 2-4 of the complex in order to maintain the safety and efficiency of the Oxley Highway.
- (h) **Parking** – please refer to Section 5.8 Parking.
- (i) **Loading Facilities** – please refer to Section 5.7 Loading & Unloading.
- (j) **Flood Liable Land** – the proposed development site is not located on flood liable land.
- (k) **Land Contamination** – please refer to Section 6.4.3 SEPP No. 55 – Remediation of Land.



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- (l) **Residential Areas** – the proposed development site is not located within the vicinity of any residential areas. The nearest residential dwelling appears to be located on Bowlers Lane around 1,200 metres from the Oakburn Processing Complex. The Westdale residential area, which is located over 3 km from the site, has been identified as the closet urban area.
- (m) **Advertisement** – the proposed modifications do not include any advertisements or signage.
- (n) **Services & Drainage** – please refer to Section 5.10 Servicing Requirements.
- (o) **Fire Fighting Precautions** - fire services will be installed in accordance with *BCA* requirements.

6.5.3 Tamworth DCP No. 9 – Guidelines for Outdoor Lighting

In compliance with the *Tamworth DCP No. 9 – Guidelines for Outdoor Lighting* and development consent condition number 34 –

- External lighting will be directed downwards and aimed to avoid light spill onto any adjoining lands; and
- If determined necessary, appropriate shields will be installed to prevent radiation of glare in an upwards direction.

6.5.4 Tamworth DCP No. 20 – Advertising/Notification of Development Applications

As outlined in the *Tamworth DCP No. 20 – Advertising/Notification of Development Applications*, we understand that the Section 96(2) modification application will be advertised and notified in accordance with the provisions of the *Environmental Planning & Assessment Regulation 2000*.



7.0 ENVIRONMENTAL CONSIDERATIONS

We have given appropriate consideration to the impact of the proposed development modifications on the existing surrounding environment and populace. The following sections provide a detailed overview of this consideration, which we believe has been undertaken in accordance with -

- The matters referred to in Section 79C(1) of the *Environmental Planning & Assessment Act 1979* (EPAA) that are of relevance to the proposal; and
- The relevant matters raised in the correspondence prepared by the consent authority and various government agencies contained within Appendix B.

As previously detailed above in Section 5.0, it is important to note the following -

- The modified development will continue to occupy a similar small area of the 57.6 hectare property. The location of building improvements will be comparable to the approved development layout and will largely remain within the approved development 'footprint';
- The use of the land and nature of the development will remain unchanged, with the modified proposal remaining for the purpose of processing live chickens into dressed poultry meat;
- It will generally employ the same operational procedures and produce the same end products. The increase in throughput capacity will be achieved via improved line speed, allowing a higher slaughter and process rate; and
- Providing the safeguards & mitigation measures identified in this document are effectively implemented, the modified development should not have any increased environmental impacts. As discussed in this document, there should be a natural or reduced level of impact.

7.1 Land Use Conflict

There is no evidence to suggest that the proposed modifications will result in any land use conflict issues or adversely affect the amenity of the surrounding neighbourhood over and above the original development consent. In this regard please note the following –

- The surrounding neighbourhood is characterised by a wide variety of land use activities, including both traditional and intensive pursuits, which we understand operate in relative harmony. The Oakburn Processing Complex appears compatible with the surrounding land use activities, as well as the objective's of the site's 1(a) Rural land use zoning under the provisions of the *Tamworth LEP 1996*;
- The site is isolated from any residential communities and there is a very low density of potential residential receptors, with the nearest dwelling located around 1,200 metres away. *Ellis Environmental Services* (1997) made a valid point in this regard by stating that the present and future land use within the immediate proximity of the site precludes any encroachment of residential development closer than is presently the case;
- Best management technologies and practices will be adopted to assist in ensuring that the operations of the poultry processing complex do not impact on neighbouring land use activities; and
- Landscape plantings will be established and maintained to improve the visual amenity of the site and soften the view of the complex from neighbouring lands and nearby public roads (see Section 7.10).



7.2 Dust

While construction of the complex is likely to cause some short-term increased dust levels, there is no identified element of the modified development that will result in a noticeable increase in local dust levels.

In accordance with condition number 23 of the original development consent, dust suppression techniques will be implemented during the construction phase to ensure dust generation is kept to a minimum.

7.3 Odour

The *Odour Unit Pty Limited (TOU)* was engaged to attend to the appropriate assessment and reporting on potential odour impacts associated with the modified development proposal. A copy of the *Odour Impact Assessment Study* is contained within Appendix H.

