

AMENDMENT REPORT

TANGARATTA FEED MILL – SSD-58801472





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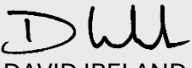
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CONTENTS

DOCUMENT CONTROL.....	1
REVISION HISTORY	1
GENERAL DISCLAIMER	1
1 INTRODUCTION	1
1.1 APPLICANT DETAILS.....	1
1.2 AMENDED PROJECT DESCRIPTION	2
1.2.1 Project Overview	2
1.2.2 Core Objectives	3
1.3 PROJECT BACKGROUND	3
1.4 RELATED DEVELOPMENT	4
1.5 RESTRICTIONS AND COVENANTS.....	5
2 STRATEGIC CONTEXT	6
2.1 AUSTRALIAN POULTRY INDUSTRY CONTEXT	6
2.2 TAMWORTH POULTRY INDUSTRY	6
2.2.1 Existing Tamworth Operations.....	7
2.3 REGIONAL AND LOCAL PLANNING CONTEXT	8
2.3.1 New England and North West Regional Plan 2041	8
2.3.2 The Draft Namoi Regional Job Precinct	11
2.3.3 Local Planning Context	12
2.4 SITE CONTEXT	13
2.4.1 The Site.....	13
2.4.2 The Surrounding Area	14
2.5 IMPORTANT NATURAL OR BUILT FEATURES.....	15
2.5.1 Topography	15
2.5.2 Geology and Soils.....	15
2.5.3 Flooding and Drainage	16
2.5.4 Ground Water	18
2.5.5 Vegetation	18
2.5.6 Tamworth Airport Operations	18
2.5.7 Historic Heritage	20
2.6 URBAN INFRASTRUCTURE.....	20
2.6.1 Water Supply	20
2.6.2 Gas Supply	21
2.6.3 Electricity Supply	21
2.6.4 Telecommunications.....	21
2.6.5 Road Network and Site Access.....	21
2.7 POTENTIAL HAZARDS.....	22
2.7.1 Contamination	22
2.7.2 Bushfire	22
2.8 CUMULATIVE IMPACTS.....	22
2.9 CONSIDERATION OF ALTERNATIVES.....	22
2.10 AGREEMENTS	24
3 PROJECT DESCRIPTION.....	25
3.1 PROJECT OVERVIEW	25



3.2	DETAILED DESCRIPTION	28
3.2.1	Project Area	28
3.3	PHYSICAL LAYOUT AND DESIGN	29
3.3.1	Physical Works.....	29
3.3.2	Construction Materials	30
3.3.3	Earthworks	30
3.3.4	Landscaping	31
3.3.5	Stormwater Management	32
3.4	USES AND ACTIVITIES	33
3.4.1	Milling Activities	33
3.4.2	Wheel Wash Facility	35
3.4.3	Hours of Operation.....	36
3.4.4	Road Haulage	36
3.4.5	Employment	37
3.5	INFRASTRUCTURE PROVISION AND UPGRADES.....	37
3.5.1	Electricity	37
3.5.2	Gas Supply	38
3.5.3	Water Supply	38
3.5.4	Wastewater	38
3.5.5	Boiler Blow Down Water	38
3.6	REDUNDANCY	39
3.7	PROJECT TIMING.....	40
4	STATUTORY CONTEXT	41
4.1	STATUTORY REQUIREMENTS	41
5	COMMUNITY ENGAGEMENT	47
5.1	ENGAGEMENT CARRIED OUT	47
5.1.1	Government Departments and Agencies	47
5.1.2	Additional Agency Consultation	47
5.1.3	Requests for Information	48
5.1.4	Community Consultation.....	49
5.2	COMMUNITY VIEWS.....	50
5.2.1	Summary of Community Responses.....	50
5.2.2	Community Consultation Outcomes	51
5.3	ENGAGEMENT TO BE CARRIED OUT.....	51
5.3.1	Construction Phase.....	51
5.3.2	Operational Phase.....	51
5.3.3	Public Notification.....	51
6	ASSESSMENT AND MITIGATION OF IMPACTS.....	52
6.1	BIODIVERSITY	52
6.1.1	The Existing Environment	52
6.1.2	Items of Ecological Significance	54
6.1.3	Potential Koala Habitat	55
6.1.4	Matters of National Environmental Significance	55
6.1.5	Potential Impacts	55
6.1.6	Mitigation Measures	56
6.1.7	Offsets	57
6.2	ABORIGINAL CULTURAL HERITAGE.....	57
6.2.1	Assessment Results	57
6.2.2	Mitigation Measures	58



6.3	CONTAMINATION	58
6.3.1	Site Conditions	59
6.3.2	Conclusion	60
6.4	STORMWATER MANAGEMENT	60
6.4.1	Stormwater Quantity Management	60
6.4.2	Sediment and Erosion Controls	62
6.4.3	Mitigation Measures	62
6.5	AIR QUALITY	63
6.5.1	Potential Emission Sources	63
6.5.2	Assessment Results	64
6.5.3	Mitigation Measures	65
6.6	NOISE IMPACT ASSESSMENT	65
6.6.1	Existing Acoustic Environment	66
6.6.2	Assessment Results	66
6.6.3	Mitigation Measures	70
6.7	TRAFFIC IMPACT ASSESSMENT	71
6.7.1	Traffic Generation – Existing Operations	71
6.7.2	Background Traffic	72
6.7.3	Traffic Generation	72
6.7.4	Site Access and Network Impacts	73
6.7.5	Car Parking and On-Site Manoeuvring	73
6.8	VISUAL IMPACT	74
6.8.1	Landscape Character	74
6.8.2	Visual Catchment	76
6.8.3	Visual Impact	78
6.9	PRELIMINARY HAZARD ASSESSMENT	78
6.9.1	Dangerous Goods Storage	78
6.9.2	Dust Explosion Risk	79
6.9.3	Mitigation Measures	80
6.10	BUSHFIRE ASSESSMENT	81
6.10.1	Asset Protection Zones	81
6.10.2	Mitigation Measures	82
6.10.3	Emergency Management	84
6.10.4	Conclusion	84
6.11	ECONOMIC IMPACT ASSESSMENT	85
6.11.1	Design and Construction Phase	85
6.11.2	Operational Phase	85
6.11.3	Impact Summary	86
6.11.4	Other Economic Impacts	87
6.11.5	Impact Conclusion	87
6.12	SOCIAL IMPACT ASSESSMENT	87
6.12.1	Methodology	87
6.12.2	Stakeholder Engagement	87
6.12.3	Social Locality and Baseline	88
6.12.4	Impact and Prediction	88
6.13	WASTE MANAGEMENT	88
6.13.1	Solid and Packaging Waste	89
6.13.2	Liquid Waste	89
6.13.3	Processing Wastes	90



6.14	ECOLOGICALLY SUSTAINABLE DEVELOPMENT	90
6.15	BIOSECURITY	90
6.15.1	Biosecurity Risks	90
6.15.2	Risk Management Procedures	90
6.15.3	Emergency Disease Action Plan	91
6.16	ENVIRONMENTAL MANAGEMENT AND QUALITY ASSURANCE	91
7	PROJECT JUSTIFICATION	93
7.1	PROJECT DESIGN	93
7.2	STRATEGIC CONTEXT	93
7.3	STATUTORY COMPLIANCE	93
7.4	COMMUNITY VIEWS	94
7.5	LIKELY IMPACTS	94
7.5.1	Natural Environment	94
7.5.2	Built Environment	95
7.5.3	Likely Social and Economic Impacts:	96
7.5.4	Principles of Ecologically Sustainable Development	96
7.6	SITE SUITABILITY	98
7.7	THE PUBLIC INTEREST	98
8	APPENDIX LIST	0
A.	SEARS RESPONSE TABLE	
B.	DEVELOPMENT PLANS	
C.	STATUTORY COMPLIANCE TABLE	
D.	MITIGATION AND MANAGEMENT MEASURES	
E.	EXISTING DEVELOPMENT CONSENT	
F.	ENVIRONMENTAL PROTECTION LICENSE	
G.	TITLE SEARCHES AND EASEMENTS	
H.	CONSULTATION REPORT	
I.	SITE SURVEY	
J.	CONTAMINATION SITE INVESTIGATION	
K.	BIODIVERSITY ASSESSMENT REPORT	
L.	ABORIGINAL CULTURAL HERITAGE ASSESSMENT REPORT	
M.	STORMWATER MANAGEMENT PLAN	
N.	AIR QUALITY ASSESSMENT	
O.	NOISE IMPACT ASSESSMENT	
P.	TRAFFIC IMPACT ASSESSMENT	
Q.	PRELIMINARY HAZARD ASSESSMENT	
R.	BUSHFIRE ASSESSMENT	
S.	ECONOMIC IMPACT ASSESSMENT	
T.	SOCIAL IMPACT ASSESSMENT	
U.	OPERATIONAL ENVIRONMENT MANAGEMENT PLAN	
V.	BIOSECURITY MANUALS AND PLANS	
W.	EMERGENCY PROCEDURES MANUAL	
X.	LAND USE CONFLICT RISK ASSESSMENT	
Y.	ESTIMATED DEVELOPMENT COST	
Z.	GEOTECHNICAL INVESTIGATION	
AA.	CASA FEEDBACK	

TABLES

Table 1: Applicant's Details	2
Table 2: Historic Development Approvals	4



Table 3: Site Details	13
Table 4: Proposal Alternatives	23
Table 5: Modification Application Details	25
Table 6: Statutory Requirements	41
Table 7: Pre-conditions to Granting Consent	43
Table 8: Mandatory Matters	45
Table 9: Community Consultation Activities	49
Table 10: Community Responses	50
Table 11: Biodiversity Mitigation and Measurement Measures	56
Table 12: Impacts that Require an Offset	57
Table 13: New Mill Received Noise Levels (Reverb Acoustics, 2025)	68
Table 14: Cumulative Noise Levels (Reverb Acoustics, 2025)	69
Table 15: Principles of Ecological Sustainability	97

FIGURES

- Figure 1: Site Location (Nearmap, 2025)**
Figure 2: Proposed Site Plan (LGPM, 2025)
Figure 3: Photograph of Existing Mill (Google Maps, 2025)
Figure 4: Consumption of Poultry Meat in Australia (ACMF, 2025)
Figure 5: Chicken Meat Produced in Australia (ABARES, 2025)
Figure 6: Tamworth Poultry Cluster
Figure 7: Agricultural Freight Network (Department of Planning and Environment, 2022).
Figure 8: Site Aerial (Nearmap, 2024)
Figure 9: Site Context (Nearmap, 2024)
Figure 10: Sensitive Receptors within 1km of the Site (Nearmap, 2024).
Figure 11: Flood and Noise Map (Tamworth LEP, 2018)
Figure 12: Tamworth City-Wide Flood Investigation 100y ARI Map – Boltons Creek (TRC, 2019).
Figure 13: Tamworth City-Wide Flood Investigation 100y ARI Map – Tangaratta Creek (TRC, 2019)
Figure 14: LEP Flight Training Path Map (Tamworth Regional Council, 2024)
Figure 15: Obstacle Limitation Surface Map (Tamworth Regional Council, 2024)
Figure 16: Approved B-Double Routes (TfNSW, 2024).
Figure 17: Project Area (Wildthing, 2024)
Figure 18: Proposed Mill Layout Plan (LGPM, 2025)
Figure 19: Revegetation Undertaken by the Applicant in 2005 (Google, 2025)
Figure 20: Proposed Landscape Works (PSA, 2025)
Figure 21: Stormwater Management Plan (MPN, 2025)
Figure 22: Milling Process Steps
Figure 23: Conceptual Wheel Wash Facility
Figure 24: Conceptual Wheel Wash Pump Unit
Figure 25: Truck Circulation Paths
Figure 26: Existing Boiler Blow Down Evaporation Dams (MetroMap, 2025)
Figure 27: Neighbour Consultation
Figure 28: Vegetation Map (Wildthing, 2025)
Figure 29: Proposed Site Catchments (MPN Consulting, 2025)
Figure 30: Sensitive Receptors (Reverb Acoustics, 2024)
Figure 31: Noise Barrier Location (Reverb Acoustics, 2024)



Figure 32: Bellata Gold Flour Mill - Bowlers Lane

Figure 33: Adjoining Bowlers Lane 1 Broiler Farm (Bowlers Lane)

Figure 34: Adjoining Dairy (Wallamore Road)

Figure 35: Oakburn Rendering Plant (Oxley Highway)

Figure 36: Key Viewpoints

Figure 37: Viewpoint 1

Figure 38: Viewpoint 2

Figure 39: Viewpoint 3

Figure 40: Viewpoint 4

Figure 41: Viewpoint 5

Figure 42: Viewpoint 6

Figure 43: Asset Protection Zone (Integrated Consulting, 2025)

Figure 44: Bushfire Protection Measures (Integrated Consulting, 2025)

Figure 45: Economic Impact Summary (Hill PDA, 2025)

LIST OF ACRONYMS

ABARES	Australian Bureau of Agricultural and Resource Economics and Sciences
BAM	Biodiversity Assessment Method
CBD	Central Business District
CSI	Contamination Site Investigation
EE	Essential Energy
EIS	Environmental Impact Statement
EPL	Environmental Protection License
EDC	Estimated Development Cost
FTE	Full Time Equivalent
GPT	Gross Pollutant Trap
GVA	Gross Value Added
Ha	Hectare
LGA	Local Government Area
LLS	Local Land Services
NHVR	National Heavy Vehicle Regulator
NSW	New South Wales
OLS	Obstacle Limitation Surface
SEARS	Secretary's Environmental Assessment Requirements
SIA	Social Impact Assessment
SSD	State Significant Development
SSDA	State Significant Development Application
TfNSW	Transport for NSW
TN	Total Nitrogen
TP	Total Phosphorus
TRC	Tamworth Regional Council
TRLEP	Tamworth Regional Local Environmental Plan 2010
TSS	Total Suspended Solids
VPD	Vehicles Per Day



1 INTRODUCTION

PSA Consulting (Australia) Pty Ltd has been engaged by Tangaratta Stockfeeds Pty Limited (Tangaratta Stockfeeds) which is part of the Baiada Group of companies (Baiada), to prepare this amendment report for the proposed development of a new poultry feed mill (SSD-58801472). Tangaratta Stockfeeds provides the poultry feed for all Baiada owned and contracted poultry facilities within the New England Region.

Baiada is a privately owned Australian company which provides premium quality poultry products throughout Australia. Baiada's operations include broiler and breeder farms, hatcheries, feed milling and protein recovery. Baiada's products include the sale of live poultry (including breeding stock), stock feed, fertile eggs, day old chickens, primary processed chicken (raw), processed chicken products and pet food. Baiada have current employee base of approximately 7,000 people across Australia.

The project as originally submitted, sought approval for the construction of a new, state of the art, poultry feed mill with the capacity to produce up to 17,500T of poultry feed per week. The feed mill was to be developed in two stages with Stage 1 producing up to 12,500T per week at both the new mill and the existing mill operating during daytime hours only. Stage 2 would have seen production increase to 17,500 Tonnes per week at the new mill only, with the old mill retained on site in a state of readiness for contingency and risk management purposes.

Subsequent to lodgement, the Applicant has undertaken a detailed review of the project and is now seeking to amend the project to improve operational efficiency. As such, PSA Consulting has been engaged to prepare this amended report to accompany an Amendment to SSD-58801472 to facilitate the following changes:

- A reduction in the size of the new feed mill which will now produce a maximum of 14,000 Tonnes Per Week (broiler feed) – operating up to 24/7.
- Retention of the existing feed mill to produce a maximum of 2,200 Tonnes Per Week (breeder feed) operating between the hours of 7am – 10pm.

In total, the site will produce a maximum of 16,200 Tonnes per week, which is a minor reduction compared to the original application which proposed a maximum milling capacity of 17,500 Tonnes per week.

On 3 September 2025, the Applicant requested DPHI's support for the preparation of an amendment application under Section 37 of the *Environment Planning and Assessment Regulation 2021*. DPHI has subsequently confirmed that an amendment can be progressed.

In response to the proposed changes, the entire report and supporting technical reports have been updated to demonstrate that the amendment project can be undertaken in a manner consistent with the statutory obligations in environmental, social and amenity impact, and will not result in significantly different impacts to those forecasts in previous development applications. Accordingly, the proposed development is recommended for approval, subject to relevant and reasonable conditions.

1.1 APPLICANT DETAILS

The project is being undertaken by Tangaratta Stockfeeds Pty Limited (Tangaratta Stockfeeds) which is part of the Baiada Group of companies (Baiada). Tangaratta Stockfeeds provides the poultry feed for all Baiada owned and contracted poultry facilities within the New England Region.

Baiada is a privately owned Australian company which provides premium quality poultry products throughout Australia. Baiada's operations include broiler and breeder farms, hatcheries, feed milling and protein recovery. Baiada's products include the sale of live poultry (including breeding stock), stock 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 major operating centres located in New South Wales, Queensland, South Australia and West Australia. Baiada have a current employee base of approximately 7,000 people across Australia. The Applicant's details are provided in **Table 1** below.



Table 1: Applicant's Details

DECLARATION	
APPLICANT	Tangaratta Stockfeeds Pty Limited
POSTAL ADDRESS	PO Box 21, Pendle Hill, NSW, 2145
ABN	51 001 278 584
APPLICANT CONTACT	Graeme Dillon (Project Manager)

1.2 AMENDED PROJECT DESCRIPTION

1.2.1 Project Overview

The proposed development involves the construction of a new feed mill and the continued use of the existing feed mill on land at 771 Wallamore Road, Wallamore, NSW located approximately 9.5km northwest of the Tamworth Central Business District (see **Figure 1**). The site contains the existing feed mill which has been operated by Tangaratta Stockfeeds Pty Limited since 1975. The existing mill produces specialised feed blends which supply the poultry farming operations within the New England Region. The existing feed mill has an approved production volume of 10,000T per week.

The amended project involves the construction of a new poultry mill on the site which will produce 14,000T of feed per week, as well as the retention of the existing mill which will produce 2,200T of feed per week. While the new mill will operate up to 24 hours per day, 7 days per week, operation of the existing feed mill will be limited to the day and evening periods (7am – 10pm). As per the original application, the increase in feed production at the site is required to support the projected growth in poultry production within the New England Region. A site plan showing the proposed feed mill is provided in **Figure 2**. Development Plans are included in **Appendix B**.

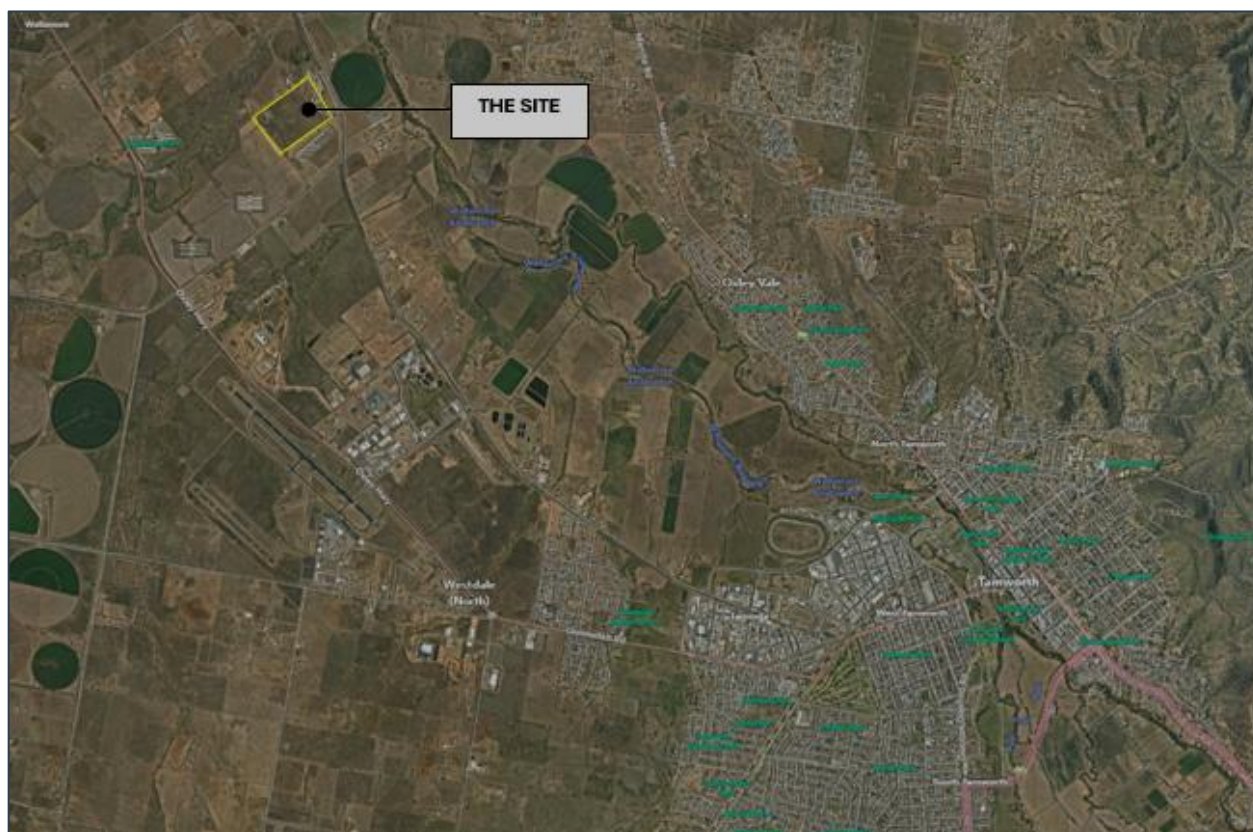


Figure 1: Site Location (Nearmap, 2025)

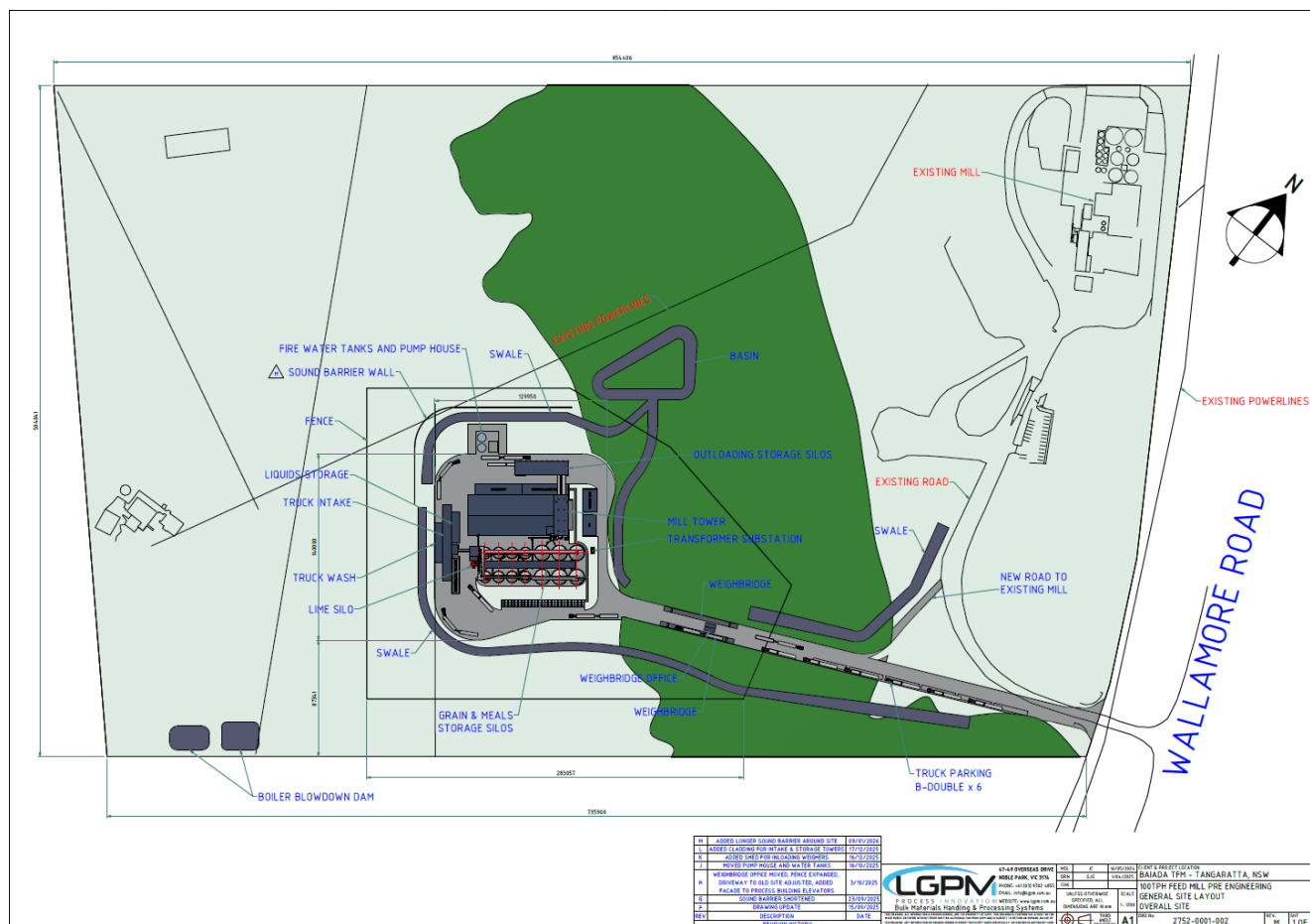


Figure 2: Proposed Site Plan (LGPM, 2025)

1.2.2 Core Objectives

The core objectives of the project are as follows:

- Develop a modern, best practice and purpose-built poultry feed mill which, in conjunction with the existing mill, will have the capacity to produce up to 16,200 Tonnes of poultry feed per week.
- To provide a safe and reliable supply of poultry feed within the New England Region and Baiada's wider network if required.
- Facilitate the forecast growth of poultry production in the New England region to support Baiada's Oakburn Processing Plant (SSD-9394).

1.3 PROJECT BACKGROUND

Baiada's current livestock operations within Tamworth facilitate processing of a maximum of 840,000 birds per week at the existing Out Street Processing facility. Baiada is currently completing construction of their State Significant Development Approval (SSD-9394) for a new Integrated Poultry Processing Facility (Oakburn) in Tamworth which will have the capacity to process up to 3 million birds a week. To support the increase in processing of poultry within the region significant increases in the supply of birds, and poultry feed, is required.

As noted, above, the existing feed mill has been operated on the site since 1975 and has an approved production volume of 10,000 tonnes per week. Much of the existing milling equipment has limited potential for expansion, and would need to be replaced with more efficient, modern equipment should an increase in production to 16,200 tonnes per week be contemplated. As such, the construction of a new feed mill is proposed to meet the projected growth of poultry production in the New England Region.



While the original application proposed to retain the existing mill as a “standby mill” providing contingency feed supply in the event of a significant interruption to feed production at any of Baiada’s operations, due to the significant capital investment in this infrastructure, as well as the costs associated with regular maintenance without production, it has been determined that the existing mill will now be retained and form part of the ongoing production activities.

The revised approach involves the construction of a new poultry mill on the site which will produce 14,000T of feed per week, as well as the retention of the existing mill which will produce 2,200T of feed per week. While the new mill will operate up to 24 hours per day, 7 days per week, the existing feed mill will be limited to the day and evening periods only (7am – 10pm).

1.4 RELATED DEVELOPMENT

The existing feed mill is located in the northern corner of the site fronting Wallamore Road. This was originally purchased as an operating feed mill in 1975, with a production of 950T per week. Since this time, the feed mill has been progressively upgraded and expanded to allow for production increases, commensurate with the growth of the poultry cluster in Tamworth. The mill and associated grain storage bunkers occupy an area of ~5.8ha and includes a manager’s residence. A photo of the existing mill from Wallamore Road is provided in **Figure 3**.



Figure 3: Photograph of Existing Mill (Google Maps, 2025)

The current operation has an approved production of 10,000 tonnes per week. **Table 2** identified the historic development approvals relevant to the current feed mill on the site. To service the current poultry cluster, the existing mill current produces up to 4,410 T of feed per week. As such, the proposed development will result in a 50% reduction in milling compared to current operations.

As noted above, the existing mill will receive continue to operate under its current approvals and Environmental Protection License (EPL) during the day and evening periods (7am to 10pm) with a capped production level of 2,200 T per week.

Subject to approval of this application a Modification Application and Variation to the EPL will be sought to introduce this limit to the current approval regime. This will be undertaken prior to commencement of operations at the new mill and can be conditioned accordingly.

Table 2: Historic Development Approvals

DEVELOPMENT APPROVAL	DESCRIPTION
1975	• Site was purchased as an operating feed mill. • Production levels at 950 tonnes per week
1987 Parry Shire Council	• Operations increased to 24 hours per day, 6 days per week.



DA 87/81	• Transport of raw ingredients and finished product increased to 7 days per week between of 7am – 8pm. • Production levels increased 2,600 tonnes per week.
1993 Parry Shire Council Amendment to DA 87/81	• Heavy Vehicles increased to 7 days per week between 6am and 10pm.
DA 2000/428 Tamworth Regional Council	• Production levels increased to 10,000 tonnes per week. • All Operations increased to 24 hours per day, 7 days per week. • The EPA GTAs/ EPL included 4 stages to increase capacity and requirements for acoustic modelling prior to commencement of the next stage. • At present, the site operates at Stage 3 with truck movements to the day / evening period (6am – 10pm), while a trial is undertaken to determine compliance.
DA0169/2014 Tamworth Regional Council	• Demolition and replacement of boiler shed.
DA2016/0377 Tamworth Regional Council	• Construction of additional acoustic walls to the northeast and northwest site boundaries.

1.5 RESTRICTIONS AND COVENANTS

The site is affected by a 20.115m wide easement for Essential Energy Transmission Line locate to the west of the proposed feed mill site. No works are proposed within this Easement. Copies of the Certificate of Title and Easement Documents are included in **Appendix G**.



2 STRATEGIC CONTEXT

2.1 AUSTRALIAN POULTRY INDUSTRY 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 over 50% in the last 30 years and now representing approximately 50% of the total meat consumption.

The ABARES commodities report shows that chicken continues to be the most consumed meat in Australia, driven by the product's versatility, convenience and a lower price point compared to beef, lamb and pork. Per capita poultry consumption has grown to be over 51kg per person in 2025. As shown **Figure 4**, chicken meat production in Australia has grown steadily with growth forecast to continue. As a result of the ongoing and predicted growth in demand for poultry meat products in Australia, significant expansion of the industry is required.

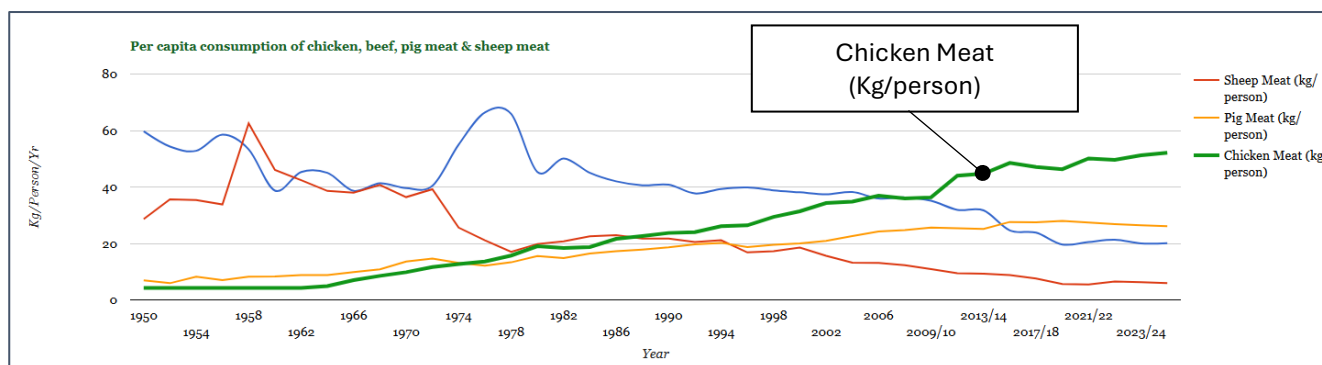


Figure 4: Consumption of Poultry Meat in Australia (ACMF, 2025)

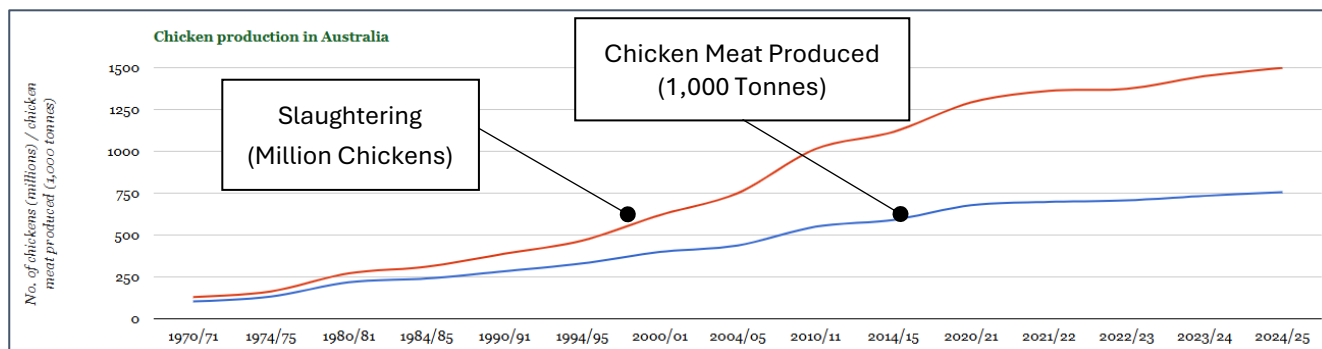


Figure 5: Chicken Meat Produced in Australia (ABARES, 2025)

2.2 TAMWORTH POULTRY INDUSTRY

In response to the projected demand for poultry products in the Australian marketplace, there is a need to increase production, bird numbers and processing capacity. Without Baiada's contribution to capacity which will be in part generated by this development, it is highly likely that there will be a significant shortfall in supply of poultry products in the Australian market in the coming years.

Baiada sees the New England Region as being an ideal location for expansion and the increase in production capacity. This is due to the existing accumulation of high value poultry assets and geographic, infrastructure and commercial attributes in the region which have created a poultry meat cluster. Examples of the attributes of this cluster include the following:

- Access to large quantities of locally grown grain including wheat and canola (typically sourced from Tamworth, Moree, Narrabi, Walgett and Gunnedah).



- Proximity to key NSW markets (including Sydney) and Southeast QLD and direct access to the State Road network.
- Ideal land types and topography for the construction of suitable shedding for poultry production.
- An ideal climate in terms of temperature and humidity for poultry production.
- Access to high quality water sources including bore water, dams, rivers and reticulated networks.
- Suitable sites for the location of poultry farms away from sensitive receptors and population centres.
- Support from existing major investment in infrastructure covering all facets of the integrated business.

It is rare to have the combination of the assets and infrastructure and presents a unique opportunity to benefit the New England region, and specifically Tamworth from the future demand for poultry products and facilitate growth of the Baiada business.

2.2.1 Existing Tamworth Operations

As outlined above the combination of factors which make the New England Region suitable for a poultry cluster is only present in a handful of areas across NSW and Australia which means that this area is vitally important to the industry and Australia's food supply chains. The New England poultry industry is an almost perfect cluster of related production entities, each relying on the other for efficient performance, continuance and future growth.

At any point in time, Baiada's Tamworth livestock operations currently involve farming of:

- Approximately 1.3 million Production Birds (Parent and Grandparent Farms).
- Approximately 5.8 million Broiler Birds (Meat Chickens).
- Approximately 120,000 ISA Production Birds (Producing layers for the egg industry).

The relationship between the various components of the Tamworth Poultry Cluster is shown diagrammatically in **Figure 6** below.

The Tamworth poultry industry businesses are also supported by many contractors providing services including but not limited to:

- Transport and logistics.
- Bedding suppliers and used litter removal.
- Bird collection and transportation.
- Service, cleaning and maintenance of all facilities.
- Gas and electricity services.

As notes, Baiada's current livestock operation within Tamworth facilitates processing of a maximum of 840,000 birds per week at the existing Out Street Processing facility. Baiada has recently commenced works on their State Significant Development Approval (SSD9394) for a new integrated Poultry Processing Facility (Oakburn) in Tamworth which has the capacity to process up to 3 million birds a week.

To support the increase in processing of poultry within the region, significant increases in all aspects of the poultry cluster will be require. In this regard, it is expected that around 300 additional poultry sheds will be required, located within a 2 – hour drive of the Oakburn processing plant in accordance with animal welfare considerations. All of these farms will be reliant on the feed produced at the proposed feed mill.

