

Bush Fire Assessment Report

Tangaratta Feed Mill

771 Wallamore Road, Wallamore

Prepared for:

Tangaratta Stockfeeds Pty Limited

June 2024

| REPORT DETAILS | |
|------------------------|-----------------------------------|
| Project Number | 23043 |
| Project Name | Tangaratta Feed Mill |
| Project Address | 771 Wallamore Road, Wallamore |
| Client | Tangaratta Stockfeeds Pty Limited |
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| Revision | Date | Purpose |
| A | 14/5/2024 | Draft for client review |
| B | 27/6/2024 | Final |



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Disclaimer

This report is prepared solely for Tangaratta Stockfeeds Pty Limited (the 'client') and any future landowners (or their delegated representatives) of the subject lot(s) and is not for the benefit of any other person and may not be relied upon by any other person.

Executive Summary

Table 1: Executive Summary

| Item | Response |
|---|---|
| Street Address | 771 Wallamore Road, Wallamore |
| Real Property Description | Lot 4 DP 578865 |
| Local Government Area | Tamworth Regional |
| Proposed Development | Erection and use of new feed mill and retention of existing feed mill for use in emergencies when the new mill is offline. |
| Planning for Bushfire Protection (PBP) Classification of Development | Other non-residential development |
| Referral to RFS required | Yes <input type="checkbox"/> (Integrated Development for s.100B BFSA) Yes <input checked="" type="checkbox"/> (State Significant Development – requirement of SEARS) No <input type="checkbox"/> (clause 4.14 EP&A Act Council assessment for development that conforms with PBP) |
| Compliance with PBP | Acceptable Solutions Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Performance Solution ¹ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Notes: | |
| 1 Conforming with the relevant specifications and requirements of ‘Planning for Bush Fire Protection’ can be achieved by both Acceptable Solutions and Performance Solutions. | |

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1 Introduction

1.1 Purpose

This Bush Fire Assessment Report (BFAR) has been prepared to support a State Significant Development Application (SSD-58801472) for construction and operation of a feed mill with the capacity to produce up to 17,500 tonnes of poultry feed per week on Lot 4 DP 578865, being 771 Wallamore Road, Wallamore. The existing feed mill on site will be decommissioned however will be retained for use in the event of a failure of the new feed mill.

The SSD is to be lodged with NSW Department of Planning, Housing & Infrastructure (DPHI). This report has been prepared in accordance with *Planning for Bush Fire Protection 2019* (PBP) and the Secretary's Environmental Assessment Requirements (SEARs) issued for the development on 26 June 2023 (refer **Appendix A**).

1.2 The Development

1.2.1 Background

The subject site contains an existing feed mill which has been operated by Tangaratta Stockfeeds Pty Limited on the site 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 10,000 tonnes per week, however production is currently restricted by Staging within the Environmental Protection License (EPL) which limits 24/7 truck movements to and from the site (PSA Consulting 2023).

1.2.2 Proposed Development

The proposed development involves the erection and use of a new poultry feed mill with a capacity to produce up to 17,500 tonnes of feed per week. The development is to be constructed in two stages:

- Stage 1, producing up to 12,500 tonnes per week via the new mill and use of the existing mill for daytime production only.
- Stage 2 producing up to 17,500 tonnes per week using the new mill only.

Once the new feed mill is commissioned and operational, the existing feed mill will be decommissioned. The existing mill will however be retained on site in a state of readiness for use in the failure at the new mill.