TOU undertook a Level 3 odour impact assessment using a dispersion modelling program known as *Ausplume* (Version 6) in accordance with guidelines adopted by the *DECC*. These guidelines specify an odour performance criterion (OPC) based on population density of between 2 and 7 Odour Units (OU) at the nearest sensitive receptor for 99% of the time with a 1 second noise response time.

The *Draft Policy: Assessment & Management of Odour from Stationary Sources in NSW (EPA, 2001)* states that an OPC of 7 OU is likely to represent the level below which 'offensive' odours should not occur for an individual with a standard sensitivity to odours. However TOU adopted a conservative OPC for this proposal of 5 OU.

TOU identified the following odour sources for the Stage 4 Processing Plant –

Process	Source Type	In Dispersion Model?	Comment
On-trailer live bird storage	Volume/ roof vent	Yes	Building under positive pressure from inlet fans and vented from open doorway and roofline ridge vent
Live bird reception area	Volume/ roof vent	Yes	Building under positive pressure from inlet fans and vented from open doorway and roofline ridge vent
Bird scalding & picking line	Point	No	Emissions to be treated in the biofilter
Vacuum pumps for blood & offal transport to PRP	Point	No	Emissions to be treated in the biofilter
Kill floor room air	Point	No	Emissions to be treated in the biofilter
Processing areas room air	Point	No	Emissions considered to be negligible during site investigation
Wash down wastewater	Area	No	Wastewater to be treated in covered anaerobic lagoon and/or a DAF unit.

Source: Table 2.1 of *Odour Impact Assessment Study (TOU, 2006)*

Table 4 – Odour Sources Identified by TOU

The dispersion modelling was designed to project the odour impacts from two (2) discrete sources – (a) emissions during normal operations from the on-trailer bird storage & live bird reception area; and (b) emissions from the biofilter. The biofilter emissions were modelled separately as they possess a different character to that of the untreated emissions and are therefore not considered cumulative. TOU commonly model biofilter emissions separately to plant emissions as they represent a treated emission with an earthy character with no remnant foul air odours.



In summary and as illustrated on Figures 5.1 & 5.2 of the *Odour Impact Assessment Study* within Appendix H, the dispersion modelling indicates –

- The odour impact from *Baiada's* poultry processing facility is likely to be minimal; and
- The site-specific OPC of 5 OU is conservative but easily achieved, given the low population density around the site.

It is apparent that the 5 OU contour will largely be contained within the boundaries of the “Oakburn” site.

7.4 Flora & Fauna

A specific impact assessment for flora & fauna has not been undertaken as it is held that the circumstances of this matter do not require such. The “Oakburn” site and surrounding lands have experienced significant and existing disturbance in the form of land clearing, agricultural production and intensive land use development.

Based on the information provided above in Section 3.7 and the fact that the modified development will continue to occupy a similar small area of the site, we believe that it will not have any impact upon local flora & fauna or ecological diversity over and above the original development consent.

7.5 Soil & Erosion

The modified Oakburn Processing Complex does not appear to pose any impacts to soil quality, site erosion, land degradation or salinity over & above the original development consent.

The following mitigation measures will be adopted in order to minimise the potential for adverse soil impacts during future development construction activities -

- All extraneous surface water will be diverted around the development site and roads;
- Control structures, such as hay bale & silt fencing, will be installed to prevent the movement of sediment caused by construction activities;
- Topsoil stripped from the earthwork sites will be stockpiled and silt fencing placed on the downstream side to prevent soil loss;
- The time period that excavation areas are exposed will be minimised;
- All disturbed areas will be seeded with recommended seed/fertiliser mixtures; and
- Where necessary, energy dissipaters will be placed at any pipe culvert outlets, causeways and table-drain intersections to reduce discharge velocity and prevent scouring.

7.6 Water Resources

There is no doubt that the construction and operation of intensive land use developments have the potential to threaten water quality. However, providing approved and properly maintained service infrastructure is installed and operated, along with appropriate safeguards, such developments should have a negligible impact on local water resources.