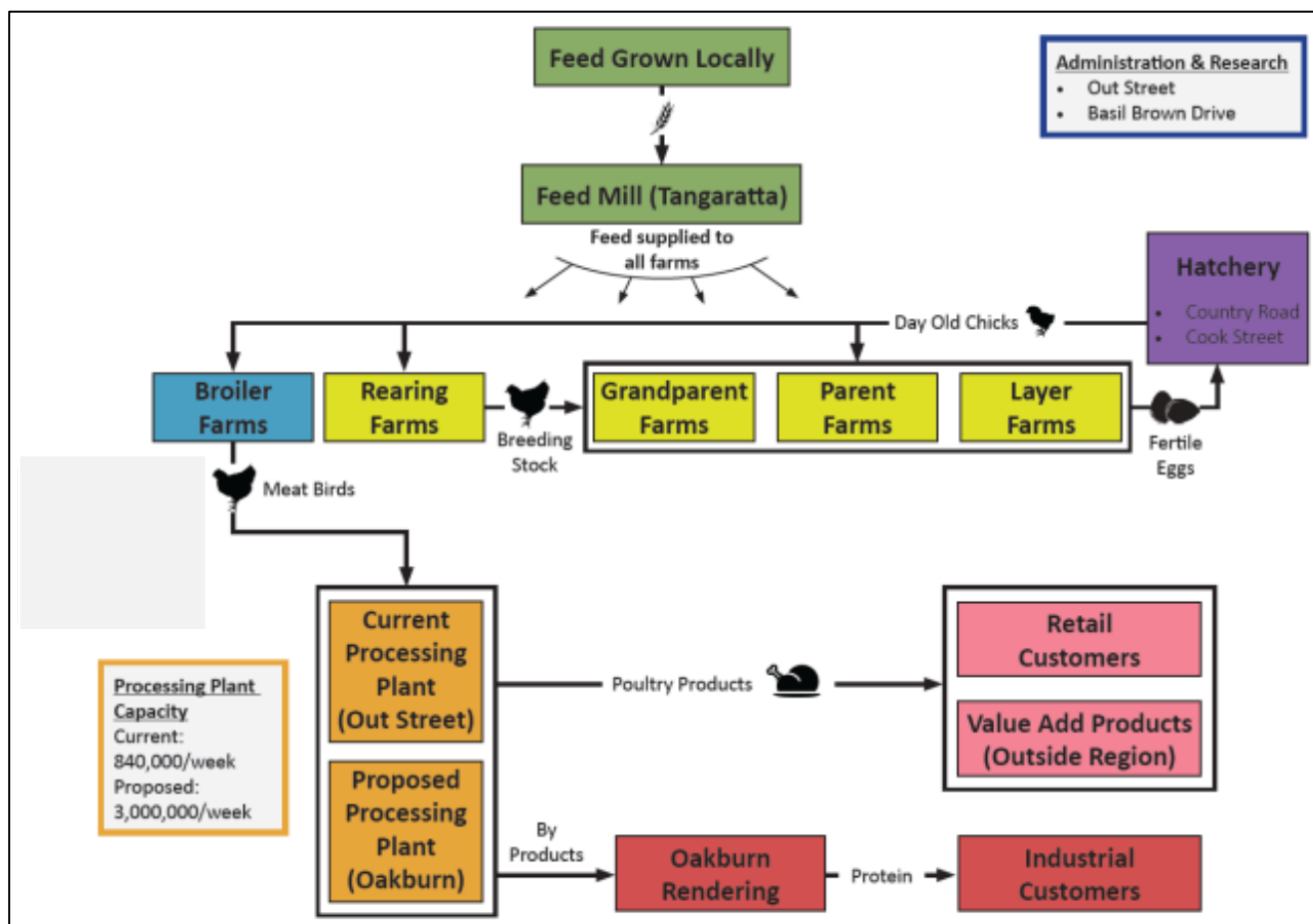


Figure 6: Tamworth Poultry Cluster

2.3 REGIONAL AND LOCAL PLANNING CONTEXT

2.3.1 New England and North West Regional Plan 2041

The *New England North West Regional Plan 2041* is a 20-year strategic blueprint that sets the framework, vision and direction for land-use planning for future needs for housing, jobs, infrastructure, a healthy environment and connected communities. The vision for the region is to become one of Australia's most productive agricultural regions, capitalising on the forecast growth in global demand for food and resources. Intensive agriculture, food and fibre processing are identified as key economic opportunities and drivers for the region.

In particular, Objective 3 of the plan identifies that *"The region accommodates food processing clusters for chicken meat and eggs around Tamworth, intensive glass housing of tomatoes near Guyra, and various cattle feedlot facilities. Chicken meat production and processing is the largest intensive agribusiness regional employer and is centred around the Baiada processing plant in Tamworth"*.

The proposed feed mill closely aligns with the vision for the region as it will support significant growth in agriculture, agribusiness and livestock meat production. The feed mill will be ready to meet the forecast growth in demand for poultry feed within the entire cluster, supporting significant expansion of poultry farming and supporting industries, facilitating employment growth and an increase in local spending associated with poultry production.

The Regional Plan also recognises that the food processing sector is rapidly expanding and will drive economic prosperity and jobs growth. The plan has identified five (5) specific parts for the region, which are:

1. Growth, change and opportunity.
2. Productive and innovative.
3. Sustainable and resilient.



4. Housing and place.
5. Connected and accessible.

The Plan recognises that agricultural production from the region accounts for around one fifth of NSW's agricultural output and is home to 16% of all farm businesses in the State. The poultry industry (including eggs) contributed \$66 million (or 17.1%) of the Region's gross value of agricultural commodities produced.

With respect to **Part 2-Productive and innovative**, it is noted the plan supports the expansion of agribusiness and food processing sectors in Objective 3, with specific reference to the poultry industry as follows:

"The region accommodates food processing clusters for chicken meat and eggs around Tamworth, intensive glass housing of tomatoes near Guyra, and various cattle feedlot facilities. Chicken meat production and processing is the largest intensive agribusiness regional employer and is centred around the Baiada processing plant in Tamworth. Livestock production is one of the fastest growing and emerging industries in the region, with strong growth in forecast due to growing demand for domestic and export consumers. These food processing industries may also generate opportunities for further organics processing facilities to manage agricultural by-products and waste. Such facilities will require careful consideration of potential land use conflicts with existing and future uses".

Consistent with Part 2, the proposed development will support significant growth of the livestock and food processing sectors as well as the larger supply chains including agriculture (grain supply), livestock farming and supporting contractors. The proposed feed mill will provide for and support significant expansion of the entire poultry cluster in the region leading to growth in employment and local spending. Secondary businesses within the supply chain, particularly those associated with the transport and logistics as well as grain production will also benefit from the broader expansion of poultry cluster.

With respect to Parts 1, 3 - 5, the proposed development is consistent with these parts as noted below:

- **Part 1 – Growth, change and opportunity:** The proposed development will significantly increase direct and indirect employment within the Tamworth region, and facilitate expansion and investment of in the broader poultry cluster. The proposed feed mill will be an efficient and modern facility that adopts best practice equipment and methodologies, reinforcing the area's reputation as a high-quality, grain production hub. The proposed development is not expected to have significant negative impacts on the future growth, community need or regional economic development.
- **Part 3 – Sustainable and Resilient:** The development has been subject to a rigorous assessment of potential environmental impacts and will be constructed and operated in a manner consistent with the applicable environmental standards.
- **Part 4 – Housing and place:** The proposed feed mill will support economic activity in the region and provide ongoing employment opportunities for the local community.
- **Part 5 – Connected and accessible:** The proposed development can be efficiently connected to all infrastructure networks that are necessary to service a modern feed mill. Where necessary, new connections to the infrastructure networks are to be provided in accordance with the relevant standards. The site is well located to take advantage of major transport networks which enable transport of products from the region to major national markets. As shown in **Figure 7**, the major roads in and around Tamworth (including the Oxley Highway) are identified as part of the Agricultural Freight network, with the movement of poultry and poultry related products specifically identified as a key agricultural commodity.

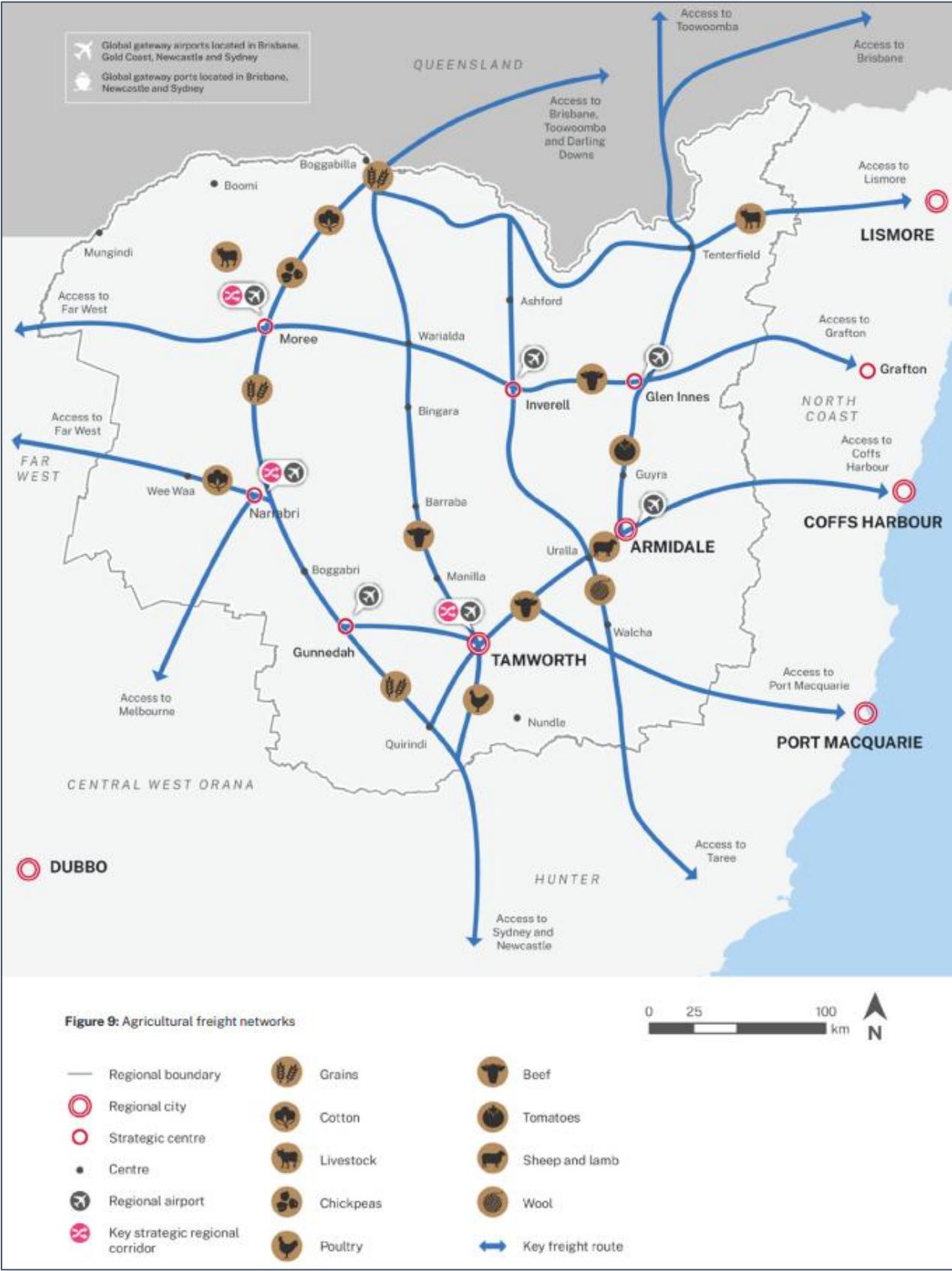


Figure 7: Agricultural Freight Network (Department of Planning and Environment, 2022).



2.3.2 The Draft Namoi Regional Job Precinct

The Draft Namoi Regional Job Precinct - Planning Framework closed for exhibition on June 16, 2025. The framework acknowledges that the area is one of the NSW's leading food producing regions with a well-established intensive agriculture sector, primarily poultry (meat and layer) production, and feedlots. It also notes that the sector is growing rapidly, driven by major macro trends including rising global demand for safe and reliable agri-food, particularly in rapidly developing markets across Asia.

The Draft Policy Review Report confirmed that the poultry sector is a significant contributor to Namoi's regional economy delivering a value of ~\$112.5 million in 2021 (ABS, 2022), which consisted of meat production (broilers) at ~\$99.8 million and egg production of \$12.7 million, representing 8.9% of the total regional gross value of agricultural production. It also notes that the broiler sector is logistically sensitive, requiring processing plants and farms to be in relative proximity (approximately 200 kilometres) and therefore driving the formation of hubs or centres of production. In the Namoi, the Tamworth LGA accounts for 93% of regional broiler production with secondary services (e.g. processing plants and feed milling) are also located in Tamworth.

The Report correctly notes that the approved Oakburn Poultry Processing Plant, is located immediately west of Tamworth Regional Airport. The facility will dramatically increase production output of the region and improve efficiencies for the company and, in doing so, increase the demand for locally produced/farmed birds.

To fully capture the potential of agricultural production in the Namoi Region and its potential to support sustainable economic development for the region, the Namoi RJP and associated planning documents aims to establish a comprehensive and forward-thinking planning framework. The goal is to make the Namoi Region an attractive location for investment, while preserving important environmental and cultural values, optimising the use of resources and enhancing liveability and resilience.

While the draft planning framework is particularly targeted at intensive livestock agriculture, the framework also identifies approaches to improve the planning framework for secondary agriculture processing and related rural industries in identified precincts in Gunnedah and Tamworth. Tangaratta Stockfeeds is within the Tamworth Investigation Area 8, identified as an existing Agribusiness, which is described as follows:

Investigation Area 8 currently comprises a mix of existing industrial and processing land uses. The area is well serviced by road transport with direct access to the Oxley Highway and Wallamore Road. Tamworth Regional Airport is adjacent to the precinct. Existing residential areas are located to the south east, with scattered rural dwellings to the north east opposite Wallamore Road.

The strategy identified that potential land uses which may be accommodated within the precinct include:

- *Logistics and freight*
- **Agricultural produce industry**
- *Livestock processing*
- *Plant processing*
- *Livestock saleyards*
- *Natural textile manufacturing*
- *Food production*
- **Prepared animal and bird feed manufacturing**
- *Circular economy and waste recovery*
- *General agribusiness and farm supplies*
- *Controlled environment horticulture*
- *General and heavy industry*
- *Automotive repair and sales, equipment hire and depot*
- *Recreation facilities (existing Oakburn Park).*



While the strategy recommended that the RJP not pursue a specific precinct planning approach for Investigation Area 8 and instead will rely upon existing planning undertaken by Tamworth Regional Council, the proposed expansion of the Tangaratta Feed Mill, clearly aligns with and supports the broader vision for the Namoi Regional Job Precinct.

2.3.3 Local Planning Context

Under the *Tamworth Regional Local Environmental Plan 2010 (TRLEP)*, the subject the site is located in the RU1 Primary Production Zone. The existing and proposed development falls under TRLEP definition of **Livestock Processing Industry** which “means building or place used for the handling, treating, processing or packing, for commercial purposes, of produce from agriculture (including dairy products, seeds, fruit, vegetables or other plant material) and includes wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry”.

In accordance with Clause 3 of the TRLEP a development of a Livestock Processing Industry located in the RU1 Primary Production Zone is identified as development that is **Permitted with Consent**. The objectives for the RU1 Primary Production Zone are as follows:

- 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 of and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To permit subdivision only where it is considered by the Council to be necessary to maintain or increase agricultural production.
- To restrict the establishment of inappropriate traffic generating uses along main road frontages.
- To ensure sound management of land which has an extractive or mining industry potential and to ensure that development does not adversely affect the extractive industry.
- To permit development for purposes where it can be demonstrated that suitable land or premises are not available elsewhere.

The proposed poultry feed mill and the retention of the existing feed mill is a primary industry supporting agricultural producers in the region through the processing of the ingredients and supply of poultry feed to the New England poultry cluster. The proposed development will ultimately supersede the existing mill on site and is forecast to improve the environmental performance of the operation while also allowing for an increase in feed production.

The site is in a food production hub which contains a number of major rural industries including a livestock exchange, beef abattoir, lamb abattoir, flour mill, other industrial operations and intensive animal husbandry. As such, the existing, approved and proposed use of the site is considered to be complementary land use to the surrounding area and adjoining zones.

As demonstrated in this report, the proposed development has been subject to a rigorous environmental assessment which confirms the project can be undertaken in a manner which minimises potential conflict with adjoining zones and sensitive receptors. As such, it is considered that the proposed development closely aligns with the RU1 Zone objectives.

In 2020, Council released the **Tamworth Regional Blueprint 100** as an overarching strategy that provides a roadmap to take the Tamworth Region towards its vision of a prosperous economy and high living standards with a population of 100,000 people. Priority 3.4 acknowledges that Tamworth is the centre for the production and processing of beef, lamb and poultry products to supply to the whole of NSW and that the presence of existing grain, livestock, feedlots, sale yards and processing facilities provides a competitive advantage to producers in the sector. It is also identified that the meat and food processing sector have significant potential to expand its meat processing capacity and increase its expertise in providing high-tech agribusiness solutions. The proposed development directly response to the forecast increase in poultry production with the region, which cannot be achieved without a commensurate increase in feed production.

As determined above, the proposed development closely aligns with the historic, current, future planning intents for specified for Tamworth.



2.4 SITE CONTEXT

2.4.1 The Site

The proposal relates to land at 771 Wallamore Road, Wallamore which contains the current Tangaratta Stockfeeds poultry feed mill. The site is formally described as Lot 4 on DP578865 and has an area of 40.62ha. As shown in **Figure 8** the site has been historically cleared and used for agricultural and rural industry purposes while the central portion of the site subject to re-vegetation with planted natives undertaken by the Applicant. The application will also include Lot 1 on DP1077646 as the existing access driveway to the site traverses the Main Northern Rail Line Corridor. This is an unconstructed rail corridor running north / south along Wallamore Road owned by the NSW State Rail Authority and managed by UGL Regional Linx.

Table 3: Site Details

ADDRESS	771 Wallamore Road, Wallamore, NSW
PROPERTY DESCRIPTION	Lot 4 on DP578865 Lot 1 on DP1077646
LANDOWNER	Tangaratta Stockfeeds Pty Limited (Lot 4 on DP578865) State Rail Authority of New South Wales (Lot 1 on DP1077646)
TOTAL SITE AREA	40.62ha

A copy of a current Certificate of Title for the properties subject to this Development Application is included in **Appendix G**.



Figure 8: Site Aerial (Nearmap, 2024)



2.4.2 The Surrounding Area

The subject site is located approximately 9.5km northwest of the Tamworth CBD. In addition, to extensive agriculture and grazing activities, land uses which surrounding the site include the following:

- A dairy adjoining the property directly to the north (also contains a dwelling).
- The Rosebank Feed Cleaning and Storage Business to the East on the opposite site of Wallamore Road opposite the subject site (also contains a dwelling).
- The Wallamore Grain and Produce Farm located approximately 1,700m to the Northeast.
- Bellata Gold Pasta Flour Mill located on Bowlers Lane approximately 1,000m to the south.
- Baiada's Bowlers Lane Broiler Farms (3), located on the northern side of Bowlers Lane to the south.
- The Klassen Broiler Farm, located on the opposite side of Wallamore Road to the southeast.
- The Oakburn integrated Poultry Processing Plant (SSD-9394) to the south fronting Oxley highway.
- Multiple poultry, broiler and breeder farms to the north and west.

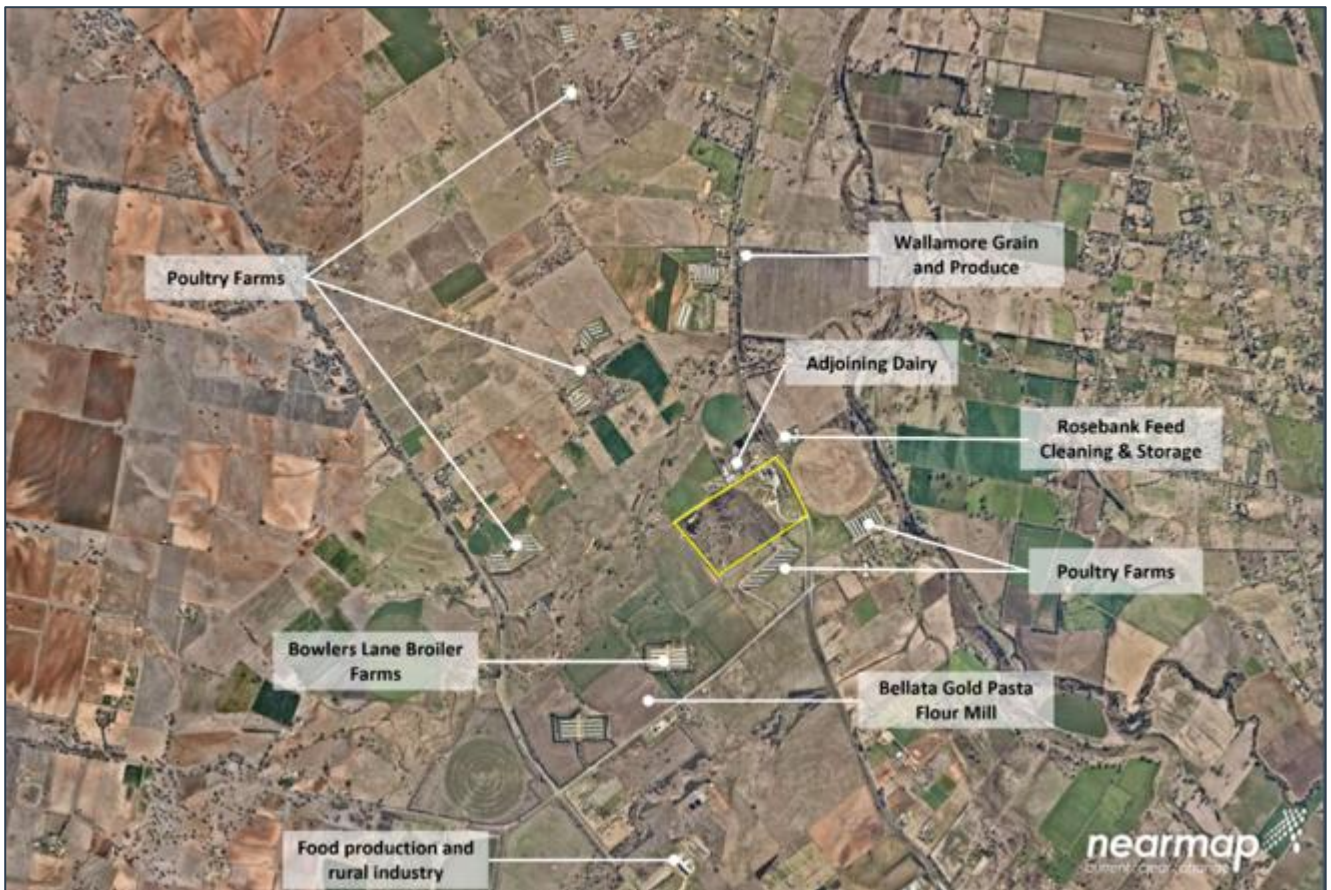


Figure 9: Site Context (Nearmap, 2024)

As shown in **Figure 10**, there are 10 sensitive receptors (residential dwellings on rural properties) within 1km of the feed mill site, with the closest being located approximately:

- 310m to the north.
- 530m to the west.
- 690m to the northeast
- 710m to the east.



Figure 10: Sensitive Receptors within 1km of the Site (Nearmap, 2024).

2.5 IMPORTANT NATURAL OR BUILT FEATURES

2.5.1 Topography

The site is located on the slopes of the Peel River flood plain. The local topography is characterised by moderately undulating hills with open agricultural land, failing to the narrow alluvial floodplains of the Peel River and near by Tangaratta Creek (~700m west of the proposed mill site). The terrain of the site and the immediate surrounding area is generally characterised as flat, with a gentle fall of approximately 9m from the southern to northern boundary (over ~500m). A site survey is included as **Appendix I**.

2.5.2 Geology and Soils

According to the Soil Landscapes of the Tamworth 1:100,000 Sheet (DCCEE, 2024) the entire subject land occurred on the Glenmore (gm) Soil Landscape. Soil types are dominated by very deep, imperfectly drained Black Vertosols (Black Earths) with some very deep, imperfectly drained Red and Brown Vertosols (Red and Brown Clays) and minor occurrences of moderately deep, moderately well-drained Red Chromosols where underlying sedimentary bedrock outcrops.

The surface geology as indicated by the NSW Government online spatial tool, MinView, comprises of the Late Devonian age Noumea Beds, part of the Parry Group, consisting of interbedded massive and andesitic-lithic greywacke, pebbly greywacke and laminated siltstone and mudstone.

A geotechnical investigation has been undertaken by JK Geotechnics and is included as **Appendix Z**. The boreholes undertaken as part of the Geotechnical Investigation disclosed a subsurface profile generally comprising of residual clays of medium to high plasticity and siltstone at variable but shallow depths. The bedrock was generally either initially low strength before quickly becoming high strength or was high strength at first contact. No groundwater was



encountered during the investigation. A brief summary of the subsurface conditions, as encountered, is presented below.

2.5.2.1 Natural Soils

The residual soils predominantly comprised silty clay, with some silty gravelly clay layers. The plasticity of the clays were predominantly high plasticity, although occasionally medium to high plasticity. The clays were typically stiff to hard strength, although occasionally clays of firm strength were encountered but were typically in boreholes where there was a very shallow soil covers over the bedrock and therefore were more likely to have higher moisture content due to the shallow bedrock preventing drainage.

2.5.2.2 Bedrock

Siltstone bedrock was encountered in boreholes at depths typically between 0.3m and 1m below existing surface levels, with the exception of BH11 and BH18 where bedrock was encountered at 1.9m and 1.2m depth, respectively. The top of bedrock level varied between about RL374.1m and RHL376.7m and appeared to generally be gently grading down towards the north. The bedrock on first contact varied between low strength and high strength and where low strength material was encountered, the bedrock strength quickly increased to medium to high strength. Based on the cored boreholes, once medium to high strength bedrock is encountered, it appears to extend to at least 7m depth below existing surface levels and is moderately to closely fractured. The cored boreholes indicate that the bedrock is bedded at between 0° and 20° and contains regular steeply inclined joints.

2.5.3 Flooding and Drainage

The site generally falls from the southern boundary to the north towards Wallamore Road, where there are a series of cut off drains directing stormwater flow to the western dam and the road table drains. No external catchments appear to flow through the site, as the southern neighbour cuts off their overland flow with bunds and swales and directs it along the boundary toward Wallamore Road. As shown in **Figure 11**, the TRLEP flood map indicates that the site is not subject to flooding.



Figure 11: Flood and Noise Map (Tamworth LEP, 2018)

Tamworth Regional Council's City-Wide Flood Investigation includes an expanded study areas taking into account Tangaratta Creek (North of the site) and Bolton's Creek (South of the site). As shown in **Figure 12** and **Figure 13** the site is not subject to inundation during a 1% ARI Flood event.

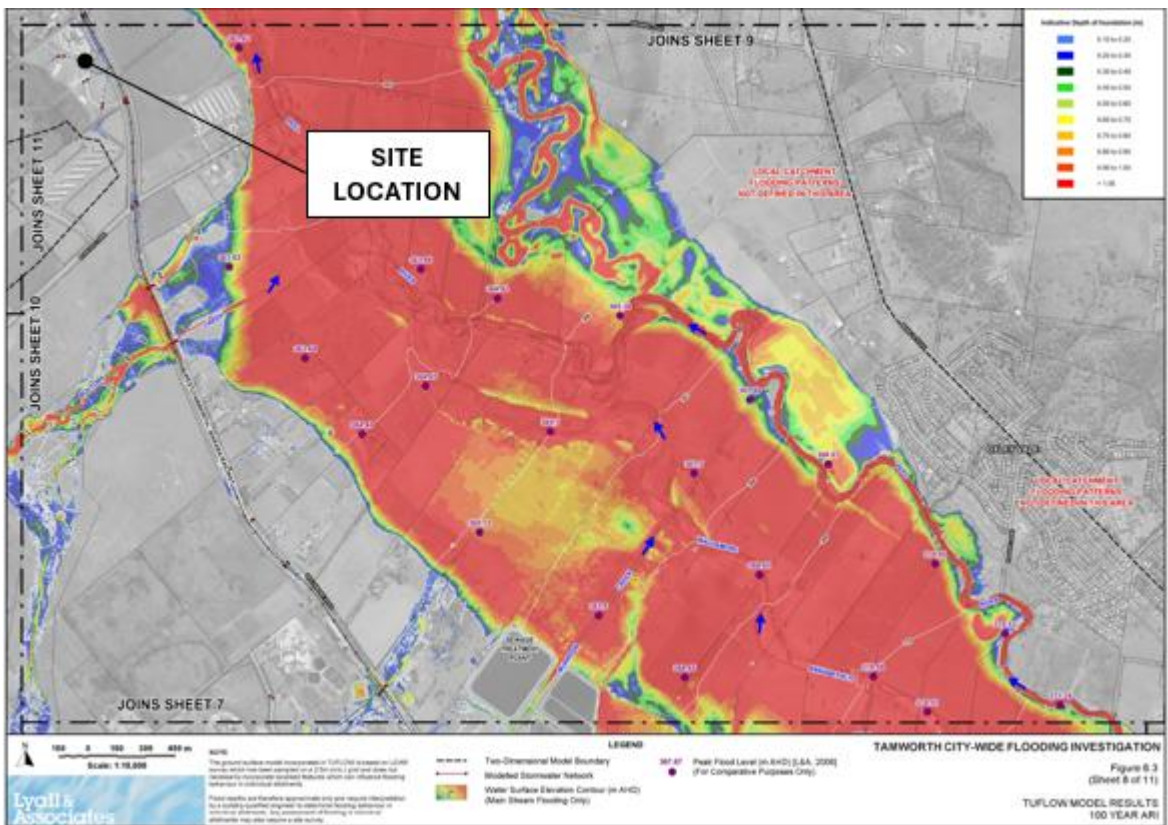


Figure 12: Tamworth City-Wide Flood Investigation 100y ARI Map – Boltons Creek (TRC, 2019).

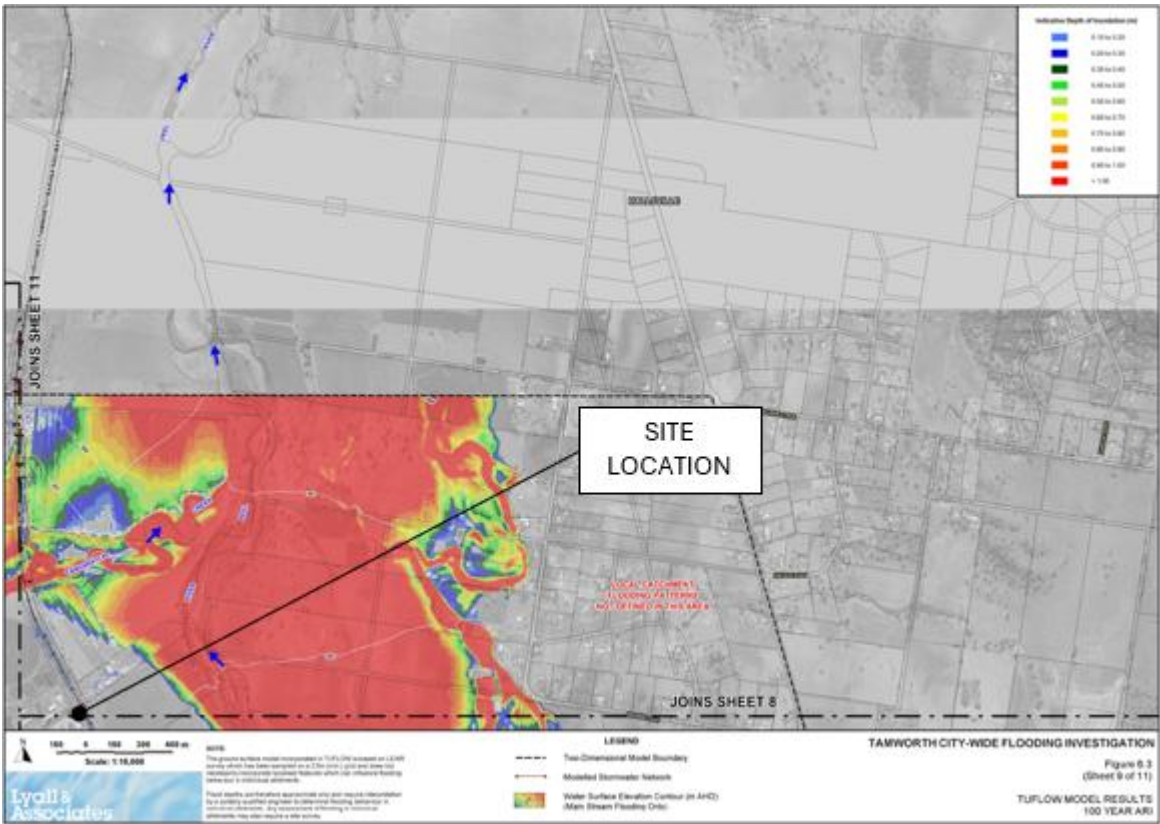


Figure 13: Tamworth City-Wide Flood Investigation 100y ARI Map – Tangaratta Creek (TRC, 2019)



2.5.4 Ground Water

There are two bores on the property are licensed as 90WA815949 (adjoining the existing feed mill) and 90WA818666 (in the western corner of the site). GW043960 has water bearing zones between 18.2m and 18.8 m and at 30.4m depth below ground level. This bore has a recorded topsoil depth of 0.61m and was drilled through a shale and fractured rock sub-strata. The original yield from this bore was 0.45 L/s which is considered sufficient for a small stock water supply.

The western bore GW038178 was drilled for industrial purposes in 1975 and therefore it is assumed to have been drilled for the rendering plant. The bore was drilled to a total depth of 35m through topsoil, shale, and fractured basalt. The shallowest aquifer was located 12.1m to 12.4 with a further two aquifer below. All aquifers are in fractured basalt. No yield is available for this bore.

As noted in the Geotechnical Investigation included in **Appendix Z**, groundwater was not encountered in any of the boreholes and is generally not expected to be encountered on the site other than surface run-off. Minor seepage may be encountered within the localised deeper excavation within the western portion of the site associated with the intake building.

2.5.5 Vegetation

Historically the subject land has been largely cleared as a result of the past agricultural and feed mill activities. The central portion of the study area has been subject to re-vegetation with planted natives undertaken by the applicant in 2001. The trees were planted in rows of the same species and include *Eucalyptus crebra* (Narrow-leaved Ironbark), *Eucalyptus melliodora* (Yellow Box), *Eucalyptus melanophloia* (Silver-leaved Ironbark), *Eucalyptus blakelyi* (Blakely's Red Gum), *Acacia pendula* (Weeping Myall), *Acacia salicina* (Cooba) and *Allocasuarina luehmannii* (Bulloak). The proposed development will result in the loss of 389 of these planted trees. Groundcovers within the area of planted trees and areas to the west are largely composed of a mixture of native and introduced grasses which vary in composition over the area.

The new feed mill has an impact area of 6.03ha. The impact area contains planted native trees within the central portion, grassland within the far west and maintained low grassland in the east along the road to the existing feed mill. The vegetation surveys determined that the impact area includes the following assemblages:

- Planted Native Trees (2.70 ha).
- Derived Grassland (2.74 ha).
- Low Maintained Introduced Grassland (0.50 ha).
- Introduced Vegetation (0.13 ha).

2.5.6 Tamworth Airport Operations

The site is located approximately 2.7km north of the Tamworth Airport. As shown **Figure 14** and **Figure 15** respectively, the subject site is partially mapped within the Flight Training Path Map and Obstacle Limitation Surface (OLS) Map of the TRLEP. Clause 7.6 (2) of the Tamworth Regional TRLEP, requires the consent authority to grant consent for the erection of a building on land in the flight path of the Tamworth Airport if the proposed height of the building would exceed the obstacle height limit determined by the relevant Commonwealth body. The proposed feed mill will have a maximum stack height of 36.615m and does not exceed 45m above ground level.

With respect to land identified within the Flight Training Path, Clause 7.7 of the TRLEP, requires the consent authority to consider measures for the insulation of any building on that land from aircraft noise. As the proposed development

As part of the preceding application process, a copy of the SSDA was provided to Tamworth Regional Council (Airport Manager) and CASA on 29 November 2024 to provide any additional feedback concerning the proposed development. A response from Airspace Protection (CASA) was provided on 6 December 2024 which is included as **Appendix AA**.

The response includes an assessment of the proposed development with consideration of the National Airports Safeguarding Framework (NASF) Guidelines and concludes:

“CASA does not object to the proposed Development / Poultry Feedmill. No further information is required.

The only recommendation(s) would be along the lines:



- The system should be ‘sealed’ as far as practicable so that bird feed is not available to ‘opportunistic’ birds.
- As with all developments in the area, it is recommended that the Airport Manager be advised of the development proposal and consider whether it is worthwhile evaluating the proposal with respect to the Wildlife Hazard Management Procedures. “

With respect to Guideline C, the CASA response provides the following commentary:

“Guideline C: Managing the Risk of Wildlife Strikes in the Vicinity of Airports

Also: [CASA Advisory Circular \(AC\) 139-26\(0\)](#) - Wildlife Hazard Management at Aerodromes.

