

Dr Kristine Jackson
Company Secretary
Teys Australia Southern Pty Ltd
1 Dampier Street
BOMEN NSW 2650

Attention: Mr Chris Harris, Ethos Urban

01/02/2022

Dear Dr Jackson

**Modification to the Teys Australia Beef Abattoir (DA220-07-2002-I-Mod-12)
Request for additional information**

I refer to your modification application to the development consent for the Teys Australia Beef Abattoir (DA220-07-2002-I-Mod-12). After careful consideration, the Department of Planning and Environment (the Department) is requesting you provide additional information to address the comments provided in **Attachment 1**.

You are requested to provide this information, or notification that the information will not be provided, by **18 February 2022**. If you are unable to provide the requested information within this timeframe you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact Catriona Shirley on (02) 9995 6869 or via email at catriona.shirley@dpie.nsw.gov.au.

Yours sincerely,



Joanna Bakopanos
Team Leader
Industry Assessments

Attachment 1: Request for additional information

ATTACHMENT 1

Request for additional information

Based upon the review of the submitted modification application, the Department considers further information is required to clarify matters and addresses inconsistencies within the documentation. The following information is required to be provided:

Modification Report

- The Modification Report states that one new roller door (3.0m x 2.4m) is to be constructed. However, submitted architectural plans (plan No. 14A201.1) depict two roller doors, one on the northern elevation (2.7m x 2.1m) and one on the southern elevation (3.0m x 2.4m). The Report should be updated to list the correct modified items of works.
- The Report states that the building height of the proposed Plate Freezer building is 18.15m. Upon evaluation of the submitted drawings the proposed Plate Freezer building is higher than stated. Elevation plan (plan No. 35A201-7) shows a maximum building height of 18.15m, however this height is measured from RL225.3 (freezer plates) not from the ground level (existing). Please clarify this discrepancy.
- The height measurement has not included the indicative rooftop plant envelopes nor safety rails shown in the architectural plans. The Report is required to be amended to ensure the accurate building height is provided in accordance with the 'building height' definition included in the Wagga Wagga Local Environmental Plan 2010.
- The Report provides no details as to the maximum building height of the proposed New Switch Room/Temporary Workshop or elevated conveyor tunnel. The Report should be amended to include the maximum building height of all proposed works.
- The drawings reference removal and replacement of 52m of fencing along the eastern boundary adjoining Byrnes Rd. No details are provided in the report in relation to the height or style of the replacement fencing proposed. The report should be updated accordingly.
- The statement of proposed works includes the relocation of Telstra infrastructure, however it is also noted that these works would be subject to a separate application. Section 3.1 should be updated to clearly distinguish between those works which form part of the modification application and those works which are related, but will be dealt with separately (e.g. the Telstra infrastructure works could be relocated to a new line at the bottom of Section 3.1).
- No reference is made in the Report as to the excavation required to facilitate the "ammonia vessel" footprint as demonstrated in section plans No. 35A301.8 & 35A302.1. The excavation is demonstrated at up to 3.75m below the ground level. Further details on the proposed excavation and information referencing the provisions of State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55) is to be provided.
- Please clarify the capacity of the ammonia storage vessel.
- The proposed works include the construction of two buildings, with one building (Plate Freezer) over 18.5m in building height, yet the Report states "*the proposed modification will be negligible in terms of potential visual impacts derived from any additional building height, bulk or scale*". Further details should be provided to confirm the visual relationship between the proposed works and the existing buildings and, if necessary, an assessment of potential visual impacts from public vantage points (e.g. Byrnes Road).

Architectural Plans

- No annotated RL levels at the maximum building height of the proposed buildings are provided. Additional RL levels for the proposed works and the surrounding existing buildings are to be annotated. This is particularly important in order to establish the relationship between the proposed buildings and the existing on-site structures, and to help the Department accurately determine any perceived or actual amenity impacts the proposed works will have on the surrounding area.
- The Report states the total increase in gross floor area (GFA) for the subject site 820m². However, no GFA drawings have been submitted to nominate the proposed overall floor area.

Additional architectural drawings are to be provided that include calculations for the GFA of the proposed buildings.