There is no evidence to indicate that the modified Oakburn Processing Complex poses any significant impact to the conservation of local water resources, including the flow and quality of surface water, groundwater and drainage. In this regard please note the following –

- There is adequate separation distances between the poultry processing complex and surrounding watercourses;
- The proposed development site is not located on flood-labile land;
- Appropriate erosion & sediment control measures will be installed to limit erosion and the transfer of any sediment laden runoff during construction activities;
- All operational areas will be fully sealed and as such impervious to percolation of possible contaminants;
- The water supply and sewage disposal requirements of the complex will be serviced via the site's existing connections to *Council's* reticulated service systems;
- All liquid trade waste generated by the complex will be treated on-site prior to being discharged to *Council's* sewer under a Trade Waste Agreement. As outlined above in Section 5.10.6, the proposed modification to increase the capacity of the Stage 4 Processing Plant should only increase the volume of liquid trade waste generated by the complex by around 1 kL per day;
- Appropriate stormwater management measures will assist in ensuring that the complex has a minimal impact upon the site's original runoff and recharge regimes;
- There will not be any stockpiling, storage or disposal of waste products on-site; and
- Appropriate chemical management systems will be adopted.

On the basis of the above points, we believe that the modified development poses a low risk to local water resources and no detectable impact is expected.

7.7 Indigenous Heritage

As previously stated, the modified development will continue to occupy a similar small area of the site. The location of building improvements will be comparable to the approved development layout and will largely remain within the approved development 'footprint'. On this basis, the modified Oakburn Processing Complex does not appear to pose any potential impacts to local indigenous heritage.

As outlined above in Section 3.12, *Baiada* has advised that the two (2) aboriginal artefacts identified by *Gaynor & Wilson* in 1997 were collected from the site by the *Aboriginal Land Council* prior to the construction of the Stage 1 Protein Recovery Plant.

Should any additional artefact be uncovered during future construction activity all work will cease and the *DECC*, who is now the appropriate authority for indigenous heritage, will be notified.

7.8 Access & Traffic

We do not believe that the modified development proposal warrants a specialist traffic assessment based on the fact that there should not be any significant access or traffic related implications over and above what is currently approved. As outlined above in Sections 5.5 to 5.8 –



- Total daily traffic movements are expected to be around 17% less than those originally proposed;
- Specific road works will be undertaken prior to the completion of any construction for Stages 2-4 of the complex in order to maintain the safety and efficiency of the Oxley Highway;
- Ingress/egress points, traffic direction and traffic speed within the site will be clearly indicated by suitable signage to ensure the efficient, orderly and safe use of the site; and
- A designated car parking area accommodating 346 car spaces and designated heavy vehicle parking/standing areas accommodating a minimum of 20 heavy vehicles will be provided.

7.9 Noise

Reverb Acoustics was engaged to attend to the appropriate assessment and reporting of potential noise impacts associated with the modified Oakburn Processing Complex. A copy of the *Noise Impact Assessment* report is contained within Appendix I.

In summary, *Reverb Acoustics* concluded that the construction and operation of the modified development will not cause any long term excessive environmental noise at any residential properties. Specific findings of the assessment include –

- Noise from the operation of the site is not expected to exceed the relevant criterion at any receiver, under natural and noise enhancing atmospheric conditions, during the day, evening or night;
- Traffic noise on the Oxley Highway will be within the criterion during operation and construction of the site at all nearby receivers and also at any receiver along the transport route 20 metres or more from the road; and
- During construction, the total impact at each residence is related to the received noise level and the duration of excessive noise. Machines & equipment are expected to be at least 1,400 metres from the nearest residence and continue for more than 26 weeks, implying a background +5dB(A) criterion. Theoretical calculations indicate that exceedences are expected on occasion during construction of the complex.

In response to the last dot point, construction activities will be closely monitored and the following mitigation measures will be adopted to manage adverse noise impacts -

- Louder construction activities, in particular major earthworks, will be restricted to the late morning and afternoon when most people will be active or at work and background noise levels will be higher. No work will be scheduled on weekends or public holidays;
- Machines used during construction will be maintained in good condition to minimise source noise levels. Where practical, machines will be operated at low speed or power and will be switched off when not in use;
- All reasonable attempts will be made to complete significant noise generating activities within as short as time as possible; and
- Residents will be notified on the intended construction schedule and kept up to date as work progresses. Residents will be advised of the anticipated duration that they will be exposed to each source of noise and be given the opportunity to inspect development plans. The site manager will take responsibility and be available to consult with residents. Response to complaints will be made in a timely manner and action will be reported to the concerned party.



7.10 Visual Amenity & Landscaping

The visual amenity of the locality has been significantly modified as a result of historic land clearing and long-term agricultural activities, as well as the presence of various agri-business and industrial developments. Any remnants of woodland vegetation are significant removed from the proposed development site.

