

# Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*

Schedule 2 of the Environmental Planning and Assessment Regulation 2000

<b>Application Number</b>	SSD-13855453
<b>Project Name</b>	Grenfell Poultry Breeder Farm
<b>Location</b>	1130 Gooloogong Road, Grenfell in the Weddin local government area (Lot 1 DP1022013, Lots 1-3 DP1206485, Lot 22 DP866857)
<b>Applicant</b>	Baiada Properties Pty Ltd
<b>Date of Issue</b>	01/03/2021
<b>General Requirements</b>	<p>The environmental impact statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).</p> <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"><li>· a detailed description of the site, including any existing or approved operations, site history and development consents</li><li>· a detailed description of the development, including:<ul style="list-style-type: none"><li>- the need for the proposed development</li><li>- alternatives considered</li><li>- justification for the proposed development</li><li>- likely staging of the development, including earthwork, construction and operational stage/s</li><li>- likely interactions between the development and existing, approved and proposed operations in the vicinity of the site</li><li>- plans of any proposed building works</li><li>- infrastructure upgrades or items required to facilitate the development, including measures to ensure these upgrades are appropriately maintained.</li></ul></li><li>· consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments</li><li>· consideration of issues discussed in <b>Attachment 2</b> (public authority responses to key issues)</li><li>· a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment</li><li>· a detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes:</li></ul>

	<ul style="list-style-type: none"> <li>- a description of the existing environment, using sufficient baseline data</li> <li>- an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes</li> <li>- a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage significant risks to the environment</li> <li>- a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.</li> </ul> <p>The EIS must also be accompanied:</p> <ul style="list-style-type: none"> <li>- high quality files of maps and figures of the subject site and proposal</li> <li>- a report from a qualified quantity surveyor providing a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate the applicable GST component of the CIV</li> <li>- an estimate of the jobs that will be created by the development during the construction and operational phases of the proposed development and</li> <li>- certification that the information provided is accurate at the date of preparation.</li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <ol style="list-style-type: none"> <li><b>1. statutory and strategic context</b> – including: <ul style="list-style-type: none"> <li>- detailed justification for the proposal and the suitability of the site, including a Land Use Conflict Risk Assessment to identify potential land use conflict with sensitive receivers and surrounding agricultural land uses</li> <li>- consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments</li> <li>- details of any proposed consolidation or subdivision of land.</li> </ul> </li> <li><b>2. air quality and odour</b> – including: <ul style="list-style-type: none"> <li>- a quantitative odour and air quality impact assessment in accordance with the relevant Environment Protection Authority (EPA) guidelines</li> <li>- evidence of appropriate meteorological data for use in dispersion modelling, using real and local meteorological data where possible</li> <li>- an investigation and assessment of odour impacts likely to be associated with 'cold air drainage' effects on all identified and potential receivers</li> </ul> </li> </ol>

- inclusion of 'worst case' emission scenarios and sensitivity analyses
- a contingency plan to address unpredicted operational odour impacts
- a description and appraisal of air quality and odour impact monitoring, emission control techniques and mitigation measures.

**3. transport and road traffic** – including:

- a quantitative traffic impact assessment prepared in accordance with the relevant Council, Austroads and Transport for NSW guidelines
- details of all daily and peak traffic and transport movements likely to be generated during construction and operation of the development, including a description of haul routes, vehicle types, all over-size and over-mass vehicles, materials to be transported, vehicle access routes and potential queuing impacts
- an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic modelling
- details of key transport routes, site access, internal roadways, infrastructure works and parking
- identification and assessment of potential impacts of the development on the function and integrity of all affected public roads
- identification of local climate conditions that may affect road safety during the life of the project.

**4. soil and water** – including:

- an accurate description of operational water demands, a breakdown of water supplies (including any water licensing or approval requirements), a description of measures to minimise water use and evidence of an adequate and secure water supply
- a detailed site water balance
- details of erosion, sediment, stormwater and leachate control during construction
- an assessment of potential surface water, flooding and groundwater impacts, including impacts on nearby waterbodies (including Warranderry Creek, Wallah Wallah Creek and any associated non-perennial watercourses), riparian land, surrounding properties, any licensed water users, landholder rights or groundwater dependent ecosystems
- a description of surface, groundwater and stormwater management systems, including on site detention, surface water diversions, flood impact mitigation and measures to treat or reuse water
- a description and appraisal of impact mitigation, management, maintenance

and monitoring measures.

**5. waste and wastewater management** – including:

- identification and classification of waste streams that would be generated at the site in accordance with the *Waste Classification Guidelines* (EPA, 2014)
- a description of waste transport, storage, handling, processing and disposal
- a description of proposed management and disposal of wastewater, leachate, effluent and poultry litter
- details on containment and monitoring of wastewater
- a description and appraisal of waste impact mitigation, contingencies and management.

**6. biodiversity** – including:

- an assessment of the proposal's biodiversity impacts in accordance with the *Biodiversity Conservation Act 2016*, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under that Act, except where a waiver for preparation of a BDAR has been granted.