It is expected that there would be more serious bird (the flying type) attractors closer to the airport; for example, drains, specific grasses, trees, etc. However, the proposed facility does process bird feed and is not a long way from aircraft Approaches and bird attractors should be avoided.

For example:

The system should be ‘sealed’ as far as practicable so that bird feed is not available to ‘opportunistic’ birds.

Waste should be stored in closed containers.

Avoid bird perching opportunities where practicable.

The Tamworth Airport Operator, Tamworth Regional Council, has Wildlife Hazard Management Procedures and is the Primary Stakeholder for wildlife issues.

- Possible Bird Management Plan, Cover up feed, clean spills, bird management, pest control.”

The above recommendations and consideration concerning sealing of buildings, storage of wastes, covering of feed, pest and vermin control are part of the proposed management regimes to be implemented at the existing and proposed feed mill and are adequate to reduce bird attraction.

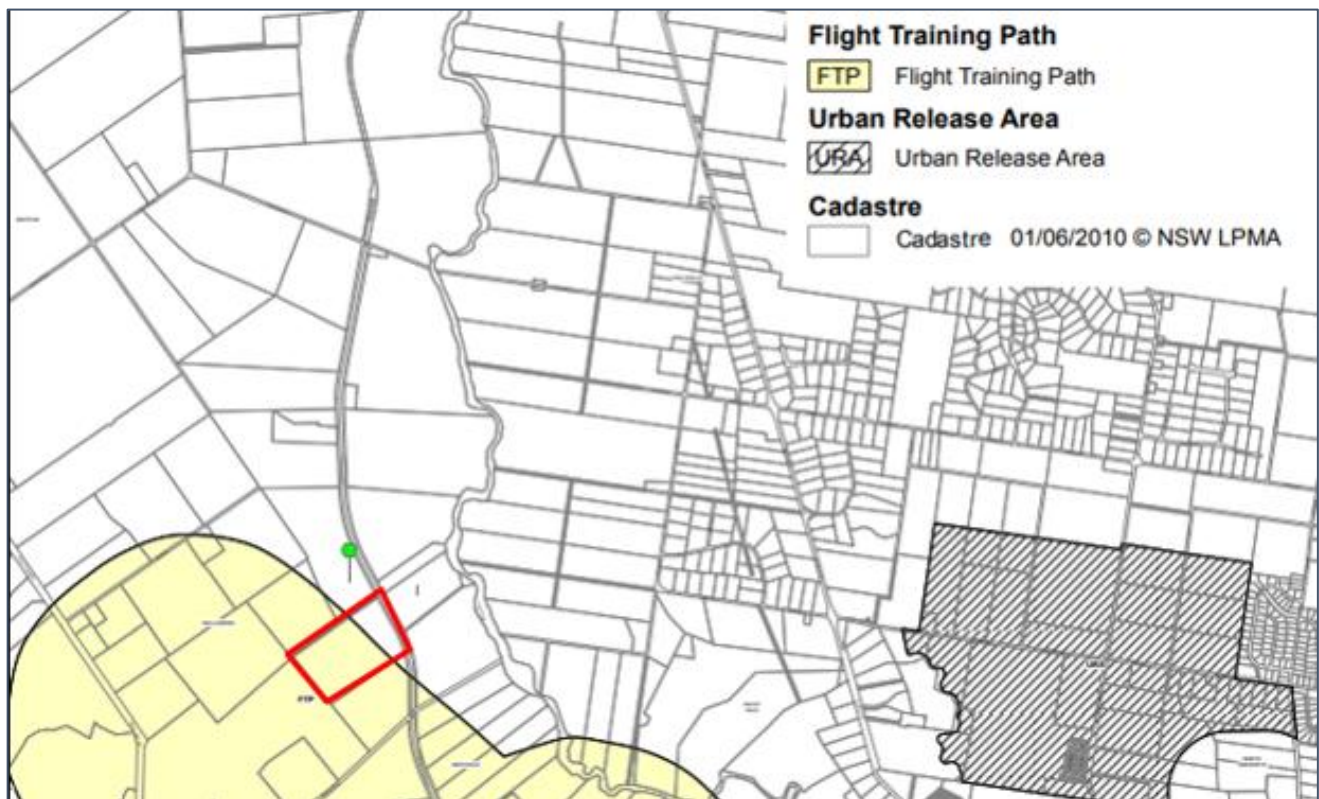


Figure 14: LEP Flight Training Path Map (Tamworth Regional Council, 2024)

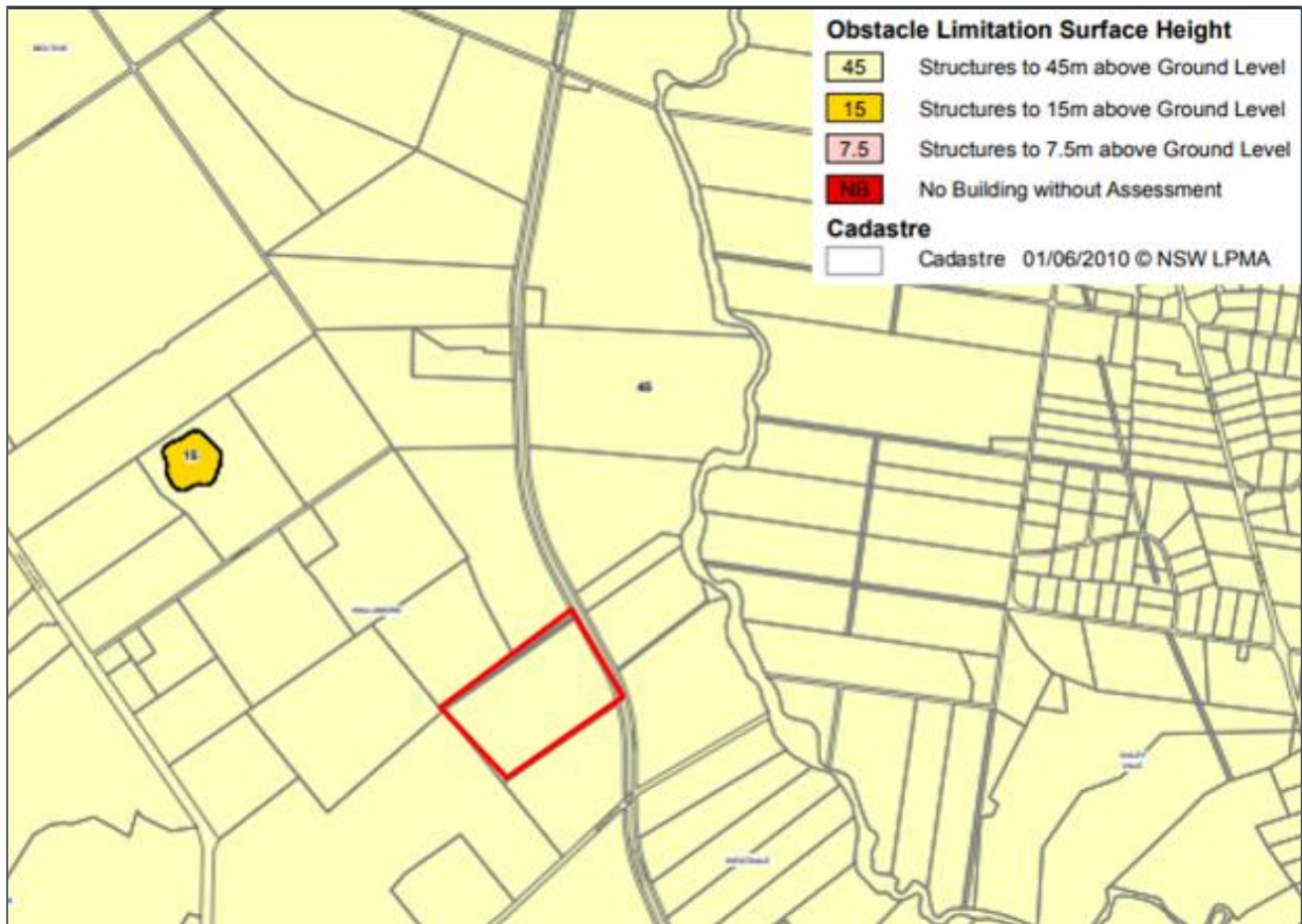


Figure 15: Obstacle Limitation Surface Map (Tamworth Regional Council, 2024)

2.5.7 Historic Heritage

In 2021, Niche Environment and Heritage Pty Ltd (Niche) completed an Aboriginal and Historic Heritage Constraints Assessment for the project. This assessment aimed to assist in the determining the location for the proposed feed mill. No known historic heritage sites exist within the Subject Area, as determined during the targeted survey undertaken as a part of this constraints assessment. At present, there are no historic heritage sites within the Subject Area which will be directly, or indirectly, harmed by activity currently proposed within the proposed or existing feed mill area. However, there were two static steam boilers which were identified during the site survey at the southern end of the property which were considered moveable heritage as they have local heritage significance, and likely association with the old railway line and current Railway station in Tamworth. Niche's recommendations were that these boilers should be archivally recorded, and the Tamworth Railway Station and associated stakeholders should be contacted in order to assess interest in the obtainment of the steam boilers. It is important to note that the location of these boilers is outside of the impact area of the proposed feed mill.

2.6 URBAN INFRASTRUCTURE

2.6.1 Water Supply

Reticulated water to the site for staff amenities and milling operations is provided via a water main located along the frontage of the site. The existing milling operations consume an average of 368KL of potable water per week or around 20ML potable water per annum.

Wastewater from staff facilities will be treated by standard on-site septic systems within no other wastewater generated as part of onsite operations.

Wastewater from the existing staff amenities dis current treated on site via a standard septic system. An additional system will also be installed to service the staff amenities at the new mill.



2.6.2 Gas Supply

Reticulated gas from APA's network is available to the subject site from the Wallamore Road Reserve and will be utilised as part of the feed mill's operation.

2.6.3 Electricity Supply

Power to the site is currently provided by a connection to Essential Energy's (EE) network and a Transformer along Wallamore Road. An existing 11kv local line, is situated at the western end of the proposed feed mill, which traverses the site (N-S) will be relocated to accommodate the proposed stormwater management swales. The necessary alterations to this line will be sought through agreement with EE.

2.6.4 Telecommunications

Communications to the site is provided by Telstra with underground cable connecting the site to the network located within the Wallamore Road Reserve.

2.6.5 Road Network and Site Access

Vehicular access to the site is currently achieved via Wallamore Road. Wallamore Road has a single travel line in each direction and sealed shoulders and has ability to connect to the Oxley Highway via Bowlers Lane.

The site contains an existing BAL/BAR crossover to Wallamore Road which will continue to be used to service the existing and proposed feed mill.

As shown, in **Figure 16**, the Wallamore Road is identified by the National Highway Vehicle Regulator (NHVR) as an approved B-Double Route providing for 25/26m B-Doubles without conditions.

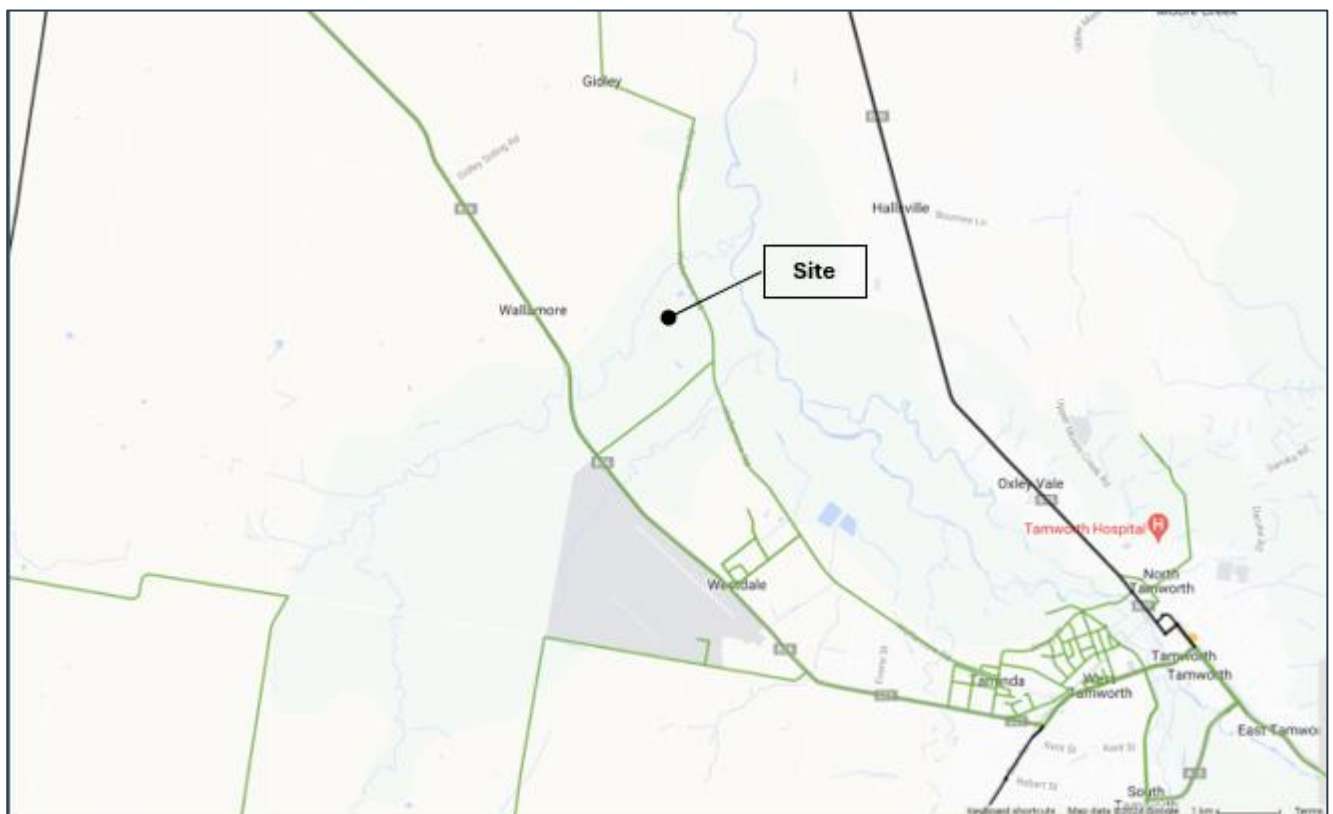


Figure 16: Approved B-Double Routes (TfNSW, 2024).



2.7 POTENTIAL HAZARDS

2.7.1 Contamination

A Contaminated Site Investigation (CSI) has been prepared by SMK Consultants and is included as **Appendix J**. The investigation found no areas or materials of concern. Analytical results for soils and water samples were below the thresholds for commercial/industrial criteria and water quality guidelines for livestock watering. This meets the standards for the intended development of a feed mill. The site's condition and past/current activities suggest a low potential for significant contamination.

2.7.2 Bushfire

The site is located on land that is mapped by the RFS as bush fire prone land containing Category 3 vegetation. *Planning for Bush Fire Protection 2019* (PBP) applies to all DAs on bush fire prone land. As required by Section 1.4 of the PBP, Integrated Consulting has been engaged to prepare a Bush Fire Assessment Report (BFAR) to address the requirements that are applicable to 'Other development'. A Copy of this report is Included as **Appendix R**.

The assessment concludes that, on completion, the proposed development is in an area that has an acceptable bushfire hazard level (i.e. ≤BAL-29), and with the implementation of the recommendations, is appropriately protected from bushfire and complies with the requirements of PBP.

2.8 CUMULATIVE IMPACTS

The amended project involves the construction of a new poultry mill on the site which will produce 14,000T of feed per week, as well as the retention of the existing mill which will produce 2,200T of feed per week. While the new mill will operate up to 24 hours per day, 7 days per week, operation of the existing feed mill will be limited to the day and evening periods (7am – 10pm).

As such, the cumulative impacts for both mills operating concurrently in this fashion have been considered within the various technical assessments.

2.9 CONSIDERATION OF ALTERNATIVES

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 over 50% in the last 30 years and now representing approximately 50% of the total meat consumption.

The ABARES commodities report shows that chicken continues to be the most consumed meat in Australia, driven by the product's versatility, convenience and a lower price point compared to beef, lamb and pork. Per capita poultry consumption has grown to be over 51kg per person in 2025. As a result of the ongoing and predicted growth in demand for poultry meat products in Australia, significant expansion of the industry is required.

In order to meet the predicted growth in demand for poultry meat products in Australia, significant expansion of the poultry industry is required. As Australia's largest producer of poultry products, Baiada has identified an opportunity and seeks to increase capacity to ensure supply will meet demand to avoid a shortfall. As such, maintaining current production levels (nationally) is not a viable option for Baiada (or the industry generally). If additional capacity cannot be provided with the proposed plant in Tamworth, an alternate location would need to be expanded to cater for growth.

The alternatives to the proposed development include:

- Do Nothing.
- Increase Production at the existing feed mill.
- Outsource feed production to third party suppliers.
- Construction of feed mill on an alternate site.

The alternatives are considered in **Table 4** below.



Table 4: Proposal Alternatives

ALTERNATIVE	DISCUSSION
Do Nothing	In order to meet the predicted growth in demand for poultry meat products in Australia, significant expansion of the poultry industry is required. Baiada's current livestock operations within Tamworth facilitate processing of a maximum of 840,000 birds per week at the existing Out Street Processing facility. Baiada has recently commenced works on their State Significant Development Approval (SSD9394) for a new Integrated Poultry Processing Facility (Oakburn) in Tamworth which with the capacity to process up to 3 million birds a week. To support the increase in processing of poultry within the region, significant increases in the supply of birds, and concurrently poultry feed will be required. As such, maintaining current feed production levels in the New England Region is not a viable option for Baiada (or the poultry industry generally). If there was no increase in feed production, the planned expansion of the poultry production in the region would not be possible, and there would be significant shortfall in supply of poultry products in the Australian market in the coming years.
Increase Production at the existing feed mill.	The existing feed mill has operated on the site since 1975 and has an approved production volume of 10,000 tonnes per week. Much of the existing milling equipment has limited potential for expansion, and would need to be replaced with more efficient, modern equipment should an increase in production to 16,200 Tonnes per week be contemplated. As such, an increase in production at the current mill would require substantial, augmentation and upgrades and operations may still be limited due to noise restrictions and the close proximity of existing rural dwellings. Further, upgrade of the current mill would require significant downtime of operations creating a significant shortfall of poultry feed to continue to service livestock operations in the region which could not be met by third party suppliers. With consideration of the above factors, an increase in production at the current mill is not possible, however, to keep the mill operational an additional mill is required to produce the volume of feed required.
Outsource feed production to third party suppliers.	As per the existing mill, the proposed feed mill involves the import of ingredients to the site which are then blended and mixed to create poultry feed products specified by the Baiada company nutritionists. The feed components processed on the site include cereal grains (such as wheat, oats, barley and sorghum); protein meals, (including animal and vegetable meals), together with selected vitamins and minerals. These products are supplied from company owned and contract suppliers, primarily within the New England region. The feed produced on the site is then used by Baiada Group for poultry farming in the region. In relation to importing feed from an alternate supplier, this option is not economically viable as the subject site is efficiently located centrally to both ingredients and end users (poultry farms) which minimises the cost of cartage through all stages of production and distribution. There are not third-party suppliers within Tamworth with the production capacity to meet the forecast demand for poultry feed. In addition, the introduction of a third-party supplier will take feed production out of the control of Baiada, introducing additional risk control points for animal health and biosecurity, which can be better controlled and managed internally. Further, as a livestock production business, Baiada needs to ensure sufficient existing and future supply feeds is guaranteed for their birds at all times. Reliance on third party agreements to meet this obligation is a great risk for the Applicant and animal welfare. With consideration of the above factors, utilisation of a third-party feed supplier is a not a viable option for the Applicant.



ALTERNATIVE	DISCUSSION
Construction of an alternate site.	Construction of a new feed mill on an alternate site within Tamworth would maintain efficient access to both ingredient supply and end users, however, this would require the identification and purchase of an alternate property and gaining all necessary statutory approvals. It is unlikely that such a site could be identified that has the same combination of factors which make the existing site attractive including: - Centrally located with respect to ingredient supplies and end users (poultry farms). - Availability of all necessary, supporting infrastructure including, water supply, natural gas, power and road networks (including B-Double / A-Double Routes). - Established supply chains and service providers. - Appropriate zoning and strategic support within LEP, DCP and regional planning documents. - No significant site based, biophysical, cultural or physical development constraints. - Sufficient land area to provide appropriate separation from sensitive receptors and residential zoned land to avoid amenity impacts.

As demonstrated in **Table 4** above, the alternatives to the proposed development are financially unviable, unlikely to succeed, or do not represent an efficient approach to expansion of poultry production in Australia in order to meet the forecast growth in demand. Further, as demonstrated within this report, the proposed development can be undertaken in a manner consistent with all applicable environmental and planning safe-guards and standards and as such, the project as proposed is clearly the best option.

2.10 AGREEMENTS

The Applicant has not entered into any agreements with other parties to mitigate or offset the impacts and no Planning Agreements are proposed or required as part of this SSDA.



3 PROJECT DESCRIPTION

3.1 PROJECT OVERVIEW

The amended project involves the construction of a new poultry mill on the site which will produce 14,000T of feed per week, as well as the retention of the existing mill which will produce 2,200T of feed per week. While the new mill will operate up to 24 hours per day, 7 days per week, operation of the existing feed mill will be limited to the day and evening periods (7am – 10pm). As per the original application, the increase in feed production at the site is required to support the projected growth in poultry production within the New England Region. **Table 5** below provides a breakdown of the amended application compared to the application as previously submitted.

Table 5: Modification Application Details

TANGARATTA FEED MILL		
ISSUE	DEVELOPMENT AS SUBMITTED	PROPOSED AMENDMENT
SITE LOCATION	771 Wallamore Road, Wallamore Lot 1 on DP1077646 (Mill Site) Lot 1 on DP1077646 (Rail Corridor Crossing)	771 Wallamore Road, Wallamore Lot 1 on DP1077646 (Mill Site) Lot 1 on DP1077646 (Rail Corridor Crossing) (No Change)
SITE AREA	40.62 Ha	40.62 Ha (No Change)
OPERATIONS	The development involves the construction and operation of a new poultry feed mill with the capacity to produce up to 17,500 tonnes per week. The existing mill was to operate during daylight hours as part of Stage 1 to produce up to 2,500 tonnes per week. During Stage 2 production was to increase to 17,500 tonnes per week, with the old mill retained on site in a state of readiness for contingency and risk management purposes only.	The amended application involves the construction and operation of a new poultry feed mill with the capacity to produce up to 14,000 tonnes per week. The existing mill will be retained on site and will be operated during daytime hours to produce up to 2,200 tonnes per week.
PRODUCTION CAPACITY	17,500 tonnes per week.	16,200 tonnes per week. (Reduction in 1,300 Tonnes per week) The current operation has an approved production of 10,000 tonnes per week. While the existing mill will continue to operate under its current approvals and Environmental Protection License (EPL), subject to approval of this application a Modification Application and Variation to the EPL will be sought to align the production levels and hours of operation with the approved regime. This will be undertaken



TANGARATTA FEED MILL		
		prior to commencement of operations at the new mill and can be conditioned accordingly.
PHYSICAL WORKS	• An extension of the existing, internal access driveway, connecting to Wallamore Road. • 2 Weighbridges and a weighbridge office for both incoming and outgoing trucks. • Truck parking and manoeuvring areas. • An enclosed intake building for transfer of incoming ingredients from trucks to storage silos. • 26 Storage Silos allowing holding grain and other ingredients prior to processing. • A warehouse for storage of the ingredients blended with the grains. • A mill tower incorporating all processing equipment required to create palletised poultry feed products. • Out loading silos and buffer storage for holding poultry feed prior to dispatch into trucks. • Boiler house and maintenance workshop. • Use of the existing storage bunkers for bulk storage of grain. • Administration building and staff amenities. • Driveways, parking and manoeuvring areas and truck wash. • Stormwater swales and a detention basin. • An acoustic wall / mound in the western corner. • Earthworks including ancillary borrow pits associated with construction of the mill building platform, access roads and stormwater infrastructure.	• An extension of the existing, internal access driveway, connecting Wallamore Road. • 2 Weighbridges and a weighbridge office for both incoming and outgoing trucks. • Truck parking and manoeuvring areas. • An enclosed intake building for transfer of incoming ingredients from trucks to storage silos. • 14 Storage Silos allowing holding grain and other ingredients prior to processing. • A warehouse for storage of the ingredients blended with the grains. • A mill tower incorporating all processing required to create palletised poultry feed products. • Out loading silos and buffer storage for holding poultry feed prior and dispatch into trucks. • Boiler house and maintenance workshop. • Use of the existing storage bunkers for bulk storage of grain. • Administration building and staff amenities. • Driveways, parking and manoeuvring areas and truck wash. • Stormwater swales and a detention basin. • An acoustic wall / mound in the western corner. • Earthworks including ancillary borrow pits associated with construction of the mill building platform, access roads and stormwater infrastructure.



TANGARATTA FEED MILL		
STAGING	Stage 1: 12,500 Tonne per week: - Retention of the existing feed mill with daytime milling (2,500T per week). - Construction of the new feed mill (10,000T per week) including: - All access roads, weighbridges, car parking and truck manoeuvring areas. - Connection of all necessary infrastructure and services. - Intake building. 13 grain and meal storage silos. - Bunded Liquid storage areas. - Milling Line 1 and 2. - Out loading Area / Feed Storage Silos - Warehouse - Broiler Room - Workshop - Office and Administration Building. - Stormwater Management system. - Acoustic Mound / Wall Stage 2: 17,500 Tonnes per week. - Decommissioning of the existing mill (retained in a state of readiness). - Additions to the new mill including: - Milling Line 3 and 4. 13 grain and meal storage silos. 7 Buffer Storage Bins for holding additional finished product.	No Staging: 16,200 Tonnes per week - Retention of the existing feed mill with daytime milling (2,200T per week). - Construction of the new feed mill (14,000T per week) including: - All access roads, weighbridges, car parking and truck manoeuvring areas. - Connection of all necessary infrastructure and services. - Fire water tanks and pump house. - Intake building. 14 grain and meal storage silos. - Bunded Liquid storage areas. - Milling Line 1 and 2. - Out loading Area / Feed Storage Silos - Warehouse - Broiler Room - Workshop - Office and Administration Building. - Stormwater Management system. - Acoustic Mound / Wall
	IMPACT FOOTPRINT 6.03 HA	Approximately 6.0 HA



TANGARATTA FEED MILL		
MAXIMUM HEIGHT	36.615m (Stacks)	44.198m (Stacks)
SUPPORTING INFRASTRUCTURE	- Extension of existing water, gas and electricity connections - On site Septic System to treat wastewater from Staff Amenities.	- Extension of existing water, gas and electricity connections. - On site Septic System to treat wastewater from Staff Amenities. (No Change)
STAFFING	21 full time equivalent (FTE) staff.	21 full time equivalent (FTE) staff.
ACCESS	An extension of the existing driveway, connecting to Wallamore Road.	An extension of the existing driveway, connecting to Wallamore Road. (No Change)
CAR PARKING	24 new parking spaces - Retention of the 20 spaces provided at the existing mill.	24 new parking spaces - Retention of the 20 spaces provided at the existing mill. (No Change)
HOURS OF OPERATION	24 hours per day / 7 days per week.	- New feed mills to operate 24/7. - Existing mill to operate during daytime and evening periods (7am – 10pm).
HEAVY VEHICLE TRAFFIC	- Approximately 809 truckloads (1,618 trips) per week. - Approximately 135 truckloads per day (270 trips) per day.	- Approximately 750 truckloads (1,500 trips) per week. - Approximately 108 truckloads per day (216 trips) per day.

3.2 DETAILED DESCRIPTION

3.2.1 Project Area

The proposal related to land at 771 Wallamore Road, Wallamore. The site is formally described at Lot 4 on DP578865 and has an area of 40.62ha.

The application also includes Lot 1 on DP7077646 as the existing access driveway to the site traverses the Main Northern Rail Line Corridor. This is an unconstructed rail corridor running north / south along Wallamore Road owned by NSW State Rail Authority and managed by UGL Regional Linx. It is important to note that no new works are proposed within the rail corridor, and the existing driveway will continue to be utilised for access.

As shown in **Figure 17**, the new feed mill has an impact area of 6.03ha. The impact area contains planted native trees within the central portion, grassland within the far west and maintained low grassland in the east along the road to the existing feed mill. The vegetation surveys determined that the impact area includes the following assemblages:

- Planted Native Trees (2.70 ha).
- Derived Grassland (2.74 ha).



- Low Maintained Introduced Grassland (0.50 ha).
- Introduced Vegetation (0.13 ha).

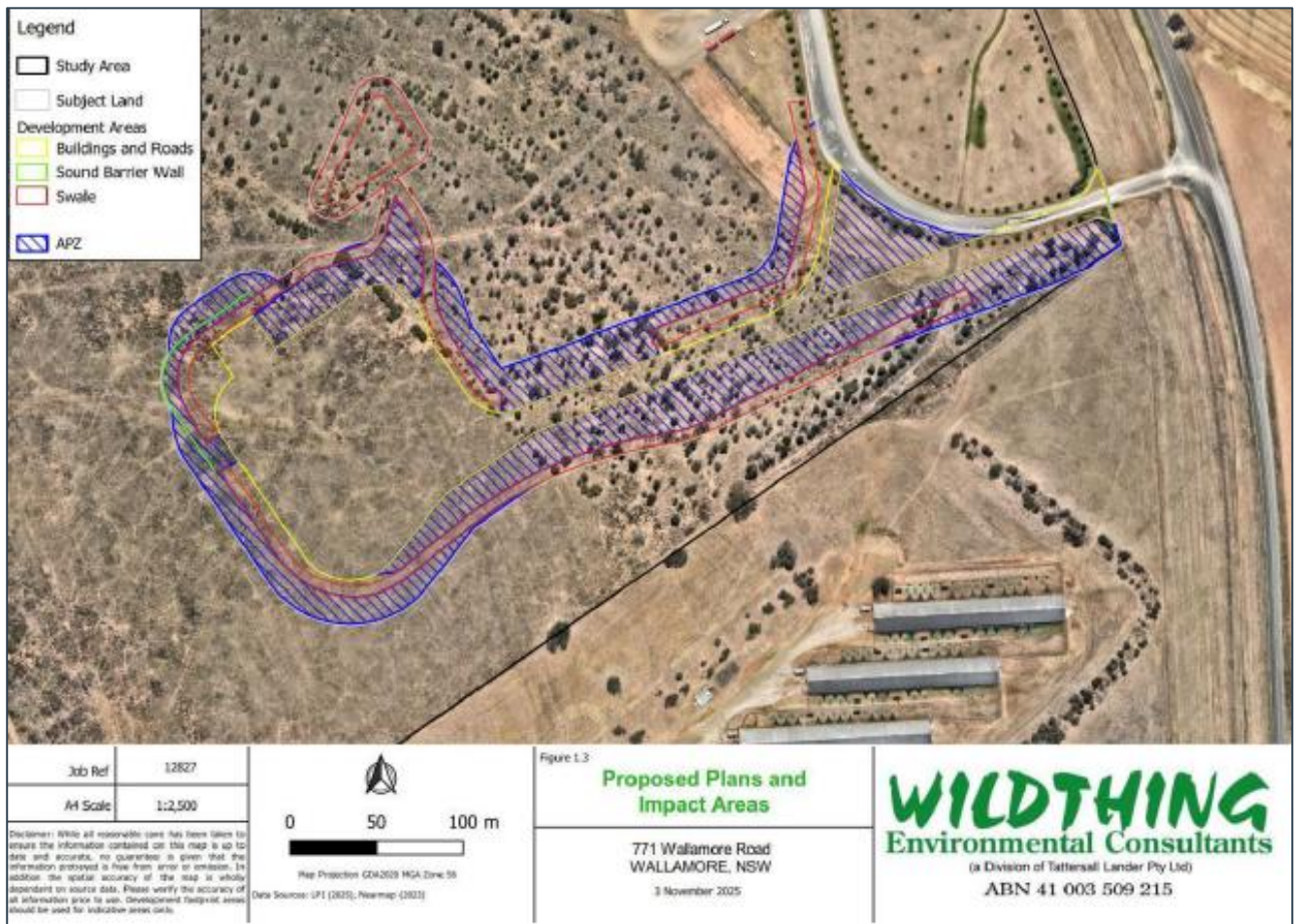


Figure 17: Project Area (Wildthing, 2024)

3.3 PHYSICAL LAYOUT AND DESIGN

3.3.1 Physical Works

The proposed development involves the construction of a modern, best practice and purpose – built poultry feed mill with the capacity to produce up to 14,000 tonnes of poultry feed per week. The mill is located on the site with the facility itself occupying 6.03ha. A Layout Plan of the mill is provided in **Figure 18**. Development Plans are included in **Appendix B**.

Specifically, the new poultry feed mill will incorporate the following built components:

- All access roads, weighbridges, car parking and truck manoeuvring areas.
- Connection of all necessary infrastructure and services.
- Fire water tanks and pump house.
- Intake building.
- 14 grain and meal storage silos.
- Bunded Liquid storage areas.
- Milling Line 1 and 2.
- Out loading Area / Feed Storage Silos.

- The existing mill will also be retained and utilised on the site, however no changes to this facility are proposed or require as part of this application.



The mill will be primarily constructed primarily of galvanised steel, on a concrete slab. The silos, gantry, conveyors etc will be constructed of galvanised steel, while enclosed buildings (including the intake building, mill building, workshop and boiler shed) will be constructed with a steel frame, and Colourbond walls and roofing. The warehouse will also include a 2.4m high concrete base wall, with the Colourbond sheets above. Truck manoeuvring areas will be constructed using a sealed running surface such as concrete or asphalt.

The proposed feed mill will be constructed at or close to existing site levels, minimising earthworks (cut or fill) to around 0.5m. The only exception to this is a 4m excavation to accommodate the grain intake pit. Such earthworks are expected to encounter residual silty clay and bedrock of low to high strength. Groundwater is generally not expected to be encountered other than surface run-off, although minor seepage may be encountered within the localised deeper excavation for the intake pit.



Excavation of the soils will be achievable using conventional excavation equipment, such as the buckets of hydraulic excavators. Bedrock of at least low strength will require assistance using rock excavation techniques (such as ripping tines fitted to excavators or dozers, hydraulic impact hammers, rock saws or rock grinders). A series of recommendations for earthworks, engineered fill, footings, pavements and the like are provided in the Geotechnical Report included as **Appendix Z** and will be adopted by the project.

3.3.4 Landscaping

The existing site has been the subject of significant revegetation works on the site undertaken by the Applicant in 2005, which has been retained on site to date. Outside of the proposed impact areas, the balance of this revegetation area will be retained.



Figure 19: Revegetation Undertaken by the Applicant in 2005 (Google, 2025)

Additional landscaping proposed as part of this SSDA including additional buffer planting along internal access road and surrounding the new mill, as well as additional screen planting is along the northern and southern side boundaries to soften potential views of the mill from the nearest sensitive receptor (dairy manager) to the north.

The screen planting will include a mix of shrub and tree in a 2-line configuration as shown in **Figure 20**. The landscape plan is included in **Appendix B**.

