



Grenfell Poultry Breeder Farm

Scoping Report



29 January 2021



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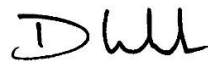
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LIST OF ACRONYMS

CTW	Central Tablelands Water
DPIE	Department of Planning, Industry and Environment
LEP	Local Environmental Plan
SEARs	Secretary's Environmental Assessment Requirements
WSC	Weddin Shire Council

1 INTRODUCTION

1.1 OVERVIEW

PSA Consulting has been engaged by Baiada Properties Pty Limited to prepare this Scoping Report for submission to the NSW Department of Planning, Industry and Environment (DPIE) to gain Secretary's Environmental Assessment Requirements (SEARs) for State Significant Development. Specifically this project involves the construction of four poultry breeder / rearing farms consisting of 10 poultry sheds per farm (40 sheds in total) at 1130 Gooloogong Road, Grenfell, NSW.

The proposed development includes the following components:

- Construction of a new 40 poultry sheds (across 4 separate farms) for the purposes of breeding and rearing chickens;
- Each farm will house a maximum of 140,140 birds (with a maximum capacity of 560,560 birds across the entire site);
- Ancillary buildings and supporting infrastructure, being manager residences, storage facilities, amenities blocks, cool rooms, egg packing facilities, water tanks and other services; and
- Access roads.

The proposed farm is intended to produce fertile eggs which are hatched at a company hatchery and will be grown at company broiler farms (meat chickens) across Australia.

1.2 LAND OWNER AND PROPONENT

Baiada Properties Pty Limited is part of the Baiada Group of Companies (Baiada). The Baiada business is a fully integrated poultry operation encompassing broiler and breeder farms, hatcheries, processing plants, feed milling and protein recovery. Baiada's products include the sale of live poultry (including breeding stock), poultry feed, fertile eggs, day old chickens, primary processed chicken (raw), processed chicken products and pet food.

The company has its head office at Pendle Hill, 30km west of Sydney CBD, with operating centres located in New South Wales (including Tamworth), South Australia, Victoria and Western Australia. Baiada has a current employee base of approximately 7,000 people.

Baiada is the largest producer of poultry meat in Australia and currently supplies approximately 35% of the national demand, equating to around 5 million birds per week.

1.3 BACKGROUND

The site has an existing approval for construction of a Poultry Breeder / Production Farm issued by Weddin Shire Council in 2002 (reference 75/2002). While this approval has physically commenced and remains in force and effect, this approval will not be pursued in this form due to changes in poultry standards and an increase in the number of sheds and birds required on this site.

This existing approval consisted of 3 farms, with each farm including a maximum of eight (8) poultry sheds with associated amenities and infrastructure. The proposed sheds measure 107 metres by 12.8 metres. Each of the sheds were proposed to house 8,022 birds. This equated to 64,180 birds per farm and a total site population of 192,530 birds.

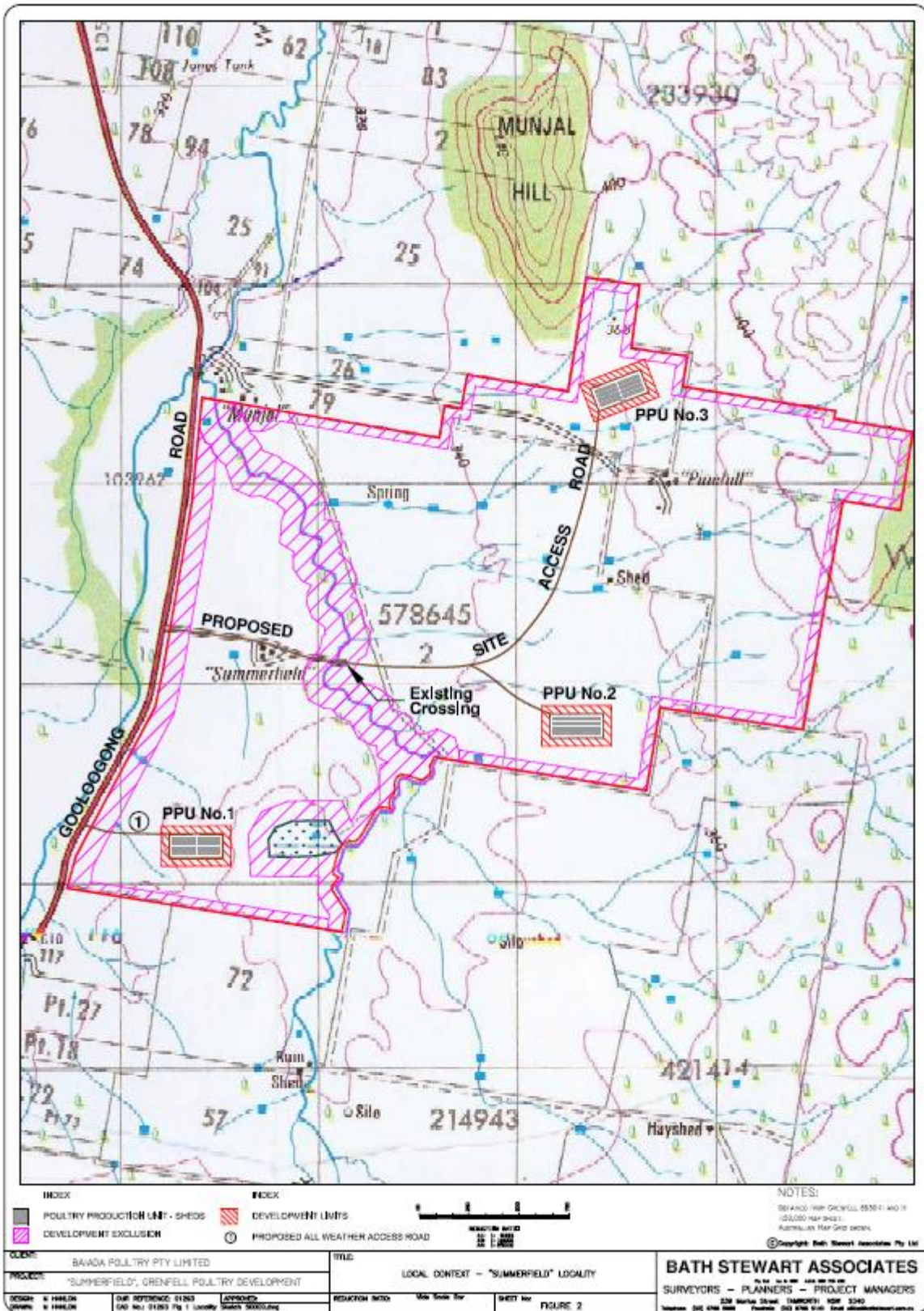


Figure 1: Existing approved plan layout (Bath Stewart, 2015)

A discussion on the previous approval and the changes to the poultry industry since the approval will be included in the EIS.

2 PROJECT OVERVIEW

Baiada Properties Pty Limited is seeking development consent for a poultry breeder / rearer farm, which comprises four (4) farms, with 10 sheds per farm giving a total of 40 poultry sheds. Each farm will house a maximum of 140,140 birds, with a maximum capacity of 560,560 birds across the property.

The proposed farm is intended to produce fertile eggs which are hatched at a company hatchery and will be grown at company broiler farms (meat chickens) across Australia.

The proposed development is defined as “intensive livestock agriculture”, which means “the keeping of breeding, for commercial purposes of cattle, poultry, pigs, goats, horses, sheep or other livestock, and includes... poultry farms, but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief”.

Other ancillary buildings and supporting infrastructure will include manager residences, water tanks, access road and other services.

A copy of the draft plans of the development are attached as Figure 2.