**7. heritage** – including:

- an assessment of Aboriginal and non-Aboriginal heritage items and values of the site and surrounding area in accordance with the relevant Energy, Environment and Science guidelines
- an Aboriginal Cultural Heritage Assessment Report (ACHAR) that outlines procedures to be followed if Aboriginal objects, burials or skeletal material are found at any stage of the life of the project to formulate appropriate measures to manage unforeseen impacts.
- consultation with Aboriginal people must be undertaken and documented in the ACHAR.

**8. animal welfare, bio-security and disease management** – including:

- details of how the proposed development would comply with relevant codes of practice and guidelines
- details of all bio-security and disease control measures
- a detailed description of the contingency measures that would be implemented for the mass disposal of livestock in the event of a disease outbreak.

**9. noise and vibration** – including:

- a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant

	<p>Environment Protection Authority guidelines and Australian Standards</p> <ul style="list-style-type: none"> <li>- details of noise monitoring survey, background noise levels and noise emission levels of proposed activities</li> <li>- the identification of impacts associated with site emission and traffic generation at noise affected sensitive receivers during construction and operation, including the provision of operational noise contours</li> <li>- a detailed description of noise and vibration monitoring, management and mitigation measures.</li> </ul> <p><b>10. hazards and risk</b> – including:</p> <ul style="list-style-type: none"> <li>- a preliminary risk screening completed in accordance with <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</i> and Applying SEPP 33 (DoP, 2011), with a clear indication of class (and any subsidiary hazard), quantity and location of all dangerous goods and hazardous materials associated with the development, including those that may be stored within cooling or heating systems and pipes. Should preliminary screening indicate that the project is “potentially hazardous” a Preliminary Hazard Analysis (PHA) must be prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</i> (DoP, 2011) and <i>Multi-Level Risk Assessment</i> (DoP, 2011).</li> </ul> <p><b>11. visual impacts</b> – including:</p> <ul style="list-style-type: none"> <li>- a description of the visual catchment and visual impacts including lighting impacts on surrounding receivers and public areas</li> <li>- appraisal of visual impact mitigation measures.</li> </ul> <p><b>12. social and economic</b> – including:</p> <ul style="list-style-type: none"> <li>- an analysis of the economic and social impacts of the development, particularly of any benefits to the community in the Central West region.</li> </ul> <p><b>13. infrastructure</b> – including:</p> <ul style="list-style-type: none"> <li>- details of any upgrade or extension to existing services infrastructure (e.g. electricity supply and water supply).</li> </ul> <p><b>14. bushfire risk</b> – including:</p> <ul style="list-style-type: none"> <li>- a bushfire assessment for the proposal, prepared in accordance with the requirements of <i>Planning for Bush Fire Protection</i> (RFS, 2019).</li> </ul> <p><b>15. contributions</b> – demonstration that satisfactory arrangements have been or would be made to provide, or contribute to the provision of, necessary local and regional infrastructure required to support the development.</p>
<b>Plans and Documents</b>	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these

	as part of the EIS rather than as separate documents.
<b>Consultation</b>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with:</p> <ul style="list-style-type: none"> <li>- Weddin Shire Council</li> <li>- the Department, including: <ul style="list-style-type: none"> <li>o Environment Protection Authority</li> <li>o Environment, Energy and Science Group</li> <li>o Water Group</li> </ul> </li> <li>- Department of Regional NSW, including: <ul style="list-style-type: none"> <li>o Department of Primary Industries</li> </ul> </li> <li>- Heritage NSW</li> <li>- Essential Energy</li> <li>- Central Tablelands Water</li> <li>- Transport for NSW</li> <li>- NSW Fire and Rescue</li> <li>- Rural Fire Service</li> <li>- surrounding local landowners and stakeholders</li> <li>- any other public transport, utilities or community service providers</li> </ul> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
<b>Further consultation after 2 years</b>	If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Planning Secretary in relation to the preparation of the EIS.
<b>References</b>	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.

## ATTACHMENT 1

### Technical and Policy Guidelines

The following guidelines may assist in the preparation of the environmental impact statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal. Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.shop.nsw.gov.au/index.jsp>

<http://www.australia.gov.au/publications>

<http://www.epa.nsw.gov.au/>

<http://www.environment.nsw.gov.au/>

<http://www.dpi.nsw.gov.au/>

### **Plans and Documents**

The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.

In addition, the EIS must include the following:

1. An existing site survey plan drawn at an appropriate scale illustrating:
  - the location of the land, boundary measurements, area (sqm) and north point
  - the existing levels of the land in relation to buildings and roads
  - location and height of existing structures on the site
  - location and height of adjacent buildings and private open space
  - all levels to be to Australian Height Datum (AHD).
2. Locality/context plan drawn at an appropriate scale should be submitted indicating:
  - significant local features such as heritage items
  - the location and uses of existing buildings, shopping and employment areas
  - traffic and road patterns, pedestrian routes and public transport nodes.
3. Drawings at an appropriate scale illustrating:
  - detailed plans, sections and elevations of the existing building, which clearly show all proposed buildings
  - detailed plans of proposed access driveways, internal roads, carparking and external alterations services infrastructure.
4. Schedule of materials, colours and additions. finishes.