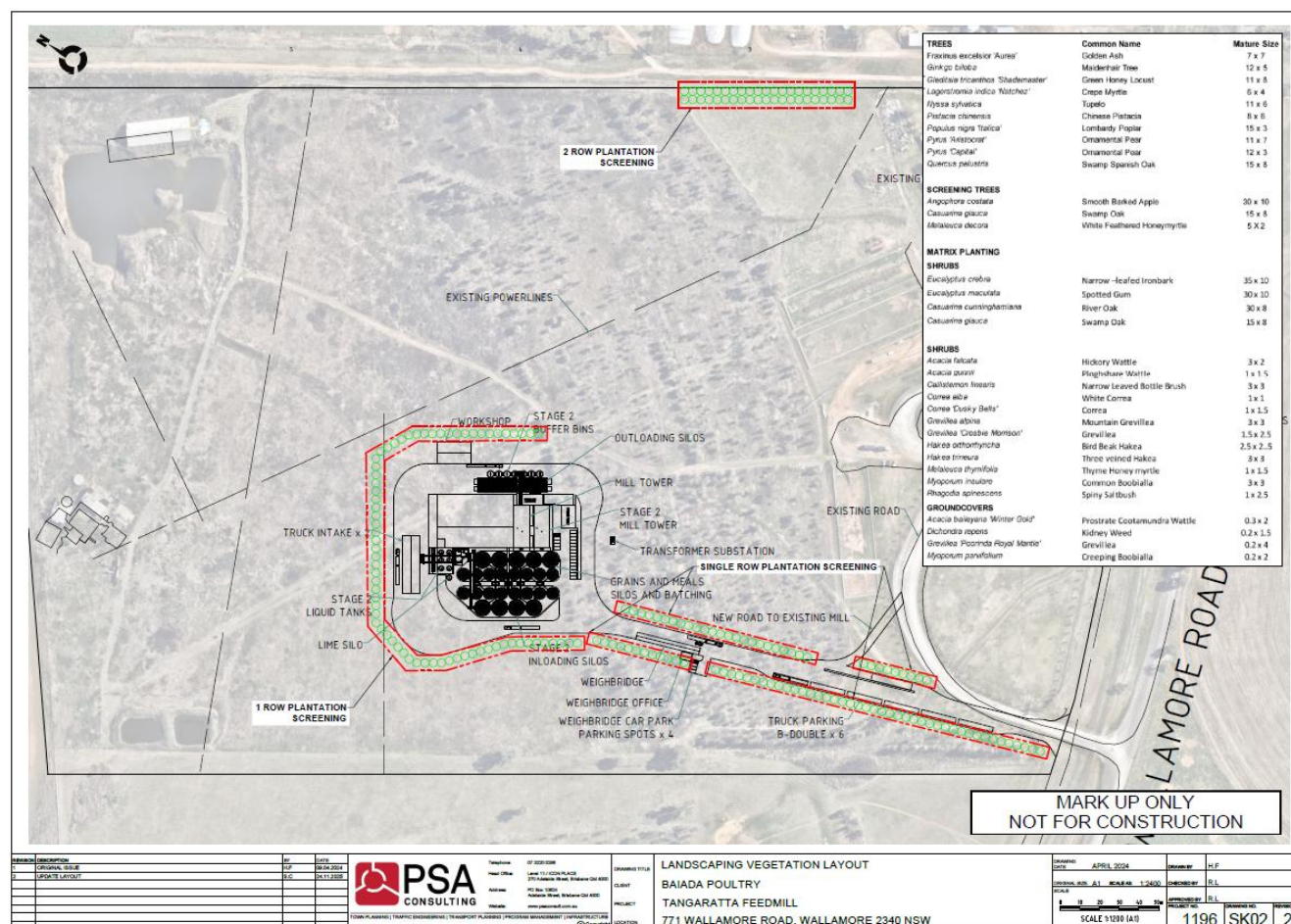


Figure 20: Proposed Landscape Works (PSA, 2025)

3.3.5 Stormwater Management

As shown in in **Figure 21**, stormwater flows around the feed mill site will be collected and directed through a new internal network of stormwater pits, pipes and open channels. Runoff from catchments which do not interact with the mill will be channelled through grassed swales around the site, before being released towards the site boundaries via overland flow or towards existing detention basins.

Stormwater runoff from the proposed feed mill will be directed to a new detention basin to be constructed on the northern side of the facility. From the basin, stormwater will be discharged via overland flow towards the site boundaries to replicate the current catchment pattern.

The milling equipment and internal milling areas are subject to a daily, weekly and monthly cleaning program which will be implemented at the site. The equipment and internal mill areas are dry cleaned with equipment being brushed down and vacuumed to ensure accumulation of dust does not become a feed contamination, amenity or workplace health and safety risk. No washdown water is used on the milling equipment and as such there is minimal risk of interaction between the internal production areas and externa stormwater runoff.

As per current operations, grain stockpiling occurs on a temporary basis during peak feed deliveries periods (such as harvest season) where storage exceeds silo capacity. This grain is stored in temporary feed bunkers and covered with a tarp to ensure that it is not exposed to the weather or can become airborne. There is no change to or increase to the existing temporary storage activities proposed or required as part of this development application.

As such, potential stormwater pollutants associated with the site are derived from the external hardstand and truck manoeuvring areas, as opposed to the grain storage and internal production areas.

In order to achieve the pollutant load reduction targets for the development, it is proposed to use mechanical and natural treatment methods to treat the runoff prior to discharge from the site. Stormwater runoff from the feed mill catchments will be treated by Gross Pollutant Traps (GPTs) and/or buffer strips prior to discharging via swales to the detention basis. Stormwater runoff external catchments will be treated by buffer strips and swales, prior to release.

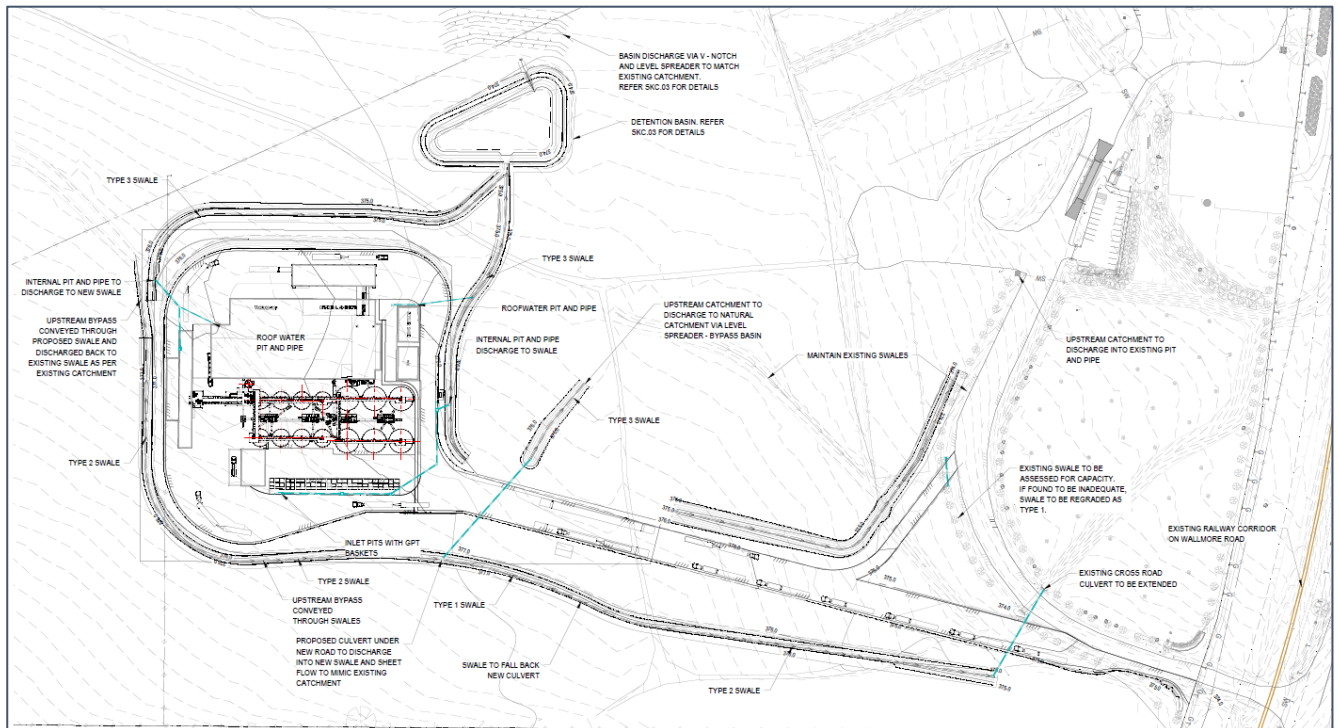


Figure 21: Stormwater Management Plan (MPN, 2025)

3.4 USES AND ACTIVITIES

3.4.1 Milling Activities

The proposed feed mill involves the import of the necessary ingredients to the site which are then blended and mixed to create poultry feed products. The feed components processed on the site include cereal grains (such as wheat, oats, barley and sorghum); protein meals, (including animal and vegetable meals), together with selected vitamins and minerals. These products are supplied from company owned and contract suppliers, with approximately, 80% of the products being sourced from the New England Region. The feed produced on the site is then distributed to poultry farms, primarily within the region.

A detailed process diagram for the milling equipment operated on site is included as part of the development plans in **Appendix B**. Broadly, the milling activities involve the following steps which are also shown in **Figure 22**.

- Grains are brought to the site by B-Doubles and bulk stored in the existing grain bunkers (behind the existing mill) or taken directly to the mill. All heavy vehicles accessing the site will circulate clockwise around the new mill.
- Incoming trucks are weighed at the weigh bridge (1) on the new access road.
- Transfer of grains and meals to the new mill will occur within the enclosed intake buildings (2) to minimise the risk of airborne dust during unloading. Once with the enclosed building, the trailers will be elevated and grains tipped into a triangular shaped pit and conveyed via a grain elevator into the silos for storage prior to processing.
- Liquid and Mineral Ingredients are stored in banded silos (3) prior to processing.
- Grains are stored within the grain storage silos (4) prior to processing.
- Dry goods, blended meals and other ingredients are stored in the warehouse (5) prior to processing.
- As required, the specified ingredients are automatically conveyed / pumped to the milling equipment (6) for processing.
- Grains are milled via a hammer milling process into the consistency of a meal (6).



- Protein meals, vitamins, minerals, and liquids are added, and the ingredients milled into a mash (6).
- The mixed ingredients are pelletised by injecting steam into the mash, then cooled to forming poultry feed pellets (6).
- The pellets are coated with an enzyme to aid bird digestion (6).
- The finished pellets are transferred to the out-loading silos for collection and transportation to poultry farms (7).

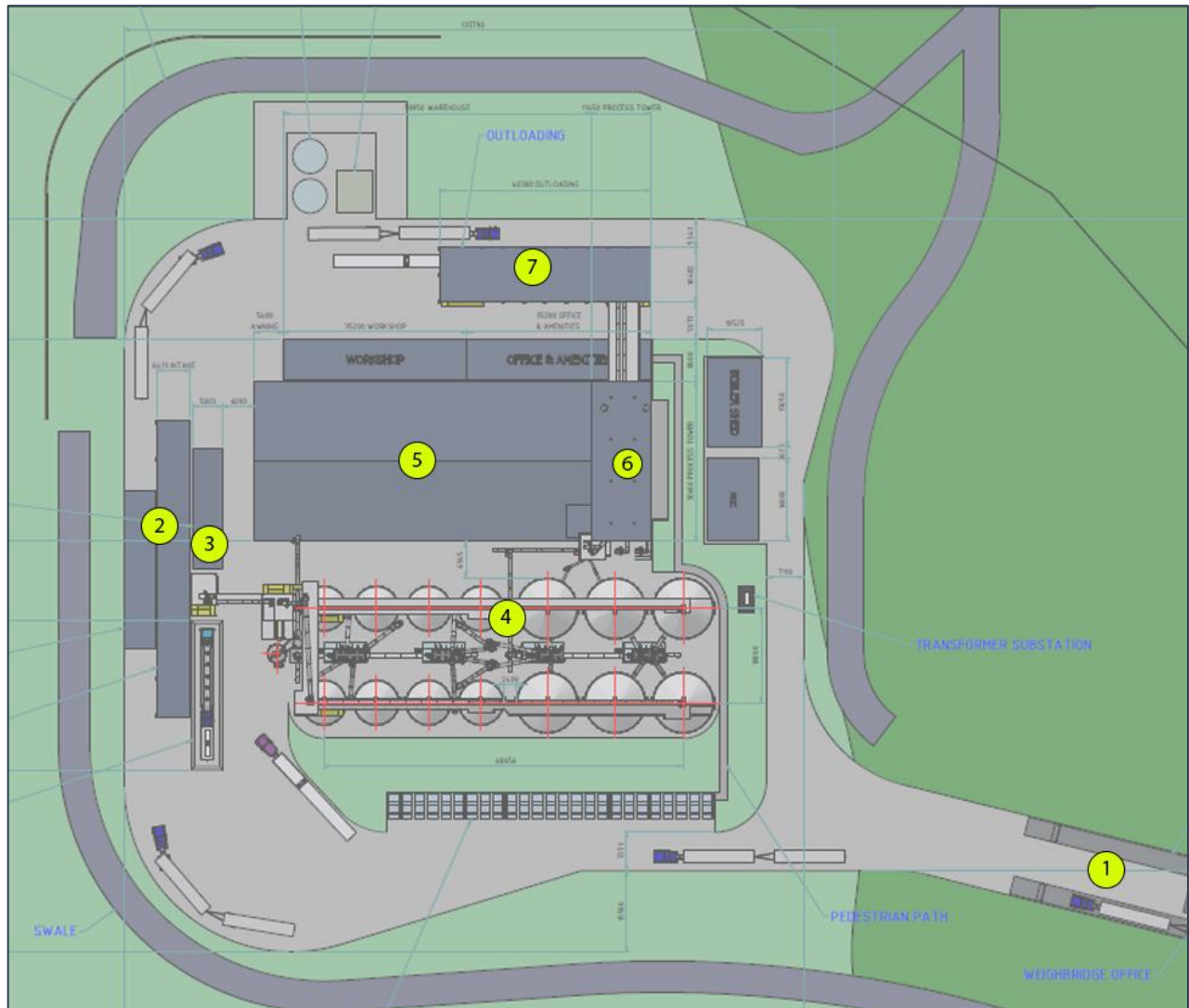


Figure 22: Milling Process Steps

The feed mill will be operated in accordance with all applicable workplace health and safety, and environmental standards applicable to the operations of a feed mill including:

- ISO 45001:2018 - Occupational health and safety management systems.
- ISO 14001:2015 - Environmental management systems.
- FeedSafe Accreditation Requirements including the Australian Code of Good Manufacturing Practice for the Feed Milling Industry.

The feed mill will also be operated in accordance with the conditions of an Environmental Protection License (EPL) issued by the NSW EPA for the project prior to commencement of operations.



3.4.2 Wheel Wash Facility

The potential for transmission of disease pathogens via vehicles exiting the site and travelling to poultry farms will be reduced through the installation and use of a wheel wash facility on the access road. Finished product trucks will go through the truck sanitising wash on entering the mill site prior to loading to remove dust particles from the wheels and chassis is important to note that this is a sanitising spray system only and is not intended to provide a full truck wash down.

The truck sanitising wash is a wholly contained, recycled water system and will have two sides to prevent spray mist from escaping and to ensure that the entire truck is washed. The specifications for the proposed Truck Sanitising Wash includes:

- A graded concrete pavement for trucks to drive through sloping toward the central water collection pit.
- A shallow drive over pit with grating at centre point to collect wash down water.
- Drive through spray bars around circumference of truck.
- A recirculation pump to recycle sanitising water captured in the sump pit.
- A mains water point to top up washdown water as required.
- A dosing tank for addition of the sanitising solution.
- Sheet cladding walls around the side and top of the truck to prevent spray drift.

The relatively small water volume required for the wheel wash will be provided from storage tanks which are topped by mains water automatically. A chemical sanitiser (e.g. Microgard 755N or Micro-4, which are commonly used in the livestock industry) will be added to wash water and sensors will trigger automatic operation as a vehicle drives over the wash down pit. Wash down water is sprayed onto the truck as it passes through the facility and run-off is re-captured in the sump pit to be recycled and reused.

While the water within the sump is recycled and re-used, and due to evaporation is required to be regularly topped up, the facility will be regularly inspected by the mill manager, to ensure the facility is not a risk of overflowing. In the unlikely event that excess water is retained in the sump, the facility can be periodically pumped out and disposed of via a licensed contractor. A conceptual image of the facility is provided in the following figures.

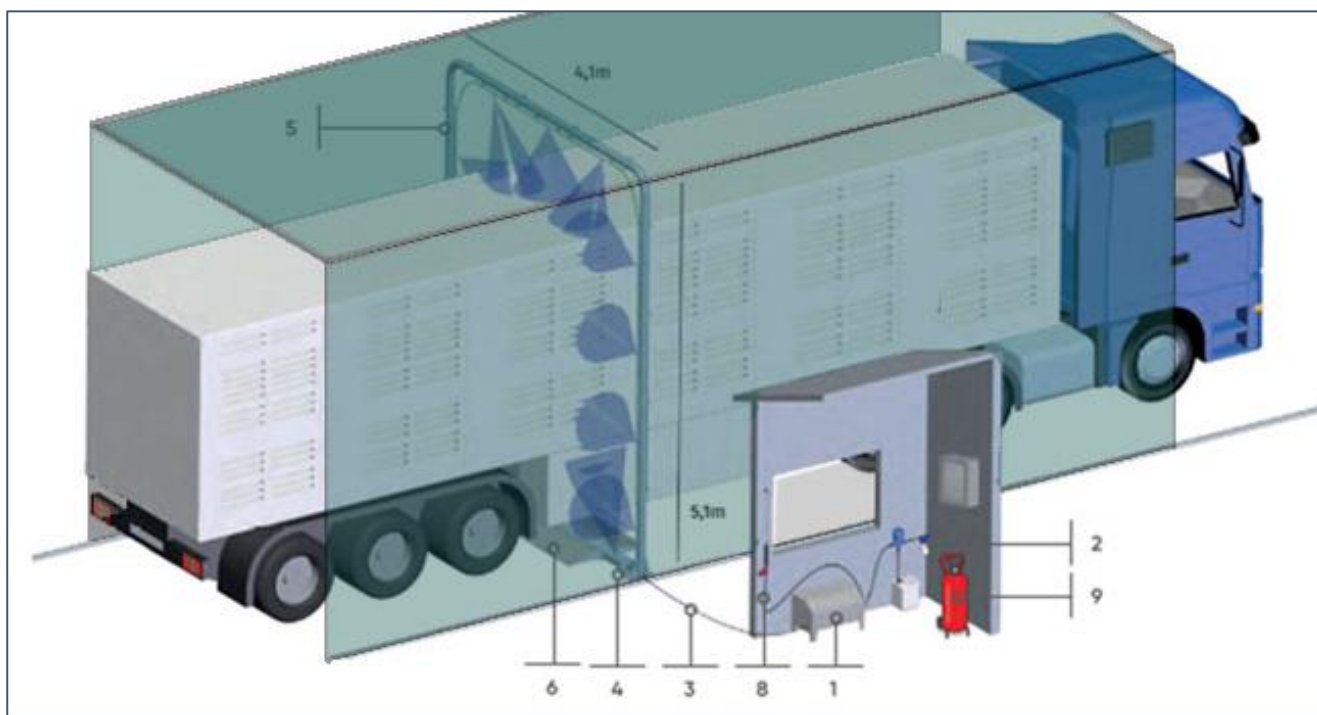


Figure 23: Conceptual Wheel Wash Facility

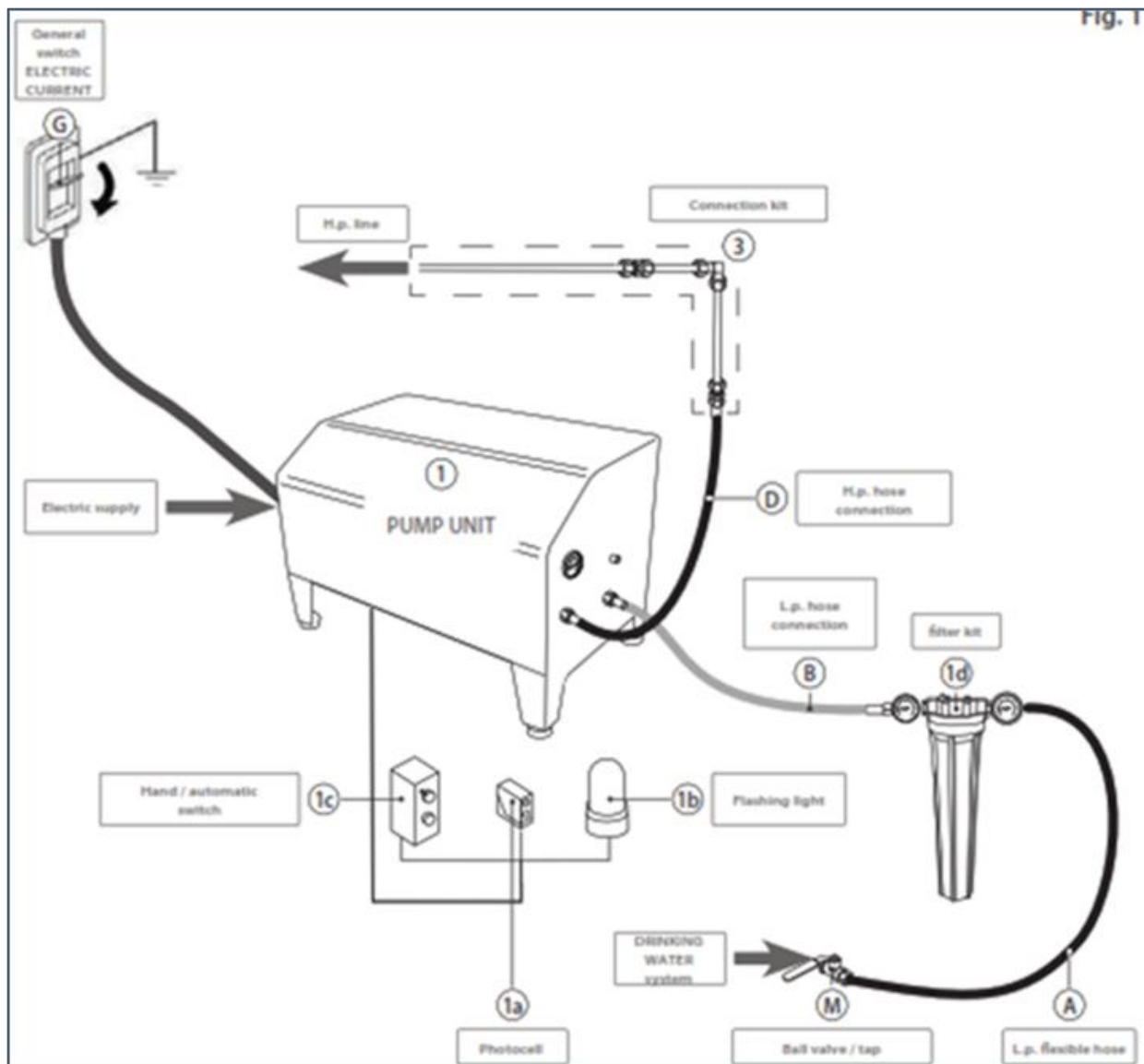


Figure 24: Conceptual Wheel Wash Pump Unit

3.4.3 Hours of Operation

The amended project involves the construction of a new poultry mill on the site which will produce 14,000T of feed per week, as well as the retention of the existing mill which will produce 2,200T of feed per week. While the new mill will operate up to 24 hours per day, 7 days per week, operation of the existing feed mill will be limited to the day and evening periods (7am – 10pm).

3.4.4 Road Haulage

Heavy vehicles access to the site is integral to providing efficient access to ingredients and distribution to end users. All access to the site will be achieved via the existing driveway connecting to Wallamore Road. Wallamore Road is an approved B-Double Route allowing for movements of vehicles up to 26m B-Doubles. The circulation of traffic around the site is shown in **Figure 25**.

For future proofing, it is noted that the facility has been designed to accommodate A-Double Road trains should their use on Wallamore Road be approved at some point in the future. It is important to note that the use of A-Double is not proposed as part of this SSDA, and all assumptions with respect to heavy vehicles use are based on the proposed use of B-Doubles.

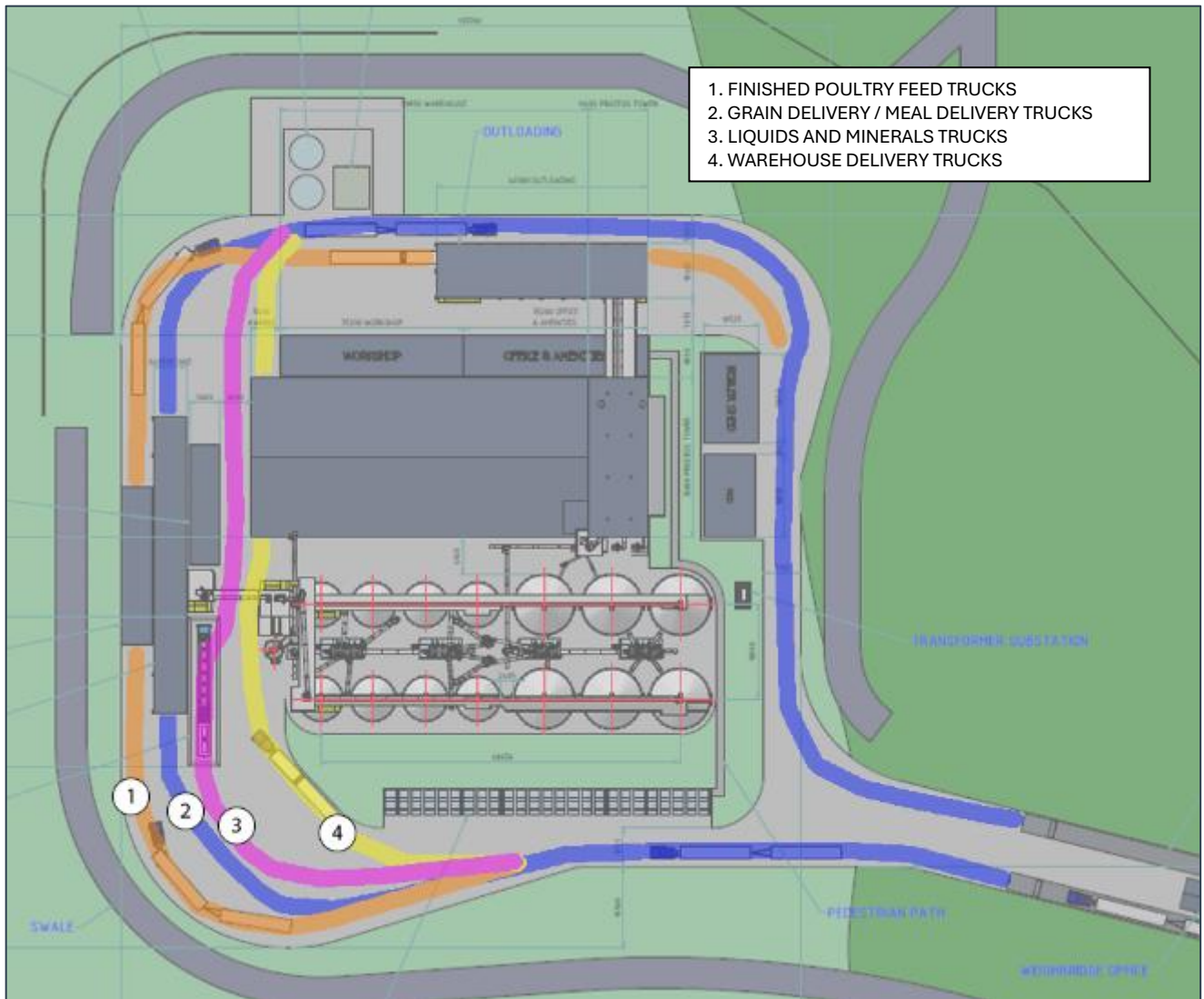


Figure 25: Truck Circulation Paths

3.4.5 Employment

At full operation, the feed mill will be operated by 27 full time equivalent (FTE) staff. The existing feed mill currently provides 15 full time equivalent (FTE) positions. Upon completion of the new mill, the existing mill will require 6 FTEs, and the new mill will require 21 FTEs. Therefore, the project will result in an increase of 12 jobs to the site.

To accommodate the employees and visitors onsite, a new office / staff amenities building is provided as well as 25 parking spaces, in addition to the 20 provided at the existing mill.

3.5 INFRASTRUCTURE PROVISION AND UPGRADES

As noted below, beyond standard connections / augmentation of the current infrastructure, no significant upgrades to public infrastructure are proposed or required as part of this development application. As such, no Planning Agreements are proposed or required as part of this application. It is understood that Section 7.12 Contributions will be levied and can be conditioned accordingly.

3.5.1 Electricity

The site has an existing connection to reticulated power by connection with Essential Energy (EE). The additional supply will be extended to connect a new transformer substation servicing the new mill. The necessary alteration to the internal supply will be sought through agreement with EE.



An existing 110kV local line, is situated at the western end of the proposed feed mill, which traverses the site (N-S) will be relocated to accommodate the proposed stormwater management swales. The necessary alterations to this line will be sought through agreement with EE.

3.5.2 Gas Supply

The site has an existing reticulated gas supply, provided by APA Group. Internal extension of this connection to service the new mill will be undertaken via agreement with the APA Group.

3.5.3 Water Supply

Reticulated water to the site is provided via a main located along the frontage of the site. Internal extension of this connection to service the new mill will be undertaken via agreement with Tamworth Regional Council.

Reticulated water to the site for staff amenities and milling operations will continue to be supplied via a water main located along the frontage of the site. The existing milling operations consume an average of 368KL of potable water per week or around 20ML potable water per annum. The forecast water use by the site will increase to approximately 720KL of potable water per week, or around 38ML per annum. Instantaneous flow rates for the mill at full development is expected to be 4.0 L/s.

3.5.4 Wastewater

Waste water from staff facilities and amenities is currently treated by standard on-site septic system. Similarly, standards septic systems will be adopted for the new feed mill and will be installed subject to a s64 Approval, from Tamworth Regional Council. No trade waste is generated by mill activities which will require discharge to Council's reticulated sewerage system.

3.5.5 Boiler Blow Down Water

The proposed boiler is utilised to produce steam which is use in the pelletising process. The operation will utilise 2 x 4MW water tube boilers (or similar) which will be located adjoining the proposed boiler room shown on the development plans. Blow down water produced from the operations will be approximately 180L/hr, or 21,960L per week (based on 85% production efficiency).

As per the existing mill operations, boiler blowdown water is diverted to a storage tank for cooling and then pumped to the existing on-site evaporation dams located in the south west corner of the site (as shown in **Figure 26**). The existing on-site evaporation dam is an above ground, turkey next dam with a surface area of 1,050m² and an approximately depth of 3m (plus freeboard) providing a total storage volume of 3,150,000L, or more than 1 year of blow down water from the proposed feed mill.

Annual water sampling of the contents of evaporation pond is currently undertaken by Baiada to monitor water quality. If elevated pollutant levels are detected, actions can be undertaken to mitigate any potential risks. It is understood that there have been no triggers for corrective action identified in the last 10 years of operation of the existing feed mill.

While the existing pond has not shown any signs of leakage, to mitigate any risk of boiler water interaction with groundwater, the existing ponds will be renovated to include an impermeable clay or a HDPE Liner (or similar material) to avoid any risk of blowdown discharging into the soil profile. Submission of detailed plans for the upgrade of these existing ponds can be provided prior to issue of a Construction Certificate and can be conditioned accordingly.



Figure 26: Existing Boiler Blow Down Evaporation Dams (MetroMap, 2025)

3.6 REDUNDANCY

As noted in the project description, the existing mill will be retained on site and will be operated during daytime and afternoon shift hours to produce up to 2,200 tonnes per week. However, the existing mill can increase production if required.

When the Oakburn Poultry Processing Plant reaches full production (3 million Birds per Week) and the New England cluster has expanded to provide the necessary breeding and broiler capacity, the feed supplied from the Tangaratta Mill will play a critical role. The Tangaratta Feed Mill must ensure that sufficient supply is constantly available to meet animal welfare responsibilities and the correct nutrition.

It is for this reason that while production at the mill will be typically capped at 2,200 Tonnes per week, the ability to increase throughput will be retained, so that during a significant interruption to supply at any of Baiada's broiler operations within NSW, SA and QLD, the existing mill can contribute additional feed. In this regard it is important to note that there is insufficient external feed milling capacity within these three states to help provide the necessary poultry feed if there is an issue with current supply arrangements and an urgent need for replacement feed is triggered.

It will be the responsibility of the senior Baiada's Executive Management to commence emergency feed production at the existing mill if there is an inability to supply sufficient feed from existing feed mills. Baiada will advise the relevant authorities within 48 hours of commencing production (beyond 2,200 Tonnes per week), identify the triggering event, and the likely timeframe during which the mill will be used to avoid any animal welfare issues due to a loss of supply from other feed mills.

It is important to note that there is no intention to operate the mill at this capacity on a continuous basis, and production above 2,200 Tonnes at the existing mill will be used as a contingency only.



3.7 PROJECT TIMING

Construction of the proposed feed mill is expected to take up to 24 months. Construction is intended commence as soon as possible in 2026, with commencement of operations expected by late 2028.



4 STATUTORY CONTEXT

This section must identify the relevant statutory requirements for the project, including:

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *Tamworth Regional Local Environmental Plan 2010*
- *Biodiversity Conservation Act 2016*
- *Roads Act 1993*

4.1 STATUTORY REQUIREMENTS

In accordance with the State Significant Development Guidelines, the relevant statutory requirements are categorised in **Table 6** below.

Table 6: Statutory Requirements

MATTER	GUIDANCE
Power to Grant Consent	<i>Environment Planning and Assessment Act 1979.</i> The proposed development is identified as State Significant Development (SSD) in accordance with Clause 2.6 and Schedule 1, Item 3: <i>3. Agriculture produce industries and food and beverage processing Development that has an estimated development cost of more than \$30 million for any of the following purposes –</i> <i>(a) abattoirs or meat packing, boning or products plants, milk or butter factories, fish packing, processing, canning or making facilities, animal or pet feed production, gelatine plants, tanneries, wool scouring or topping or rendering plants,</i> <i>(b) cotton gins, cotton, seed mills, sugar mills, sugar refineries, grain mills or silo complexes, edible or essential oils processing, breweries, distilleries, ethanol plants, soft drink manufacture, fruit juice works, canning or bottling work, bakeries, small goods manufacture, cereal processing, margarine manufacturing or wineries.</i> <i>(c) organic fertiliser plants or composting facilities or works.</i> As shown in the Estimated Development Cost Report included in Appendix Y, the proposed poultry feed mill has an Estimated Development Cost of \$80,824,329 and accordingly is classified as State Significant Development.
Permissibility	The <i>Tamworth Regional Local Environmental Plan 2010</i> (LEP) identifies the site within the Primary Production RU1 Zone. The proposed development is identified as an agricultural produce industry and also included in the group definition of rural industry as follows: <i>Agricultural produce industry</i> means a building or place used for the handling, treating, processing or packing, for commercial purposes, of produce agriculture (including dairy products, seeds, fruit, vegetables or



MATTER	GUIDANCE
	<i>other plant material), and includes wineries, flour mills, cotton seed oils plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry”.</i> Rural industry means the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes the following – (a) <i>Agricultural produce industries,</i> (b) <i>Livestock processing industries,</i> (c) <i>Composting facilities and works (including the production of mushroom substrate),</i> (d) <i>Sawmill or log processing works,</i> (e) <i>Stock and sale yards,</i> (f) <i>The regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.</i> Under the LEP Land Use Table, the development of agricultural produce industry within the Primary Production RU1 Zone is Permitted with Consent. There are no aspects of the development that are classified as prohibited development.
Other Approvals	Protection of the Environment Operations Act 1997: Various aspects of the proposed livestock processing activity area classified as Scheduled Activities accordance with Schedule 1, Item 2 of the POEO Act (see below). 2 Agricultural Processing Dairy processing, meaning the processing of dairy produces as part of the production of milk, evaporated or condensed milk, buttermilk, cream, cheese, butter, ice-cream or similar products. General agricultural processing, meaning the processing of agricultural produce (otherwise than as part of the manufacture of beer, wine, spirits, vinegar, acetic acid or similar products), but excluding – (a) <i>Dairy processing and grape processing, and</i> (b) <i>The processing of agricultural produce by means of mobile processing operations.</i> Grape processing, meaning the processing of grapes (otherwise than by distilling) as part of the manufacture of wine, spirits, vinegar, acetic acid or similar products. As such an Environment Protection Licence (EPL) will be required to be obtained prior to the commencement of operations. The NSW EPA is triggered as an Integrated Authority for the SSD. Roads Act 1993: As no works are required on Wallamore Road, a s.138 approval from Tamworth Regional Council. EPBC Act 1999: As a result of historical clearing and existing agricultural and processing activities on the site, it is not expected that the project will have significant impact on any Matters of National Environmental Significance (MNES) and as such is unlikely to constitute a controlled action. Designated Development: As the proposal is classified as SSD, the designated development classifications under Schedule 3 of the <i>Environmental Planning and Assessment Regulation 2021</i> do not apply. However, if the proposal was not



MATTER	GUIDANCE
	classified as SSD, the proposal would be classified as designated development under Item 3 – Agricultural produce processing facilities.