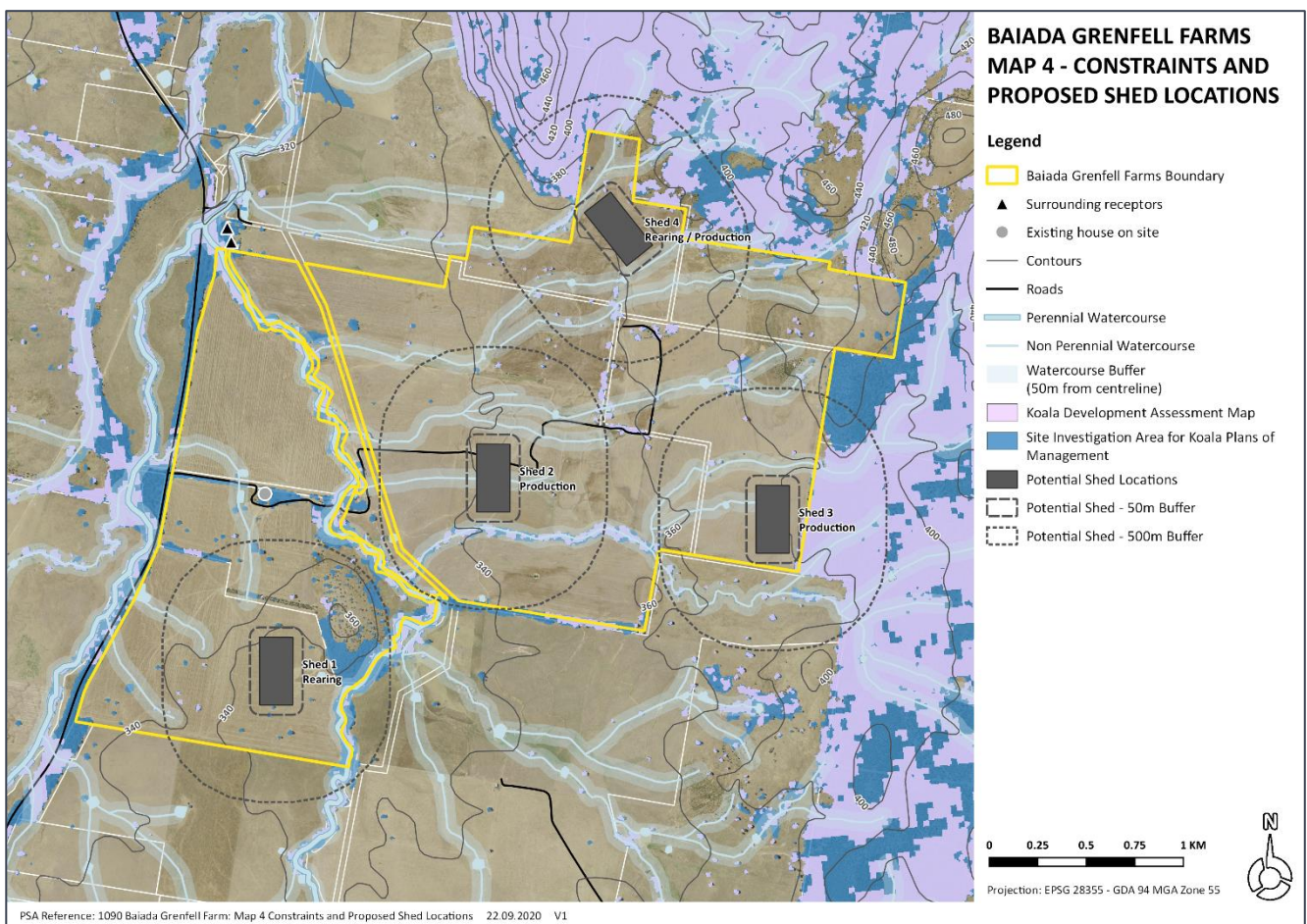


Figure 2: Draft proposed plans (PSA Consulting, 2020)

The sensitive receptors which are believed to be in the vicinity of the subject site are shown in **Figure 3**.

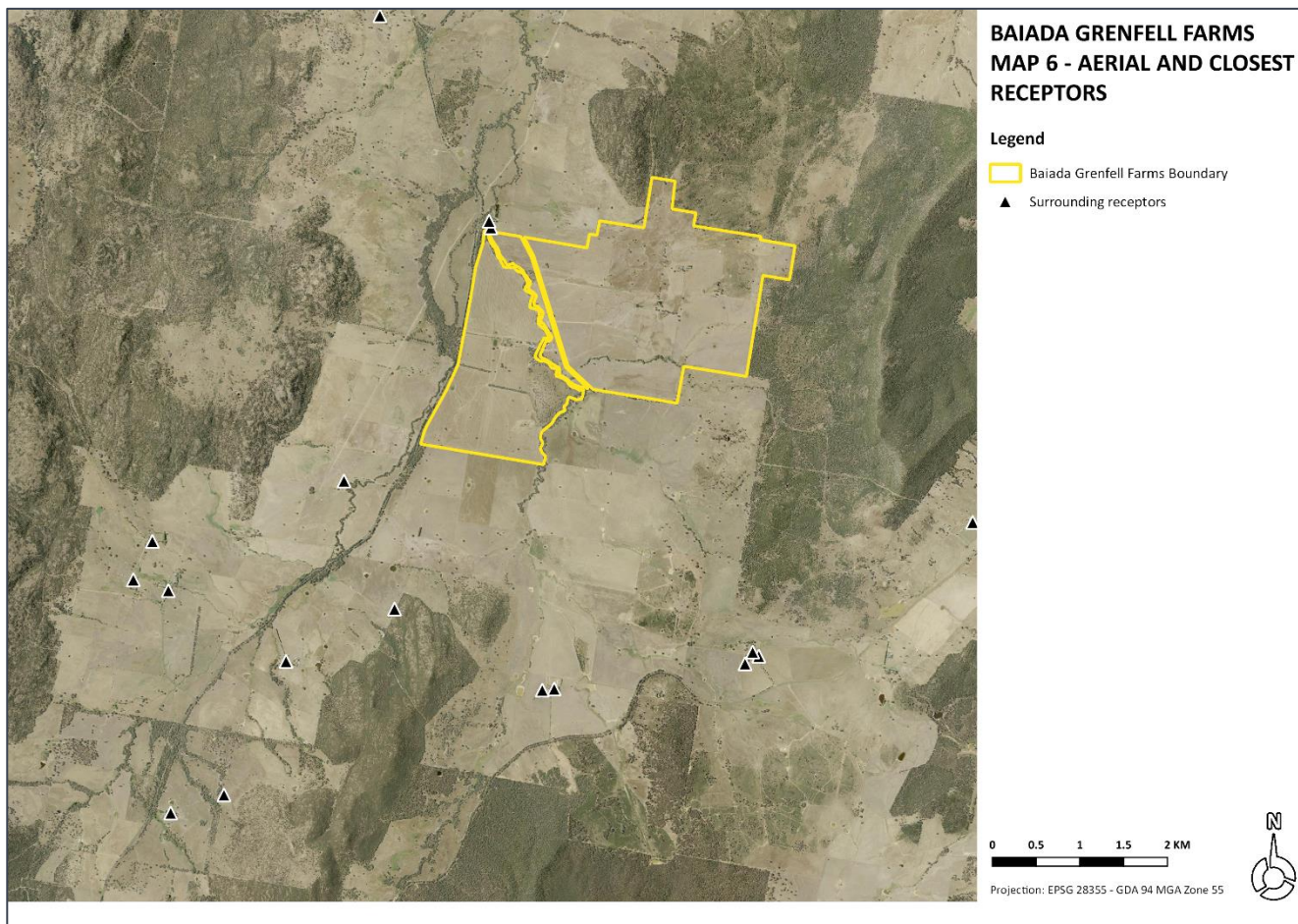


Figure 3: Sensitive Receptors around the subject site (PSA Consulting, 2020)

The nearest two sensitive receptors are located near the north west corner of the subject site. The next closest receptor is located approximately 1.7km to the south west of the closest proposed farm.

2.1 KEY CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

A summary of the proposed development is provided in **Table 1**.

Table 1: Key Characteristics of the Proposed Development

DEVELOPMENT CHARACTERISTIC	PROPOSED DEVELOPMENT
Purpose	Poultry Production Farm (Poultry Rearing and Breeding Facility).
Site area and development footprint	Each farm would have a footprint of approximately 5.95 hectares (approx. 170m x 350m).
Earthworks	To be confirmed following survey and detailed civil design
Number of individual farms	<p>Four Farms in total</p> <ul style="list-style-type: none"> Farm 1 for Rearing Farm 2 for production of fertile eggs Farm 3 for production of fertile eggs Farm 4 for rearing / production; <p>Each shed will be supported by two manager’s residences (location TBC)</p>

DEVELOPMENT CHARACTERISTIC	PROPOSED DEVELOPMENT
Number of poultry sheds per farm	10 sheds, each measuring approximately 135 m long by 14 m wide by 4.6 m high
Type of poultry sheds	Tunnel-ventilated fully-enclosed climate-controlled poultry sheds
Maximum population / shed	14,014 birds (~10% roosters)
Maximum farm population	140,140 birds (~10% roosters)
Maximum site population	560,560 birds (~10% roosters)
Maximum bird density	30 kilograms per square metre of shed floor space
Hours of operation	<p>Operations will be undertaken 24 hours a day, 7 days a week</p> <p>Fertile egg collection will generally occur between 7.30am to 4.00pm, 7 days a week.</p> <p>Depopulation of the production farms will generally occur between 10pm to 5am (for animal welfare reasons). This will occur over approximately 10 days per farm per year at end of batch. For the production farms, this would occur when the birds are around 64 weeks of age.</p> <p>Depopulation of the rearing farm will generally occur between 10pm to 5am. This will occur over approximately 20 days per farm per year at the end of each batch. For the rearing farm, this would occur when the birds are around 22 weeks of age.</p>
Production cycle length	<p>The production cycle lengths are proposed as follows:</p> <ul style="list-style-type: none"> • Farm 1 – 22 weeks (2 batches per year) • Farms 2 and 3 - 45 weeks • Farm 4 - 64 weeks per cycle
Production cycles per year	<p>The number of production cycles are proposed as follows:</p> <ul style="list-style-type: none"> • Farm 1 – 2 cycles • Farms 2 and 3 – 1 cycle • Farm 4 – less than 1 cycle per year
Anticipated Staging	<ul style="list-style-type: none"> • Farm 1 (rearing) would likely be built first. • Farm 2 would likely be built within 20 weeks of birds being placed in farm 1. • Farm 3 would likely be built a further 20 weeks later. • Farm 4 would likely then be built last. <p>The staging order is subject to change depending on demand for poultry products in the broader market.</p>
Buffers	<ul style="list-style-type: none"> • Each of the farms have been separated by a minimum of 500m for biosecurity separation. • A 50m buffer to each farm to site boundaries and vegetation for biosecurity, bushfire protection and to assist in site management.

Within the production sheds, the birds (both roosters and hens) are allowed to mingle and breed. The hens enter the nest boxes located centrally in the sheds to lay eggs which are automatically collected (via conveyor belt) and placed into refrigerated storage, before being transported to the company's hatchery, primarily to Tamworth. Through the use of temperature control (18 degrees Celsius), the eggs can be held in stasis and hatched in batches at a precise time. The day old chicks are then transported back to various farms for meat production. A draft conceptual layout of the farms are provided in Figure 4 below.