As seen in Figures 10 & 11, *Baiada* has established landscape plantings along with the site's front boundary in an attempt to improve the visual appearance of the Stage 1 Protein Recovery Plant from the Oxley Highway.



Figure 10 – Existing Landscape Plantings along Oxley Highway Frontage



Figure 11 – Existing Landscape Plantings along Oxley Highway Frontage

The landscape plantings shown on Figure 4 will be established as soon as practically possible following the bulk earthworks for the development.

7.11 Airport Issues

The Tamworth Airport is situated on the western side of the Oxley Highway around 1,200 metres (control tower) from the Oakburn Processing Complex.



There is no element of the proposed modifications that should have any impact upon airport operations over and above the original development proposal. In accordance with conditions numbered 33 to 36 of the original development consent, the following measures will be adopted to minimise the potential for adverse impact upon airport operations –

- No building or structure will be taller than the maximum allowable height of 45 metres as stipulated under Clause 40 of the *Tamworth LEP 1996*;
- All external lighting will be directed downwards and aimed to avoid light spill onto adjoining lands. If necessary, appropriate shields will be installed to prevent radiation of glare in an upwards direction;
- Materials used for external walls and roofs in the construction of any buildings or other structures on the site will be of a low reflection index; and
- Any large water or effluent storage facilities and solid waste receptacles will be constructed and covered so as to not present an attraction to birds.

7.12 Chemicals

7.12.1 Usage

The primary chemicals to be used within the Oakburn Processing Complex comprise those for plant cleaning purposes and on-site waste water treatment. The proposed modifications will not necessitate the use of any additional chemical agents and should not significantly increase the quantity of chemicals used.

The potential for adverse environmental impact from the use of cleaning and waste water treatment chemicals within the complex is considered low due to the following –

- All operational areas will be fully sealed and graded to wash down drains, which will direct all wash down water to the on-site waste water treatment system;
- All chemical agents used for cleaning and waste water treatment will be approved for such use;
- All staff members will be instructed by an external trainer in the proper use and handling of the chemical agents and spill kits;
- Appropriate systems will be implemented for chemical storage and disposal; and
- Mock spill drills will be carried out bi-annually to ensure staff members are familiar with chemical spill procedures and the use of chemical spill kits.

7.12.2 Storage & Disposal

The chemical company known as *Ecolab Pty Limited*, which is a Sydney-based company that currently services many of the poultry operations within the Tamworth area, will provide a chemical delivery and pickup service direct to the site. On each delivery of new chemical supplies, all empty chemical containers will be retrieved by *Ecolab* for recycling. As such, empty chemical containers will not stockpile at the site.

All chemicals will be stored in appropriately bunded areas. Some chemicals may be delivered in Intermediate Bulk Containers (IBCs), which are lockable, weatherproof & leak-proof containers suitable for the transport and storage of chemical products.



Appropriate signage and information, including handling procedures and a copy of the Material Safety Data Sheet (MSDS) for each agent will be stored with the chemicals.

7.12.3 Incident Management

The actions indicated on the MSDS will be followed in the event of a minor chemical spill. The following procedure will be followed in the unlikely event of a major spill -

- The appropriate regulatory body will be contacted and advised of the nature of the chemical spill or incident. Any instructions issued will be strictly adhered to;
- Where possible, spilled material will be recovered into suitable containers;
- Where possible, spillage will be contained using vermiculite or similar absorbing material;
- Any contaminated soil and/or absorption material will be removed to an approved disposal site as advised by the regulatory body; and
- Clean soil will be brought in once all contaminated material has been removed.

As outlined in the Environmental Incidents and Complaints Handling & Recording procedure, which forms part of *Baiada's* Environmental Management System (EMS) and is contained within Appendix J, appropriate recording and reporting actions will be followed.

7.13 Waste Management

Baiada's commitment to *AS/NZS ISO 14001 – Environmental Management Systems* (see Section 8.3) and the National Packaging Covenant will assist to ensure that operations minimise waste generation through optimised design and production processes, and where possible re-use and recycle materials. In accordance with the following sections, there will not be any on-site stockpiling or disposal of waste products.

7.13.1 General Daily Waste

In accordance with current procedures, general day-to-day waste will be placed into enclosed bins and removed from the site by a licensed contractor on a regular basis. This type of waste will be transported to and disposed of at the Tamworth landfill site.