Table 7: Pre-conditions to Granting Consent

STATUTORY REFERENCE	PRE-CONDITION	SECTION
SEPP (Resilience and Hazards) 2021 – Section 3.12	<i>In determining an application to carry out development to which this Part applies, the consent authority must consider (in addition to any other matters specified in the Act or in an environmental planning instrument applying to the development)—</i> <i>(a) current circulars or guidelines published by the Department of Planning relating to hazardous or offensive development, and</i> <i>(b) whether any public authority should be consulted concerning any environmental and land use safety requirements with which the development should comply, and</i> <i>(c) in the case of development for the purpose of a potentially hazardous industry—a preliminary hazard analysis prepared by or on behalf of the applicant, and</i> <i>(d) any feasible alternatives to the carrying out of the development and the reasons for choosing the development the subject of the application (including any feasible alternatives for the location of the development and the reasons for choosing the location the subject of the application), and</i> <i>(e) any likely future use of the land surrounding the development.</i>	6.9
State Environmental Planning Policy (Resilience and Hazards) 2021	<i>4.6 Contamination and remediation to be considered in determining development application</i> <i>(1) A consent authority must not consent to the carrying out of any development on land unless—</i> <i>(a) it has considered whether the land is contaminated, and</i> <i>(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and</i> <i>(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.</i> <i>(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subsection (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.</i>	6.3
State Environmental Planning Policy	<i>(2) Before determining an application to which this section applies, the consent authority must—</i>	Section 2.6.3 Section 3.5.1



STATUTORY REFERENCE	PRE-CONDITION	SECTION
(Transport and Infrastructure) 2021 – Section 2.47 (2)	(a) give written notice of the application to the electricity supply authority for the area in which the development is to be carried out, and (b) take into consideration any response to the notice that is received within 21 days after the notice is given, and (c) be satisfied that any safety risks associated with the development or modification to which the application relates have been identified, and (d) take those risks into consideration.	
State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Section 3.7	3.7 Step 2—Is the land core koala habitat? (1) Before a council may grant consent to a development application for consent to carry out development on land to which this Part applies that it is satisfied is a potential koala habitat, it must satisfy itself as to whether or not the land is a core koala habitat. (2) The council may be satisfied as to whether or not land is a core koala habitat only on information obtained by it, or by the applicant, from a person with appropriate qualifications and experience in biological science and fauna survey and management. (3) If the council is satisfied— (a) that the land is not a core koala habitat, it is not prevented, because of this Chapter, from granting consent to the development application, or (b) that the land is a core koala habitat, it must comply with section 3.8.	Section 6.1
Tamworth Regional LEP 2010 – Clause 7.1(3)	(3) Before granting development consent for earthworks, the consent authority must consider the following matters— (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality, (b) the effect of the proposed development on the likely future use or redevelopment of the land, (c) the quality of the fill or the soil to be excavated, or both, (d) the effect of the proposed development on the existing and likely amenity of adjoining properties, (e) the source of any fill material and the destination of any excavated material, (f) the likelihood of disturbing relics, (g) proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.	Section 3.3.3 Section 6.2 Section 6.4
Tamworth Regional LEP 2010 – Clause 7.6 (2) - (3)	(2) Development consent must not be granted to erect a building on land in the flight path of the Tamworth Airport if the proposed height of the building would exceed the obstacle height limit determined by the relevant Commonwealth body.	Section 2.5.6



STATUTORY REFERENCE	PRE-CONDITION	SECTION
	(3) Before granting development consent to the erection of a building in the flight path of the Tamworth Airport, the consent authority must— (a) give notice of the proposed development to the relevant Commonwealth body, and (b) consider any comment made by the relevant Commonwealth body within 28 days of the body having been given notice of the proposed development, and (c) consider whether the proposed use of the building will be adversely affected by the exposure to aircraft noise.	

Table 8: Mandatory Matters

STATUTORY REFERENCE	PRE-CONDITION	SECTION
EP&A Act 1979 - Section 1.3	Relevant Objects of Act: (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources, (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment, (c) to promote the orderly and economic use and development of land, (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats, (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage), (g) to promote good design and amenity of the built environment, (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants, (j) to provide increased opportunity for community participation in environmental planning and assessment.	Appendix C
EP&A Act 1979 - Section 4.15	Relevant Environmental Planning Instruments - SEPP (Transport and Infrastructure) 2021 - SEPP (Biodiversity and Conservation) 2021 - SEPP (Resilience and Hazards) 2021 - Tamworth Regional LEP 2010 Development Control Plans - Tamworth DCP 2010	Section 4.1 Appendix C



STATUTORY REFERENCE	PRE-CONDITION	SECTION
EP&A Act 1979 - Section 4.15	<i>(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</i>	Section 6.
EP&A Act 1979 - Section 4.15	<i>(c) the suitability of the site for the development,</i>	Section 7.6
EP&A Act 1979 - Section 4.15	<i>(d) any submissions made in accordance with this Act or the regulations,</i>	Noted
EP&A Act 1979 - Section 4.15	<i>(e) the public interest</i>	Section 7.7
SEPP (Transport and Infrastructure) 2021 – Section 2.47 (2)	<i>(2) Before determining an application to which this section applies, the consent authority must—</i> <i>(a) give written notice of the application to the electricity supply authority for the area in which the development is to be carried out, and</i> <i>(b) take into consideration any response to the notice that is received within 21 days after the notice is given, and</i> <i>(c) be satisfied that any safety risks associated with the development or modification to which the application relates have been identified, and</i> <i>(d) take those risks into consideration.</i>	Section 3.5.1
SEPP (Biodiversity and Conservation) 2021 – Section 3.7	3.7 Step 2—Is the land core koala habitat? <i>(1) Before a council may grant consent to a development application for consent to carry out development on land to which this Part applies that it is satisfied is a potential koala habitat, it must satisfy itself as to whether or not the land is a core koala habitat.</i> <i>(2) The council may be satisfied as to whether or not land is a core koala habitat only on information obtained by it, or by the applicant, from a person with appropriate qualifications and experience in biological science and fauna survey and management.</i> <i>(3) If the council is satisfied—</i> <i>(a) that the land is not a core koala habitat, it is not prevented, because of this Chapter, from granting consent to the development application, or</i> <i>(b) that the land is a core koala habitat, it must comply with section 3.8.</i>	Section 6.1



5 COMMUNITY ENGAGEMENT

5.1 ENGAGEMENT CARRIED OUT

A request for the Secretary's Environmental Assessment Requirements (SEARs) was submitted to the Department of Planning and Environment on 29 May 2023 as part of the original application. The SEARs were received by the Applicant on 26 June 2023, and the response table is included as **Appendix H**.

The SEARs requested that the Applicant consult with the relevant Local and State government authorities, service providers and community groups, and address any issues they raise in the report. The surrounding landowners and occupiers that are likely to be impacted by the proposal were recommended to be consulted. The SEARs also requested that details of the consultation has been carried out and issues raised to be included in the report.

5.1.1 Government Departments and Agencies

An overview of the extent of consultation undertaken with government departments and agencies is provided below.

- Submission of a Request for the SEARs (dated 29 May 2023) with the Department of Planning and Environment in accordance with Section 173(1) of the *Environment Planning & Assessment Regulation 2021*.
- In preparation the SEARs, the Department of Planning forwarded the Request for the SEARs and consulted with the following departments requesting each Department's EIS Requirements:
 - Environment Protection Agency (EPA)
 - Transport for NSW (TfNSW)
 - NSW Rural Fire Service (NSWRFS)
 - Department of Planning and Environment -Water (DPE-Water)
 - Department of Primary Industries – Agriculture (DPI)
 - Department of Planning and Environment – Heritage
 - Biodiversity, Conservation and Science Directorate of the NSW Department of Planning and Environment; and
 - Tamworth Regional Council (TRC)
- A response was provided by the Department of Planning and Environment to PSA Consulting on 26 June 2023 and included responses from each of the agencies identified above. A copy of the SEARs Response Table is included in **Appendix A**.

Following receipt of the SEARs, further consultation was undertaken with the following agencies:

- Submission of a Request for EIS Requirements to Essential Energy on 24 January 2024.
- Submission of a Request for EIS Requirements to Department of Regional NSW – Local Land Services on 24 January 2024.
- Submission of a Request for EIS Requirements to UGL Regional Linx on 24 January 2024.

Responses from the above agencies were received as follows:

- UGL Regional Linx requested an access licence to traverse Lot 1 on DP1077646; and
- A response was not received from Essential Energy or Local Land Services.

5.1.2 Additional Agency Consultation

Throughout the preparation of the EIS, additional discussions were held with Council, EPA and UGL Regional Linx regarding various aspects of the project.



5.1.2.1 Tamworth Regional Council

Follow up discussions with Sam Lobsey at Tamworth Regional Council (Manager, Development Liveable Communities) were held on 4 June 2024 were undertaken to provide an update on the application and to seek any additional feedback concerning the project. Council indicated that their items of interest were adequately covered in their SEARS response, and no additional information was required.

5.1.2.2 Environmental Protection Agency

Follow up discussion with the EPA (Mr Lindsay Fulloon) on 18 June 2024, were also undertaken to provide an update on the application and to seek any additional feedback. The EPA was supportive of the project and in particular the greater separation to sensitive receptors to minimise the risk of noise. In particular, the EPA was interested in ensuring neighbouring properties had been in contacted as part of the community consultation process and if any feedback had been provided.

The retention of the existing mill as a risk management measure was also discussed. The feedback provided was to ensure the cumulative impacts were considered for Stage 1 of the new mill, and to make clear the circumstances in which the old mill would operate. The potential licensing arrangements for the existing and proposed mill were discussed, under an updated EPL Licenses were also discussed, and would be considered further as part of the EPA's consideration of the application once lodged.

5.1.2.3 UGL Regional Linx

The application will utilise the existing access driveway to the site which traverses the unconstructed, Main Northern Rail Line Corridor. As such, the applicant has been in regular consultation with UGL Regional Linx who manages this asset on behalf of the NSW State Rail Authority and managed by UGL Regional Linx. Since January 2024, the Applicant has been liaising with UGL Regional Linx to obtain Landowner Consent for lodgement of the State Significant Development Application. In this regard, a copy of the Draft EIS was provided to UGL Regional Linx on 23 May 2024. Consent for lodgement of the Application was subsequently provided to facilitate lodgement of the Application. In addition, the Applicant is working with UGL Regional Linx to update access and infrastructure licenses for existing services which cross this corridor.

5.1.3 Requests for Information

As part of the assessment or the original application a request for additional information was made by the following agencies:

- Tamworth Regional Council (TRC).
- Environment Protection Agency (EPA).
- Transport for NSW (TfNSW).
- Department of Planning Housing and infrastructure (DPHI).
- Department of Planning and Environment -Water (DPE-Water).
- Department of Primary Industries and Regional Development (DPIRD).

The matter raised in these Requests has been addressed in this amendment report and the revised technical assessments. In addition, Fire and Rescue NSW (FRNSW) indicated that *"FRNSW have reviewed the EIS with particular focus to Section 6.9 Preliminary Hazards Assessment and the Preliminary Hazards Analysis (PHA) appendix. FRNSW submit no comments or recommendations for consideration, nor any requirements beyond that specified by applicable legislation at this stage."*

Similarly, NSW Rural Fire Service responded that *"The site location has a grassy woodland vegetation community, that is likely to generate a bushfire risk. Adequate separation (APZ), coupled to vehicle access around the facility and fire fighting water supply will mitigate against that identified risk. The recommendations of the Bush Fire Assessment Report, prepared by Integrated Consulting Pty Ltd version B dated 27/6/2024 shall be incorporated into any consent granted"*



5.1.4 Community Consultation

The SEARs included the requirement for the proponent to undertake “*effective and genuine community consultation*”. In response, the Comms Team was engaged by the Applicant to develop and execute a Community Consultation Action Plan. The Community Consultation Action Plan was prepared to guide communication and engagement activities across the local community and with specific stakeholders, in and around the proposed feed mill. A copy of the Community Consultation Report prepared by the Comms Team is provided as **Appendix H** and provides a detailed account of the activities undertaken and response provided. An overview is provided below.

5.1.4.1 Community Consultation Activities

Community consultation is a key requirement of the EIS process and ensures the community are provided sufficient information regarding a proposed development and given adequate opportunity to consider the potential impacts and raise any concerns they may have.

Table 9 outlines the communication and engagement activities undertaken by The Comms Team in order to consult with the neighbouring residents and business owners and broader community. Copies of all communications materials (letters, flyers, media release etc) are provided in the Community Consultation Report in **Appendix H**.

Table 9: Community Consultation Activities

ACTIVITY / TOOL	TIMING
A letter and flyer were sent to 20 surrounding neighbours as shown in Figure 27: Neighbour Consultation . The material provided project information, consultation team contact details and an offer to meet personally with the project team.	14 March 2024
A media release was provided to Northern Daily Leader and ABC New England North West. The media release provided project information and the consultation team phone number and email. In response to the Media Release an article was published in the Northern Daily Leader on 25 March 2024.	19 March 2024
Comms Team management of the consultation phone number and email.	14 – 28 March 2024
A Print Advertisement (1/4 page) was placed in Northern Daily Leader. The advertisement provided project information and the consultation team phone number and email.	15 and 23 March 2024
One on One meetings with the project team were offered to interested residents and businesses within the project area, and other stakeholders or community members with an interest. Note: No stakeholders responded to the meeting offer, therefore meetings were not held.	None Held.



Figure 27: Neighbour Consultation

5.2 COMMUNITY VIEWS

5.2.1 Summary of Community Responses

In response to the above community consultation activities, the following responses were received (see Table 10).

Table 10: Community Responses

DATE	STAKEHOLDER	FEEDBACK
18 March 2024 & 20 March 2024	Local Resident (name withheld)	Request call back. Requested to be advised of development process.
21 March 2024	Local Resident (name withheld)	Requested to be advised of development process.
17 March 2024	Local Resident (name withheld)	Requested to be part of community consultation process. Meeting with the project team was offered to discuss issues and ask any questions. Offer of meeting was not taken.



18 March 2024	Local Resident (name withheld)	Highly supportive of the project.
28 March 2024	Local Resident (name withheld)	Highly supportive of the project.

Based on the response provided, the level of community interest and geographical extent of interest remains local to the Tamworth Region, and for residents in close proximity to the site. No comment or interests were received from other regional areas or interstate.

5.2.2 Community Consultation Outcomes

In summarising the findings of the community engagement, the key issues raised are limited based on the minimal response from the community consultation.

At the completion of the consultation process, the Comms Team concluded that *“The process undertaken was thorough and enabled a genuine opportunity for consultation. Stakeholders were provided with multiple channels to receive information and provide feedback.”*

There appears to be general interest in the project and the activities undertaken increased community awareness about the proposed development. However, the project team received no requests from stakeholders or neighbours for face-to-face meetings and received very few email or phone enquiries. The few enquiries received were either to seek additional project information or convey support for the proposed development. No project-specific issues were raised.

It is noted that the response to the consultation process was similar to that experienced for the Oakburn Poultry Processing Plant (SSD-9394), with minimal direct feedback provided by the community. This response is potentially due to the history of the project, the presence of the existing mill on site, and the compatibility of the development with the surrounding rural industries.

5.3 ENGAGEMENT TO BE CARRIED OUT

On-going community engagement will be carried out should the project be approved. Baiada will continue to work closely with the community and stakeholders. A summary of the proposed on-going engagement is provided below.

5.3.1 Construction Phase

During construction, the applicant will prepare and publish regular construction updates on their website. This will provide the general public with up-to-date information on the project status which is easily accessible. The nearest residents to the site will be provided with a project update at key stages throughout construction and be provided with contact details for the construction manager who can be contacted as required.

Baiada will also prepare and implement a construction management plan to ensure the potential impacts associated with the construction phase are appropriately mitigated and managed. The construction management plan will include the requirements for project updates and a procedure for receipt of feedback from the community and first nations groups including provision of a response.

5.3.2 Operational Phase

The existing Environmental Management Plan prepared for the site includes a standard process for receipt of enquiries, questions and complaints, handing, responding and recording. The existing Environmental Management Plan is attached as **Appendix U** and will be updated prior to commencement of the new feed mill to take into account the additional mitigation and management measures proposed as part of this EIS.

5.3.3 Public Notification

In accordance with Part 4 of the *Environmental Planning and Assessment Act 1979*, the EIS will be publicly notified during which time the general public will be invited to make comment and forward submissions to the Consent Authority (Department of Planning, Housing and Infrastructure) in relation to the proposed development. Advertising will occur for a minimum period of 28 days.



6 ASSESSMENT AND MITIGATION OF IMPACTS

This section provides a summary of the results of the technical assessments undertaken in relation to the potential impacts of the project, as well as mitigation and management actions proposed to avoid unacceptable impacts.

6.1 BIODIVERSITY

As requested in the SEARs, Wildthing Environmental Consultants was engaged to undertake a Biodiversity Development Assessment Report (included as **Appendix K**) to assess the potential biodiversity impacts of the project and the relevant statutory considerations including:

- *NSW Environmental Planning and Assessment Amendment Act 2017.*
- *NSW Biodiversity Conservation (BC) Act 2016 & Biodiversity Offsets Scheme entry.*
- *State Environmental Planning Policy (Biodiversity and Conservation) 202.*
- *NSW Biosecurity Act 2015.*
- *Local Land Services Act 2013.*
- *Commonwealth Environment Protection and Biodiversity Conservation Act 1999.*

In accordance with the BC Act, the Biodiversity Assessment Method (BAM) (DPIE 2020) entry into the Biodiversity Offsets Scheme (BOS) is applicable to certain development activities based on specific criteria.

Historically the subject land (the impact area) and broader study area (Lot 1 DP1077646) has been cleared as a result of the past agricultural and feed mill activities. An exception is a small number of (3) remnant trees located outside the subject land along the southern boundary. Aerial photos from 1976 & 1993 show the subject land and study area to be largely devoid of native trees. The central portion of the study area including a large section of the subject land has been subject to re-vegetation in 2001 with an area of native trees planted by the applicant.

The draft Native Vegetation Regulatory (NVR) map displaying all land categories identified in the LLS Act was not publicly available at the time of assessment. A request was made for access to the Draft NVR data under license for the project site. The request found the subject land (impact area) and study area (Lot 1 DP1077646) to be mapped as Category 1 – Exempt Land. An evaluation of whether any Category 2 – criteria was still met was also undertaken.

In this regard, the site-based assessment did find derived grassland consistent with the Critically Endangered Ecological Communities (CEEC) White Box - Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland in the NSW North Coast, New England Tableland, Nandewar, Brigalow Belt South, Sydney Basin, South Eastern Highlands, NSW South Western Slopes, South East Corner and Riverina Bioregions, and as such a large portion of the subject land (5.44ha) was considered to be Category 2 Sensitive Land which is therefore not exempt under Section 6.8 (3) of the BC Act and further consideration under the BAM was required.

Further assessment of the areas of Planted Native Trees and Derived Grassland were therefore undertaken which identified that:

- these areas contained native groundcovers that were common to PCT 599 - Blakely's Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion.
- while no remnant native trees were present within the subject land, however a small number of remnant specimens of *Eucalyptus blakelyi* (Blakely's Red Gum) were present along the southern boundary.

Due to the composition of the ground layer and the presence of the Blakey's Red Gum adjoining the site, the two vegetation areas were considered to be disturbed variations of PCT 599 - Blakely's Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion, as such, assessment under the BC Act and the preparation of a BDAR was required.

6.1.1 The Existing Environment

The site was subject to detailed surveys by Wildthing Environmental Consultants to complete the BDAR, including vegetation mapping, completion of BAM plots, targeted threatened flora searches, targeted threatened fauna surveys, as well as assessment of vegetation patches.



As noted above, the subject land has been historically cleared for the past agricultural and feed mill activities. The central portion of the study area has been subject to re-vegetation with planted natives undertaken by the applicant in 2001.

The new feed mill has an impact area of 6.03ha. The impact area contains planted native trees within the central portion, grassland within the far west and maintained low grassland in the east along the road to the existing feed mill. The vegetation surveys determined that the impact area includes the following assemblages:

- Planted Native Trees (2.70 ha).
- Derived Grassland (2.74 ha).
- Low Maintained Introduced Grassland (0.50 ha).
- Introduced Vegetation (0.13 ha).

A vegetation map showing these assemblages is provided in **Figure 28**.

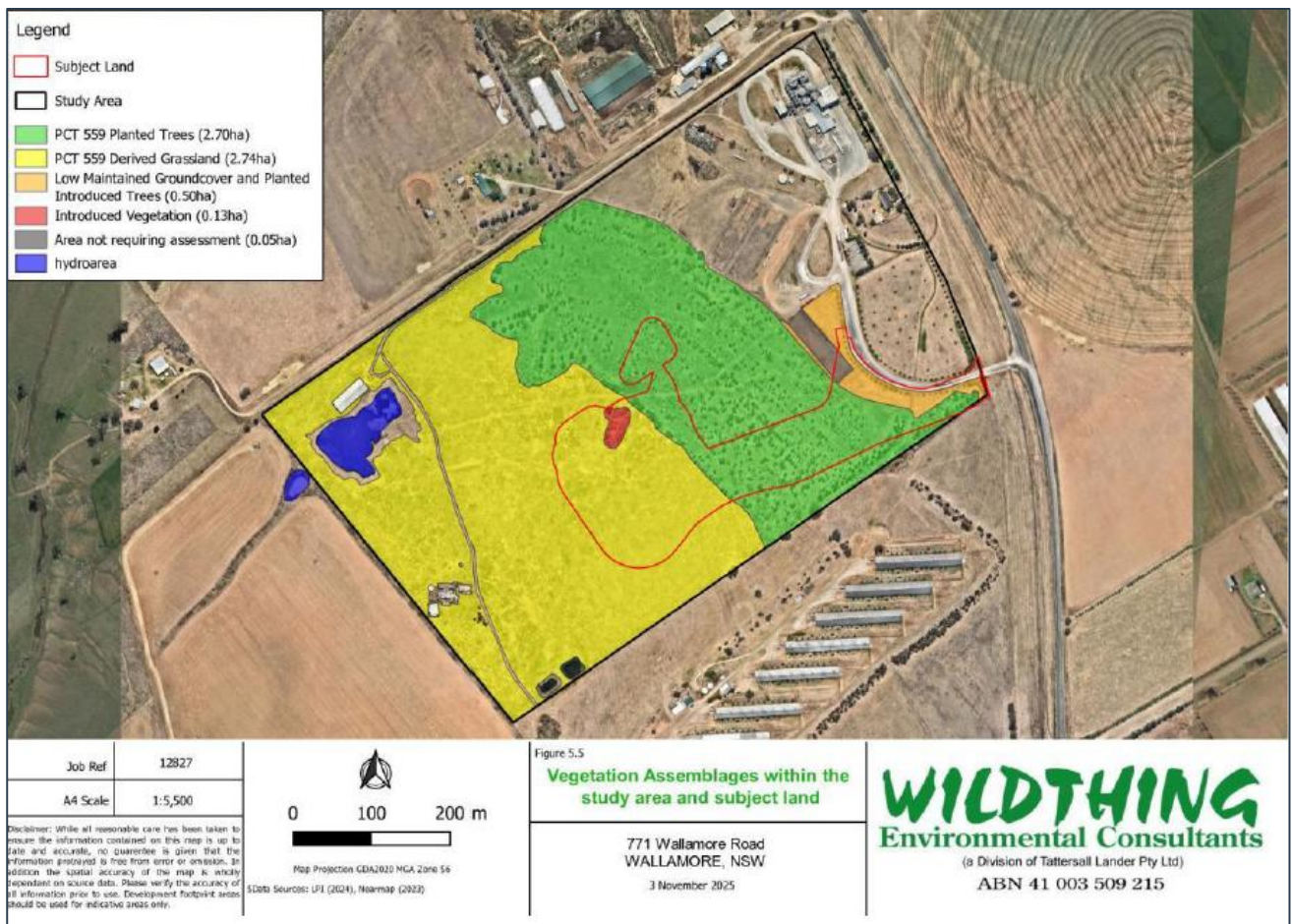


Figure 28: Vegetation Map (Wildthing, 2025)

Planted tree species included *Eucalyptus crebra* (Narrow-leaved Ironbark), *Eucalyptus melliodora* (Yellow Box), *Eucalyptus melanophloia* (Silver-leaved Ironbark), *Eucalyptus blakelyi* (Blakely's Red Gum), *Acacia pendula* (Weeping Myall), *Acacia salicina* (Cooba) and *Allocasuarina luehmannii* (Bulloak). No remnant trees were present within the impact area.

Although there were two distinct areas of native vegetation within the subject land (Planted Trees & Derived Grassland) they were both considered to be disturbed variations of PCT 599 as a result of the presence of native grasses within the understorey. Common native grasses to both areas included *Sporobolus creber* (Slender Rat's Tail Grass), *Cynodon dactylon* (Couch), *Panicum effusum* (Hairy Panic), *Microlaena stipoides* (Weeping Meadow Grass), *Austrostipa verticillata* (Slender Bamboo Grass), *Rytidosperma bipartitum* (Wallaby Grass), *Anthosachne scabra* (Wheatgrass) and *Eragrostis leptostachya* (Paddock Lovegrass). Other common groundcovers included *Einadia hastata* (Berry Saltbush), *Einadia nutans* (Nodding Saltbush), *Calotis lappulacea* (Yellow Burr-



daisy), *Sida corrugata* (Corrugated Sida), and *Rumex brownii* (Slender Dock). There was a distinct lack of native annuals such as lilies and orchids during favourable conditions during surveys conducted in September 2025.

The area of Derived Grassland (2.74ha) was present in the far west of the subject land. The area of planted native trees (2.70ha) was present within the central portion of the subject land. This area formed part of a larger area of planted trees (approximately 11.2ha) within the study area. The trees had been planted into an area of disturbed derived grassland which had been likely prepared by ripping. Planted Native Trees have been arranged in rows. Each row generally consisted of a single species of native tree. Some of the trees still had plastic around the base which would have been put in place as a protection from grazing animals at the time of planting. Planted tree species included *Eucalyptus crebra* (Narrow-leaved Ironbark), *Eucalyptus melliodora* (Yellow Box), *Eucalyptus melanophloia* (Silver-leaved Ironbark), *Eucalyptus blakelyi* (Blakely's Red Gum), *Acacia pendula* (Weeping Myall), *Acacia salicina* (Cooba) and *Allocasuarina luehmannii* (Bullock).

Very few native shrub species were recorded within the area of planted trees or derived grassland. Some *Notelaea microcarpa* (Native Olive) had been planted. A very small number of specimens of *Bursaria spinosa* subsp. *spinosa* (Blackthorn) were also noted within the area of planted trees. It is unknown if these specimens had been planted.

Common introduced species included *Avena barbata* (Wild Oats), *Verbena bonariensis* (Purple Top Verbena), *Sida rhombifolia* (Paddys Lucerne), *Modiola carliniana* (Red Flowered Mallow), *Echium plantagineum* (Paterson's Curse), *Bidens subalternans* (Greater Beggar's Ticks), *Centaurea solstitialis* (St Barnaby's Thistle), *Gomphrena celosioides* (Gomphrena Weed), *Cirsium vulgare* (Black Thistle), *Lactuca serriola* (Prickly Lettuce), *Lactuca saligna* and *Senecio madagascariensis* (Fireweed).

6.1.2 Items of Ecological Significance

6.1.2.1 Flora

As noted above, there were two distinct connected areas of native vegetation within the subject land (Planted Trees and Derived Grassland) which are both considered to be disturbed variations of PCT 599 - Blakely's Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South. A small number of remnant specimens of *Eucalyptus blakelyi* (Blakely's Red Gum) were also present within the study area outside the subject land.

Both Planted Trees & Derived Grassland had an understorey containing grasses including native species such as *Sporobolus creber* (Slender Rat's Tail Grass) in sufficient densities to conform to the Critically Endangered Ecological Community (CEEC) - White Box - Yellow Box - Blakely's Red Gum Grassy Woodland and Derived Native Grassland in the NSW North Coast, New England Tableland, Nandewar, Brigalow Belt South, Sydney Basin, South Eastern Highlands, NSW South Western Slopes, South East Corner and Riverina Bioregions.

Based on the vegetation classification, all candidate flora species were surveyed in accordance with the Surveying threatened plants and their habitats – NSW survey guide for the Biodiversity Assessment Method. No candidate species were identified on the site.

6.1.2.2 Fauna

Targeted threatened species surveys identified four threatened species listed under the BC Act within the subject land:

- *Miniopterus australis* (Little Bent-winged Bat), were detected during the bat call surveys. These species are dual credit species (species credit species and ecosystem credit species). The breeding habitat constraint for these species (caves, tunnels, mines, culvert and other structures) were not present within the subject land, therefore species credits were not generated. This species was offset under ecosystem credits generated for the clearing of native vegetation.
- *Miniopterus orianae oceanensis* (Large Bent-winged Bat) was likely detected during the bat call surveys. These species are dual credit species (species credit species and ecosystem credit species). The breeding habitat constraint for these species (caves, tunnels, mines, culvert and other structures) were not present within the subject land, therefore species credits were not generated. This species was offset under ecosystem credits generated for the clearing of native vegetation.
- *Falsistrellus tasmaniensis* (Eastern False Pipistrelle) was detected during the bat call surveys. This species is an ecosystem credit species and was offset under ecosystem credits generated for the clearing of native vegetation;



- *Hieraaetus morphnoides* (Little Eagle) was observed flying over the subject land in February 2025. As no nests were observed within the subject land. This species was offset under ecosystem credits generated for the clearing of native vegetation.

No other fauna species currently listed as threatened under either state or national legislation were identified on the site.

6.1.3 Potential Koala Habitat

Chapter 3 of the *SEPP (Biodiversity Conservation) 2021* requires consideration as to whether the site constitutes Potential Koala Habitat. 'Potential Koala Habitat' is defined in Chapter 3 as, "...an area of native vegetation where trees of the type listed in Schedule 1 (Koala feed tree species) constitute at least 15% of the total number of trees in the upper or lower strata of the tree component".

No remnant native trees were present within the subject land. Of the planted trees within the study area a small number were identified as specimens of *Eucalyptus albens* (White Box). No specimens of *E. albens* were recorded within the subject land. Considering the small number of specimens of *E. albens* and considerable number of other planted species, *E. albens* would not constitute at least 15% of the total number of trees in the upper or lower strata of the tree component", therefore, the study area would not be considered to constitute 'Potential Koala Habitat' and accordingly no further provisions of this policy would apply.

No planted trees were identified within the subject land as specimens of listed Schedule 2 trees. A small number of planted *Eucalyptus albens* (White Box) trees were observed within the study area to the north of the impact area. These trees are not likely to constitute at least 15% of the total number of planted trees within the study area. No Koala scats or recent scratches were found within the vicinity of the site despite targeted searches, and no koalas have been recorded within the vicinity of the study area according to the BioNet Database (DPE, 2024).

Accordingly, the vegetation to be impacted by the proposed feed mill does not constitute potential koala habitat and further consideration under Chapter 3 of the *SEPP (Biodiversity Conservation) 2021* is not required.

6.1.4 Matters of National Environmental Significance

Considerations have been made under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* & Matters of National Environmental Significance. One nationally critically endangered ecological community: White box – Yellow box – Blakely's red gum grassy woodlands and derived native grasslands was considered to be present within the subject land.

The assessment undertaken found the proposal is unlikely to have a significant impact this community and would not likely require referral. Considering the majority of suitable habitat will remain within the study area it is unlikely that any of the nationally addressed threatened species or any of the listed migratory species would be significantly affected by the proposal.

6.1.5 Potential Impacts

6.1.5.1 Direct Impacts

The direct impacts arising from the project include the removal of 6.03 ha of vegetation comprised of 2.70ha of Planted Native Trees, 2.74 ha of Grassland, 0.50ha of Low Maintained Grassland and 0.13ha of Introduced Vegetation. This impact will come from the construction phase of the proposed development. This impact will be permanent and would occur through vegetation clearing. Mitigation measures outlined below will be included as part of the construction and operation phases to help minimise the potential impacts to biodiversity values that remain present within the study area.

In this regard, a total of 22.14ha of White Box-Yellow Box-Blakely's Red Gum Woodland was avoided by the proposal. The proposal will require the removal of 5.44ha of White Box-Yellow Box-Blakely's Red Gum Woodland comprising an area of Planted Trees (2.70ha) and Derived Grassland (2.74ha). The remaining 22.14ha will be protected and enhanced under a Biodiversity Management Plan (BMP). As such Wildthing Environmental Consultants conclude that the proposal is not likely to constitute a Serious and Irreversible Impact (SAIL) in relation to Box Gum Woodland.

6.1.5.2 Indirect Impacts

Indirect impacts associated with the project include:



- Inadvertent impacts on adjacent habitat or vegetation;
- Reduced viability of habitat due to noise, dust or light spill; and
- Inadvertent impacts from fertiliser drive, waste, pest management.

Mitigation measures have been provided to reduce the risk of indirect impacts and are identified below.

6.1.6 Mitigation Measures

The following mitigation and management measures proposed to minimise the risks of any residual impacts.

Table 11: Biodiversity Mitigation and Measurement Measures

Residual Impact	Mitigation measure	Method/technique	Timing	Frequency	Responsibility	Likely efficacy	MNES (when relevant)
Sedimentation and contaminated and/or nutrient rich run-off	Sediment barriers and silt fencing to prevent sediment runoff into adjacent vegetation	Install sediment barriers and erosion control during construction to prevent runoff into adjacent vegetation	Prior to the removal of vegetation	Duration of construction phase	Construction site manager	High. Low risk of failure when installed correctly	No
Transport of weeds and pathogens from the site to adjacent vegetation	Hygiene protocols to prevent the spread of weeds or pathogens between infected areas and uninfected areas	Vehicles should be washed down before entering and exiting the site to prevent the spread of weeds and pathogens to or from the development site and adjacent vegetation. Any weed outbreaks should be controlled during the project.	During the removal of vegetation from the subject land	Construction phase	Construction site manager	High. Low risk of failure when installed correctly	No
Inadvertent impacts on adjacent habitat or vegetation	Staff training and site briefing to communicate environmental features to be protected and measures to be implemented	All staff working on the development will undertake an environmental induction as part of their site familiarisation. Site briefings should be updated based on phase of the work. This induction will include items such as: - Site environmental procedures (vegetation management, sediment and erosion control, exclusion fencing and weeds of national significance (WoNS) and priority weeds)	Prior to the commencement and the duration of the construction phase for all new contractors	Construction phase	Project manager	High efficacy with a low risk of failure.	No
Reduced viability of adjacent habitat due to edge effects	Fence off areas of habitat to prevent access. Weed control, control light spill and filter noise.	Erection of fencing along the boundary of retained vegetation and educational signage erected in key locations. Conduct routine weed control in accordance with the VMP (Wildthing Environmental Consultants, 2024)	The duration of the project	Design, construction and operation phase	Project manager	Moderate efficacy with a low risk of failure if management actions are undertaken	No
Fertiliser and herbicide drift, and rubbish dumping.	Restrict access and strict no-go areas within adjoining the subject land. Reduce use of fertilisers and herbicides.	Erection of fencing along the boundary of retained vegetation and educational signage erected in key locations. The signage is to outline the environmental significance of the retained vegetation and list prohibited actions within the retained vegetation	Installed during the construction phase and for perpetuity of the operational phase	Construction and operational phase	Project manager	Moderate efficacy with a moderate risk of failure.	No
Vehicle strike	Low speed limits, traffic calming devices	Implementation of a 15km/h speed limit, Kangaroo warning signage.	Installed during the construction phase and maintained in the operational phase	Construction and operational phase	Construction site manager and Project manager	Moderate efficacy with a moderate risk of failure.	No



6.1.7 Offsets

Table 12 lists the Ecosystem Credit Species requiring offsetting as a result of the impacts of the proposal. No Species Credit Species were identified that required offsetting.

Table 12: Impacts that Require an Offset

Vegetation zone	PCT name	TEC	Impact area (ha)	Biodiversity risk weighting	Number of ecosystem credits required
PCT 599 Planted Trees	PCT 599 - Blakely's Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South.	(CEEC) - White Box - Yellow Box - Blakely's Red Gum Grassy Woodland and Derived Native Grassland in the NSW North Coast, New England Tableland, Nandewar, Brigalow Belt South, Sydney Basin, South Eastern Highlands, NSW South Western Slopes, South East Corner and Riverina Bioregions.	2.70	2.5	41
PCT 599 Derived Grassland	PCT 599 - Blakely's Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South.	(CEEC) - White Box - Yellow Box - Blakely's Red Gum Grassy Woodland and Derived Native Grassland in the NSW North Coast, New England Tableland, Nandewar, Brigalow Belt South, Sydney Basin, South Eastern Highlands, NSW South Western Slopes, South East Corner and Riverina Bioregions.	2.74	2.5	0
Total					41

6.2 ABORIGINAL CULTURAL HERITAGE

Ozark Environment and Heritage were engaged to prepare an Aboriginal Cultural Heritage Assessment which is provided in **Appendix L**. This ACHAR has been undertaken to meet the *Secretary's Environmental Assessment Requirements* (SEARs) issued for SSD-58801472. It has also been prepared as per the *Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW*, and the *Code of Practice for Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW*, and the *Code of Practice for the Investigation of Aboriginal Objects in New South Wales* (the Code of Practice). The Aboriginal Cultural Heritage Assessment of the project has followed the *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010* (the ACHCRs).

- *National Parks and Wildlife Act 1974 (NSW)*
- *Environmental Planning and Assessment Act 1979 (NSW)*
- *Heritage Act 1977 (NSW)*
- *Local Environmental Plans and Development Control Plans*

Both a desktop assessment and physical site inspections were undertaken as part of the assessment, along with liaison with the Tamworth Local Aboriginal Land Council (Tamworth LALC). In addition, 13 other Registered Aboriginal Parties date for registration concerning this project, 13 groups were consulted.

6.2.1 Assessment Results

No specific cultural values were identified by the RAPs regarding the study area to date, however, the strong cultural values of Aboriginal communities towards landscapes and cultural heritage sites are recognised.



A desktop search of the available databases including Commonwealth Heritage Listings, National Native Title Claims Search, AHIMS and the Tamworth LEP was conducted on the following databases to identify any previously recorded heritage within the study area. These searches did not identify any places sites, within or near the study area. The registered Native Title claim of the Gomeroi People claim NC2011/006 includes the entire Tamworth Regional LGA, encompassing the study area.

Field studies undertaken by an archaeologist in accordance with the *Code of Practice for the Investigation of Aboriginal Objects in New South Wales* (the Code of Practice). No Aboriginal sites were recorded within the study area during the survey. Further, due to the extent of the past landform modification and a lack of elevated landforms adjacent to permanent and semi-permanent water, no landforms within the study area were assessed to have potential for subsurface archaeological deposits including those previously identified by Niche (2021) as having low-moderate potential.