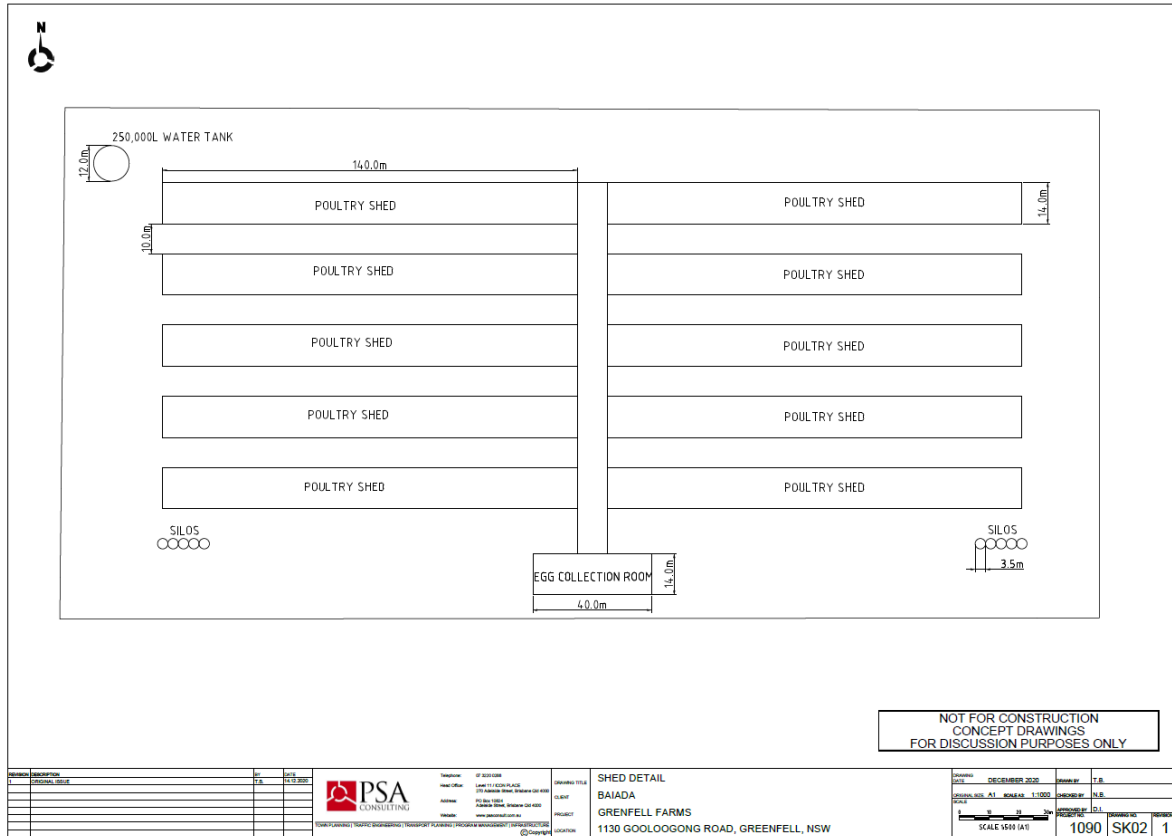


Figure 4: Conceptual Farm Layout (PSA Consulting, 2020)

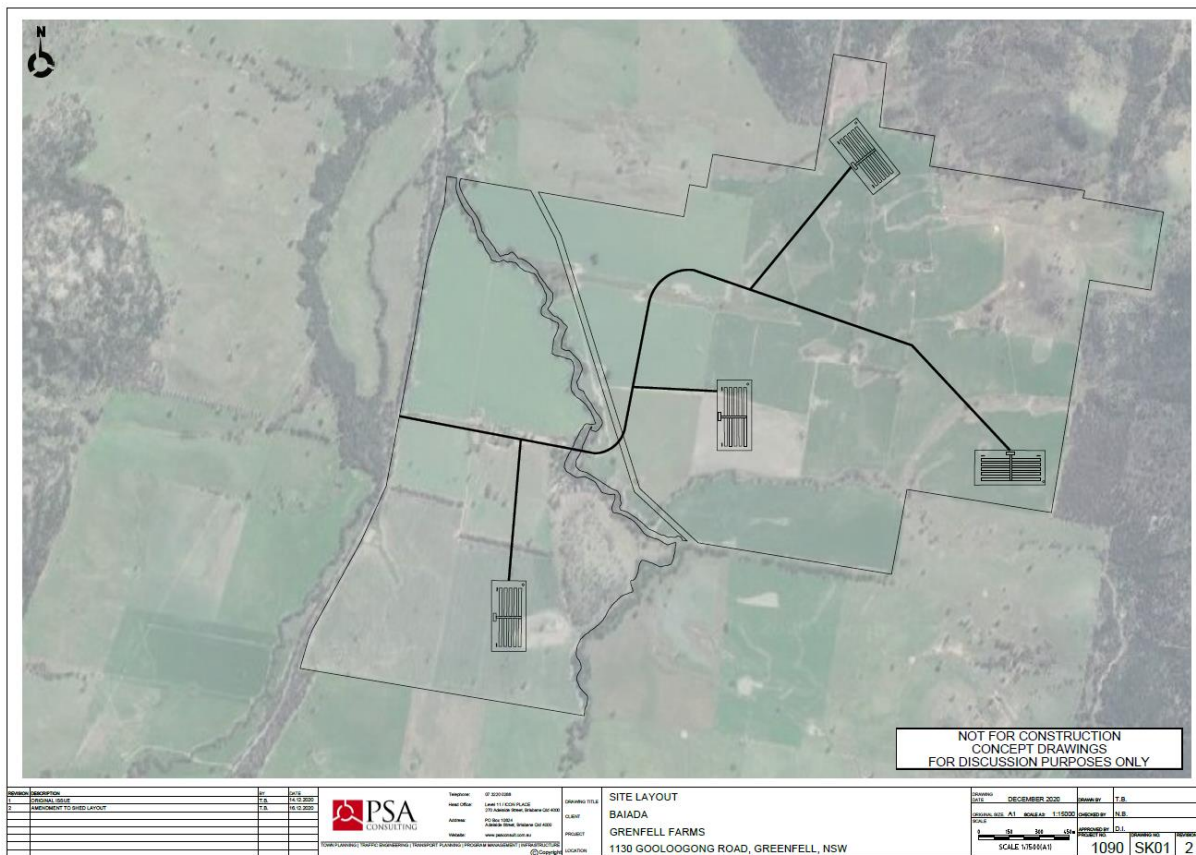


Figure 5: Conceptual site layout (PSA Consulting, 2020)

2.2 SITE DETAILS

The development site details are summarised in Table 2 below.

Table 2: Site Summary

ADDRESS	1130 Gooloogong Road, Grenfell
PROPERTY	Lot 1 DP1022013 Lots 1-3 DP1206485 Lot 22 DP866857
LAND OWNERS	Baiada Properties Pty Limited
APPLICANT	Baiada Properties Pty Limited
CONSENT AUTHORITY	Minister for Planning
LOCAL GOVERNMENT AREA	Weddin Shire Council
ZONING	RU1 Primary Production Zone
TOTAL SITE AREA	598ha

2.3 SUBJECT SITE

2.3.1 Location

The closest subject site is located approximately 9.4km north of the town of Grenfell. Other major nearby centres include:

- Orange – 100km to the north east;
- Cowra – 40km to the east;
- Boorowa – 82km to the south east;
- Young – 55km to the south;
- Temora – 95km to the south west;
- West Wyalong – 94km to the west; and
- Forbes – 51km to the north.

A plan showing the regional context is provided in Figure 6.

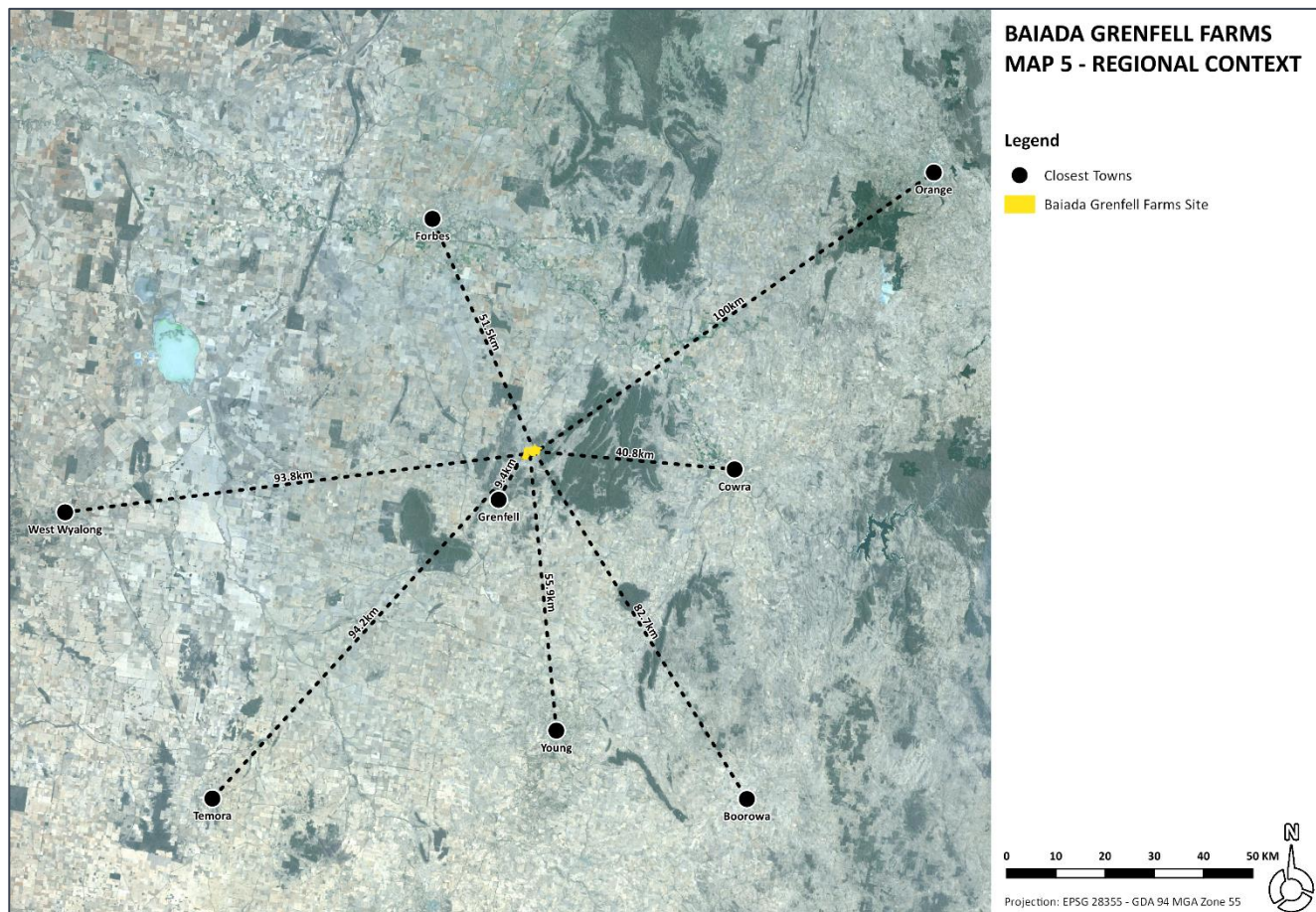


Figure 6: Regional Context of Proposed Grenfell Poultry Farm (PSA Consulting, 2020)

