



Our ref: DOC26/228448-6

15 May 2026

Planning and Assessment Division
Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Via: Major Projects Portal

Attention: Pamela Morales

EPA Advice on Modification 6 – Baiada Oakburn Poultry Processing Facility – Wastewater Treatment Plant Changes (SSD-9394-Mod-6)

Dear Ms Morales

I am writing in response to your request for the NSW Environment Protection Authority (EPA) to provide comments on the Modification Report (SSD 9394 – MOD-6) for the proposed Baiada Oakburn Poultry Processing Facility – Wastewater Treatment Facility changes at 1154 Gunnedah Road, Westdale (also referred to as 1154 Oxley Highway Tamworth Lot 100 on DP1097471).

The EPA has reviewed the following documents:

- *SSD -9394- Modification Report – Changes to Wastewater Treatment Plant* – prepared for Baiada Poultry Pty Ltd by PSA Consulting - April 2026
- *Baiada Poultry Pty Ltd – Proposed Poultry Processing Facility – Odour Impact Assessment – Oakburn NSW – Final Report Version 6.1* prepared by The Odour Unit Pty Ltd- April 2026
- *Oakburn Poultry Processing Plant Wastewater Concept Design Report* – prepared for Baiada Poultry Pty Ltd by JJC Engineering Pty Ltd – April 2026.
- *Oakburn Poultry Processing Facility - Overall Site Plan SSDA (Stage 3)* – prepared for Baiada Poultry Pty Ltd by Taylor Ellis Architecture – February 2026.
- *Memorandum 250376-1 - Baiada, Oakburn Poultry - Acoustics Mod – R2–* prepared for Baiada Poultry Pty Ltd by Pulse White Noise Acoustics– April 2026.
- *Baiada - Oakburn Odour Management Plan* originally prepared by SLR Consulting Pty Ltd and amended by Baiada Pty Ltd – January 2026.
- *Addendum – Stormwater Management Plan - Oakburn Poultry processing Facility Tamworth–* prepared for Baiada Poultry Pty Ltd by SCP Engineers and Development Consultants– June 2025.

The EPA understands the proposal is for:

- Poultry processing facility, with capacity to process up to 3 million birds a week.
- Protein Recovery Plant, with capacity to render up to 1,680 tonnes of finished product per week.

NSW Environment Protection Authority

As the environmental steward and regulator of our State we are committed to a sustainable future. Join us on our mission to protect tomorrow together.

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- Wastewater treatment plant.
- Advanced water treatment plant.

Based on our review the Premises is subject to Environment Protection Licence (EPL) 7566 issued to Baiada Poultry Pty Ltd for chemical storage and livestock processing under the *Protection of the Environment Operations Act 1997* (POEO Act). If the proposal is approved the EPL will require a Licence variation.

The EPA has reviewed the Modification Report and notes that it does provide the information required to allow us to complete our assessment. The EPA has the following comments and recommendations, and detailed comments can be found in **Appendix A**.

1. Matters to be addressed with conditions

a. Throughput at various stages

The EPA recommends that should proposal be approved the Department of Planning Housing and Infrastructure (DPHI) should include in conditions in the consent that reflect the proposed reduced throughput for the various stages of the proposal.

2. Minor matters

a. Brine Evaporation

Due to several options available for Stage 3 of the proposal for the treatment of brine, it is recommended that the modified SSD Consent allows for submission of detailed design report to DPHI for approval, prior to commencement of Stage 3.

The EPA recommends that the Applicant contact the EPA directly about any concerns relating to the variation of the EPL.

If you have any questions about this request, please contact Genevieve Lorang via email at environmentprotection.planning@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Gabby Sutherland', with a long horizontal flourish extending to the right.

GABBY SUTHERLAND
A/Unit Head – Industry Assessments
NSW Environment Protection Authority

Appendix A – NSW Environment Protection Authority (EPA) detailed comments on Modification 6 – Baiada Oakburn Poultry Processing Facility – Wastewater Treatment Plant Changes (SSD-9394-Mod-6)

The EPA has reviewed the Modification Report and provides the below detailed comments for the Department of Planning Housing and Infrastructure (DPHI) consideration.

Air

The Odour Impact Assessment has considered three operating scenarios for the proposed staging and variations to the wastewater treatment plant as the processing plant reaches the final poultry processing capacity of 3 million birds a week. The following is noted from the assessment for each stage:

- Stage 1 (**9.6 ML/week wastewater treatment**). The largest offsite odour prediction at the receptors considered is 4.9 odour units (OU). This prediction is found at the memorial gardens and is below the assessment criteria of 5 OU.
- Stage 2 (**25.6 ML/week wastewater treatment**). The largest offsite odour prediction at the receptors considered is 3.7 odour units (OU). Again, this prediction is found at the memorial gardens and is below the assessment criteria of 5 OU.
- Stage 3 (**51.2 ML/week wastewater treatment**). The largest offsite odour prediction at the receptors considered is 3.9 odour units (OU). This prediction is found at the memorial gardens and is below the assessment criteria of 5 OU.

The assessment has predicted compliance with the odour assessment criteria. Predicted impacts at the residential receptors are generally found to be approximately 2 OU throughout the proposal stages. The predicted odour concentration of 4.9 OU at the memorial gardens during stage 1 is marginally compliant with the odour assessment criteria. However, as the processing facility reaches the final design stage, predicted offsite odour concentrations are found to decrease, which reduces the risk of odour impacts at this receptor.

Recommendation: The EPA advises DPHI that it is recommended that should the proposal be approved the development consent include conditions that reflect the proposed reduced throughput for the various stages of the proposal.

Brine Evaporation

For Stage 3, the concept the Advanced Water Treatment Plant produces a concentrated brine stream which is stored in the Evaporation Lagoons. The Lagoons are fitted with a mechanical water evaporation system that pumps and atomizes water into fine droplets, forcing droplets into the atmosphere to evaporate more quickly. Concentrated brine from Evaporation Lagoons is pumped to a brine evaporation plant that boils the brine under vacuum conditions. The plant then uses an air-cooled condenser to cool the resulting condensate which is then recovered for reuse. Once the desired crystal concentration is reached the slurry is withdrawn from the system for transport offsite for disposal. At full development approximated 150 Tonnes of salt concentrate will be produced per week.

Alternatively, the treated wastewater could be provided to an off-site Wastewater Treatment Facility for further treatment or recycling, subject to any necessary agreement being obtained from the external service provider, or an alternate arrangement approved by the Planning Secretary.

Recommendation: The EPA advises DPHI due to various options available for Stage 3, it is recommended that the modified SSD Consent will need to allow for the submission of a detailed design report to DPHI for approval, prior to commencement of Stage 3.