The lack of Aboriginal sites recorded during the current survey was overall predicted. It was considered that there was low to moderate potential for artefact-based sites such as artefact scatters or isolated finds to be present, however, none were identified.

The absence of modified trees was expected due to the almost completely cleared nature of the study area. On a small number of mature trees are present within the study area, with most of the trees being recently planted. These were carefully inspected and bear no Aboriginal cultural scars. No outcropping rock or evidence of Aboriginal quarrying activities were present. Although burials or ceremonial sites cannot be completely ruled out, there was no landform indications of the likelihood for these sites in the study area.

With consideration of these findings, the ACHAR concludes that there are no identified impacts to Aboriginal cultural heritage values as no Aboriginal sites were recorded, and no intangible heritage values have been identified within the study area. The results of the surface survey indicate that significant Aboriginal cultural heritage values will not be harmed within the study area.

Further, as no Aboriginal cultural heritage values have been identified within the study area, an Aboriginal Cultural Heritage Management Plan is not warranted. Instead, the management of any unanticipated finds can be managed by an unanticipated finds protocol and a skeletal remains protocol.

6.2.2 Mitigation Measures

The following mitigation and management are proposed to minimise the risks of any residual risk to Aboriginal Cultural Heritage:

- Following development consent of the project, the proposed work may proceed with caution. In the unlikely event that unexpected Aboriginal Heritage items are encountered during works, the *Unanticipated Finds Protocol* (Appendix 3 of the ACHAR) must be implemented. Appendix 4 of the ACHAR provides the appropriate procedure to be undertaken in the unlikely event that human remains are encountered.
- The ACHAR concludes that the project may proceed without further archaeological investigation under the following conditions:
 - All land and ground disturbance activities must be confined to within the study area, as this will eliminate the risk of harm to potential Aboriginal objects in adjacent landforms. Should the parameters of the project extend beyond the assessed study area, then further archaeological assessment may be required.
 - All staff and contractors involved in the proposed work should undergo a cultural heritage induction to ensure they can recognise Aboriginal artefacts (Appendix 5 of the ACHAR) and are aware of the legislative protection requirements for all Aboriginal sites and objects under the NPW Act and are familiar with the Unanticipated Finds Protocol and the skeletal remains protocol.

6.3 CONTAMINATION

A Contaminated Site Investigation (CSI) has been prepared by SMK Consultants and is included as **Appendix J**. The scope of works adopted for this investigation follows the NSW EPA Guidelines for Consultants Reporting on Contaminated Sites (2020). The objective of the CSI was to determine whether the site has any contamination constraints that could affect the establishment of the new feed mill facility on the proposed site. The investigation



took into consideration the characteristics of the site, historical land uses, adjoining land uses, sampling of soils, analysis of samples by a NATA Laboratory.

6.3.1 Site Conditions

A search on NSW EPA contaminated land register was conducted at the time of preparing this report and no contamination record for the site found in the register. In addition, there are no acid sulphate soils in the Tamworth region, and the subject site is not considered to have any existing salinity issues.

The existing Tangaratta feed mill and associated infrastructure is situated in the northeast corner of the site. This area drains to the north and west. Contour banks within the grassed areas divert surface runoff to the quarry site adjoining the old grain shed in the northwest corner of the property. Minor amounts of chemicals and hydrocarbons associated with existing activities at the feed mill are stored in secure containments. Inspections did not foresee risks from these stored products.

Site inspections on the property outside of the existing feed mill site did not identify any household waste or building waste on the site. No hazardous material or hydrocarbon related containers were stored on the site. No hydrocarbon odour was noted on the site. The only sites of interest relate to the two evaporation ponds in the southwest corner, the rendering plant, the grain storage shed in the northwest corner and the stockpiles of soil in the central part of the property. No visible signs were present to identify any issues of contamination.

6.3.1.1 On Site Sampling

Based on fields inspections, three soil test sites and one water sample were obtained. The four soil samples obtained from the subject site during the CSI were assessed for multiple metals and hydrocarbons as a result of general agricultural use of the land. The results from all the samples shows normal background levels and no elevated levels of metals or hydrocarbon. Most of the parameters were recorded as below the limit of recording and therefore it is suspected that no such contaminant was contained within the samples.

The water sample obtained from the site during the CSI was assessed for pH, Sodium Adsorption Ratio, Conductivity, Total Hardness, Alkalinity, Sulfate, Chloride, Dissolved Major Cations, Fluoride, Ammonia, Nitrate, Nitrite, Total Nitrogen, Total Phosphorus, Reactive Phosphorus, and Ionic Balance. The result of all the tested analytes shows normal background levels and no elevated levels of residue, except for Ammonia which is slightly high but still within the limits for livestock watering.

6.3.1.2 Groundwater

The site has two old stock bores, alongside several other bores in the area, primarily used for stock, domestic, and industrial purposes are present on the site. According to Water NSW website, the two bores on Lot 4 are licensed as 90WA815949 and 90WA818666, identified as GW043960 (adjoining feed mill) and GW038178 (west of grain shed) respectively.

GW043960 has water-bearing zones between 18.2m and 18.8m, and at 30.4m depth, with a topsoil depth of 0.61m, yielding 0.45 L/s, suitable for small stock water supply. GW038178, drilled in 1975 for industrial purposes near the rendering plant, has aquifers at depths ranging from 12.1m to 12.4m within fractured basalt, but no recorded yield. A third bore, GW049708, located north of the feed mill, was drilled in 1979, with a standing water level of 6.5m, providing additional information for the area.

Groundwater quality assessments in the area haven't raised concerns about contamination. Previous studies on PFAS contamination near airports found no surface water contamination from the Tamworth Regional Airport in stock dams downhill from the airport, including those studied for the Baiada Protein Recovery facility by SMK Consultants.

The bore logs shown that groundwater is located below a layer of impermeable clay and shale layers and at a minimum depth of 12m which minimises the risk of contamination from to surface activities. In addition, there is no history of contamination on the site, supported by its use for food production, ensuring no threat to end users or the community.

The proposed feed mill will be constructed at or close to existing site levels, minimising earthworks (cut or fill) to around 0.5m. The only exception to this is a 4m excavation to accommodate the grain intake pit. Such earthworks are expected to encounter residual silty clay and bedrock of low to high strength. Groundwater is generally not expected to be encountered other than surface run-off, although minor seepage may be encountered within the localised deeper excavation for the intake pit, which will be managed via standard construction practices.



The only additional risk to groundwater would be the boiler blowdown water which is diverted initially to a storage tank for cooling and then pumped to the existing on-site evaporation dams located in the south west corner of the site. The existing on-site evaporation dams are above ground, turkey next dam with a surface area of 1,050m² and an approximately depth of 3m (plus ~1m of freeboard) providing a total storage volume of 3,150,000L, or more than 1 year of blow down water from the proposed feedmill.

While the existing ponds have been in use for many years and have not shown any signs of leakage, to mitigate any risk of boiler water interaction with groundwater, the existing ponds will be renovated to include an impermeable HDPE Liner (or similar material) to avoid any risk of blowdown water discharging into the soil profile. Submission of detailed plans for the upgrade of these existing ponds can be provided prior to issue of a Construction Certificate and can be conditioned accordingly.

Annual water sampling of the contents of evaporation pond is currently undertaken by Baiada to monitor water quality. If elevated pollutant levels are detected, actions can be undertaken to mitigate any potential risks. It is understood that there have been no triggers for corrective action identified in the last 10 years of operation of the existing feed mill.

With consideration of the above factors, it is considered that the mill will not present a significant risk to groundwater.

6.3.2 Conclusion

The contamination investigation conducted at the site found no areas or materials of concern. Analytical results for soils and water sampled were below the thresholds for commercial/industrial criteria and water quality guidelines for livestock watering. This meets the standards for the intended development of a feed mill. The site's condition and past/current activities suggest a low potential for significant contamination.

Based on the methodology adopted for this investigation, the development site does not contain contaminated land that would impact construction of the new feed mill or pose an unacceptable risk to human health or the surrounding environment.

6.4 STORMWATER MANAGEMENT

A Stormwater Management Plan (SMP) has been prepared by MPN Consulting and is included in **Appendix M**. The aim of the SMP is to:

- Prevent or minimise adverse social or environmental impacts from stormwater runoff originating from the proposed development.
- Achieve acceptable levels of stormwater runoff quality and quantity.

The SMP covers both the operational phase and the construction phase.

6.4.1 Stormwater Quantity Management

The site has been split into three main sub-catchments – an upstream catchment (Catchment C) that has been cut and redirected West toward the existing dam, a catchment running North-West through the main site (Catchment A, B & D), sheet flowing toward the Northwest boundary, and a catchment discharging toward Wallamore Road (Catchment E & F), North-East of the site. The catchment locations and extents are shown in **Figure 29**.

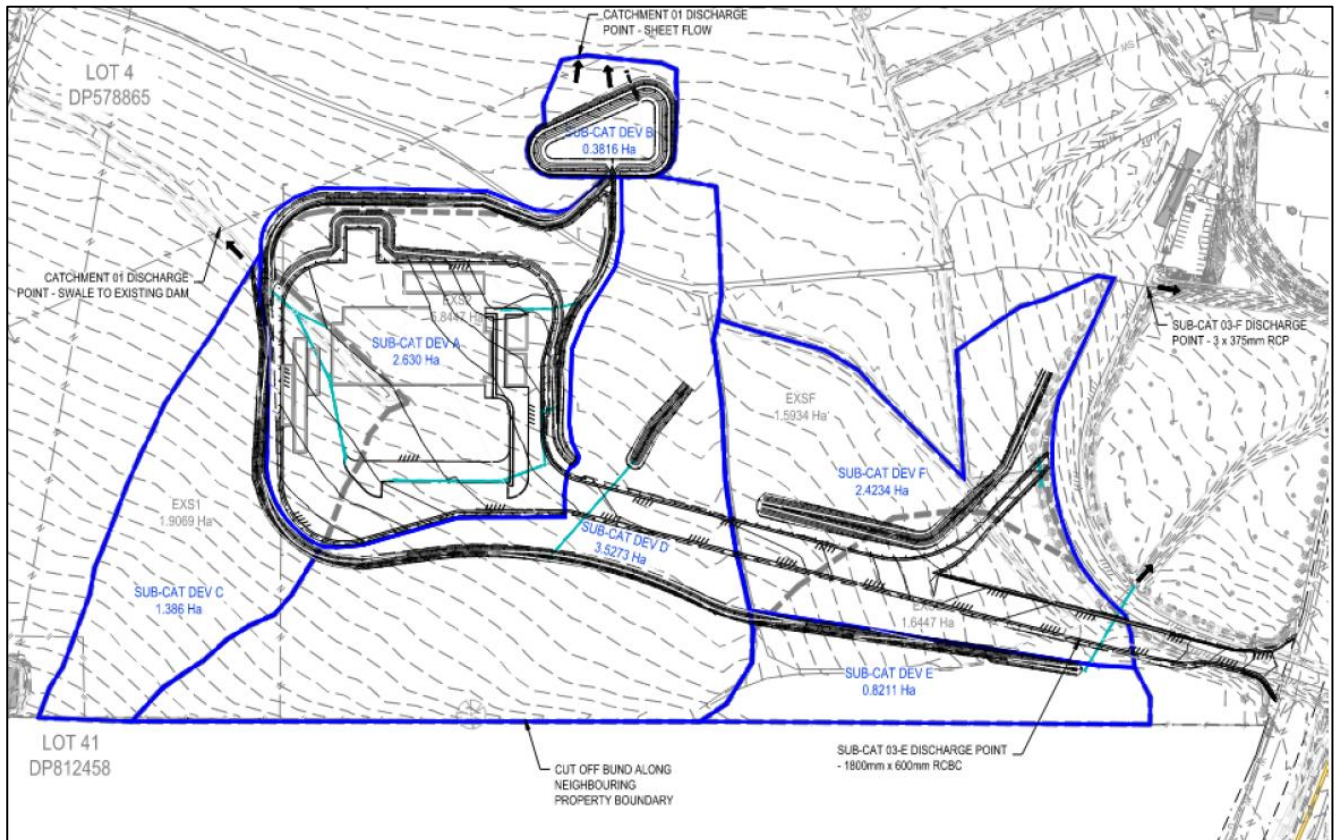


Figure 29: Proposed Site Catchments (MPN Consulting, 2025)

As shown in **Figure 29**, stormwater flows around the feed mill site will be collected and directed through a new internal network of stormwater pits, pipes, and open channels. Runoff from catchments (C, D, E and F) will be collected in grassed swales prior to discharge toward the site boundaries via overland flow or to stormwater infrastructure on site.

Stormwater runoff from the proposed feed mill will be directed to a new detention basin to be constructed on the northern side of the facility. From the basin, stormwater will be discharged via overland flow towards the site boundaries to replicate the current catchment pattern.

To assess and design for the management of stormwater quantity for the proposed development, a DRAINS computer model was used to calculate the stormwater runoff quantity for the existing and post development conditions, with the intention of ensuring no actionable nuisance for upstream and downstream flows. In order to limit stormwater discharge to pre-development levels, stormwater runoff from Catchment A will be detained within a detention basin. The basin will be over-sized to cater for the areas which will bypass detention (Catchments B, D, E, F).

Runoff flows for the Annual Exceedance Probability (AEP) from 0.5EY (2-year ARI) to 1% AEP (100-year ARI) and durations of 5 minutes to 3 hours were calculated using the DRAINS model which demonstrates that peak runoff flows from the proposed development would not exceed peak runoff flows from the existing site.

6.4.1.1 Stormwater Quality

In order to achieve the pollutant load reduction targets for the development, it is proposed to use mechanical and natural treatment methods to treat the runoff prior to discharge from the site. Stormwater runoff from Catchment A will be treated by GPTs and/or buffer strips prior to discharging via swales to the detention basin. Stormwater runoff from Catchments B, D & E will be treated by buffer strips and swales.

With respect to the assessment of potential impacts to stormwater quality, a MUSIC computer modelling program developed by the Co-operative Research Centre for Catchment Hydrology was used to predict the performance of the proposed stormwater treatment train. In the absence of specific Water Quality Objectives from Tamworth Regional Council, industry standard pollutant reduction targets have been adopted. The pollutants modelled in MUSIC were Total Suspended Solids (TSS), Total Phosphorus (TP) and Total Nitrogen (TN). The modelling undertaken



shows that the proposed treatment train achieves the required percentage-based load reductions targets and meets the levels required by Tamworth Regional Council and Industry Best Management Practice.

With respect to other potential stormwater pollutants the following treatment strategies are proposed:

- **Litter** – Rubbish bins will be located within the development buildings and car parks for use by staff and visitors. As a result of this and with the installation of the GPTs and swales, levels of litter existing the site via stormwater are expected to be negligible.
- **Sediment** – The pollutant load reduction achieves the Water Quality Objectives. The sediment level is therefore considered acceptable.
- **Nutrients (Nitrogen and Phosphorous)** – The nitrogen and phosphorous loads leaving the site achieve the Water Quality Objectives. Significant reductions on nitrogen and phosphorous have been achieved with the residual loads considered acceptable.
- **Hydrocarbons (Oils and Grease)** – Hydrocarbons will be digested and processed by soil microorganisms within the swales and attachment to vegetation where biological breakdown of hydrocarbons can occur. Hydrocarbons will also be captured within the GPTs.
- **Surfactants** – If car or truck washing occurs on site it will be within a bunded area where surfactants will be captured and treated prior to discharging into the stormwater network.
- **Heavy Metals** – Heavy metals in stormwater runoff generally become attached to fine sediment. The swales will remove the majority of this fine sediment. The removal of the fine sediment should effectively remove most of the heavy metals in the runoff.
- **Pathogens/Faecal Coliforms (Bacteria and Viruses)** – Domestic animals within the development will be under the control of their owners at all times and the owners will be expected to clean up after them.

6.4.2 Sediment and Erosion Controls

A range of erosion and sediment control measures are proposed to be implemented to the release of contaminated stormwater by ensuring compliance with the *Protection of the Environment Operations Act 1997*. The construction contractor shall be responsible for the implementation and maintenance of the erosion and sediment control measures through the duration of construction activities which may include appropriate control measures such as sediment fences, sediment traps, pollution containment devices (e.g. sandbags), stormwater diversion and other control equipment such as containment bunds, hay bales and the like. A detailed Sediment and Erosion Control Plan will be prepared for approval prior to commencement of construction and can be conditioned accordingly.

6.4.3 Mitigation Measures

The following mitigation measures and management measures are proposed to minimise the risks of stormwater impacts:

- Obtain a licence or approval to operate activities that are classed as environmentally relevant activities (i.e. they have the potential to cause environmental harm).
- Implement and maintain appropriate control measures to prevent sediment laden wastewater and other potential pollutants such as oil, paint and wet concrete from entering the stormwater system via stormwater drains and gullies. The control measures which must be considered to be adapted to are:
 - Limitation of site access during construction to minimise disruption to traffic. Install a temporary construction entry/exit sediment trap at all site accesses to minimise mud and sediment from the site being tracked onto public road, particularly during wet weather or when the site is muddy.
 - Install and maintain appropriate sediment fences around construction areas.
 - Divert clean stormwater runoff, using catch drains, around construction areas to existing or new stormwater drainage system.
 - Install sandbags and other pollutant containment devices around stormwater drains and any other locations where required to prevent sediment entering the trunk stormwater system.
 - Cover open earth/ soil areas progressively (with concrete slabs and pavements or mulch) to minimise areas of bare earth/soil.



- Any stockpiles of excavated soil and demolition/construction waste must be located where risk of erosion and sedimentation is minimal and must be protected from wind and water erosion.
- Implement and maintain appropriate control measures such as catch drains and sediment fences to prevent ponding of stormwater or discharge of stormwater from the site to adjacent properties.
- Provision of spill/pollution control equipment that is readily accessible to clean up spills and leaks.
- Ensure spill/pollution control measures are available and maintained in working condition.
- Sediment contained by the sediment control devices such as sandbags, sediment fences and containment bunds must be frequently removed and placed in a controlled area.
- Implement an inspection schedule for any spill or leaks of any potential polluting areas or activities.

6.5 AIR QUALITY

An Air Quality Assessment has been prepared by Astute Environmental Consulting to assess the potential impact of the feed mill in terms of odour and dust emissions and is included in **Appendix N**. Emissions to air from activities in NSW are regulated under the *Protection of the Environment Operations (Clean Air) Regulation 2022* (POEO Clean Air Regulation) and *Protection of the Environment Operations (General) Regulation 2022*, and *Protection of the Environment Operations Act 1997* (POEO Act), Part 5.4 Air pollution.

The *Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales* (NSW EPA, 2022a) outlines the approach to be applied for the modelling and assessment of the air pollutants in NSW in order to demonstrate compliance with the above-mentioned regulations and act and has been adopted for this assessment. With respect to dispersion modelling, meteorology at the site has been using TAPM and CALMET, with dispersion modelling undertaken using CALPUFF.

6.5.1 Potential Emission Sources

6.5.1.1 Construction Phase Emissions

Construction of the proposed feed mill is expected to take up to 24 Months. During this period of time, the following potential sources of dust and particulate matter emissions have been identified:

- Wheel generated from vehicles moving on unsealed roads.
- Earthmoving equipment including scrapers, bulldozers, excavators and trucks used to haul and store excavated material.
- Materials handling the transfer (dust from loading and unloading trucks).
- Windblown dust from open areas and stockpiles.

6.5.1.2 Operational Phase – Odour

As outlined by Astute Environmental Consulting Air Quality Assessment, the input materials at the site, i.e. grain and meal are not considered sources of offensive odour in their normal states. The processing method here, which is hammer milling (also called pulverising) and pelletising doesn't generate significant odour. This is because the mill combines the grain and meal components by hammering the material by combining the milled presence of steam to produce the feed as dense pellets. As a result of the process, dust is the primary emission of concern, rather than odour.

Regardless, odour could be emitted if split grain is left to become wet, however this poses a biosecurity risk, and doesn't represent best practice management. As such, cleaning of split grain, will typically occur on the same day as identified and forms part of the standard housekeeping and environmental management practices of the mill. As such, the risk of wet grain odour, is minimal.

There will be the potential for some odours to be generated after the pellets are formed as steam is used to prevent them from sticking together. This occurs when hot steam and is mixed with the air steam applied at 95°C to the pellets. The exist temperature of this airstream cools to approximately 5°C above ambient temperature when emitted.



With respect to existing operations, a site visit was performed by Astute Environmental on 12 December 2023. The visit involved driving the area at the front of the mill from south to north, before returning and entering the existing mill site. No odour was detected offsite.

Similarly, on site, odour was not detected on the site roads, the delivery area, between the buildings around the workshop, the loading area nor the office area. The site was observed to be clean, with limited spilt grains, and no areas of wet grain observed. Ventilation was being used in the main building; however, the discharge points were elevated which has a good dispersion potential.

Based on the site, Astute Environmental concluded that there was a low risk of offsite odour impacts from the existing and proposed operations.

6.5.1.3 Operational Phase - Emissions

During operations, dust emissions points are likely to include wheel-generated dust, dust from loading and unloading inputs and outputs, and the milling process. Combustions emissions from the boiler (heavy metals) have also been considered in this assessment.

6.5.2 Assessment Results

6.5.2.1 Construction Phase

As noted, in the Air Quality Impact Assessment, assessment of fugitive dust emissions on sensitive receptors for construction projects using dispersion modelling has inherent uncertainty and is rarely completed. The uncertainty relates to the assumptions used to calculate emissions (for e.g. silt content), equipment type and number and the exact location of activities.

Provided the recommended management measures are adopted, as well as making use of good practice construction management principles, Astute notes the risk of adverse dust impact 'during construction is low and as such a refined assessment is not required. Regardless, Astute have undertaken a risk based assessment for construction dust in accordance with the *Guidance on the assessment of dust from demolition and construction* (IAQM, 2023).

The results of the initial risk assessment are documented in Section 6.1 of the Air Quality Assessment, which concludes that *"even with a high emission risk, due to the distances to the receptors, there is a low overall risk."* Further to findings of the assessment also state that *"Dust associated with construction is unlikely to lead to nuisance at the nearby receptors if the recommended mitigation measures in Section 8 [of the Air Quality Assessment] are implemented. Therefore, the residual risk for receptors following mitigation will be negligible."*

The recommended management measures have been incorporated in the project Mitigation and Management Measures included in **Appendix D**.

6.5.2.1 Operational Phase

As noted above, dispersion modelling has been undertaken for the mill design and the predicted ground level concentrations for the following relevant pollutants were assessed against the applicable guidelines and controls:

- TSP: Total Solid Particles.
- PM10 – Particulate Matter less than 10um.
- PM2.5 – Particulate Matter less than 2.5um.
- NO2 - Nitrogen Dioxide.
- CO Carbon monoxide.
- SO2 Sulfur Dioxide.
- SO3 Sulfur Trioxide.
- Cadmium.
- Mercury.
- Total Heavy metals.
- Odour.



As noted above, the proposed operations are not expected to generate offensive odour, however odour was modelled to consider the drying of the pellets. The maximum 99th percentile 1 second concentration at the closest receptor was 1.8ou, which is well within the nominal criteria of 5ou and considered negligible.

With respect to dust emissions, the maximum predicted 24 hour PM_{2.5} concentration including background concentration exceeds the criteria for Sensitive Receptor 10 located immediately north of the site. Due to this modelled exceedance a contemporaneous approach was applied, which indicated that there were no additional days above the 25 µg/m³ limit predicted as a result of the mill operations and as such the exceedance was attributed to background dust levels rather than onsite operations. The predicted maximum predicted 24 hour concentration with background concentration for PM₁₀ complies with the criteria even with elevated fixed background concentrations;

The modelling results for SO₂ and NO₂ associated with boiler emissions show compliance with the relevant criteria, and as noted in the Air Quality Impact Assessment are conservative as they are based on the maximum emissions allowable under the POEO and also using elevated background concentrations. Similarly, all other pollutants modelled and assessed comply with the relevant criteria with background concentrations included.

6.5.3 Mitigation Measures

To ensure continual compliance and reduce the risk of dust and odour nuisance, the following mitigation and management measures are recommended:

- Ensuring that the entry exist doors for the intake building are kept closed at all times unless vehicles are entering or existing;
- Cleaning up any grain spills on site as soon as identified. Cleaned up grain should be stored in covered waterproof containers before being removed offsite.
- Maintenance of dust filters or cyclones in the mill to manufacture specifications;
- Keeping roadways and paths in the mill clean and tidy;
- Road management:
 - Use of sealed surfaces; or
 - Treatment of the external road surface used by heavy vehicles to stabilise the roads; and/or
 - If required, watering of the roads and/or open areas;
- Limiting vehicle speeds during conditions where dust emissions have the potential to be higher than normal due to dry or windy conditions;
- Revegetating disturbed areas around the mill which are not required for vehicle traffic or operations.

With regards to the timing of water truck use during construction, the primary dust management trigger should be visible dust with the potential to leave the site. If dust from the site observed which has the potential to leave the site, watering should immediately occur. Other measures such as rehabilitation of exposed areas and minimising the area of the site exposed should also be included as part of the site management.

6.6 NOISE IMPACT ASSESSMENT

A Noise Impact Assessment has been prepared by Reverb Acoustics to determine the potential noise impacts associated with the construction and operation of the new feed mill on the surrounding rural environment and to ensure any noise control measures required are incorporated during the design stages. The assessment is included as **Appendix O**.

Specifically, the assessment has been undertaken in accordance with the provision of the NSW Environment Protection Authority guidelines:

- *Noise Policy for Industry 2017 (NPfi)*
- *NSW Road Noise Policy 2010 (RNP)*

A summary of the acoustic assessment is provided below.



6.6.1 Existing Acoustic Environment

As Reverb Acoustics has a long association with the existing Tangaratta feed mill, existing background noise level monitoring conducted over many years has been utilised. The background (L90) noise levels previously determined for the area are below the minimum assumed Rating Background Levels (RBL's) specified in the NPfI. Accordingly, for assessment purposes the minimum RBL's have been adopted in all receiver areas for assessment purposes, i.e. 35dB(A), L90 for day (7am-6pm) and 30dB(A) for the evening and night (6pm -10pm and 10pm-7am). The nearest sensitive receptors for the site are shown in **Figure 30**.



Figure 30: Sensitive Receptors (Reverb Acoustics, 2024)

6.6.2 Assessment Results

6.6.2.1 Road Traffic Noise

Light and Heavy vehicles will approach and depart the site from both directions along Wallamore Road, however, to provide a measure of conservatism, the road noise assessment assumed all trucks and vehicles will approach and depart the site from the same direction. Sound power levels for vehicles were sourced from Reverb acoustic's library and adopted conservative assumptions for both the levels and acceleration for both trucks and light vehicles.

Results in the above Tables show that noise levels from cars and trucks travelling to and from the site, for proposed operations, along Wallamore Road are compliant with the RNP day and night criteria for all residences.

The estimated traffic noise at a dwelling façade 20m from the road is 50.4dB(A) Leq 15hr during the day, and 47.9dB(A) Leq 15hr during the night, well within the RNP Criteria of 60 dB(A) Leq 15hr and 55 dB(A) Leq 15hr respectively. All dwelling in proximity to the site are setback at minimum of 20m from the road and accordingly, compliance with the criteria will be achieved.

6.6.2.2 Operational Noise

The NPfI specifies two separate criteria designed to ensure existing and future developments meet environmental noise objectives. The first limits intrusive noise to 5dB(A) above the background noise level and the other applies to



protection of amenity of particular land uses based on the existing (Leq) noise level from industrial and commercial noise sources. Project Specific Noise Levels (PSNL) are established for new developments by applying both criteria to the situation and adopting the more stringent of the two. The PSNL adopted for the new mill is as follows:

- **Day:** 40dB LAeq,15 Minute (7am to 6pm Mon to Sat or 8am to 6pm Sun and Pub Holidays).
- **Evening:** 35dB LAeq,15 Minute (6pm to 10pm).
- **Night:** 35dB LAeq,15 Minute (10pm to 7am Mon to Sat or 10pm to 8am Sun and Pub Holidays).

Noise levels produced by activities/equipment associated with the existing feed mill have been measured extensively by Reverb Acoustics over many years. Sound power levels for existing and proposed milling operations were sourced from Reverb acoustic's library and similar operations.

The sound power level of each item is then theoretically propagated to each receiver with allowances made for geometric spreading, directivity, molecular absorption, intervening topography or barriers and ground effects giving the received noise level at the receiver from that particular plant item. Calculations were performed with RTA Technology Environmental Noise Model computer software.

Initial runs of the modelling undertaken with no noise controls adopted indicated potential exceedances during evening and night periods under prevailing weather condition, particularly at receiver R3 (located east of the proposed feed mill. The assessment indicated the main sources of concern were associated with truck intake operations and truck movements. Noise controls options for these sources were then investigated, and the following were recommended to be imposed:

- Erect acoustic mound or wall 3000mm above Finished Ground Level (FGL) along the west side of the loop road to the north of the intake building (as shown in **Figure 31**).
- Enforce 10km/hr speed limit for all vehicles on site (during the night / evening period).
- Close all doors to the intake building during the evening and night prior to emptying trucks.
- Close all external doors to the bagging shed and mill at night.

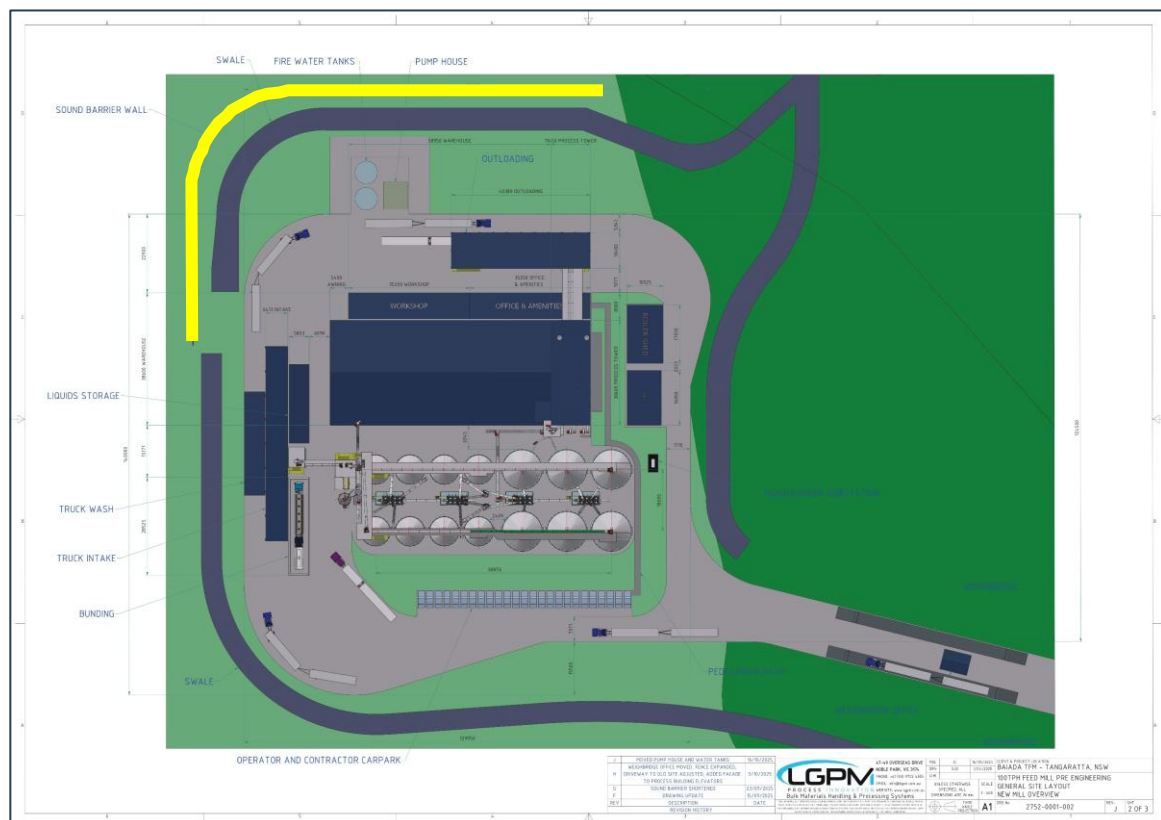


Figure 31: Noise Barrier Location (Reverb Acoustics, 2024)



As shown in **Table 13**, with the above mitigation measures implemented, the modelling of the new mill shows that predicted received noise levels at nearest sensitive receivers under neutral and noise enhancing atmospheric conditions and complies with the relevant criteria. It is also important to note that the acoustic model assumes that all sources will be operating simultaneously. Therefore, actual received noise levels are expected to be less than the predictions shown in this report, or at worst equal to the predicted noise levels for only part of the time.

Table 13: New Mill Received Noise Levels (Reverb Acoustics, 2025)

RESIDENTIAL RECEIVER	RECEIVED NOISE LEVELS, DB(A)						
	DAY		EVENING		NIGHT		
	Neutral LAeq	Wind LAeq	Neutral LAeq	Wind LAeq	Inversion LAeq	Wind LAeq	Wind LMax
R1. 750m NE	<30	30	<30	32	31	31	39
R2. 300m N	31	35	32	35	32	33	41
R3. 470m NW	<30	34	<30	33	<30	32	39
R4. 1500m W	<30	<30	<30	<30	<30	<30	30
R5. 1300m SW	<30	<30	<30	<30	<30	<30	<30
R6. 950m SE	<30	<30	<30	31	<30	<30	37
R7. 1100m E	<30	<30	<30	31	<30	31	40
R8. 1120m E	<30	30	<30	32	<30	32	41
R9. 1030m E	<30	30	<30	33	<30	33	42
R10. 850m E	<30	31	<30	33	<30	33	42
Criteria: All Receivers - Day: 40dB(A), Leq - Evening: 35dB(A), Leq - Night: 35dB(A), Leq and 52dB(A), Lmax.							

6.6.2.3 Short-term Events

Noise levels from short term events such as truck movements have the potential to interrupt the sleep of nearby neighbours in the early hours of the morning. Nearest residential receivers are approximately 300 metres from the site, with loudest events producing 42dB(A), Lmax at the residential facade, which is below the maximum noise level event limit of 52dB(A),max. Noise from short-term noise events is therefore acceptable and no further noise control is required for these sources.



6.6.2.4 Cumulative Noise with Existing Mill

Cumulative noise impacts are potentially caused by simultaneous operation of the new feed mill and the existing feed mill operating during the day and evening criteria only. With respect to existing noise sources, Reverb Acoustics has conducted extensive monitoring of the existing Tangaratta mill which has consistently demonstrated compliance with the current EPL conditions (All Receivers Day = 38 LAeq (15min), Evening = 37 LAeq (15 Min), Night = 35 LAeq (15min)).

Since the existing mill will only operate during the day and evening, the cumulative criteria (taking into account existing industrial noise) that applies to the project is **50LAeq, 11hr** during the day and **45LAeq, 4hr** during the evening.

Table 14 shows the predicted cumulative noise levels for worst-case atmospheric conditions from the new and existing feed mill operating cumulatively at nearest residential receivers. It is important to note that the assessment is based on all milling activities operating concurrently, and for the entire day and evening period. Further, it is also noted that the existing mill current produces approximately 4,410 T of feed per week and such the proposed development will result in an approximate 50% reduction in milling time (and noise emissions) from the old mill compared to current operations.

Table 14: Cumulative Noise Levels (Reverb Acoustics, 2025)

RESIDENTIAL RECEIVER Residential Receiver	PREDICTED NOISE LEVELS		
	New Feed mill LAeq	Other Industry (Inc. Existing Mill) LAeq	Cumulative Noise level LAeq
R1. 750m NE	32	38	39
R2. 300m N	35	34	37
R3. 470m NW	34	31	36
R4. 1500m W	<30	<30	<30
R5. 1300m SW	<30	<30	<30
R6. 950m SE	31	<30	31
R7. 1100m E	31	<30	31
R8. 1120m E	32	<30	32
R9. 1030m E	33	<30	33
R10. 850m E	33	<30	33
Cumulative Criteria: All Receivers - Day: 50dB(A), Leq, 11hr - Evening: 45dB(A), Leq, 4hr - Night: 40dB(A), Leq, 9hr			

6.6.2.5 Construction Plant and Equipment

With respect to construction noise, the report adopts the NSW Environment Protection Authority's (EPA's) Interim NSW Construction Noise Guideline (ICNG). Since the project involves a significant period of construction activity, a "quantitative assessment" is required, i.e. comparison of predicted construction noise levels with relevant criteria.

The assessment of construction noise demonstrates that, while the project will generally comply with the criteria, during major activities, the nearest sensitive receptors (i.e. within 300m of the construction site) may experience some temporary noise levels which exceed the criteria, particularly the operation of mobile plant and during major concrete pours.



The ICNG recommends that as a first course of action, consideration must be given as to whether any alternate feasible or reasonable method of construction is possible. The ICNG further recommends that when alternate feasible and reasonable options have been considered the proponent then must communicate with the impacted residents by clearly explaining the duration and noise level of the works, and any respite periods that will be provided.