2.3.2 Watercourses

The subject site is intersected by the perennial Wallah Wallah Creek (flowing south to north), which for the most part flows through other land when in proximity to the subject site. There is some discrepancy between the mapped property boundaries and location of the creek resulting in the creek crossing over to the subject site in multiple locations. In addition, there four non-perennial watercourses / drainage lines flow directly into Wallah Wallah Creek from the east.

Warranderry Creek is located on the western side of Gooloogong Road and also flows from south to north. Warranderry Creek does not cross into the site, there are three non-perennial watercourses / drainage lines that flow directly into the creek from the subject site.

2.3.3 Terrain Features

The subject slopes from the north-east to the south-west. The highest point on the site is in the north-eastern corner at 460m above sea level, the lowest point is runs along Wallah Wallah Creek below 340m above sea level. The centre of the site is a broad open area expanse with minimal change in slope. There is a small, elevated area in the south with approximate elevation gain from the surrounding area of 20m.

2.4 EXISTING ACTIVITIES

The site has been historically cleared and used for agricultural uses.

2.5 PROJECT ALTERNATIVES

The alternatives to carrying out the development include:

1. No development of a poultry breeder / rearer farm;
2. Construction of a poultry farm in an alternate location within the region or a different region; and
3. Development of 3 breeder / rearer farms in accordance with the existing approval.

There is a need for poultry breeder / rearer farms to be developed in the Central West Region to service the future demand for poultry products in Australia. Development of the additional capacity needs to be located in the Central West Region where necessary integrated infrastructure is available, and the locational characteristics provide efficient access Baiada's poultry operational clusters in Tamworth, Griffith and interstate.

There are limited sites available which satisfy the specific locational requirements to allow the development of a new breeder/rearer farm, which are as follows:

- Access to water;
- Access to feed supplies;
- Sufficiently large site to provide the required biosecurity separation distance between farms and other sensitive receptors;
- Biosecurity separation from other poultry farms/producers; and
- Proximity to other facilities within the poultry supply chain.

Construction of the approved development (3 farms) in accordance with the current approval does not reflect current best practice or provide the operational efficiencies to make the project financially viable.

The alternatives to the proposed development are either financially unviable, unlikely to succeed or do not represent an efficient approach to the expansion of poultry production in Australia in order to meet the forecast growth in demand. Further, the proposed development can be undertaken in a manner consistent with all applicable environmental and planning safeguards and standards and as such, the project as proposed is clearly the best option to achieve the core objectives. The project will also provide employment and economic stimulus in the Weddin Shire delivering tangible economic benefits to the local area.

3 STRATEGIC CONTEXT

3.1 AUSTRALIAN POULTRY CONTEXT

Research undertaken by the Australian Bureau of Agricultural and Resource Economics and Sciences (ABARES) indicates that total chicken meat consumption in Australia has increased by an average of 5% per annum over the 10 years to 2022-23, representing 45% of the total meat consumption.

The ABARES commodities report shows that chicken continues to be the most consumed meat in Australia. As shown in **Figure 7**, consumption of chicken meat per person has increased by over 65% between 2000 (~30kg per person) and 2018 (~50kg per person), driven by the product’s versatility, convenience and a lower price point compared to beef, lamb and pork. Per capita poultry consumption is expected to continue growing to reach around 51.5kg by 2022-23. The growth of chicken meat production in Australia in response to this demand is shown **Figure 8** which shows the historical trend and projected increase in the consumption of chicken meat in Australia beyond 2020.

As a result of the ongoing and predicted growth in demand for poultry meat products in Australia, significant expansion of the industry is required.

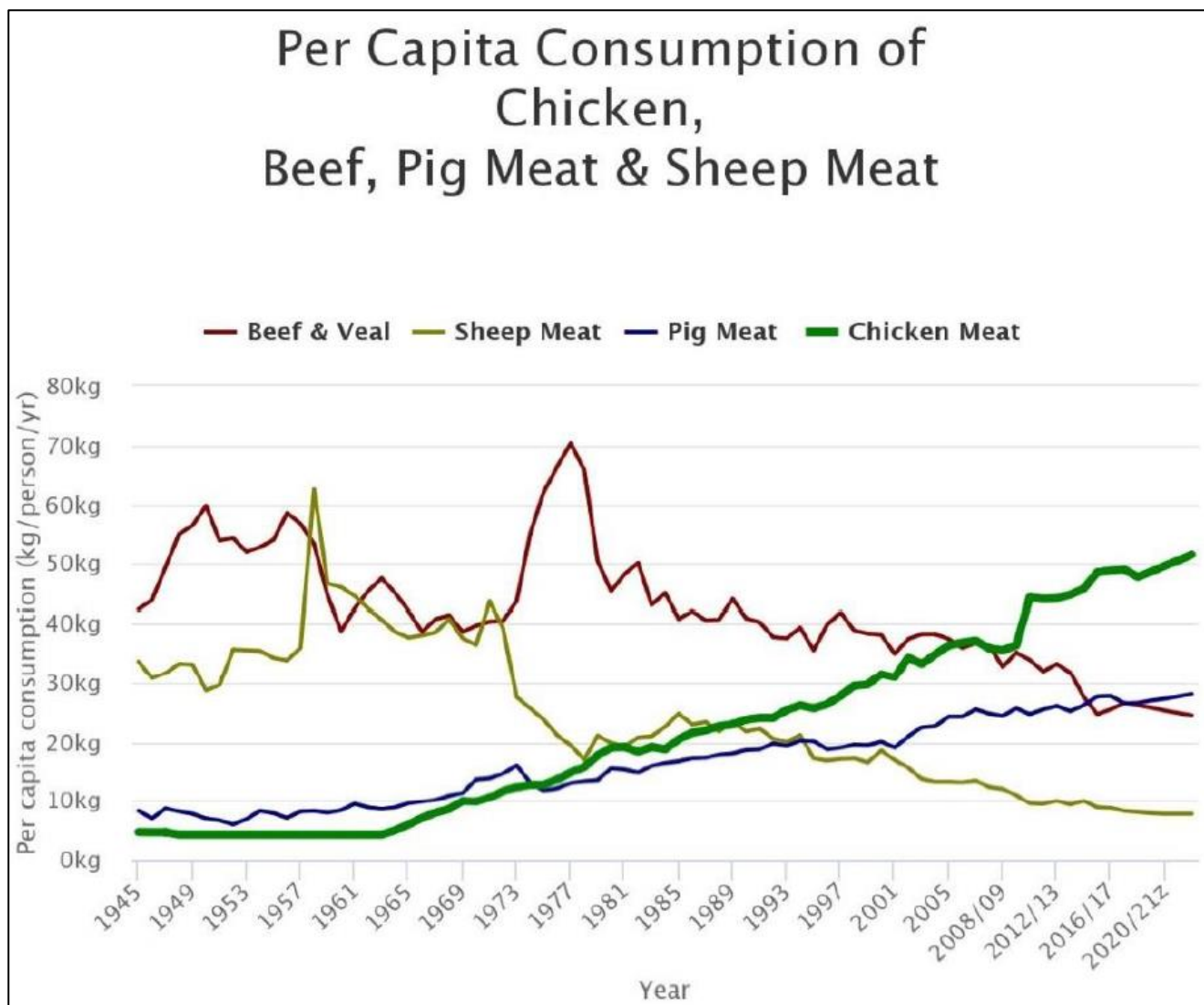


Figure 7: Consumption of various meats in Australia (ABARES, 2018)