7.13.2 Chemical Containers

As outlined above in Section 7.12, *Ecolab Pty Limited* will provide a chemical delivery and pickup service direct to the Oakburn site. On each delivery of new chemical supplies, all empty containers will be retrieved by *Ecolab* for reuse and/or recycling.

7.13.3 Liquid Trade Waste

As outlined above in Section 5.10.6, all liquid trade waste generated by the Oakburn Processing Complex will be treated on-site prior to being discharged to *Council's* sewer under a Trade Waste Agreement.



The required Trade Waste Application will be lodged with *Council's Water Enterprises* department as a separate submission following consent of the proposed development modifications.

7.13.4 Sludge

The sludge produced by the existing Stage 1 DAF system will continue to be dewatered in the belt press before being removed from the site by a licensed waste contractor for land application.

Any sludge generated by the waste water treatment system to service Stages 2-4 of the complex, as outlined above in Section 5.10.6, will also be removed from the site by a licensed waste contractor for appropriate disposal. This will be addressed as part of the Trade Waste Application.

7.13.5 Biofilter Bed Material

A bark and compost blended medium is used as the bedding material within the biofilter. *The Odour Unit*, who recently upgraded the biofilter, has advised that the bedding material typically requires replacement every 3 years. The spent medium has no health risks associated with its 'downstream' use and therefore will be given away or sold as a compost material.

7.13.6 Animal Waste Products

The proposed modification to increase the throughput of the Stage 4 Processing Plant is not anticipated to increase the volume of raw animal waste products due to improvements in the recovery of edible offal. Chicken products including feet, hearts, liver & gizzards, which are currently sent to the Protein Recovery Plant, will be recovered for sale within the Processing Plant.

7.14 Site Maintenance

The Oakburn Processing Complex will continue to be managed in strict compliance with *Baiada's* standard operating procedures. These procedures include a regular site maintenance program to minimise the potential for adverse environmental impacts, control the presence of problem pest populations, extend the life of equipment and maximise operational efficiency.

Emphasis is placed on keeping the complex, as well as the surrounding environs, as clean as possible. It is in *Baiada's* best interest to undertake a regular maintenance program due to the fact that issues such as air quality, noise and pests are directly related to site operation and management.

The maintenance program includes activities such as -

- Regular inspection and maintenance of all plant and equipment;
- Daily inspection of the biofilter in order to assess bed moisture levels, odour removal performance, pump & fan operation, and pressure drop readings across the beds;
- Daily inspection and maintenance of the on-site waste water treatment systems;
- Regular site slashing and mowing;
- Pest control activities; and
- Maintenance of landscape plantings.



7.15 Pest Control

The presence of vermin and insect pests in and around meat processing operations is a potential health hazard and an indicator of poor sanitary conditions. During several visits to the existing Stage 1 Protein Recovery Plant, the author did not notice the presence of any vermin or pest populations.

As outlined above, *Baiada's* standard operating procedures include a regular site maintenance program to, among other things, control the presence of problem pest populations. These control measures, which discourage pests from establishing residency within and around the complex, include -

- Eliminating any drinking water sources in close proximity to the buildings;
- Eliminating rubbish around the buildings where vermin could live and breed;
- Maintaining grass within the complex environs short;
- Ensuring there is no on-site stockpiling of waste or waste by-products;
- Utilising sanitising agents during cleaning activities; and
- If necessary, the installation of bait stations within and around the development.

In addition, *Baiada* has advised that the site will continue to be serviced on a monthly basis by a pest control company.

7.16 Animal Health & Welfare

The conditions under which broiler poultry are managed during their growing phase, transportation and slaughter are set down in several government & industry endorsed Codes of Practice designed to safeguard their health & welfare.

Throughout their long history within the Australian poultry industry, *Baiada* has proven it's commitment to high standards of bird welfare. The company understands that bird welfare, flock performance and economic performance go hand-in-hand. As well as being in the bird's best interest, it make sounds economic sense to ensure that flocks are maintained in an environment that is thermally comfortable, protected from injury and kept healthy (*Australian Chicken Meat Federation Inc.*).

Baiada are fully committed to the standards of care detailed in the following *Primary Industries Standing Committee* documents –

- Model Code of Practice for the Welfare of Animals – Land Transport of Poultry (2006); and
- Model Code of Practice for the Welfare of Animals - Livestock at Slaughtering Establishments (2002).