When earthworks or major concrete pours occur, noise levels in the order of 54dB(A) are possible at nearest locations. To reduce noise levels a physical barrier, temporary earthen mounds utilising available fill on site are installed at the site perimeter. The above strategies may reduce noise levels at residences locations by 5dB(A) or more.

In addition, to the physical mitigations, additional management actions are proposed to minimise emissions.

6.6.3 Mitigation Measures

A number of noise control recommendations have been outlined in the Acoustic Report, as follows:

Site Operations

- An acoustic mound or barrier is to be erected on the side of Loop Road to the north of Intake Building with a minimum height of 3000mm above finished ground level.
- The new mill site may operate 24 hours day. Monday to Sunday. The existing mill is to operation from 7am to 10pm Monday to Sunday.
- Speed restriction signs are to be erected at regular intervals along all access roads limiting site speed limits to the following:
 - 24 hours per day: 20km/hr Access Road east of weighbridge
 - 24 hours per day 10km/hr: All site locations west of weighbridge
- No acoustic treatment is required for mechanical plant in exposed locations that satisfy the following noise emission limits prescribed in the Acoustic Assessment.
- If noise emissions from exhaust plant in exposed external locations exceed the limits shown above, acoustic barriers must be constructed to enclose the fan discharge.
- If noise emissions from individual items of air conditioning, refrigeration plant, compressors or pumps in exposed external locations exceed the limits shown in Item 4 above, acoustic barriers must be constructed along 3 sides towards any residences.
- The contractor responsible for supplying and installing mechanical plant must provide evidence that installed plant meets this noise emission limit, or that noise control included with the plant is effective in reducing the sound level to the specified limit. Once the plant layout has been finalised, details should be forwarded to the acoustic consultant for approval.
- All external doors to the bagging shed and feed mill must be shut at all times during the evening (6pm-10pm) and night (10pm-7am).
- All external doors to the intake building must be shut during the evening prior to emptying trucks, i.e. the north doors are to be shut prior to the truck entering, the truck is to drive into the intake building and the south doors shut prior to unloading, once unloaded the north doors are opened to allow the truck to exit the intake building.
- Only one (1) truck is permitted on site at night (10pm-7am) i.e. west of the weighbridge, during a single 15-minute period.
- The intake building is only to be used during the day and evening from 7am-10pm, i.e. no use at night (10pm-7am). Exceptions are permitted on occasion during busy periods, providing no more than one (1) truck is on site during a single 15-minute period.
- All access roads should be kept in good condition, i.e. no potholes, etc.
- Trucks and other machines should not be left idling for extended periods unnecessarily. Machines found to produce excessive noise compared to industry best practice should be removed from the site or stood down until repairs or modifications can be made.



- A regular maintenance schedule should be adopted for all mobile and fixed plant items. Items found producing high noise should be stood down until repairs are completed.
- A noise monitoring program, during commissioning, or in the early life of the site is recommended. This program will verify our predictions and in the unlikely event that complaints may arise, enable noise control strategies to be implemented, where required. Initial commissioning attended monitoring during the day, evening and night at potentially affected residential receivers.

Site Construction

Noise Monitoring Program:

- It is recommended that attended noise monitoring is to be carried out at commencement of each process/activity that has the potential to produce excessive noise. Attended monitoring offers the advantage of immediate identification of noise exceedances at the receiver and ameliorative action required to minimise the duration of exposure. Unattended long-term monitoring only identifies a problem at a later date and is not recommended.

Acoustic Barriers / Screening:

- To minimise noise impacts during construction, early works are to concentrate on grading and levelling the areas in unshielded locations. In the event of complaints arising from residents, we offer the following additional strategies for consideration:
 - Place acoustic enclosures or screens directly adjacent to stationary noise sources such as compressors, generators, etc. Expected noise reductions for individual items $\geq 5\text{dB(A)}$.

Consultation / Complaints Handling Procedure

- The construction contractor must analyse proposed noise control strategies in consultation with the Acoustic Consultant as part of project pre-planning. This will identify potential noise problems and eliminate them in the planning phase prior to site works commencing.
- Occupants of adjacent properties are to be notified of the intended construction timetable and kept up to date as work progresses, particularly as work changes from one set of machines and processes to another. In particular, occupants are to understand how long they will be exposed to each source of noise and be given the opportunity to inspect plans of the completed development.
- Programming noisy activities (such as earthworks) outside critical times is to be considered.
- We recommend that construction noise management strategies are to be implemented to ensure disruption to the occupants of nearby buildings is kept to a minimum. Noise control strategies include co-ordination between the construction team and residents to ensure the timetable for noisy activities does not coincide with sensitive activities.
- The site manager/environmental officer and construction contractor are to take responsibility and be available to consult with community representatives, perhaps only during working hours. Response to complaints or comments are to be made in a timely manner and action reported to the concerned party.
- All staff and employees directly involved with the construction project are to receive informal training with regard to noise control procedures. Additional ongoing on the job environmental training is to be incorporated with the introduction of any new process or procedure. This training will flow down contractually to all sub-contractors.

6.7 TRAFFIC IMPACT ASSESSMENT

PSA Consulting (Australia) Pty Ltd has carried out a Traffic Impact Assessment (TIA) for the proposed development. This assessment is attached as **Appendix P**. The TIA reviews the existing traffic and conditions on the roads surrounding the site and assesses the potential impacts of the expected traffic generation on these roads.

6.7.1 Traffic Generation – Existing Operations

The existing mill produces up to 4,410 T of feed per week equating too approximately:

- 105 truckloads of incoming ingredients (105 incoming trips / 105 outgoing trips) per week.



- 105 truckloads of outgoing product (105 incoming trips / 105 outgoing trips) per week.

This equates for average of 60 truck trips per day (30 incoming / 30 outgoing) assuming a 7-day processing week.

6.7.2 Background Traffic

Traffic census data was acquired through collaboration with Tamworth Regional Council (TRC). A traffic counter was situated approximately 3.2km southeast of the development site access from May 26th to June 9th, 2022. This device logged the movements of vehicles categorized as class 1 through 12 over a 24-hour period each day. It is important to note that these background numbers include the existing mill operations.

To establish a dependable measure of peak hour movements relevant to light and heavy vehicle profiles, the weekday values, representing the highest volume numbers across a seven-day week, were combined and averaged to calculate an average vehicles per day (VPD) value. The average distribution between heavy and light vehicles was subsequently applied. Finally, a conservative 10% adjustment was implemented to determine the peak hour vehicle movements for both heavy and light vehicles.

6.7.3 Traffic Generation

6.7.3.1 Light Vehicles

The traffic generated by the proposed development has been determined through consultation with the Applicant. Anticipated traffic flow during operations will follow a three-shift schedule, primarily consisting of light vehicle movements from shift workers, including staff, management, and maintenance personnel. There will be a slight increase in heavy vehicle movements during two-stage construction periods, with these vehicles expected to enter and exit the site within an hour of arrival.

The three-shift operations will run as follows: Day shift from 6am to 2pm, Afternoon shift from 2pm to 10pm, and Night shift from 10pm to 6am. Employees are expected to arrive approximately 20 minutes before their shift starts and leave 20 minutes after it ends. The distribution staff during the shifts is as follows:

- Day shift – 6 Staff (6 light vehicles).
- Afternoon shift – 5 Staff (5 light vehicles).
- Night shift – 4 Staff (4 light vehicles).

Maintenance will operate over two shifts between 7:00am to 3:30pm, while Management operates from 8am to 4:30pm. The distribution is as follows:

- Maintenance – 3 Staff (3 light vehicles).
- Management – 5 Staff (5 light vehicles).

It is assumed that as a conservative figure each staff member will be arriving and exiting the site in their own vehicle, therefore staff numbers will be reflective of light vehicle movements accessing the site.

6.7.3.2 Heavy Vehicles

At full capacity (16,200T per week), production will result in an average of 766 truckloads per week (1,532 trips). This translates to approximately 220 trips (110 in / 110 out) per day over a 7-day operation. Approximately 80% of these movements will occur between 6am and 10pm, with the remaining 20% between 10pm and 6am.

During the earlier timeframe, there will be an average of 176 trips (88 in / 88 out), or 12.5 trips per hour, and during the latter, there will be approximately 44 trips (22 in / 22 out), or 5.5 trips per hour.

6.7.3.3 Distribution

Distribution of the development traffic has been provided through consultation with Baiada, where the following distributions have been concluded:

- **Light Vehicles (Staff)**
 - 95% arrive and exit from the south.
 - 5% arrive and exit from the north.
 - 70% turn into and from Bowlers Lane at Wallamore Road / Bowlers Lane intersection



- 30% continue to and from Wallamore Road
- At the Oxley Highway / Bowlers Lane / Old Winton Road intersection
 - 20% arrive and exit onto North Oxley Highway
 - 80% arrive and exit onto South Oxley Highway
- **Heavy Vehicles**
 - 95% arrive and exit from the south.
 - 5% arrive and exit from the north.
 - 65% turn into and from Bowlers Lane at Wallamore Road / Bowlers Lane intersection
 - 35% continue to and from Wallamore Road
 - At the Oxley Highway / Bowlers Lane / Old Winton Road intersection
 - 35% arrive and exit onto North Oxley Highway
 - 65% arrive and exit onto South Oxley Highway

6.7.4 Site Access and Network Impacts

The proposed feed mill will utilise the existing entrance driveway connection to Wallamore Road, which services the existing mill. This access intersection incorporates BAR / BAL treatment allowing for through traffic to pass incoming and outgoing traffic.

A turn warrants assessment has been carried out for the site access T-Intersection which considers, the background volumes and development traffic. The turn warrants assessment was undertaken in accordance with the *Austroads Guide to Road Design Part 4: Intersections and Crossings* and shows that development traffic justifies implementation of a Basic Left (BAL) and Basic Right (BAR) turn treatments. As the current site access already incorporates this design, upgrades to the access point are not required.

A desktop safe sight distance assessment was undertaken for the Wallamore Road / Site Access intersection in accordance with *Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections*. The assessment shows that the site access is visible from the required sight distances Wallamore Road in both directions with no major obstructions noted within the field of view.

SIDRA intersection analysis was also undertaken on the external intersections including Wallamore Road / Bowlers Lane and the Oxley Highway / Bowlers Lane. SIDRA intersection capacity analysis indicated that there were negligible impacts to the existing network based on future growth of background traffic and expected development traffic.

6.7.5 Car Parking and On-Site Manoeuvring

Tamworth Regional Development Control Plan 2010 does not prescribe a staff parking rate for a *rural industry* and require the relevant provisions to be determined as part of a Traffic Assessment Report. In this regard, at full operation, the proposed feed mill will be operated by 22 full time equivalent (FTE) staff. The existing feed mill currently provides 15 full time equivalent (FTE) positions. To accommodate the employees onsite an office / staff amenities building is provided with 24 new parking spaces, in addition to the 20 provided at the existing mill.

The design of the staff car parking area has been reviewed with regard to Australian Standard 2890.1 (2004). The design meets or exceeds the minimum requirements of that Standard with regard to the dimensions of the parking bays, aisles and driveway access road.

The internal layout of the feed mill roadways was also assessed by PSA for suitability by considering the swept paths of the heavy vehicles expected to use the site. The proposed road layouts are satisfactory for manoeuvring of those vehicles.

It is noted that the facility has been designed to accommodate A-Double Road trains, should their use on Wallamore Road be approved at some point in the future. It is important to note that the use of A-Double is not proposed as part of this SSDA, and all assumptions with respect to heavy vehicles use are based on the proposed use of B-Doubles.



6.8 VISUAL IMPACT

An assessment of the potential impact of the proposed development has been undertaken by PSA Consulting and take into account the:

- Landscape character and scenic vistas in the locality.
- Stakeholders' values regarding visual amenity.
- Potential impacts on a representative viewpoint, including residences and road corridors.

6.8.1 Landscape Character

6.8.1.1 Surrounding Land Use

The surrounding landscape, which is typical for the region consists of predominantly cleared agricultural land, which has been historically used for cropping and grazing. Under the *Tamworth Regional Local Environment Plan (TRLEP) 2010*, the Site (and most of the surrounding land) is included in the RU-1 Primary Production Zone which is intended to accommodate sustainable primary industry production by and other primary industry enterprises. Beyond cropping and grazing the surrounding area accommodates rural dwellings, ancillary rural structures (including sheds, cattle yards, silos, dams etc) and significant agribusiness operations including the existing feed mill, poultry farms, a dairy, a flour mill, food processing plants and the Tamworth Airport.

Remnant vegetation within the landscape is the primarily located along watercourses and within road reserves. Buffering / screening vegetation have been planted around many of the rural dwellings and surrounding some of the larger rural industries and poultry farms.

6.8.1.2 Topography

The area is characterised by the Melville Ranges that slope down to meet the Peel River, creating the productive soils of the Peel River Flats. The landscape of the region is mostly flat to slightly undulating.

6.8.1.3 Roads

The site is bordered by Wallamore Road to the northeast. Wallamore Road has a single travel lane in each direction and sealed shouldered and has ability to connect to the Oxley Highway via Bowlers Lane. Wallamore Road is identified by the National Highway Vehicle Regulator (NHVR) as an approved B-Double Route providing for 25/26m B-Doubles without condition.

The local area and rural properties are serviced by a network of sealed and unsealed roads. Wallamore Road provides an important local route running north/south between the Oxley Highway and Manilla Road on the western side of the Peel River. Bowlers Lane provides an important local connection to the Oxley Highway.

6.8.1.4 Infrastructure

As outlined above, built infrastructure within the area is comprised of rural dwellings, ancillary rural structures (including sheds, cattle yards, silos, dams etc), roads, powerlines, the Tamworth Airport and a range of significant agribusiness operations including the existing feed mill, poultry farms, a dairy, a flour mill, and food processing plants. **Figure 32 - Figure 35** provides examples of existing rural industry buildings surrounding the sites that are visible from the public road networks. The presence of large, standalone, intensive livestock agriculture operations and rural industries an important and defining feature of the local character.



Figure 32: Bellata Gold Flour Mill - Bowlers Lane



Figure 33: Adjoining Bowlers Lane 1 Broiler Farm (Bowlers Lane)



Figure 34: Adjoining Dairy (Wallamore Road)



Figure 35: Oakburn Rendering Plant (Oxley Highway)



6.8.2 Visual Catchment

A visibility assessment was undertaken of all public viewpoints and is identified in **Figure 36**. The location, and extent of the proposed feed mill was calculated using linear distances and fields of view sourced from aerial photography, and propagation of building heights (using trigonometry) based on the structures within known building heights. The extent of the mill building, and associated silos are shown in **Figure 37- Figure 42**.

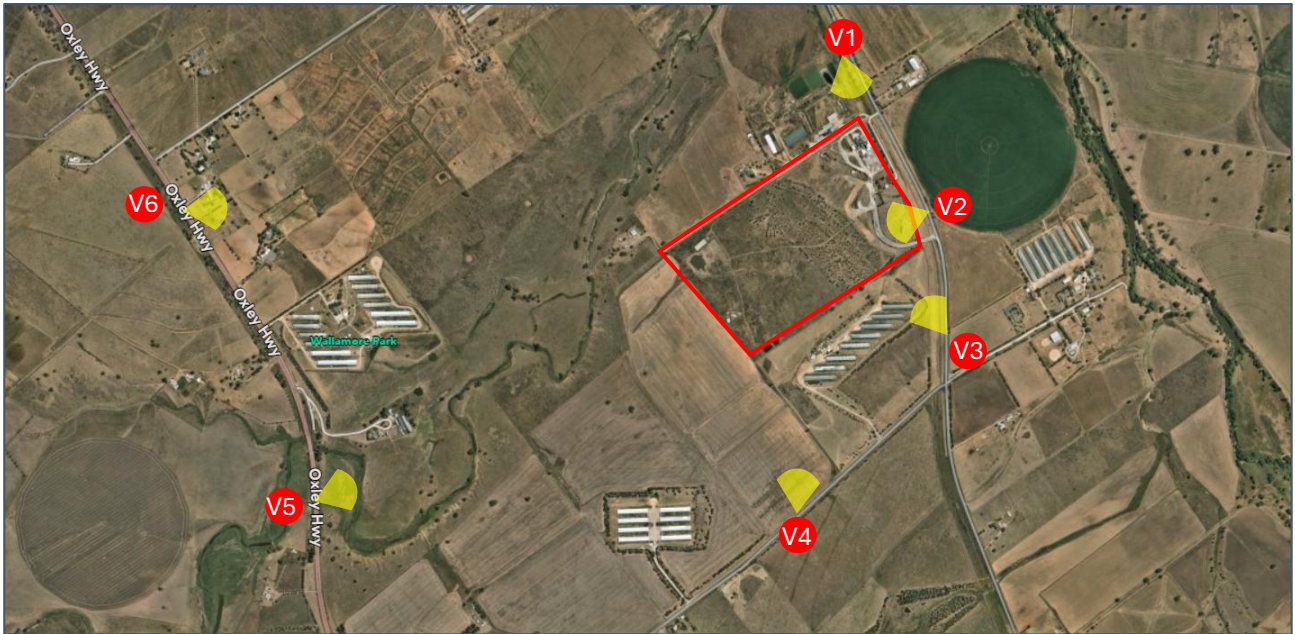


Figure 36: Key Viewpoints



Figure 37: Viewpoint 1



Figure 38: Viewpoint 2



Figure 39: Viewpoint 3



Figure 40: Viewpoint 4



Figure 41: Viewpoint 5



Figure 42: Viewpoint 6

6.8.3 Visual Impact

As demonstrated in the assessment above, due to the location of the proposed feed mill, the limited public vantage points, and the intervening and rural buildings, the proposed feed mill will not have a significant impact on public views or vistas.

The most prominent views of the site will be encountered along Wallamore Road, from both the northern and southern direction, and from the site entrance. In these cases, visibility is typically obscured by trees and rural structures and views of the mill will be limited to the top portion of the mill building, silos and gantry. Wallamore Road, is not a pedestrianised environment and traffic utilising this road are typically operating at 100km/hr, and as such, visibility will be of the mill will be transient for users.

Regardless, and as noted above, the surrounding areas accommodate a range of significant agribusiness operations including the existing feed mill, poultry farms, a dairy, a flour mill and food processing plants and the presence of large, standalone, intensive livestock agriculture operations and rural industries' is an important and defining feature of the local character. As such, the presence of a similar operations within the landscape is not expected to result in significant impacts on landscape character.

Further, the proposed feed mill will be a modern, best practices is a high-quality processing facility which will present as neat, clean and modern industrial site, surrounded by existing and proposed native screening and planting. With consideration of these factors, the proposed feed mill is not expected to have minimal visual impacts.

6.9 PRELIMINARY HAZARD ASSESSMENT

6.9.1 Dangerous Goods Storage

A Preliminary Hazard Analysis has been prepared by Lote Consulting and is provided as **Appendix Q**. The report has reviewed and applied the requirements of *SEPP (Resilience and Hazards) 2021* thresholds to determine whether the policy applies to the Project. The PHA provides an assessment of the dangerous goods to be stored and uses onsite against screening threshold limits outlined in the "Applying SEPP33", guideline published by the Department of Planning NSW. The screening assessment of dangerous goods indicated that none of the hazardous material proposed to be store on-site would exceed the threshold levels and as such, the development should not be classified as a 'Hazardous' or 'Offensive' industry.

Regardless of this finding, a qualitative hazard identification was conducted for the facility because of operations or storage of hazardous materials. The (Level 1) qualitative hazard identification determined that there is no offsite impact posed from the proposed site operation because of storage and handling of hazardous materials. The facility



is characterised by minor individual packaged inventories of hazardous materials at atmospheric pressure. Any fire incident initiated will be for short duration and would not pose severe escalation threat, and the impact will be contained within the onsite boundary.

6.9.2 Dust Explosion Risk

Fine dust will be present within the manufacturing areas of the facility, including the silos and hoppers as part of the processing operations (e.g. starch and corn dust). Although not classified as a dangerous good, this dust may burn on the surface of equipment/components or in the form of a dust cloud, resulting in a fire. Combustible dust can lead to a dust explosion if ignited within a confined system. The following criteria must be present for an explosion to occur:

- Oxygen,
- Confinement,
- Dispersion,
- Ignition Source.

When a dust cloud ignites within a congested space, such as a storage silo, it leads to a rapid increase in pressure within the enclosure.

EDC Electrical Design have prepared a Hazardous Area Classification (Dust) Assessment to be included as part of the PHA in **Appendix Q**. The HACA identified specific dust release points, where dry ingredients are added:

1. *Bulk grains and meals are delivered in by truck intake pits and conveyed through bulk silos.*
2. *The grains and some meals are conveyed into weigh hoppers which supply measured quantities of various combinations into discharge hoppers ready to be delivered to the grinding equipment.*
3. *Other meals are conveyed into weigh hoppers which supply measured quantities of various combination into discharge hoppers ready to be delivered to mixing via the Limestone and micro/macro delivery points.*
4. *Limestone is blown into an 80T storage silo from a tanker truck and combined with meals, macros and micros in a drag conveyor before being conveyed into the mixing section. Limestone dust is not explosive.*
5. *Macro and micro ingredients are delivered in bulk bags via a weigh hopper before being conveyed into the mixing section.*
6. *Once the meals and grains mix has been ground in the grinding section, they are conveyed into the mixing section.*
7. *Liquids are added to the dry ingredients in the mixer and from then on, they are conveyed into the pelleting line as a wet mix.*
8. *From then on, the product being handles isn't considered being capable of creating an explosive dust cloud.*

The *Explosives Atmosphere Standard AS/NZS 60079.10.2:2016 Classification of areas-Explosive dust atmospheres* provide guidance on the identification and classification of areas where hazards from dust can arise. This Hazardous Area Classification (HAC) includes a desktop review of the proposed milling process, to allow the electrical design of the plant to be completed. Zone classification has been performed to AS/NZS 60079.10.2:2016, and the site process drawings at all steps throughout the milling process.

As noted in the assessment the proposed milling equipment will be designed and supplied with dust sealed equipment such that any hazardous dust clouds will be contained inside equipment and not be released into the surrounding area. There will also be a slight negative pressure in the equipment which is connected to a dust extraction system.

In addition, the assessment notes that a major risk factor in relation to dust explosions is accumulated dust, particularly inside buildings or enclosed structures. Such accumulations, once disturbed by some initial incident, have the potential to create a major explosion hazard, through “secondary explosions” that are usually the main cause of damage in explosion incidents.

Due to the risks associated with accumulated dust, the assessment notes the importance of controlling deposits by regular cleaning and good “housekeeping.” Plant maintenance is also crucial to ensure such things as flexible



couplings are kept in good condition and any leaks identified quickly to prevent the creation of dust clouds and/or the build-up of dust layers.

The *SEPP (Resilience and Hazards) 2021* also requires consideration of other risk factors, and in this regard the proposed development is considered a 'Potentially Hazardous Industry' due to the risk of explosion. As part of the PHA, a Level 2 risk assessment was conducted for the dust explosion scenario, which concluded that from a land use safety planning perspective, if no action is taken, a potential dust explosion would not have off-site impacts, and no land use or persons outside the site boundary would be affected. The potential dust explosion would occur in a container, e.g. silo, any fragments would be contained within the facility.

The risk reduction measures proposed for mitigation of dust explosion would need to be addressed as part of the *NSW Work Health and Safety (WHS) Regulations 2017*, as they concern worker safety. The proposed site layout and separation distances between DG storage areas and other building should enable approach of the fire by firefighting personnel. However, if entry into any building is required for firefighting, this will require self-contained breathing apparatus (SCBA) due to the potentially common combustion toxic fumes such as *CO*, *CO₂* and *oxides of nitrogen*.

As outlined above, the facility would also establish best practices in housekeeping and operational procedures in accordance with the relevant Australia Standards to minimise the risk of dust explosions. While the site is classified as "Potentially Hazardous", the analysis conducted demonstrates that the risks from the proposed facility will not exceed the acceptable risk criteria.

6.9.3 Mitigation Measures

The PHA include the following mitigation and management measures with respect to the project:

- The Dangerous Goods requirements of the *NSW Work Health and Safety Regulation 2017* shall be complied with (i.e., preparation of risk assessments for storage and handling of minor quantities of hazardous materials, etc.).
- An audit of dangerous goods storage design to be undertaken for compliance with relevant Codes and Standards, prior to construction of the DG storage are, e.g., Separation distance between Class 3 and 8.
- Confirm that the distance between the proposed transformer locations and any building/structure comply with the requirements of Table 6.1 of AS 2067:2016. An extract of this is provided in Table 4-2.
- The transformer should be in a bunded area to contain a potential pool fire due to loss of containment of transformer insulating liquid (C2). This will also prevent environment contamination as well as offsite impact.
- Maintain adequate separation distance, 1 minimum meter or a vapour barrier, between the Workshop and Warehouse Office common wall. This will prevent escalation of a fire event initiated from the Workshop and vice versa.
- The safeguards outlined in Table of *Appendix A – Hazard Identification* shall be implemented including but not limited to:
 - Provision of adequate personnel protective equipment (PPE) for the handling of DG, e.g., chemical gloves, eye protection.
 - Provide adequate First Aid Kit.
 - Provide adequate fire protection system as per the requirement of AS and BCA, etc.
 - Provide designated smoking area.
 - Operator should be trained and competent.
- Fire protection system and essential safety measures (ESM) shall be routinely tested as per the relevant Australian Standards. E.g., AS1851:2012.
- An Emergency Response Plan (ERP) and Emergency Services Information Package (ESIP) shall be prepared in accordance with HIPAAP No.1.
- To mitigate the potential of dust accumulation, all dust generating areas shall undergo regular housekeeping practices as per Hazardous Area Classification (Dust) Assessment.



- Implement regular housekeeping practices for the prevention and build-up of dust as per the Hazardous Area Classification (Dust) Assessment.
- Establish and maintain hazardous areas classification (dust) as per the Hazardous Area Classification (Dust) Assessment.
- Equip the facility with dust sealed machinery to contain hazardous dust clouds.
- Install suitable dust extraction systems as identified dust release points.

6.10 BUSHFIRE ASSESSMENT

The site is located on land that is mapped by the RFS as bush fire prone land containing Category 3 vegetation. *Planning for Bush Fire Protection 2019* (PBP) applies to all Development Applications on bush fire prone land. As required by Section 1.4 of the PBP, Integrated Consulting has been engaged to prepare a Bush Fire Assessment Report (BFAR) to address the requirements that are applicable to 'Other Development'. A copy of this report is included as **Appendix R**.

Specifically, the BFAR addresses the following:

- The objectives of PBP; which are to:
 - *Afford buildings and their occupations protection from exposure to a bush fire;*
 - *provide for a defendable space to be located around buildings;*
 - *provide appropriate separation between a hazard and buildings which in combination with other measures, prevent the likely fire spread to buildings;*
 - *ensure that appropriate operational access and egress for emergency service personnel and occupants is available;*
 - *provide for ongoing movement and maintenance of BPMs; and*
 - *ensure that utility services are adequate to meet the needs of firefighters.*
- The appropriate combination of Bush Fire Protection Measures (BFPM) to be adopted by the development.

6.10.1 Asset Protection Zones

Under the prescribed methodology Asset Protection Zone (APZ) have been determined for each component of the development. As shown in **Figure 43**, the calculated APZ that will be applied to the project are 25m from the proposed mill and 30m from the electrical transformers. With APZ in place, both the Feed Mill and Electrical Transformers achieve a BAL-29 and accordingly comply with the requirements of the PBP.



Figure 43: Asset Protection Zone (Integrated Consulting, 2025)

6.10.2 Mitigation Measures

This BFAR assumes that the proposed development will be carried out in accordance with a number of Bush Fire Protection Measures (BFPM) that are to be incorporated to ensure its best protects the development from the effects of bushfire in accordance with the requirements of PBP and other best practice guidelines. These measures are identified below and shown in **Figure 44**.

Asset Protection Zone

- Prior to the issue of an Occupation Certificate for the development, an Asset Protection Zone is to be provided for the location and extent as shown on Figure 9 (of the BFAR) and to the standards outlined in the BFAR. The APZ is to be maintained in perpetuity in accordance with these requirements.

Access

- Prior to the issue of an Occupation Certificate for the development, the property access road is to be constructed to comply with the following requirements and is to be maintained in accordance with the following requirements in perpetuity:
 - ensure the road is suitable for two-wheel drive vehicles and for all weather access,
 - access is provided to all structures,
 - traffic management devices are constructed to not prohibit access by emergency services vehicles,
 - access roads must provide suitable turning areas in accordance with Appendix 3 of PBP,
 - the capacity of road surfaces is to be sufficient to carry a fully loaded fire fighting vehicle (up to 32 tonnes),
 - bridges and causeways are to clearly indicate load rating,



- hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression,
- hydrants are provided in accordance with the relevant clauses of AS 2419.1: 2021,
- the property access road is to have:
 - a minimum 6m wide road carriageway width,
 - Vegetation above the road is clear to a height of 4m above it,
 - curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress,
 - the minimum distance between inner and outer curves is to be 6m,
 - Gradient of the access road is not to exceed 15 degrees (sealed road) and 10 degrees (unsealed road), and

Electricity Services

- Prior to the issue of an Occupation Certificate for the development, evidence shall be provided to demonstrate that the electricity connection to the development is underground. Where this cannot be achieved, the above ground electricity transmissions lines are to be designed and installed in accordance with the following and is to be maintained in perpetuity in accordance with these requirements:
 - short pole spacings are to be providing (i.e. less than 30m), and
 - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.

Gas Services

- Prior to the issue of an Occupation Certificate for the development, evidence shall be provided to demonstrate that gas supply (reticulated or bottled) for the development is designed and installed in accordance with the following and is to be maintained in perpetuity in accordance with these requirements:
 - installed and maintained in accordance with AS 1596:2014 and the requirements of relevant authorities,
 - Metal piping is to be used for all connections to and from the cylinders/gas connection. No Polymer sheathed flexible gas supply lines are to be used adjacent to the building,
 - Fixed cylinders are to be kept clear of flammable materials to a distance of at least 10m, and
 - Fixed cylinders are to be shielded from the hazard.

Landscaping

- Prior to the issue of an Occupation Certificate for the development, evidence shall be provided to demonstrate that the landscaping for the development is designed and installed in accordance with the following and is to be maintained in perpetuity in accordance with these requirements:
 - Any landscaping is to be undertaken in accordance with guidelines provided in Appendix C of this report,
 - A clear area of pavement is maintained adjacent to the buildings,
 - All fences are to be made of either of hardwood or non-combustible material. Where the fence is within 6m of a building or in areas of BAL-29 or greater, the fence is made of non-combustible material only.
- Trees and shrubs are located so that:
 - the branches will not overhang the roof;
 - the tree canopy is not continuous; and
 - any proposed windbreak is located on the elevation from which fires are likely to approach.



Emergency Evacuation Plan

- Prior to the issue of an Occupation Certificate for the development, a Bush Fire Emergency Management and Evacuation Plan is to be prepared for the development in accordance with:
 - The NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan, and
 - Australian Standard AS 3745:2010 Planning for emergencies in facilities,
- And is to incorporate the following:
 - An Emergency Planning Committee is to be established and is to consult with residents and staff in developing and implementing an Emergency Procedures Manual.
 - Detailed plans of all emergency assembly areas, including onsite and off-site arrangements, as stated in AS 3745:2010 are clearly displayed, and an annually emergency evacuation is conducted.
- A copy of the Bush Fire Emergency Management and Evacuation Plan is to be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

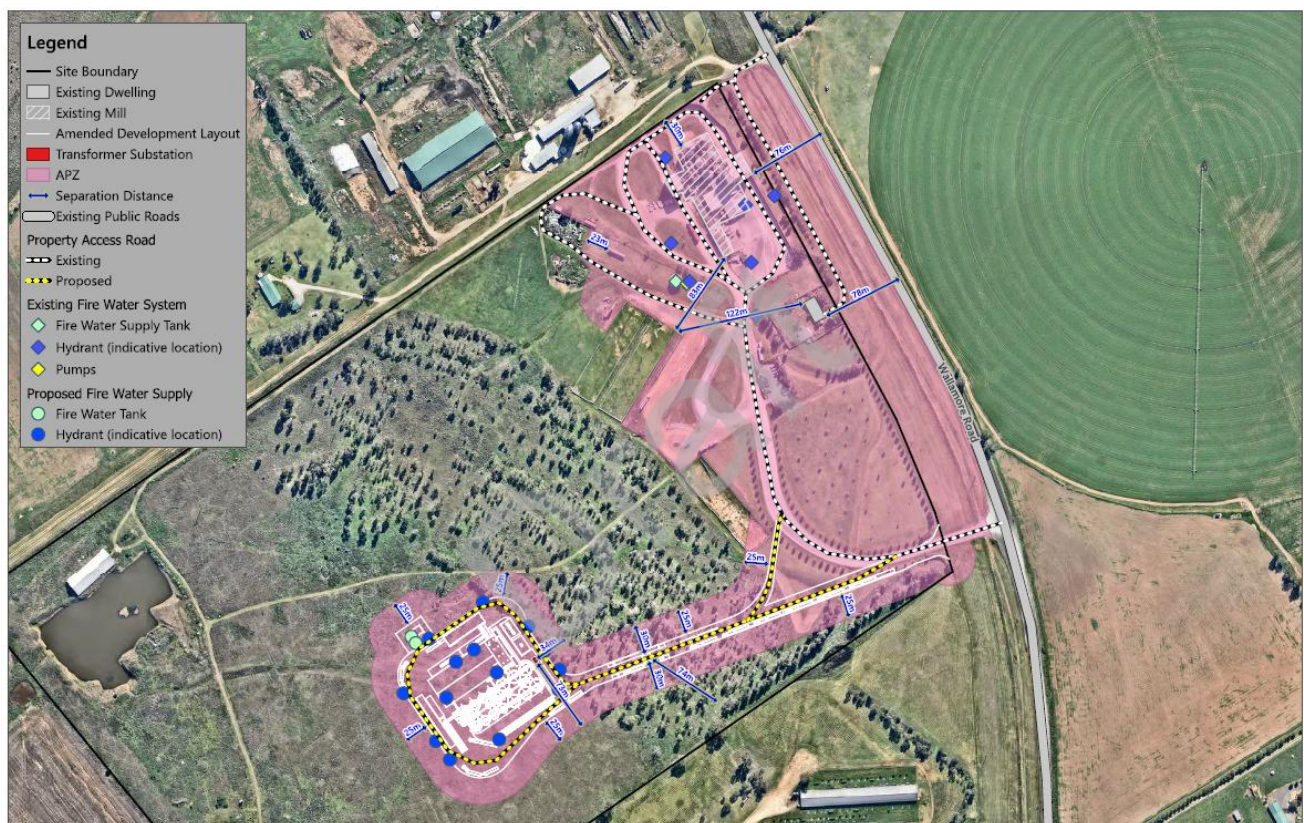


Figure 44: Bushfire Protection Measures (Integrated Consulting, 2025)

6.10.3 Emergency Management

The site is currently operated under an existing Emergency Procedure Manual which is included as **Appendix W**. In accordance with the recommendations of the Bushfire Threat Assessment this plan will be updated in consultation with the staff and an emergency planning committee prior to Occupation of the new feed mill and can be continued accordingly.

6.10.4 Conclusion

The assessment concludes, that, on conclusion, the proposed development will ensure that the development is located in an area that has acceptable bushfire hazard level (i.e. $\leq$ BAL-29), and with the implementation of the



recommendations, is considered to be appropriately protected from bushfire and complies with the requirements of PBP.

6.11 ECONOMIC IMPACT ASSESSMENT

HillPDA has undertaken an assessment of the economic impacts of the development which provided in **Appendix S**. The assessment examines the economic impacts that are likely to eventuate from the proposed development during the construction and operational phases of the project.

The assessment of these additional economic activities generated are based on the Australian National Accounts Input Output tables 2022-2023 which examines four types of impacts described below:

- **Output** – Output is a gross measure of the total sales generated by the types of land uses present on the site or in the proposal.
- **Employment** – Employment refers to the jobs generated by existing or proposed activities on the site, including both full-time and part-time roles. For the purposes of our analysis, employment has been expressed in Full Time Equivalent (FTE) terms.
- **Remuneration** – The wages and salaries paid to employees on the site or in the proposal, plus other benefits such as superannuation, bonuses, overtime, commissions, allowances.
- **Gross Value Added** – Gross Value Added (GVA) of an industry refers to the value of outputs less the costs of inputs. It measures the contribution that the industry makes to the country's wealth or gross state product. (GSP).