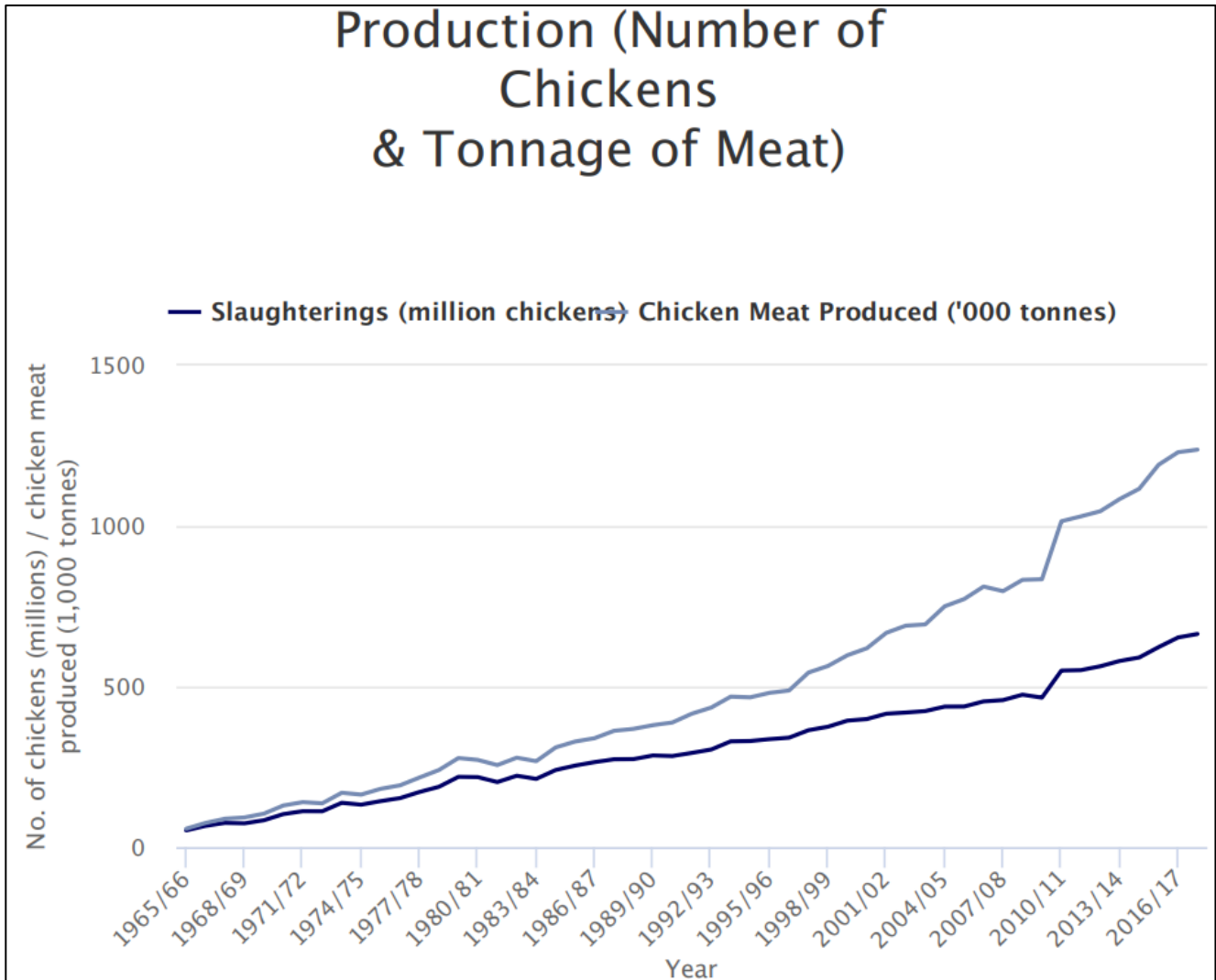


Figure 8: Chicken Meat Production in Australia (ABARES, 2018)

3.2 OPERATIONAL CONTEXT

The proposed Grenfell farms will produce fertile eggs for distribution primarily to the Tamworth region. The operations of the site production and rearing cycles are summarised in Figure 9 below. How these farms relate to Baiada’s wider NSW operations are shown in Figure 10.

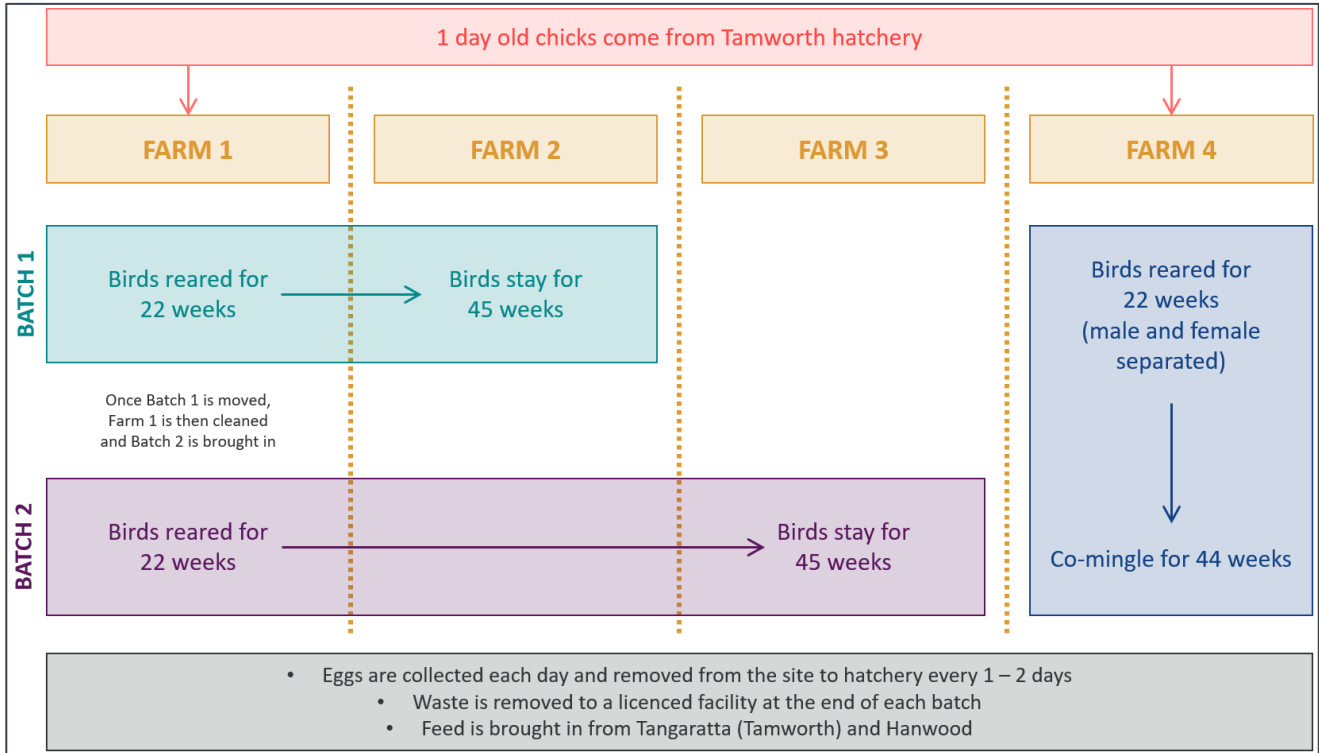


Figure 9: Grenfell Farm Cycle

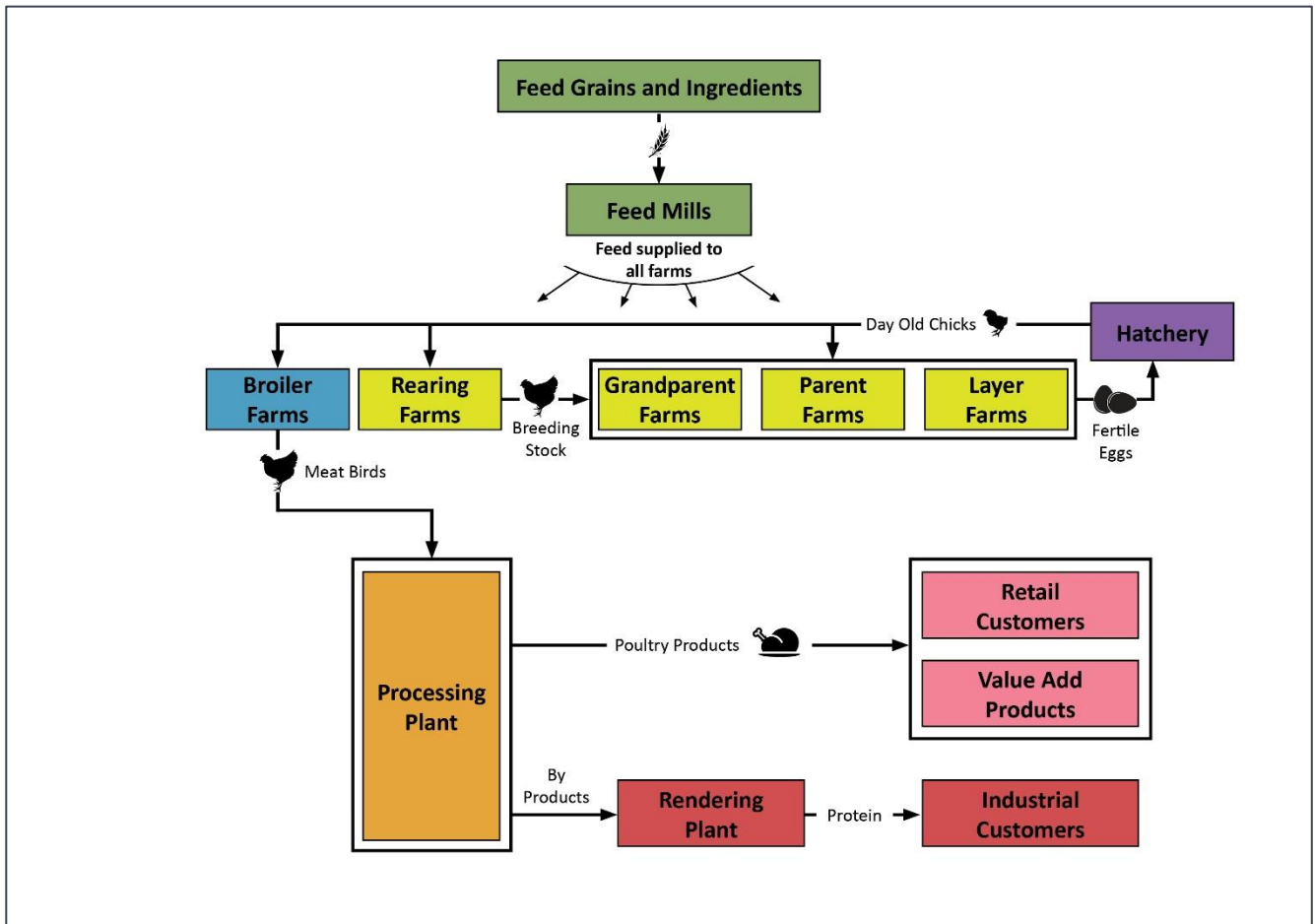


Figure 10: Baiada Operations

4 STATUTORY CONTEXT

4.1 POWER TO GRANT APPROVAL

4.1.1 State Significant Development

In accordance with s8(1) and Schedule 1 3(a) *State Environmental Planning Policy (SEPP) (State and Regional Development) 2011*, development for the purpose of Agricultural produce industries and food and beverage processing that has a Capital Investment Value (CIV) of more than \$30 million is declared to be State Significant Development for the purpose of the *Environmental Planning and Assessment Act 1979*. As the CIV for the project is \$64 million, the development is classified as a State Significant Development.