All measures will be taken to ensure that the birds en-route to the Oakburn Processing Complex are not subjected to any unnecessary stress during catching, transportation, unloading, holding and slaughter.

7.17 Disease Management

There is a major economic incentive for *Baiada* to ensure flocks are kept disease free. As well as affecting bird health and welfare, disease can significantly reduce production efficiency and end product quality. If a flock requires depopulating, the economic gain from the flock is immediately lost. In addition there is considerable cost associated with the removal and euthanasia of birds, carcass disposal, disinfection and remediation activities.



In addition to vaccination and hygiene, there is increasing emphasis on maintaining flock health at poultry grower farms through biosecurity. Biosecurity has two (2) main objectives - (a) to prevent the introduction of infectious diseases to the livestock; and (b) to prevent the spread of disease from an infected area to an uninfected area. *Baiada* implement a range of biosecurity measures at each of their sites to ensure that the risk of a major disease outbreak is minimal.

The nature of each avian influenza outbreak that has occurred in Australia suggests that one or more biosecurity deficiency was involved in the spread of the virus within and between properties (AAHC 1999). *Baiada* have demonstrated a strict biosecurity commitment, with such measures being of the highest priority at their poultry farm sites.

In the unlikely event of a major disease outbreak at one of *Baiada*'s farm sites or of a load of birds arriving at the Oakburn Processing Complex, the *Department of Primary Industries*, in conjunction with the *Department of Environment & Climate Change*, will assume control of the site. Immediate measures will be implemented to isolate the infected birds and effect strict quarantine procedures.

Upon confirmation that it is indeed an exotic disease outbreak and immediate slaughter of stock is necessary, bird carcasses & formites will either be (i) treated & disposed of under strict quarantine control at the Oakburn Protein Recovery Plant; or (ii) disposed of in accordance with the relevant *AUSVETPLAN* disposal guidelines.

7.18 Social Impacts

7.18.1 General

Negative social impacts associated with the modified Oakburn Processing Complex are considered to be minimal due the site's rural setting and isolation from any residential communities, along with the fact that the complex will employ start-of-the-art purpose-built technology.

There is no evidence to suggest that the modified complex will have any significant adverse impacts upon the existing adjacent land utilisation or the continued enjoyment & usage of surrounding lands.

Clear communications will be established and maintained with immediate neighbours who may consider that their land use activities may be affected by the construction and/or operation of the complex.

7.18.2 Occupational Health & Safety

The design, construction and operation of the modified Oakburn Processing Complex will comply with all relevant Occupational Health & Safety (OHS) requirements. *Baiada* understands that it has 'duty of care' obligations under the *OHS Act 2000* and the *OHS Regulation 2001*. Section 8 of the Act states -

an employer must ensure the health, safety and welfare at work of all the employees

an employer must ensure that people (other than employees of the employer) are not exposed to risks to their health or safety arising from the conduct of the employer's undertaking while they are at the employer's place of work

Baiada is also committed to the requirements for quality assurance, construction, equipment and operations as prescribed in the various Australian Standards and Codes of Practice relating to the poultry meat processing industry.



7.18.3 Public Health

It is acknowledged that respiratory problems, such as asthma & allergies, can develop from prolonged exposure to air borne contaminants which may be present in the poultry industry. Dust and other air borne contaminants are affected by factors such as bird health, ventilation rates, time of day, temperature and relative humidity.

According to *Rural Industries Research & Development Corporation* and *Australian Centre for Agriculture* (2005), an analysis of Australian workers compensation data did not reveal any evidence of health effects among poultry industry workers associated with respiratory disease. In addition, *Baiada's* Environmental Officer has advised that there has never been a workers compensation claim from any member of *Baiada's* farm staff for any type of respiratory disease. Logically, if there is no history of farm staff contracting illness, then the risk to the surrounding populace is negligible.

It should be noted that avian influenza and human pandemic influenza are different diseases, and according to the *Australian Chicken Meat Federation Inc.* -

Avian influenza is a disease of birds which only very, very rarely causes disease in humans..... There is only the most remote possibility of a human pandemic influenza developing in Australia. A more plausible scenario is the introduction into Australia of a human pandemic influenza virus through travel by a person infected with that virus. For that to happen, of course, the pandemic influenza virus has first to evolve.