The economic impacts have been assessed at NSW State Level and have been identified with the assessment for two phases of the development being:

- **Design and Construction Phase:** *the economic activity supported through the design and construction phase of the proposed development. These impacts are foreseen as short-term, ceasing upon the completion of development activity. The base case assumes no redevelopment of the existing mill and therefore construction impacts are not assessed for this scenario.*
- **Operational Phase (Post-Construction):** *the economic activity supported by the proposed development once completed will be compared to the base case.*

6.11.1 Design and Construction Phase

As noted in the Estimated Development Cost Report (**Appendix Y**) the EDC for the project is \$80.9 million. The project will have a direct impact on construction outputs as well as indirectly stimulating other industries that assist in production and cater to increased consumption. The economic impacts during the construction phase are summarised below:

- **Gross Output** – The assessment shows the increased demand supported by the development and its impacts on NSW's economy. The forecast gross output directly generated and indirectly supported across NSW is estimated at approximately \$248.6 million.
- **Employment** – Throughout construction, it is estimated that the project will create up to 122 full time equivalent (FTE) jobs in construction with a large portion of this being around the manufacture and installation of the plant and equipment, civil works and building construction.
- **Gross Value Added** – Design and construction of the project would directly contribute around \$21.7 million of GVA stateside, including multiplier impacts total GVA increase to around \$98.5 million (directly and indirectly).

6.11.2 Operational Phase

The existing feed mill currently employs 15 full-time (FTE) workers. These workers are estimated to earn \$1.4 million in combined salaries and generate \$241.8 million in output and \$29.1 million in gross value added. Accounting for multiple impacts, the total numbers of FTE jobs directly generated and indirectly supported statewide from the existing feed mill is 34, total remuneration of those workers is \$7.3 million, gross output is \$539.8 million and GVA is \$65.6 million.



- **Gross Output** - The assessment noted that upon operation, it is estimated that the proposed development would directly generate \$391.7 million in gross output per year. Accounting for multiplier effects, total gross output directly generated and indirectly supported by the proposed development upon completion is estimated at \$874.5 million per year. This represents \$334.7 million more (direct and indirect) than the base case.
- **Employment** - Employment upon completion of the proposed development (including reduced capacity of the existing feed mill) will generate 21 FTE jobs at full operation, which represents a net increase of 6 jobs over the base case. Accounting for multiplier effects, the total number of direct and indirect jobs will increase to 48 jobs on completion of the proposed development.
- **Staff Remuneration** – Direct remuneration of workers onsite during the operational phase is estimated at approximately \$1.9 million per annum, approximately \$0.6 million more than the base case. Accounting the multiplier effects, total remuneration directly generated and indirectly supported by the proposed development is estimated at \$10.2 million per annum. This represents \$2.9 million more remuneration (direct and indirect) than the base case.
- **Gross Value Added** – Once operational, it is estimated that the proposed development would directly generate \$47.2 million GVA per annum statewide, which represents \$18.1 million more than the base case. Accounting for multiplier effect total GVA directly generated and indirectly supported by the proposed development is estimates at \$106.3 million per annum. This represents a net increase of total GVA (direct and indirect) of \$40.7 million as compared to the base case.

6.11.3 Impact Summary

A summary of the quantified economic impacts on the project compared to the base is provided in **Figure 45** below.

During construction*		Base case	Project	
Gross output directly generated and supported through multiplier impacts (\$m)		-	\$248.6	
Total FTE** jobs		-	122	
Gross Value Added directly generated and supported through multiplier impacts (\$m)		-	\$98.5	
Post construction benefits		Base case	Proposed development	Difference from base case
Job creation (direct)		15	21	6
Jobs directly generated and indirectly supported		34	48	14
Staff remuneration \$m (direct)		\$1.4	\$1.9	\$0.6
Staff remuneration \$m (direct and indirect jobs)		\$7.3	\$10.2	\$2.9
Gross Output \$m (direct)		\$241.8	\$391.7	\$149.9
Gross Output \$m (direct and indirect)		\$539.8	\$874.5	\$334.7
Gross Value Added \$m (direct)		\$29.1	\$47.2	\$18.1
Gross Value Added \$m (direct and indirect)		\$65.6	\$106.3	\$40.7

* Based on an estimated construction cost of \$80.8 million.
** FTE – full time equivalent job

Figure 45: Economic Impact Summary (Hill PDA, 2025)



6.11.4 Other Economic Impacts

The proposed development plays a vital role in the envisioned expansion of poultry farming in the New England area, serving as cornerstone to bolster the expected surge in production at Baiada's Oakburn Processing Plant (SSD-9394). From an economic standpoint, the proposed feed mill, within the broader scope of poultry expansion initiatives, is poised to yield favourable outcomes.

To accommodate the heightened demand for poultry processing in the region, a significant uptick in bird supply becomes imperative. It is foreseen that roughly 300 additional poultry sheds will be required to meet the Oakburn processing plant's ultimate capacity. This growth is expected to occur through the enlargement of existing farms and the establishment of new ones in suitable locales within a 2-hour radius of the Oakburn processing plant, all while adhering to animal welfare standards. The operations of these farms hinges on the feed generated at the proposed feed mill. Consequently, the feed mill is instrumental in facilitating this expansion, thereby fostering job creation in poultry production and stimulating the regional economy.

6.11.5 Impact Conclusion

Upon its completion and full operation, the project will directly and indirectly support 48 jobs, generating \$874.5 million per annum in gross output, \$10.2 million per annum in combined remuneration and \$106.3 million GVA per annum statewide. This represents a net increase in \$334.7 million in gross output (direct and indirect), \$2.9 million in combined remuneration (direct and indirect) and \$ 40.7 million in GVA (direct and indirect) statewide, as compared to the base case.

There would also be benefits during construction, including contributing to an additional \$248.6 million (direct and indirect) in gross output statewide and \$98.5 million in GVA statewide. The project would also create up to 122 FTE jobs in construction.

The proposed development would have additional economic benefits of supporting the projected growth of poultry production in the New England area. The evaluation conducted above has analysed the economic viability of the proposed development, and based on this assessment, it is concluded that the project is substantiated from an economic perspective.

6.12 SOCIAL IMPACT ASSESSMENT

In accordance with the SEARs, PSA Consulting has conducted a Social Impact Assessment (SIA) to evaluate the social impacts of the development, and any residual measure required to mitigate those social impacts.

6.12.1 Methodology

The SIA for the project has been informed by several key sources, including the *Social Impact Assessment Guidelines for State Significant Projects* by the NSW Department of Planning and Environment (DPE) along with its associated Technical Supplement from February 2023.

Community consultation and engagement in accordance with the DPE guidelines was undertaken by The Comms Team. Additionally, the DPE Scoping Worksheet was utilized as a decision support tool to identify potential social impacts.

6.12.2 Stakeholder Engagement

A main driver for reviewing social impact is community engagement. As assessed within Section 5 of this report, the Comms Team development a Communication Action Plan to guide communication and engagement activities across the local authority.

This process undertaken was thorough and enabled a genuine opportunity for consultation. Stakeholders were provided with multiple channels to receive information and provide feedback. The residents and businesses located near the site were provided with direct communication and an invitation to meet with the project team, but no stakeholders reached out to request for a meeting.

Overall, there appears to be general support for the project and its economic benefits for the New England region. The small number of enquiries received expressed support for the project, requested to be kept up to date with the project's development and did not raise any specific issues or concerns relevant to the report.



6.12.3 Social Locality and Baseline

In addressing the locality subject to impact, the SIA identified three levels of potential impact based on Australian Bureau of Statistics (ABS) geographical areas. The immediate community is representing by Wallamore Suburb and locality (SAL), it then extends to a broader Tamworth Local Government Area (LGA) includes the Tamworth Significant Urban Area (SUA) as the adjacent region population area.

6.12.4 Impact and Prediction

The SIA has identified the potential impacts include:

- Increased economic growth for the region.
- Increased job opportunities for the region.
- Environmental impacts (noise, pollution, environmental values) during construction and operation.
- Traffic impacts due to increased truck movements during construction and operation.
- Visual impacts on rural landscapes.

It is noted that there are no negative impacts cited by respondents through the Stakeholder engagement process.

In addressing the potential impacts, the SIA reviewed each technical assessment undertaken in support for the SSDA. The summary of the findings addressed the potential concerns to the local area and residents drawing on the mitigation measures proposed for each impact area. Based on this assessment, the works proposed have mitigated and appropriately managed any negative impact to the local and broader community.

It noted that the existing feed mill has the potential for similar (or greater) impacts compared to the project as proposed and as such, the local residents will unlikely significant material change.

The existing environmental management plans for the feed mill will operate as a Social Impact Management Plan for the project, noting that it will be updated in response to the additional mitigation measures recommended in the various technical assessments that form part of this SSDA.

6.13 WASTE MANAGEMENT

The *NSW Waste Avoidance and Resource Recovery Strategy 2014-21* outline the State's long-term commitments and strategies to encourage resource recovery and prevent unnecessary wastes from being generated. The strategy includes 6 central strategy areas including:

- Avoid and reduce water generation.
- Increase recycling.
- Divert more waste from landfill.
- Manage problem wastes better.
- Reduce litter.
- Reduce illegal dumping.

Waste management is critical to the operation of an efficient and profitable feed mill. As on similar site, the applicant will adopt measures to ensure that all waste generated from activities on the site are reused and recycled where practical or otherwise managed and disposed of in a manner that will not cause environment harm. Waste management actions for the site will be detailed in the Environmental Management Plan for the site.

A copy of the Operational Environmental Management Plan (OEMP) for the existing feed mill is attached as **Appendix U** and will be updated following approval, detailed design and operational planning. The Waste Management Actions and responsibilities are documented within the EMS, with an overview of what will be implemented at Tangaratta provided below. The actions have been prepared with consideration of and accord with the intent of the *NSW Waste Avoidance and Resource Recovery Strategy 2014-21*.



6.13.1 Solid and Packaging Waste

Solid waste from this site mainly consists of waste feed, IBC containers, packaging, bulka bags, pallets and feed samples. The storage of this waste has minimal risk of emitting an odour or presenting a risk to stormwater due to the following:

- **Waste Feed** – A minimal amount of waste feed is envisaged to be produced, however, in the event that a spill occurs, feed is stored in sealed industrial bins to ensure it does not get wet, prior to collection by a waste contractor.
- **IBC Containers** - Containers are held in a bunded storage area if containing free liquid. Empty or containers holding solid material are held in a storage area.
- **Packaging** – Ingredient plastic packaging includes bulka bags, premix bags and clear shrink wrap. All these plastics are separated and retained in a sealed bin for recycling.
 - Bulka bags coming onto the site containing feed additives and ingredients are reused for the storage of waste feed or baled and stored on site before being sent for recycling.
 - Premix bags are also recycled by the Tangaratta Feed Mill. These are baled at the premix unloading area and then stored before being sent to recycler.
 - Shrink wrap is also recycled on site with the premix bags. The shrink wrap is stored in the plastic bins around site and baled.
- **Pallets** – Pine and plastic pallets are stored for return to the manufacturer, recycling or transfer to the Tamworth Regional Council for disposal. Chep pallets are rotated on site for use or returned to the Livestock Office.
- **Feed Samples** – Feed samples are held for a specified period (as required by QA) in a storage shipping container. Once the samples have expired and require removal they are emptied and placed into the sealed industrial bins with any waste feed. The small plastic bags are sent to landfill via the industrial bins which is emptied on a weekly basis or as required.

6.13.2 Liquid Waste

Liquid waste from this site consists of wastewater from septic system, waste machinery oil, liquid in the event of a spill in the bunded areas and rainwater that is collected in external bunded areas. Management of liquid wastes include the following actions:

- **Septic System** – The existing unit contains chlorine tablets and is serviced every 3 months. The sprinkler disposing treated effluent on site is moved so as to not allow a build-up in any one particular area. In the event of pump failure, to prevent overflow the unit is fitted with a flashing light that is highly visible from the plant. In the event that an issue is detected a maintenance company will be contacted immediately to rectify the situation.
- **Waste machinery oil** – All spent oil is to be stored on site in an IBC container (stored in the main bunded area). Waste oils are removed from the site via a licensed transporter for disposal recycling.
- **Rancid material** – In the unlikely event that feed, or ingredients purifies, this material would be generally collected and stored in IBC container. A licensed contractor would be connected to collect and dispose of this material.
- **Clean up spill in bunded area** – In the case of a spill within the bunded area, a licensed contractor would be contacted to collect (pump out) and remove product from site.
- **Rainwater in bunded areas** – Clean rainwater collected in the outside bund is pumped into IBC's and disposed of by irrigation on the property.



6.13.3 Processing Wastes

The feed mill operations and processing produce little to no processing waste. The only product to come from the processing of the grain is steam which as per the odour assessment does not cause an impact on the surrounding area. In the event of a biosecurity issue or contamination, waste will be managed in accordance with the strict procedures within the standards and guidelines.

6.14 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

The proposed feed mill infrastructure and equipment will reflect best practice in terms of work place health and safety, bio-security and energy efficiency. As such, the energy consumption per tonne of feed produces is expected to reduce significantly compared to the existing mill.

The location of the mill at the centre of the New England poultry cluster is ideal in terms of minimisation of the transportation emissions associated with receipt of grains and distribution of feed, as opposed to importing feed from an external supplies.

More broadly, Tangaratta Stockfeeds is part of the Baiada Group who are implementing a diverse range of sustainability across the entire company. Since 2010, the Baiada Group has reduced emissions from energy consumption by 28% and are on track to meet the company target of a 50% reduction by 2030. This has been achieved through investments in biogas solar energy to power processing facilities, and improved energy efficiencies across all sites.

Within Tamworth, a 1.9MW solar system has recently been completed at the Country Road which will generate around 4 million KWh of power per year meeting ~42% of the site's demand. More broadly, 7.3 MW of solar has already been installed at Baiada's processing plant in Hanwood (Griffith, NSW) delivering 24% of the site's total energy need.

These initiative highlights Baiada's proactive and practical approach, ensuring that the company not only meets its operational needs but also contributes to a cleaner and more sustainable future. Once the current tranche of projects is completed, Baiada will review the solar generation potential at other sites including Tangaratta Stockfeeds.

It is important to note that renewable energy projects are identified and progressed based on considerations of a range of factors including potential energy demand in the local area, forecast emission reductions, approval requirements, grid and energy provider considerations and financial implications.

6.15 BIOSECURITY

6.15.1 Biosecurity Risks

The key biosecurity risks associated with the operation of the existing and proposed feed mill include:

- Spreading of weeds and / or pest species to or from other primary industries (e.g. crops, horticulture).
- Contamination of poultry feed produced at the feed mill.
- Entry of animal diseases and subsequent spread to livestock operations.
- Spread of microorganisms of public health significance.

All of these risks are well known to operator and managed through a series of biosecurity risk management manual and procedures which cover all aspects of feed production and delivery. It is also important to note that the mill operates as part of Baiada's poultry cluster within the New England Region and as such, biosecurity risk management procedures are applied across all aspects of the business.

The biosecurity risk management procedures that apply to the existing and proposed feed mill are documented below.

6.15.2 Risk Management Procedures

Baiada is currently a Feedsafe accredited feed manufacturer. As such, as per the existing mill biosecurity will be managed in accordance with the National Biosecurity Manual for Feed Mills (included in **Appendix V**) and the Australian Code of Good Manufacture Practices for the Feed Milling Industry.



These guidelines and manuals identify a range of safety procedures which have been developed from the following objectives:

- Protect feed mill operations against the entry of disease and subsequent spread to livestock operations.
- Minimise the incidence and spread of microorganisms of public health significance.
- Minimise the incidence and spread of microorganisms, pests and weeds that may impact national or international trade.

As part of the FeedSafe Certification program, Baiada undertakes annual compliance audits which reviews the risk assessment and the feed mill-specific biosecurity measures. The factors assessed may include:

- The location and layout of the property and feed mill.
- Sources of water supply.
- Feed ingredients and additives (domestic and international supply).
- The disease status of the district in which the feed mill is located and the district from which products are sourced.
- Proximity of the feed mill to livestock production sites and the type of wildlife present around the mill.
- Customer/supplier interactions (pick-ups, service, trades, industry personnel, contractors, deliveries of livestock and feed, etc.).
- Customer requirements.
- Any other operational management considerations.

In addition, the existing and proposed feed mill fall under Baiada's National Biosecurity Manual (also included in **Appendix V**) which contains procedures for material handling, testing, sanitation and staff operations to minimise the risk of disease being spread via poultry feed or truck movements. An audit checklist is also provided for the site which is regularly undertaken to ensure compliance.

6.15.3 Emergency Disease Action Plan

If an Emergency Animal Disease (EAD) is suspected on any farm in the region, the premises involved would undergo a clinical and / or epidemiological investigation. If the case is verified, the Chief Veterinary Officer (CVO) will determine the classification and may declare the premises an Infested Premises (IP).

After the identification of an IP, a Restricted Area (RA) and Control Area (CA) surrounding the IP may be declared. Permits to enter and leave the declared areas will be required. The movement of poultry feeds into these may be required for animal welfare reasons and a permit on this basis will need to be obtained. Beyond critical movements, other movements associated with the feed mill will be restricted or assessed on a case-by-case basis by the CVO.

The feed mill will implement an Emergency Disease Action Plan to lock down and isolate the infected site(s) and enforces strict quarantine procedures to prevent the spread of the disease off the site. This plan will clearly provide guidelines regarding the circumstances when a report needs to be raised alerting relevant authorities to a suspected emergency plant / animal disease event (e.g. an unusual appearance of suspicious products or contaminants in feed inputs, reports of clinical signs of disease in target animals) and who must be informed.

The Emergency Disease Action Plan will also clearly state that, if an emergency plant/animal disease is suspected, movements on and off the feed mill are to cease and special precautions will be taken as outlined by the plan.

A copy of the existing Emergency Disease Action Plan is included as part of the Baiada's National Feed Mill Biosecurity Manual included in **Appendix V**.

6.16 ENVIRONMENTAL MANAGEMENT AND QUALITY ASSURANCE

Baiada has implemented an Environmental Management System across approximately 30 company sites that are certified to AS/NZS/ISO 14001 Standard and is progressively bringing the remaining sites up to this standard. As per other facilities, a detailed Environmental Management System will be prepared which will be certified to AS/NZS/ISO 14001: 2004 Standard. A copy of the Operational Environmental Management Plan for the existing feed mill is



attached as **Appendix U** and will be updated for the new mill following approval, detailed design and operational planning.

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.

The management actions undertaken will work in concert with the mitigation measures prescribed in this report to ensure that day to day operation is undertaken in an environmentally responsible and sustainable manner, risks are minimised and potential impacts are mitigated or appropriately managed.

All Baiada's current production and distribution facilities operate within an internal detailed Quality Assurance System. This system is applied to all relevant activities undertaken by Baiada including food processing, distribution, feed manufacturing, protein recovery, hatcheries and farming operations. These quality systems manage, maintain and control processes such as purchasing, training, product and production control and product traceability.



7 PROJECT JUSTIFICATION

7.1 PROJECT DESIGN

The proposed poultry feed mill will deliver a new, state of the art, poultry feed mill with the capacity to produce up to 16,200T of poultry feed per week which will underpin expansion of the poultry industry in the New England Region. The mill has been specifically located with consideration of the findings of technical assessments concerning, cultural heritage, biodiversity, contamination, bushfire and stormwater flows to avoid direct impacts.

In addition, the location maximises setbacks to the nearest rural dwellings (sensitive receptors) in proximity to the site. The combination of setbacks to sensitive receptors and the use of best practice milling methods and equipment and additional mitigation and management measures will ensure that the mill does not result in any unacceptable amenity impacts in terms of noise, air emissions, traffic, biosecurity and hazard risk.

While the mill is by necessity a tall structure and will be partly visible from some surrounding vantage points, the surrounding area accommodates a range of significant agribusiness operations including the existing feed mill, poultry farms, a dairy, a flour mill, and food processing plants. As such, the presence of a similar operation within the landscape is not expected to result in significant impacts on landscape character.

7.2 STRATEGIC CONTEXT

In response to the projected demand for poultry products in the Australian marketplace, there is a need to increase production, bird numbers and processing capacity. Without Baiada's contribution to capacity which will be generated by this development, it is highly likely that there will be a significant shortfall in supply of poultry products in the Australian market in the coming years.

Baiada sees the New England Region as being an ideal location for expansion and the increase in production capacity. This is due to the existing accumulation of high value poultry assets and geographic, infrastructure and commercial attributes in the region which have created a poultry meat cluster.

Baiada's current livestock operations within Tamworth facilitate processing of a maximum of 840,000 birds per week at the existing Out Street Processing facility. Baiada has recently commenced works on their State Significant Development Approval (SSD9394) for a new Integrated Poultry Processing Facility (Oakburn) in Tamworth which with the capacity to process up to 3 million birds a week. To support the increase in processing of poultry within the region, significant increases in all aspects of the poultry cluster will be required. In this regard, it is expected that around 300 additional poultry sheds will be required, located within a 2-hour drive of the Oakburn processing plant in accordance with animal welfare considerations. All of these farms will be reliant on the feed produced at the proposed feed mill.

The *New England North West Regional Plan 2041* is a 20-year strategic blueprint that sets the framework, vision and direction for land-use planning for future needs. The 2041 vision for the region is to become one of Australia's most productive agricultural regions, capitalising on the forecast growth in global demand for food and resources. Intensive agriculture, food and fibre processing are identified as key economic opportunities and drivers for the region.

In particular, Objective 3 of the plan identifies that *"The region accommodates food processing clusters for chicken meat and eggs around Tamworth, intensive glass housing of tomatoes near Guyra, and various cattle feedlot facilities. Chicken meat production and processing is the largest intensive agribusiness regional employer and is centred around the Baiada processing plant in Tamworth"*.

The proposed development closely aligns with the vision for the region as it will support significant growth in agriculture, agribusiness and livestock meat production. The feed mill will be ready to meet the forecast growth in demand for poultry feed within the entire cluster supporting significant expansion of poultry farming and supporting industries, facilitating employment growth and an increase local spending associated with poultry production.

7.3 STATUTORY COMPLIANCE

The relevant State and local environmental planning instruments are listed in Section 4.1 and are addressed in detail in **Appendix C**. As demonstrated the proposed development complies with the relevant provisions of:

- The Objectives and Evaluation Criteria specified in the *Environmental Planning and Assessment Act 1979*.



- The SEARs provided in accordance with Schedule 2 of the *Environmental Planning and Assessment Regulation 2021*.
- The *Biodiversity Conservation Act 2016*.
- The *Protection of Environment Operations Act 1997*.
- *State Environmental Planning Policy (Planning Systems) 2021* concerning the preparation of a State Significant Development Application.
- *State Environmental Planning Policy (Resilience and Hazards) 2021* concerning consideration of potential contamination, and the storage and use of dangerous goods.
- *State Environmental Planning Policy (Transport and Infrastructure) 2021* concerning potential impacts on the rail corridor and powerlines.
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021* concerning potential impacts on koala habitat.
- The *Tamworth Regional Local Environmental Plan 2010* in the that proposed development accords with the objectives sought for the RU1 Zone.
- The *Tamworth Regional Development Control Plan 2010*.

7.4 COMMUNITY VIEWS

At the completion of the consultation process, the Comms Team concluded that *“The process undertaken was thorough and enabled a genuine opportunity for consultation. Stakeholders were provided with multiple channels to receive information and provide feedback.”*

There appears to be general interest in the project and the activities undertaken increased community awareness about the proposed development. However, the project team received no requests from stakeholders or neighbours for face-to-face meetings and received very few email or phone enquiries. The few enquiries received were either to seek additional project information or convey support for the proposed development. No project-specific issues were raised.

It is noted that the response to the consultation process was like that experienced for the Oakburn Poultry Processing Plant (SSD-9394), with minimal direct feedback provided by the community. This response is potentially due to the history of the project, the presence of the existing mill on site, and the compatibility of the development with the surrounding rural industries. In addition, Baiada also has an established presence in the community and that the construction of a new mill is likely considered a more desirable outcome than increasing operations at the existing.

7.5 LIKELY IMPACTS

7.5.1 Natural Environment

Biodiversity – Historically the subject land (the impact area) and broader study area (Lot 1 DP1077646) has been cleared as a result of the past agricultural and feed mill activities. However, the location of the proposed mill was subject to voluntary re-vegetation undertaken by the Applicant in 2001.

Due to the composition of the ground layer and the presence of the Blakey’s Red Gum adjoining the site, the two vegetation areas were considered to be disturbed variations of PCT 599 - Blakely’s Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion, as such, assessment under the BC Act and the preparation of a BDAR was required.

The submitted BDAR provides detailed consideration of impacts on significant flora, fauna, and ecological communities which demonstrates that the project will not result in any unacceptable impacts on the natural environment. Mitigation measures have also been proposed as part of the construction and operation phase to help minimise the potential impacts to biodiversity values that remain present within the study area.

Contamination - The contamination investigation conducted at the site found no areas or materials of concern. Analytical results for soils and water sampled were below the thresholds for commercial/industrial criteria and water quality guidelines for livestock watering. This meets the standards for the intended development of a feed mill. The



site's condition and past/current activities suggest a low potential for significant contamination. Based on the methodology adopted for this investigation, the development site does not contain contaminated land that would impact construction of the new feed mill or pose an unacceptable risk to human health or the surrounding environment.

7.5.2 Built Environment

Stormwater - Stormwater flows around the feed mill site will be collected and directed through a new internal network of stormwater pits, pipes, and open channels. Runoff from catchments which do not interact with the mill will be channelled through grassed swales around the site, before being released towards the site boundaries via overland flow or towards existing detention basins, while stormwater runoff from the proposed feed mill will be directed to a new detention basin to be constructed on the northern side of the facility. Modelling shows that the proposed system will not create any actionable nuisance for upstream and downstream flows.

In order to achieve the pollutant load reduction targets for the development, it is proposed to use mechanical and natural treatment methods to treat the runoff prior to discharge from the site. The modelling undertaken shows that the proposed treatment train achieves the required percentage-based load reductions targets and meets the levels required by Tamworth Regional Council and Industry Best Management Practice.

Air Emissions - Worst-case emissions modelling demonstrates that the predicted concentrations of particulate matter (dust) are increased due to an elevated and unlikely silt content on sealed roads. The maximum predicted 24-hour concentration, when combined with background concentration, exceeds the applicable criteria for both Stage 1 and Stage 2 worst-case scenarios due to the elevated background levels. However, it is noted that this exceedance is driven by an unrealistic maximum background concentration and no additional days above the relevant criteria were predicted as a result of construction or mill operations.

The milling method proposed is not expected to generate offensive odour, however odour has been modelled from the mill due to the potential odour emissions associated with drying of the pellets. The modelling shows that odour emissions are will within the adopted criteria at the nearest sensitive receptors.

Noise Emissions – With respect to site noise, mitigation measures including an acoustic barrier are required to be implemented at the site to ensure the project complies with the relevant criteria. It is also important to note that the acoustic model assumes that all sources will be operating simultaneously. Therefore, actual received noise levels are expected to be less than the predictions shown in this report, or at worst equal to the predicted noise levels for only part of the time. Predicted noise levels from cars and trucks travelling to and from the site for both Stage 1 and Stage 2 operations, were compliant with the day and night criteria of the Road Noise Policy at surrounding residences.

Construction noise has the potential to temporary exceed the applicable criteria at the nearest sensitive receptors, particularly the operation of mobile plant and during major concrete pours. Accordingly, a series of mitigation and management strategies are proposed to minimise emissions during this phase of the project.

Traffic - The proposed feed mill will utilise the existing entrance driveway connection to Wallamore Rod, which services the existing mill. This access intersection incorporates BAR / BAL treatment allowing for through traffic to pass incoming and outgoing traffic and is sufficient to service the proposed development. The design of the on-site manoeuvring and parking areas comply with the relevant design standards, and sufficient parking provision has been provided.

SIDRA intersection analysis was also undertaken on the external intersections including Wallamore Road / Bowlers Lane and the Oxley Highway / Bowlers Lane. SIDRA intersection capacity analysis indicated that there were negligible impacts to the existing network based on future growth of background traffic and expected development traffic.

Visual - While the mill is by necessity a tall structure and will be partly visible from some surrounding vantage points, the surrounding area accommodates a range of significant agribusiness operations including the existing feed mill, poultry farms, a dairy, a flour mill, and food processing plants. As such, the presence of a similar operation within the landscape is not expected to result in significant impacts on landscape character.

Bushfire - The site is located on land that is mapped by the RFS as bush fire prone land containing Category 3 vegetation. *Planning for Bush Fire Protection 2019* (PBP) applies to all DAs on bush fire prone land. As required by Section 1.4 of the PBP, Integrated Consulting has been engaged to prepare a Bush Fire Assessment Report. The assessment concludes that, on completion, the proposed development is in an area that has an acceptable bushfire hazard level (i.e. ≤BAL-29), and with the implementation of the recommendations, is considered to be appropriately protected from bushfire and complies with the requirements of PBP.



Hazards – A Preliminary Hazard Analysis been prepared as per the requirements of *SEPP (Resilience and Hazards) 2021* to determine whether the policy applies to the Project. The PHA provides an assessment of the dangerous goods to be stored and used onsite against screening threshold limits outlined in the "Applying SEPP33," guideline published by the Department of Planning NSW. The screening assessment of dangerous goods indicates that none of the hazardous material proposed to be stored on-site would exceed the threshold levels and as such, the development should not be classified as a 'Hazardous' or 'Offensive' industry.

The *SEPP (Resilience and Hazards) 2021* also requires consideration of other risk factors, and in this regard the proposed development is considered a 'Potentially Hazardous Industry' due to the risk of dust explosion. A Level 2 risk assessment was conducted for the dust explosion scenario, which concluded that from a land use safety planning perspective, if no action is taken, a potential dust explosion would not have off-site impacts, and no land use or persons outside the site boundary would be affected. This is largely because, the silos are not rated to withstand large pressures and would rupture before reaching a large enough pressure to impact over the site boundary and would primarily impact immediately adjacent areas.

7.5.3 Likely Social and Economic Impacts:

Cultural Heritage – In 2021, Niche Environment and Heritage Pty Ltd (Niche) completed an Aboriginal and Historic Heritage Constraints Assessment for the project to assist in locating the proposed feed mill. As a result of this work, the mill was specially sited within low-risk areas. Subsequent to the preliminary assessment, OzArk Environment & Heritage were engaged to prepare an Aboriginal Cultural Heritage Assessment Report (ACHAR). Consistent with the original study, the ACHAR concluded that there are no identified impacts to Aboriginal cultural heritage values as no Aboriginal sites were recorded, and no intangible heritage values have been identified within the study area. The results of the surface survey indicate that significant Aboriginal cultural heritage values will not be harmed within the study area.

Economic Impact – The estimated development cost of the new mill is \$80.9 million, representing a significant re-investment in the site. Upon completion, the feed mill will directly employ 27 full time equivalent (FTE) staff representing an increase of 12 jobs to the site.

More broadly, the project will directly and indirectly support 48 jobs, generating \$874.5 million per annum in gross output, \$10.2 million per annum in combined remuneration and \$106.3 million GVA per annum statewide. This represents a net increase in \$334.7 million in gross output (direct and indirect), \$2.9 million in combined remuneration (direct and indirect) and \$ 40.7 million in GVA (direct and indirect) statewide, as compared to the base case.

There would also be benefits during construction, including contributing to an additional \$248.6 million (direct and indirect) in gross output statewide and \$98.5 million in GVA statewide. The project would also create up to 122 FTE jobs in construction.

The proposed development would have additional economic benefits of supporting the projected growth of poultry production in the New England area. The evaluation conducted above has analysed the economic viability of the proposed development, and based on this assessment, it is concluded that the project is substantiated from an economic perspective.

7.5.4 Principles of Ecologically Sustainable Development

A discussion of the proposal's compliance with the principles of Ecologically Sustainable Development is also provided in **Table 15**.



Table 15: Principles of Ecological Sustainability

PRINCIPLE	APPLICANTS RESPONSE
<i>(a) the precautionary principle, namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:</i> <i>(i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and</i> <i>(ii) an assessment of the risk-weighted consequences of various options,</i>	Complies. There are no threats of serious or irreversible environmental damage that have been identified as part of the detailed assessments undertaken with respect to the project. A number of mitigation, management and monitoring measures are also applied to the existing and proposed operation to ensure that it continues to perform in accordance with all relevant environmental standards.
<i>(b) inter-generational equity, namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations,</i>	Complies. The proposed development will not result in the impacts that will reduce the health, diversity and productivity of the environment or reduce the potential benefits of future generations. Conversely, the proposed development will maximise the economic and operational efficiency of the site and support the broader growth and economic development associated with poultry production in the Tamworth region. The proposed feed mill will adopt best practice, modern and efficient mill equipment which is expected to result in a significant reduction in energy use per tonne of feed produced compared to the existing poultry feed mill.
<i>(c) conservation of biological diversity and ecological integrity, namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration,</i>	Complies. The Biodiversity Development Assessment Report confirms that the development will have a minimal impact upon significant flora and fauna in the local area.
<i>(d) improved valuation, pricing and incentive mechanisms, namely, that environmental factors should be included in the valuation of assets and services, such as:</i> <i>(i) polluter pays, that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,</i> <i>(ii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,</i> <i>(iii) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.</i>	Complies. The feed mill operations and processing produce minimal processing waste, beyond packaging of ingredients and materials brought to the site. These wastes will be collected and recycled where possible or disposed of at Council's refuse facility.



7.6 SITE SUITABILITY

In response to the projected demand for poultry products in the Australian marketplace, there is a need to increase production, bird numbers and processing capacity. Without Baiada's contribution to capacity which will be generated by this development, it is highly likely that there will be a significant shortfall in supply of poultry products in the Australian market in the coming years.

Baiada sees the New England Region as being an ideal location for expansion and the increase in production capacity. This is due to the existing accumulation of high value poultry assets and geographic, infrastructure and commercial attributes in the region which have created a poultry meat cluster. Examples of the attributes of this cluster include the following:

- Access to large quantities of locally grown grain including wheat and canola (typically sourced from Tamworth, Moree, Narrabri, Walgett and Gunnedah).
- Proximity to key NSW markets (including Sydney) and South East QLD and direct access to the State road network.
- Ideal land types and topography for the construction of suitable shedding for poultry production.
- An ideal climate in terms of temperature and humidity for poultry production.
- Access to high quality water sources including bore water, dams, rivers and reticulated networks.
- Suitable sites for the location of poultry farms away from sensitive receptors and population centres.
- Support from existing major investment in infrastructure covering all facets of the integrated business.

It is rare to have the combination of the assets and infrastructure and presents a unique opportunity to benefit the New England region, and specifically Tamworth from the future demand for poultry products and facilitate growth of the Baiada business.

The site been subject to multiple technical investigations which have confirmed that there is no site based, biophysical, cultural or operational constraint which would limit physical development of the new feed mill. Further, technical assessments have also shown that the site is able to be adequately serviced by the necessary, supporting infrastructure including, water supply, wastewater disposal, power and road networks.

With respect to potential amenity impacts, detailed investigations have been undertaken with respect to noise, odour, dust, hazards, visual, social and economic aspects which have shown the proposed development will operate within the relevant statutory criteria and will have positive economic impacts in terms of employment, capital expenditure and local spending on goods and services.

The proposed development complies with the relevant statutory planning instruments and will not result in significant adverse environmental impacts on the receiving environment. The proposal capitalises on the existing investment in the site and supports the ongoing expansion of the broader poultry industry and economic development in the New England Region. Where potential impacts have been identified, suitable mitigation and management measures have been implemented. Accordingly, approval of the proposed development on the subject site is justified.

7.7 THE PUBLIC INTEREST

The findings of the detailed technical assessments undertaken in relation to the proposed feed mill show that it is not forecast to result in significant or unacceptable adverse environmental impacts on the receiving environment. Where potential impacts have been identified, suitable mitigation and management measures have been implemented. With consideration of the positive impacts, the proposed development represents a substantial improvement to current milling operations, involves significant capital investment for construction of the new mill, and will play a pivotal role in supporting the forecast growth in poultry production in the region. With consideration of these factors the project is in the public interest.



APPENDIX LIST

- A. SEARS RESPONSE TABLE**
- B. DEVELOPMENT PLANS**
- C. STATUTORY COMPLIANCE TABLE**
- D. MITIGATION AND MANAGEMENT MEASURES**
- E. EXISTING DEVELOPMENT CONSENT**
- F. ENVIRONMENTAL PROTECTION LICENSE**
- G. TITLE SEARCHES AND EASEMENTS**
- H. CONSULTATION REPORT**
- I. SITE SURVEY**
- J. CONTAMINATION SITE INVESTIGATION**
- K. BIODIVERSITY ASSESSMENT REPORT**
- L. ABORIGINAL CULTURAL HERITAGE ASSESSMENT REPORT**
- M. STORMWATER MANAGEMENT PLAN**
- N. AIR QUALITY ASSESSMENT**
- O. NOISE IMPACT ASSESSMENT**
- P. TRAFFIC IMPACT ASSESSMENT**
- Q. PRELIMINARY HAZARD ASSESSMENT**
- R. BUSHFIRE ASSESSMENT**
- S. ECONOMIC IMPACT ASSESSMENT**
- T. SOCIAL IMPACT ASSESSMENT**
- U. OPERATIONAL ENVIRONMENT MANAGEMENT PLAN**
- V. BIOSECURITY MANUALS AND PLANS**
- W. EMERGENCY PROCEDURES MANUAL**
- X. LAND USE CONFLICT RISK ASSESSMENT**
- Y. ESTIMATED DEVELOPMENT COST**
- Z. GEOTECHNICAL INVESTIGATION**
- AA. CASA FEEDBACK**



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