Under section 4.5(a) of the *Environmental Planning and Assessment Act 1979*, **the Minister is the Consent Authority for State Significant Development**, unless the Independent Planning Commission has been declared to be the consent authority.

Under the State and Regional Development SEPP (Part 2, 8A), the Independent Planning Commission is the consent authority in the following circumstances:

- An objection from the relevant council is made;
- At least 25 people lodge objection submissions; or
- Political donations are made by the Applicant.

4.1.2 Designated Development

The development also falls within the scope of Designated Development under *Item 21 Intensive Livestock Agriculture* of Schedule 3 of the *Environmental Planning and Assessment Regulation 2000*. However, in accordance with 4.10(2) of the *Environmental Planning and Assessment Act 1979* designated development does not include state significant development despite any such declaration.

4.2 PERMISSIBILITY

4.2.1 Weddin Local Environmental Plan 2011

Under the *Weddin Local Environmental Plan 2011*, the subject site is located in the RU1 Primary Production zone (refer to **Figure 11**). The objectives of this zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

In accordance with the land use tables of the *Weddin Local Environmental Plan 2011*, the development of an 'intensive livestock agriculture' within the Primary Production (RU1) zone is identified as development **permitted with consent**.

The proposed poultry farm is a rural use located within the Primary Production zone and surrounded by a number of other rural industries and large scale agricultural activities. The proposed development will support the Council's objectives for the zone. The proposed development will also employ up to an additional 50 full time equivalent local workers (at full operation), providing significant employment in the area.

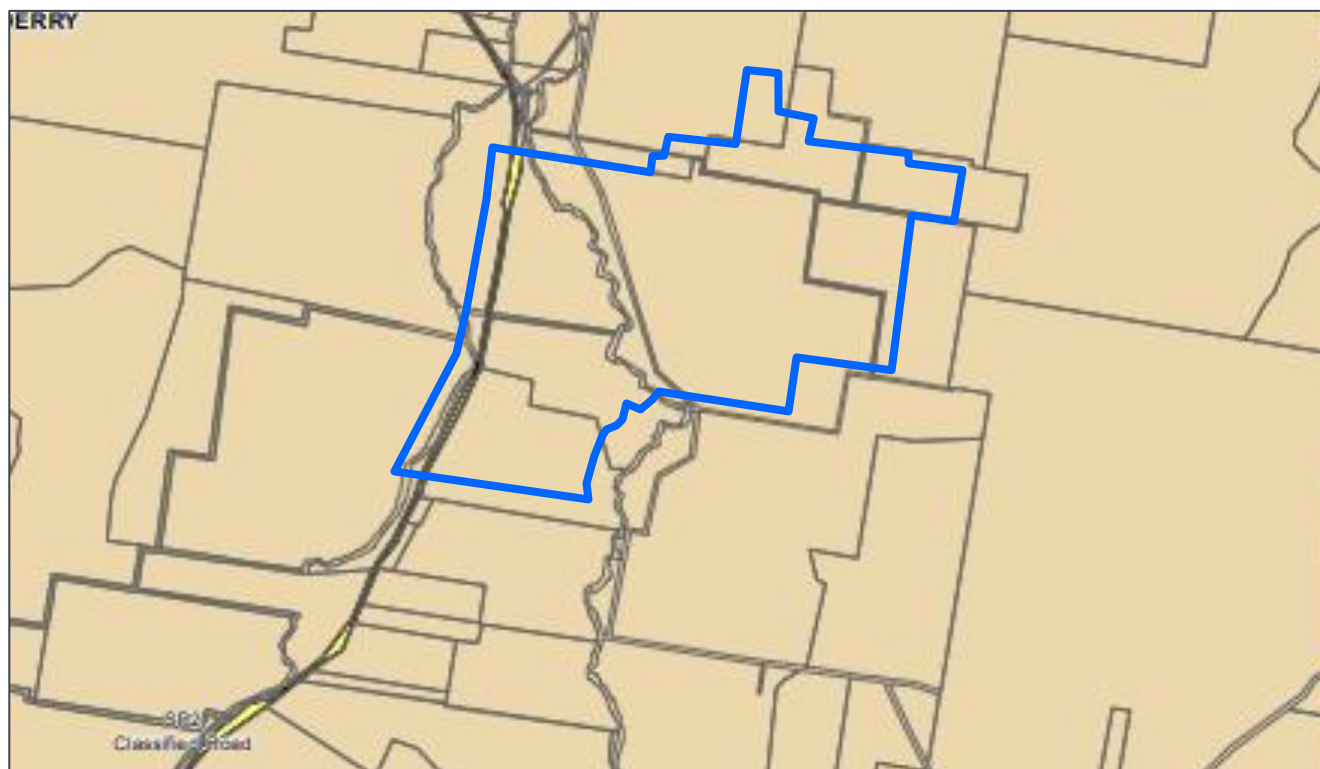


Figure 11: Subject site (Weddin Local Environmental Plan, 2011)

4.3 OTHER APPROVALS

4.3.1 Environmental Biodiversity and Conservations Act 1999

A Protected Matters Search has been undertaken which shows that there are no World Heritage Properties, National Heritage Places, marine parks or areas in vicinity of the property. The search shows that there may be impacts on ecological communities and species. An assessment will be required by a qualified and experienced ecologist to confirm that there are no potential significant impacts on Matters of National Environmental Significance (MNES).

4.3.2 Integrated Development

Integrated development is development (not being State significant development or complying development) that, in order for it to be carried out, requires development consent. The following integrated development triggers are applicable to the project.

4.3.2.1 Environment Protection Agency (EPA)

The EPA is identified as an Integrated Authority with respect to the proposed development as the proposal involves a Premises Based Activity identified in Section 43 (b) of the *Protection of Environmental Operations Act 1997*, namely *Schedule 1 Item 22 Livestock intensive activities*.

4.4 MANDATORY MATTERS FOR CONSIDERATION

4.4.1 Government Policies, Plans and Guidelines

It is expected that the following Government policies, plans and guidelines are relevant to the project and will require assessment of the project to confirm applicability and compliance:

Planning Legislation, Policies and Plans

- *Environmental Planning and Assessment Act 1979*;
- *Environmental Planning and Assessment Regulation 2000*;
- *Central West and Orana Regional Plan 2036*; and

- Weddin Local Environmental Plan.

Poultry Guidelines

- *Australian Animal Welfare Standards and Guidelines – Land Transport of Livestock (Animal Health Australia, 2012);*
- *National Animal Welfare Standards for the Chicken Meat Industry (Barnett et al. 2008);*
- *NSW DPI Best Practice Management for Meat Chicken Production in NSW – Manual 2 (2012);* and
- *Model Code of Practice for the Welfare of Animals – Domestic Poultry, 4th Edition (PISC, 2002).*

Cultural Heritage

- *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW 2010*

Ecology

- *Environmental Protection and Biodiversity Conservation Act 1999;*
- *Biodiversity Conservation Act 2016;*
- *Biodiversity Conservation Regulation 2017;* and
- Biodiversity Assessment Method

Odour

- *Protection of the Environment Operations Act 1997;* and
- *EPA's Approved Methods and Guidance for the Modelling and Assessment of Air Pollutants in NSW*

Noise

- *Interim Construction Noise Guideline;*
- *Noise Policy for Industry;* and
- *NSW Road Noise Policy*

Traffic

- Austroads Guide to Road Design Part 4A;
- Austroads Guide to Traffic Management Part 12;
- the complementary Roads and Maritime Supplement;
- RTA Guide to Traffic Generating Developments; and
- Relevant Australian Standards

Waste

- *EPA Waste Classification Guidelines*

Hazards

- *State Environmental Planning Policy 33 – Hazardous and Offensive Development and Applying SEPP 33*

4.4.2 Traffic Impact

Heavy vehicles to the site will be required to transport feed and bedding material, gas, live bird transports and egg collection. Based on similar operations elsewhere, it is anticipated that heavy vehicles will average approximately 10 truck trips per day. Please note that a “trip” refers to either the entry or exit of a vehicle from the site. The traffic will utilise Gooloogong Road which is identified as a B-Double Route. A Traffic Impact Assessment will be prepared to support the EIS.

4.4.3 Water Use

Preliminary discussions have been held with Central Tablelands Water regarding connection to the nearby water pipeline (Central Tablelands Gooloogong-Grenfell Water Pipeline). From these discussions, it is understood that water is available

to be supplied in the quantity and quality required. In terms of water use, it is anticipated that 1ML would be required per day for the farms collectively.

4.4.4 Waste Water

Minimal wastewater is generated in poultry production. A small amount of washdown water is generated within the sheds after depopulation and litter removal after each production cycle site. This cleaning is undertaken using high-pressure hoses to minimise water use and the sheds are left open to allow any excess water to evaporate. The small amount of water discharged from the sheds will be directed to the swales running between the sheds and out into the adjoining paddocks/cropped area. Waste water from staff amenities and the managers' residences will be treated by standard septic systems.

4.4.5 Stormwater

Stormwater runoff from the sheds and other impervious areas will be directed to swales running between and away from the shed. Stormwater detention basins will be provided (where required) to ensure there is no nuisance associated with post development flows.

A Stormwater Management Plan will be prepared to support the EIS.