7.18.4 Plant Relocation

As previously stated, the primary incentive for granting approval to the proposed modifications, it that it will make it economically feasible for *Baiada* to relocate its current processing operations from within the city limits of Tamworth to the "Oakburn" site. Chickens from local grower farms are currently processed at *Baiada's* plant on the corner of Bridge Street and Out Street in West Tamworth. This plant, which is considered out-dated and unsuitably located, does not have the capacity to cater for the projected long-term demand for chicken meat. Relocation of this plant will enable the West Tamworth site to be re-developed with an enterprise more sympathetic to the surrounding neighbourhood.

7.19 Economic Impacts

There is no evidence to suggest that the modified Oakburn Processing Complex will impact upon the production potential of surrounding agricultural lands, industrial activities or agri-business pursuits.

Commercial pursuits, regardless of size and by their every nature, increase economic activity within the locality in which they are situated. It appears that the net economic effect of the Oakburn Processing Complex is one of significant benefit.

The primary benefit is the employment of around 419 staff members from the Tamworth district, which translates to local families possibly receiving a benefit that would otherwise not have been available. The majority of these jobs demand only low skill levels, with skill being gained by on the job training. In addition, local businesses may receive a positive effect through development construction activities, consumables and flow-on benefits.

The Tamworth district is well known as a major centre of the chicken meat industry. The Oakburn Processing Complex, in particular the proposed modification to increase the throughput of the Stage 4 Processing Plant, is integral to *Baiada's* strategy for continued growth and vertical integration of its operations within the district.



7.20 Cumulative Impacts

Due to the scale of the proposed development, there will invariably be cumulative impacts. However, owing to the location and design of the Oakburn Processing Complex, it appears that the risk of significant cumulative impact upon the surrounding environment and populace is minimal.

7.20.1 Servicing Infrastructure

There will inevitably be a cumulative impact upon –

- *Council's* reticulated water supply and sewer servicing infrastructure;
- *Country Energy's* reticulated electricity supply infrastructure; and
- *Central Ranges Pipelines'* reticulated natural gas supply infrastructure.

While we cannot speak on behalf of *Council* in terms of their ability to adequately service the proposed development modification, *Country Energy* and *Central Ranges Pipeline* have confirmed their ability to service the development from existing infrastructure.

7.20.2 Odour

The *Odour Impact Assessment Study* prepared by *The Odour Unit (TOU)* in Appendix H does not specifically address odour emissions from the Oakburn Processing Complex in relation to other odours being generated by two (2) similar facilities within the local area. The author of this *SEE* discussed potential cumulative odour impacts with *TOU* on several occasions, and, in summary, *TOU* indicated the following -

- It is generally accepted that odours of markedly different character are unlikely to have a cumulative impact due to their different chemical composition; and
- *TOU* has direct knowledge of the beef processing facility and lamb processing facility within the surrounding area and is aware that they have been designed and constructed in a similar way to the Oakburn complex, with all major odour emissions being captured and treated in a biofilter. It is also known that each of these facilities will have a similar odour 'footprint' or impact area that is smaller than the distance that separates each plant. On this basis, *TOU* do not consider these odour emission will produce a cumulative effect.

7.20.3 Noise

The *Noise Impact Assessment* prepared by *Reverb Acoustics* within Appendix I addresses the potential for adverse cumulative noise impacts. In summary, the assessment concludes that the combined noise impacts at all receivers will be below the relevant criteria during all time periods and is therefore considered acceptable.



8.0 DEVELOPMENT CONTROLS

8.1 Approvals and Licences

Following approval of the proposed modifications, additional certificates under Part 4A of the *EPAA* will be required to enable completion, occupation & use of the Oakburn Processing Complex. These certificates are -

- (a) **Construction Certificate** – endorsed on the building plans and engineering specifications certifying that work carried out in accordance with these documents will comply with the *EPAR*;
- (b) **Occupation Certificate** – authorising the occupation and use of the new building works; and
- (c) **Compliance Certificate** – confirming that the development has been completed in accordance with the development consent.

In addition, and as previously discussed, *Baiada* will need to -

- Apply for and enter into a new Trade Waste Agreement with *Council* to permit the discharge of liquid trade waste to the sewer; and
- Apply to the *DECC* for a variation to the site's Environmental Protection Licence (EPL) under the provisions of the *POEO Act*.

8.2 Environmental Safeguards

As outlined above in Sections 5.0, 6.0 & 7.0, numerous environmental safeguards and mitigation measures will be adopted during the construction and operation of the proposed development.