### **Documents to be Submitted**

Documents to submit include:

- one (1) hard copy and one (1) electronic copy of all the documents and plans for review prior to exhibition
- other copies as determined by the Department once the development application is lodged.

## Policies, Guidelines & Plans

Aspect	Policy / Methodology
<b>Traffic, Transport and Access</b>	
	<i>Roads Act 1993</i>
	State Environmental Planning Policy (Infrastructure) 2007
	Guide to Traffic Generating Development (RTA, 2002 as updated)
	Road Design Guide (RMS, 2015-2017)
	Guide to Traffic Management – Pt 12: Traffic Impacts of Development (Austroads, 2016)
	Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas (Austroads, 2014)
	Bicycle Parking Facilities: Guidelines for Design and Installation (AS 2890.3:2015)
	Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area (TfNSW, 2013)
	Future Transport Strategy 2056 (TfNSW, 2018)
	Greater Sydney Services and Infrastructure Plan (TfNSW, 2018)
	NSW Freight & Ports Plan 2018-2023 (TfNSW, 2018)
<b>Soils and Water</b>	
<i>Erosion and Sediment</i>	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)
	Wind Erosion – 2nd Edition (DIPNR, 2003)
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 2000)
<i>Groundwater</i>	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW Aquifer Interference Policy (NOW, 2012)
	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW, 2011)
<i>Stormwater</i>	Storing and Handling Liquids: Environmental Protection (DECC, 2007)
	Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)
	Managing Urban Stormwater: Council Handbook. Draft (EPA, 1997)
	Managing Urban Stormwater: Treatment Techniques (DEC, 2006)
	Managing Urban Stormwater: Source Control. Draft (EPA, 1998)
	Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)
<i>Wastewater</i>	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC, 1997)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC, 2000)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) (EPHC, NRMMC & AHMC, 2006)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMMC & AHMC, 2009)
	Approved Methods for the Sampling and Analysis of Water Pollutants in New South Wales (DEC, 2004)

<i>Contamination</i>	State Environmental Planning Policy No. 55 – Remediation of Land
<b>Hazards and Risk</b>	<p>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</p> <p>Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)</p>
<b>Biodiversity</b>	<p><i>Biodiversity Conservation Act 2016</i></p> <p>Biodiversity Assessment Method (OEH, 2017)</p> <p>Guidelines for Controlled Activities on Waterfront Land (NRAR, 2018)</p>
<b>Heritage</b>	<p><i>Heritage Act 1977</i></p> <p>NSW Heritage Manual (HO and DUAP, 1996)</p> <p>The Burra Charter (ICOMOS Australia, 2013)</p> <p>Statements of Heritage Impact (HO and DUAP, 2002)</p> <p>Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)</p> <p>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)</p> <p>Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)</p>
<b>Noise and Vibration</b>	<p>Assessing Vibration: A Technical Guide (DEC, 2006)</p> <p>Acoustics - Description and measurement of environmental noise (AS1055:2018)</p> <p>Noise Policy for Industry (EPA, 2017)</p> <p>NSW Road Noise Policy (DECCW, 2011)</p> <p>Noise Guide for Local Government (EPA, 2013)</p> <p>Interim Construction Noise Guideline (DECC, 2009)</p>
<b>Air Quality</b>	<p>Protection of the Environment Operations (Clean Air) Regulation 2002</p>
<i>Air Quality</i>	<p>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (DEC, 2007)</p> <p>Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2016)</p>
<i>Odour</i>	Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006)
<i>Greenhouse Gas</i>	<p>AGO Factors and Methods Workbook (AGO, 2018)</p> <p>Guidelines for Energy Savings Action Plans (DEUS, 2005)</p>
<b>Bushfire</b>	Planning for Bushfire Protection (RFS, 2019)
<b>Waste</b>	<p>Waste Avoidance and Resource Recovery Strategy 2014-2021 (EPA)</p> <p>The National Waste Policy: Less Waste More Resources 2009</p> <p>Waste Classification Guidelines (EPA, 2014)</p> <p>Environmental guidelines: Composting and Related Organics Processing Facilities (DEC, 2004)</p> <p>Environmental guidelines: Use and Disposal of Biosolid Products (EPA, 1997)</p> <p>Composts, soil conditioners and mulches (Standards Australia, AS 4454)</p> <p>NSW Energy from Waste Policy Statement (EPA, 2015)</p> <p>Standards for Managing Construction Waste in NSW (EPA, 2018)</p>
<b>Visual</b>	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)

**Social**

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Draft Social Impact Assessment Guideline – State Significant Projects (DPIE, 2020)

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**ATTACHMENT 2**

Government Authority Responses to Request for Key Issues  
For Information Only