4.4.6 Cultural Heritage

There is the potential for cultural heritage artefacts to be found on the property. It is unlikely that culturally significant places would exist on the site given the site has been cleared and used extensively for agriculture for several decades.

Regardless, a Cultural Heritage Impact Assessment will be prepared to support the EIS.

4.4.7 Ecological Impact

A review of State vegetation mapping for the Central West Lachlan region shows that the subject site includes a number of Plant Community Types (PCTs) that comprise woodland, derived native grassland and exotic grassland areas. Of those PCTs mapped within the subject site, there are both potential *Biodiversity Conservation Act* Threatened Ecological Communities (TECs) and EPBC Act TECs.

An Ecological Assessment Report (including a Biodiversity Development Assessment Report (BDAR) and Koala Assessment Report) may be required.

4.4.8 Odour and Dust Impact Assessment

The development may have potential odour and dust impacts on nearby sensitive receptors. There are three sensitive receptors in the vicinity of the subject site (refer to **Figure 12**).

In order to model the impacts of the proposal, it is proposed to use meteorological models (TAPM/CALMET) and CALPUFF. The nearest BOM Weather Station is located approximately 12km south of the site near Grenfell. Odour emissions will be based on a modified version of the K factor method of Ormerod and Holmes (2005). Dust emissions will be based on recent research findings for the poultry industry.

However, to ensure a robust and accurate assessment of odour, dust and noise, a new weather station which meets Australian Standards, will be installed on the site prior to this modelling.

An Odour and Dust Impact Assessment will be prepared to support the EIS.

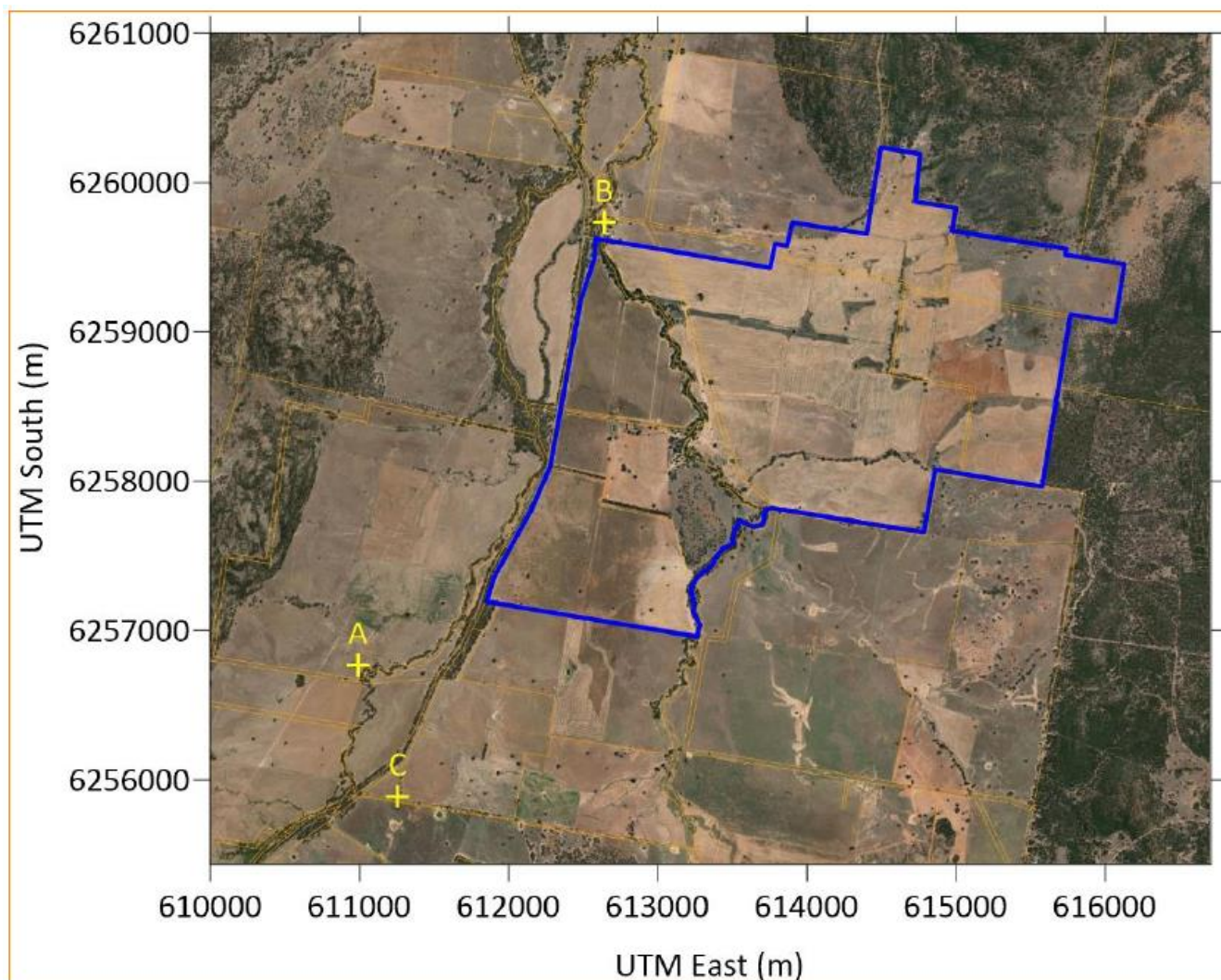


Figure 12: Sensitive Receptors (Astute Environmental, 2020)

4.4.9 Noise Impact

Given the low number of sensitive receptors in the vicinity of the farm, the development is unlikely to have any acoustic impact upon the sensitive receptors. The closest of the proposed farms are located approximately 1.5km to the south-east of the nearest sensitive receptor.

Key sources of noise generation will be identified and assessed as part of the EIS, including ventilation fans, feed silo pumps, delivery trucks, forklift, bird calls from roosters.

A noise impact assessment will be prepared as part of the EIS.

4.4.10 Social and Economic Impacts

The development will have a positive economic impact in terms of significant construction works and ongoing employment opportunities for local residents.

The subject site is located within the Grenfell Statistical Area Level 2 (SA2). The 2016 census confirms that the population of this SA2 is 3,652 persons (50/50 split between male and female). Of these 3,038 persons were aged over 15 years. 885 persons were employed full time and 462 were employed part time. In addition to this, a further 92 were employed away from work and 79 were unemployed looking for work. Of those people over the age of 15 years, 1,511 were considered to be in the labour force and 1,245 were not in the labour force.

It is anticipated that the project will provide 50 full time equivalent (FTE) positions at full operation. Construction jobs will also be created as part of the project, as well as indirect positions for local tradespersons.

The project is anticipated to have a positive impact on the employment prospects for local residents. There is expected to be sufficient potential employees in the local area to fill the new jobs associated with the project.

The social and economic impacts of the development will be documented in the EIS.

4.4.11 Visual Impacts

The proposed sheds and associated infrastructure will be low profile in terms of height, materials and colour. The proposed development will be in keeping with the rural nature of the area and the agricultural developments in the local area. The farms will be well set back from Gooloogong Road (which has a 100km speed limit) and will not have a significant visual impact on the surrounding area.

4.4.12 Earthworks

Each of the sheds will require a flat pad upon which the sheds will be sited. This will require some amount of cut and fill. The amount of cut / fill required is currently being investigated and is dependent upon detailed site survey and civil engineering design which is currently being undertaken. To minimise cut and fill, stepping each shed down the slope is currently being considered, as opposed to having the entire farm on one level. The final levels and amount of earthworks will be documented in the EIS.

4.4.13 Waste Management

The waste management for the farm will be covered by a site based operational management plan. Manure and floor litter is removed from the sheds at the end of each cycle and taken off site in covered trucks to be used as a soil amendment material on farms in the region. A small number of mortalities will be collected and stored in freezers on-site for collection on a regular basis. These mortalities will be taken to the company rendering plant or other licenced facility for disposal.

All other solid wastes produced by operations on the site will continue to be stored in impermeable and covered waste containers and regularly removed from site to an approved waste disposal facility or taken for recycling where appropriate. In the unlikely event of a major disease outbreak on any of the farms, the Department of Primary Industry (DPI) will be contacted as soon as the outbreak is suspected. In most instances, the DPI will assume control of the site and order appropriate management actions to be undertaken.

If disease is suspected, immediate measures will be implemented to lock down and isolate the infected farm(s) and strict quarantine procedures to prevent the spread of the disease off the site will be commenced.

If disease is confirmed, slaughter and disposal of birds will undertake in accordance with the instruction of the DPI. It is expected that bird carcasses will be collected in sealed trucks, and taken to a rendering plant, a licensed composting facility, or licensed disposal facility.

Waste management will be detailed further in the EIS.

4.4.14 Chemical Use and Storage

The use, transportation and storage of chemicals and/or dangerous goods are not anticipated to exceed the amounts stipulated in the SEPP 33.

4.4.15 Animal Welfare

Baiada currently have in place a national Livestock Animal Welfare and Biosecurity Manual which contains a comprehensive livestock management program which will be applied to the site. Baiada is committed to achieving high standards of bird welfare and the company understands that bird welfare and economic performance go hand-in-hand. As well as being in the bird's best interest, it makes sound economic sense to ensure that flocks are maintained in an environment in which they are safe, comfortable and free from injury or harm.

The conditions under which poultry are managed during their growing phase, transportation and slaughter are set down in several statutory and industry endorsed codes of practice designed to safeguard their health and welfare. In this regard, Baiada is committed to meet or exceed the standards of care detailed in the *Model Code of Practice for the Welfare of Animals - Land Transport of Poultry (2006)*.

Animal welfare will be addressed in the EIS.

4.4.16 Biosecurity

Baiada currently have in place a national Livestock Animal Welfare and Biosecurity Manual which contains a comprehensive livestock management program which will be applied to the site. Bio-security will be managed in accordance with the

Hazard Analysis and Critical Control Points (HACCP) Plan which will be developed for the site. The HACCP plan will identify hazards and risks that have the potential to compromise food safety and outlines the relevant risk management and mitigation procedures.