8.3 Certifications

Several years ago *Baiada* made a commitment to become an industry leader in terms of environmental management. This commitment includes -

- (a) **AS/NZS ISO 9001:2000** - *Baiada's* quality system is accredited to *AS/NZS ISO 9001:2000 – Quality Management Systems - Requirements*. *ISO 9001* has been implemented into all areas of business and incorporates food processing, distribution, feed manufacturing, protein recovery, hatcheries and farming operations. *Baiada* has maintained certification since 1997 through bi-annual audits conducted by an external certification company.
- (b) **AS/NZS ISO 14001:2004** - *Baiada* has implemented an Environmental Management System (EMS) across many of its sites, which have now been certified to *AS/NZS ISO 14001:2004 – Environmental Management Systems*. As evidenced in Appendix K, the company's West Tamworth processing plant and Oakburn Protein Recovery Plant are both certified to *AS/NZS/ISO 14001:2004*.
- (c) **HACCP** - to assist *Baiada* in providing a consistently safe product for consumption, a Hazard Analysis Critical Control Points (HACCP) food safety system has been adopted. It covers food processing & distribution, feed milling and protein rendering.



Baiada is aiming to appropriately certify all company-owned sites in order to fully integrate environmental management into daily operations and long-term planning. As part of this certification, *Baiada* has prepared an *Environmental Policy* outlining the activities that will be undertaken as part of the company's commitment to environmental management. A copy of this policy is contained within Appendix K.

8.4 Operational Environmental Management Plan

Prior to the occupation of Stages 2-4 of the Oakburn Processing Complex, a site-specific Operational Environmental Management Plan (EMP) will be formulated as part of the site's certification under *AS/NZS ISO 14001:2004*. The primary objectives of the EMP will be to -

- Effectively minimise the impacts of the complex on the surrounding environment & populace; and
- Ensure that the commitments made in the original EIS, this SEE, and the conditions of development consent are appropriately implemented.

In summary, it is anticipated that the Operational EMP will comprise the following -

- Development records, including a copy of all approvals, agreements & licences;
- Environmental goals for significant environmental targets;
- Management strategies & objectives in order to ensure that sound environmental practice is achieved during the operation of the poultry processing complex;
- Performance indicators and/or targets;
- Monitoring programs required to validate the success of the EMP and to identify changes which may require modification to management regimes. Such programs will also ensure that relevant standards and commitments are being met following the receipt of a genuine complaint or breach of adopted environmental practice;
- Responsibilities for implementation of the EMP;
- Reporting and review requirements;
- Environmental emergencies procedures; and
- Environmental complaints handling procedures used to record the date & time of any complaint received in association with the operation of the development, how the complaint was received, the nature of the complaint and how it was investigated and/or addressed.



9.0 CONCLUSION

Baiada seeks to obtain planning approval, pursuant to Section 96(2) of the *Environmental Planning & Assessment Act 1979*, to modify the development consent for the Oakburn Processing Complex granted as DA 53/97 in February 1998 by the then *Minister for Urban Affairs & Planning*. The proposed modifications are -

- Condition 1 -** Amend the layout of the poultry processing complex, to that illustrated on Figure 4, to cater for improved technology and advanced operating procedures; and
- Condition 3 -** Raise the approved kill capacity of the Stage 4 Processing Plant from 750,000 birds per week to 1,000,000 birds per week, with the aim of catering for the immediate and projected long-term demand for poultry products in the Australian market place.

While the complexity and scale of the development (as proposed to be modified) will increase, we believe that it is substantially the same development for which consent was originally granted. In this regard please note the following -

- The modified development will continue to occupy a similar small area of the 57.6 hectare property. The location of building improvements will be comparable to the approved development layout and will largely remain within the approved development 'footprint';
- The use of the land and nature of the development will remain unchanged, with the modified proposal remaining for the purpose of processing live chickens into dressed poultry meat;
- It will generally employ the same operational procedures and produce the same end products. The increase in throughput capacity will be achieved via improved line speed, allowing a higher slaughter and process rate; and
- Providing the safeguards & mitigation measures identified in this document are effectively implemented, the modified development should not have any increased environmental impacts. As discussed in this document, there should be a natural or reduced level of impact.

A comprehensive assessment of the proposal has been undertaken and presented in this *Statement of Environmental Effects*. We conclude that the Oakburn Processing Complex, as proposed to be modified, is permissible under the provisions of Section 96(2) of the *Environmental Planning & Assessment Act 1979*. It is compatible with the planning requirements & objectives applicable to the site, does not appear to pose any impacts over or above the current development approval, and is justified from a socio-economic stand.

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