

Our ref: SSD-58801472

Mr Daniel Ware  
Project Coordinator  
Tangaratta Stockfeeds Pty Ltd 642  
Great Western Highway  
Girraween NSW 2145

15 November 2024

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**Subject: Tangaratta Feedmill -Additional Matters for Submissions Report**

Dear Mr Ware

I refer to the Department of Planning, Housing and Infrastructure's previous correspondence dated 7 November 2024 which requested the provision of a Submissions Report in response to issues raised in Tamworth Regional Council's submissions and the advice provided by agencies.

In addition to responding to the advice and submissions already received, you are required to submit additional information that addresses the issues identified in **Attachment 1** of this letter in your Submissions Report.

If you have any questions, please contact Pamela Morales on (02) 9274 6386 or via email at [pamela.morales@planning.nsw.gov.au](mailto:pamela.morales@planning.nsw.gov.au).

Yours sincerely,



**Joanna Bakopanos**  
A/Director  
Industry Assessments

as delegate of the Planning Secretary

## ATTACHMENT 1

### Department's Request for Information

Based on the Department's review of the information provided in the Environmental Impact Statement (EIS), the Department considers further information is required to clarify matters and address inconsistencies within the documentation. In this regard, the following information is required to be provided as part of your Submissions Report:

#### Operations

1. It is acknowledged that the proposal seeks to retain the existing feedmill for contingency, operating in emergencies when the proposed feedmill is inoperative. The Department has concerns that both feedmills operating under different consents may result in the concurrent operations of both mills, resulting in cumulative impacts that have not been considered under the assessment in the EIS. Please provide the following information:
  - a. clarify whether the existing feedmill will only be operational when there is a full breakdown of the new mill (i.e where none of the new mill lines are operating)
  - b. provide details of the ongoing maintenance requirements for the existing mill and how this interacts with the new mill. Outline the types and duration of maintenance activities that would be undertaken. If maintenance activities require operation of the existing mill, an update to the cumulative assessment of the development may be needed, particularly in relation to air and noise.
  - c. provide updated mitigation measures to ensure that both mills do not operate concurrently.
2. There appears to be some discrepancies in the Noise Impact Assessment (NIA) and EIS around the operation of the new mill during Stage 1 operations. The EIS states it will operate only during daytime hours, however the NIA notes that it will also operate in the evening. Please confirm the proposed operating hours of Stage 1 of the development. It is noted that should evening operations occur, the NIA has concluded that noise limits will be exceeded which has not been addressed.

#### Air Quality

3. The Department understands drying and steaming is proposed to turn meal mash into pellet form. Please provide further details on the drying and steaming process and the equipment required, noting that these processes may result in odour impacts.
4. Clarify why the Air Quality Impact Assessment (AQIA) has only considered meteorological data from 2013 to 2017 instead of any recent years.
5. Confirm whether the emissions inventory for Stage 2 includes the maintenance activities associated with the existing mill. If not included, this should be considered in the assessment.
6. Parts of the AQIA appear to describe a poultry farm operation instead of the proposed feedmill operation. For example, there are references to Bective Farm (page 23 of the AQIA) and Beresford Feed Mill. Please clarify and revise where necessary.

7. Provide justification for why the AQIA has relied on background data from Singleton, which is around 170 km from the site.
8. Section 4.4.2 of the AQIA describes the worst-case emissions, which only references the Stage 2 scenario. It is not clear whether a worst-case scenario was also modelled for the Stage 1 operation.

### Water

9. The EIS notes that an on-site septic tank will treat wastewater from staff amenities. However, it is unclear how process wastewater associated with the operation of the new mill will be managed. Please provide further details on the volume of wastewater expected to be produced by industrial operations and how this will be managed.
10. In addition to the EPA's comments, please provide details on the capacity of the existing stormwater management system as part of the development's catchment (catchment B) proposes to use this system.
11. An assessment of potential surface and groundwater impacts associated with the development, including potential impacts on watercourses, riparian areas, groundwater, and groundwater-dependent communities nearby must be provided.

### Traffic

12. It is unclear if traffic movements in the Stage 1 operations include cumulative traffic from both the existing and proposed mills. If not, the Traffic Impact Assessment should be updated to consider the cumulative traffic impacts of the entire site (including evening operations if proposed). Details on any movements required to the existing mill during Stage 2 (i.e. maintenance vehicles etc.) must also be provided.
13. Please confirm the likely breakdown of heavy vehicle types and that these have been considered in the traffic assessment.

### Vegetation

14. Please confirm the reasoning for the tree planting works undertaken on the site in 2001, including if this was required under an existing consent or compliance order.
15. Please provide details on the number of trees proposed to be removed.
16. Please provide concept landscaping plans for the stormwater basin.

### Ecologically Sustainable Development

17. Provide an assessment of the energy use of the proposal and all reasonable and feasible measures that would be implemented on site to minimise the proposal's greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050)
18. Provide further information on how the proposal will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the development.