Biosecurity will be further addressed in the EIS.

4.4.17 Environmental Management

Baiada has implemented an Environmental Management System across approximately 26 company sites that are certified to AS/NZS/ISO 14001 Standard and is progressively bringing the remaining sites up to this standard.

Baiada has an extensive ISO14001 Certified Environmental Management System which guides all on-site actions on the site which and specifically addresses the following:

- Responsible operation of all aspects of the site;
- Management of Solid Wastes;
- Management of Liquid Wastes;
- Waste Water Environmental Management Plan;
- Prevention of Water Pollution;
- Use of Water and Energy;
- Prevention of Air Pollution;
- Management of Emergency Situations;
- Management of Other Environmental Issues;
- Management of Noxious Weeds.

This will be addressed further in the EIS.

4.4.18 Electricity and Telecommunications

Power will be provided via extension of the existing overhead network currently provided to the adjoining poultry farms. Telecommunications will be provided via extension to the existing network or satellite infrastructure.

This will be addressed further in the EIS.

5 PROPOSED ENGAGEMENT STRATEGY

On behalf of the applicant, PSA Consulting has undertaken informal consultation with both the Weddin Shire Council and the Central Tablelands Water. Both agencies were generally supportive of the project and interested in providing additional feedback and questions for the SEARs and formal submission of the EIS.

As part of preparation of this Scoping Report, PSA Consulting has discussed the project, scoping, and constraints analysis with DPIE, which have informed and guided the information contained herein.

Baiada and PSA Consulting will also consult with the adjoining neighbours as part of the preparation of the EIS. It is expected that this will involve circulation of letter / fact sheets to the neighbouring properties to inform them of the project and request feedback which will be addressed in the EIS. Offers to meet with the project team / company staff will also be provided (possibly via video conferencing or phone).

A wider community consultation is currently being prepared which may involve media releases / information provided to location outlets, requests for feedback and an open invite to a consultation event (possibly via video conferencing or phone). The final consultation strategy is currently being prepared.

State Agencies, Authorities and other interest groups will also be contacted during the preparation of the EIS to ensure any feedback is addressed.

Formal Notification of the EIS will also be undertaken in accordance requirements of the *Environment Planning and assessment Act 1979*.

6 SCOPE OF THE IMPACT ASSESSMENT IN THE EIS

A Scoping Worksheet has been prepared to review and summarise the impacts of the proposed development (refer to **Appendix 2**).

In summary, the issues which are considered significant for this project are:

- Traffic impacts, such as the heavy vehicle route, safe access to and from the site;
- Acoustic impacts from the development, including during construction and operation;
- Emissions from the site, including dust and odour;
- Impacts to any native fauna and flora;
- Biosecurity impacts for the development and as a result of the development;
- Management of bushfire risks;
- The impact of the development upon the slopes of the site;
- Management of stormwater;
- Assessment of impacts upon cultural heritage;
- Emissions of gas or atmospheric emissions as the development may emit small amounts of ammonia;
- Water usage of the development;
- Impacts on the watercourses on the site and downstream.

These matters are proposed to be addressed through a range of specialist reports, including:

- Acoustic Impact Assessment;
- Traffic Impact Assessment;
- Odour and Dust Impact Assessment;
- Bushfire Management Plan;
- Stormwater Management Plan;
- Civil Engineering investigations and plans;
- Cultural Heritage Due Diligence Report;
- Ecological Assessment Report – Biodiversity Development Assessment Report.

Further to this, matters relating to water usage and operations of the development will be addressed in the Environmental Impact Statement chapters. Matters relating to construction impacts will be addressed in a Construction Management Plan which is able to be conditioned as part of the project approval.

Matters which were found to be of little to no significance include:

- Impacts on ports or airports as there are no such facilities in the vicinity;
- Impacts on the rail network as the development will not impact on the rail network;
- Offsite parking as the development will not require any parking off site;
- Vibration as the development will not cause any vibration impacts;
- Visual impacts as the development will have a rural scale and height and will be in keeping with other rural style buildings in the area (such as silos or caretakers residences. Furthermore, much of the development will not be visible from the public domain;
- Impacts on conservation areas as the development is located a significant distance from the closest national park;

- Impacts on coastal hazards or dams as the development is not located within proximity to these matters;
- Introduction of dangerous goods as the development will not store any dangerous goods or chemicals in a quantity that requires additional assessment under SEP33;
- Impacts on contaminated land, as the development is not located on the EPA contaminated land register and will not introduce activities that have the potential to contaminate the land;
- Impacts on natural or historic cultural heritage matters, as there are no known items of cultural heritage matters on the site;
- Impacts on soils chemistry and capability as the proposed use will not impact on the physical properties of the site and will not impact on the agricultural pursuits on the subject site or nearby;
- Public health and safety as the development will be located on private property and will not be accessible to the general public;
- Housing availability or affordability as the development is not residential in nature and will not impact the local housing market; and
- Water availability as the development will utilise water from CTW as noted above.

6.1 LEVEL OF ASSESSMENT

In accordance with the draft *Preparing a Scoping Report – Guidance for State Significant Projects* (DPIE) dated June 2019, matters which require further assessment in the EIS, may either require a detailed assessment (i.e. detailed studies to be undertaken by specialists) or standard assessment (i.e. the approach to assessment and potential mitigation measures are well understood and routinely used on similar projects).

Table 3 sets out the anticipated level of assessment for matters that are to be addressed in the EIS.

Table 3: Level of Assessment for matters to be addressed in the EIS

MATTER	ANTICIPATED LEVEL OF ASSESSMENT		NOT APPLICABLE
	DETAILED	STANDARD	
Traffic			
Access to the property	Yes – Traffic Impact Assessment		
Road network	Yes – Traffic Impact Assessment		
Airport or port facilities			N/A
Car parking (off-site)			N/A
Air			
Particulate matter (dust)	Yes – Dust and Odour Impact Assessment		
Gases	Yes – Dust and Odour Impact Assessment		
Atmospheric emissions			N/A
Amenity			
Noise	Yes – Acoustic Impact Assessment		
Vibration		Yes	
Visual amenity		Yes	
Odour	Yes – Dust and Odour Impact Assessment		
Biodiversity			
Conservation areas			N/A
Native vegetation	Yes – Ecological Report		

MATTER	ANTICIPATED LEVEL OF ASSESSMENT		NOT APPLICABLE
	DETAILED	STANDARD	
Native fauna	Yes – Ecological Report		
Built Environment			
Public domain			N/A
Public Infrastructure			N/A
Economic			
Natural resource use		Yes	
Livelihood			N/A
Opportunity cost			N/A
Hazards and Risks			
Biosecurity		Yes	
Bushfire	Yes – Bushfire Report		
Coastal hazards			N/A
Dams			N/A
Dangerous goods			N/A
Environmental hazards			N/A
Floods		Yes	
Groundwater contamination			N/A
Hazardous and offensive development			N/A
Land contamination			N/A
Land movement	Yes – Civil Engineering investigations and plans		
Waste		Yes	
Heritage			
Natural heritage			N/A
Historic heritage			N/A
Aboriginal Cultural Heritage	Yes – Cultural Heritage Report		
Land			
Stability and/or structure			N/A
Soil chemistry			N/A
Land capability			N/A
Topography	Yes – Site Survey and Civil Engineering investigations and plans		
Social			
Health			N/A
Safety			N/A
Community services/facilities			N/A
Housing availability			N/A
Water			

MATTER	ANTICIPATED LEVEL OF ASSESSMENT		NOT APPLICABLE
	DETAILED	STANDARD	
Hydrological flows	Yes – Stormwater Management Plan		
Surface water quality	Yes – Stormwater Management Plan		
Ground water quality			N/A
Water availability		Yes	

7 CONCLUSION

On behalf of our client, Baiada Properties Pty Limited, in accordance with Schedule 2 Part 3(1) of the *Environment Planning and Assessment Regulation 2000*, we are writing to formally request the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the proposed Grenfell Poultry Farms.

Under the *State Environmental Planning Policy (SEPP) (State and Regional Development) 2011*, Part 2, 8(1), the development is classified as a State Significant Development as it involves "Intensive livestock agriculture" that has a Capital Investment Value greater than \$30 million. As such, the Consent Authority is the Minister for Planning (or delegate).

The proposed development will support the Weddin Shire Council's objectives for the zone and support local workers and businesses through the construction and operation phases.

Consultation for the project will be undertaken with residents in the local area, the Weddin Shire Council, Central Tablelands Water and the relevant State government agencies.

From an initial scoping of the project, it is believed that the following matters require further assessment during the EIS stage:

- Traffic impacts, such as the heavy vehicle route, safe access to and from the site;
- Acoustic impacts from the development, including during construction and operation;
- Emissions from the site, including dust and odour;
- Impacts to any native fauna and flora;
- Biosecurity impacts for the development and as a result of the development;
- Management of bushfire risks;
- The impact of the development upon the slopes of the site;
- Management of stormwater;
- Assessment of impacts upon cultural heritage;
- Water usage of the development;
- Impacts on the watercourses on the site and downstream.

These matters are proposed to be addressed through a range of specialist reports, including:

- Acoustic Impact Assessment;
- Traffic Impact Assessment;
- Odour and Dust Impact Assessment;
- Bushfire Management Plan;
- Stormwater Management Plan;
- Civil Engineering investigations and plans;
- Cultural Heritage Due Diligence Report;
- Ecological Assessment Report – Biodiversity Development Assessment Report.

We trust that the DPIE is able to arrange a SEARs which reflects this assessment. This will allow the project to proceed to the EIS drafting phase.

APPENDIX 1: PROPOSED PLANS

AP01

APPENDIX 2: SCOPING WORKSHEET

AP02