

File No: NTH08/01340/06

Your Ref: SSD-9394

The Director
Planning, Industry & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Ania Dorocinska

Dear Sir / Madam,

**Notice of Exhibition for Baiada Oakburn Poultry Processing Plant
SSD9394 – 1154 Gunnedah Road, Westdale - Tamworth**

I refer to your email dated 23 July 2019 requesting comment from Roads and Maritime Services in relation to the above mentioned State Significant Development.

Roles and responsibilities

The key interests for Roads and Maritime are the safety and efficiency of the road network, traffic management, the integrity of infrastructure assets and the integration of land use and transport.

It is noted that the subject land has frontage to the Oxley Highway, and that roads accessing the site will intersect with that road. The Oxley Highway is a classified (State) road under the *Roads Act 1993* (Roads Act). Tamworth Regional Council (Council) is the roads authority for all public roads (other than freeways or Crown roads) in the local government area pursuant to Section 7 of the Roads Act.

Roads and Maritime can exercise roads authority functions for classified roads in accordance with the Roads Act. Any proposed works on a classified (State) road will require the consent of Roads and Maritime and consent is provided under the terms of a Works Authorisation Deed (WAD).

In accordance with the *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP), the Consent Authority is to be satisfied that the development is appropriately located and designed, or includes measures to ameliorate traffic noise or vehicle emissions within the site of the development arising front he adjacent classified road. The proposed use meets the triggers contained in Schedule 3 of the ISEPP, and as such clauses 101 and 104 of the ISEPP apply.

Comments

Roads and Maritime has reviewed the EIS and submits the following comments to assist in the decision-making process:

1. Roads and Maritime supports provision of the main access to the new facility from roads other than the Oxley Highway. However, it is noted that some restricted access is to be available to visitors and emergency vehicles directly from the Highway. It is requested that management measures be put in place to ensure that only those vehicles intended to access at that point (ie: visitors and emergency vehicles) can do so; particularly as the entry appears to lead directly to the large staff carpark.
2. The traffic data and outputs in the TIA are very general with no details of the impacts from the turning movements of large vehicles at key junctions. The determining authority should be satisfied that such movements can safely take place, and will meet the Austroads warrants for turning traffic.

3. Given that the proposal is for a 24/7 operation, Council should be asked to consider appropriate street lighting and way-finding for users of the site
4. Roads and Maritime has detected residue levels of PFAS adjacent to the Oxley Highway. It is noted that the EIS has also identified residue levels on the subject land. Council and the determining authority should be satisfied that roadworks and building works necessary to facilitate the new use can be safely undertaken and managed.
5. Roads and Maritime is currently working with Council to investigate appropriate heavy vehicle access from the Oxley Highway into the industrial area, with work undertaken to date focused around Goddard Lane. Further information will be available in the coming months in respect to enabling heavy vehicle access in and around this area.
6. It should be noted that Workshop Lane is not an approved B-double route and this should be rectified before use of that road is needed for larger design vehicles.

Upon determination of the application it would be appreciated if Department of Planning Industry and Environment could forward a copy of the approval for our records. If you have any further enquiries regarding the above comments please do not hesitate to contact Cheryl Sisson, Development Assessment Officer on (02) 6640 1362 or via email at development.northern@rms.nsw.gov.au

Yours faithfully,



Matt Adams
Manager Land Use Assessment, Northern

23 August 2019