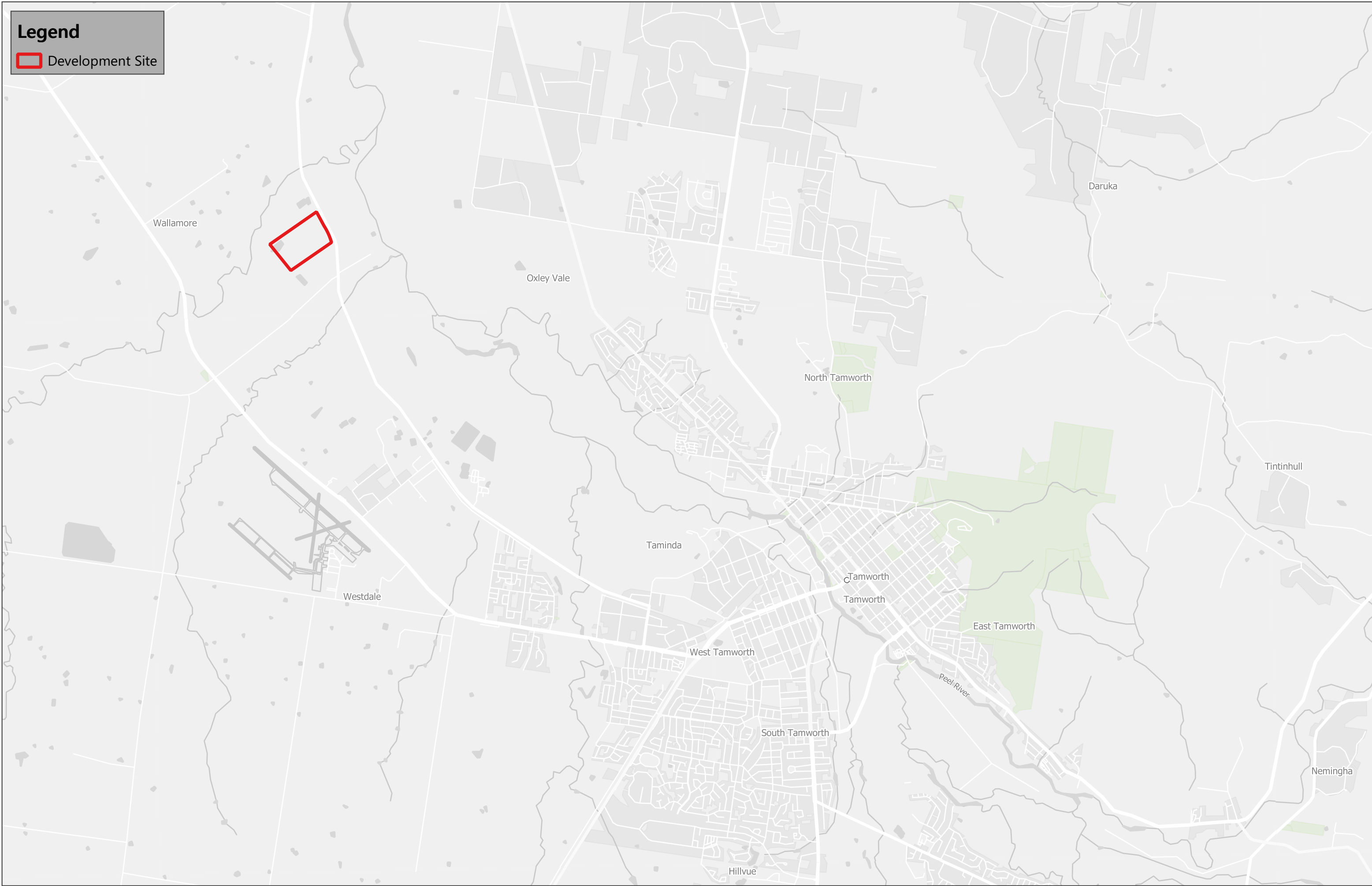
Plans of the development are provided in **Appendix B**.

1.3 The Site

1.3.1 Location

The subject site is comprised of one (1) parcel of land being Lot 4 DP 578865 which is located on the western side of Wallamore Road approximately 480m north of the intersection with Bowlers Lane. The location of the site is shown in **Figure 1** and an aerial image in **Figure 2**.

Legend
Development Site

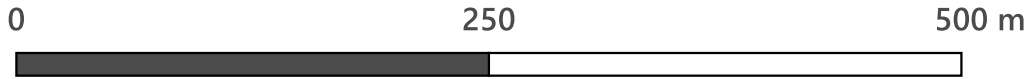


Source: NSW Spatial Services
Ref: 23043

Figure 1: Site Location

Legend

-  Cadastre
-  Development Site
-  Development Layout



1:4,000 @ A3

Source: MetroMap; NSW Spatial Services
Ref: 23043

Figure 2: Site Aerial

1.3.2 Site Details

Lot 4 has an area of 40.47 hectares and contains the existing feed mill. The front of the site contains the existing mill in an area of managed vegetation. The rear of the site contains planted native trees and grassland.

The site is located within an area zoned RU1 Primary under *Tamworth Regional Local Environmental Plan 2010* as shown in **Figure 3**. The land surrounding the site is also zoned RU1, with areas of RU4 Primary Production Small Lots to the south east, and urban zones further to the south east.

1.3.3 Environmental Significance

There are no environmentally significant features on the site mapped by the LEP. None of the site is mapped as being of Biodiversity Values on the Biodiversity Values Map (refer **Figure 4**).

1.3.4 Threatened Species

A Biodiversity Assessment Report (BAR) has been prepared for the development by Wildthing Environmental Consultants. It identifies that the site contains three (3) vegetation assemblages, including:

- Planted Native Trees (2.82ha)
- Grassland (2.64ha)
- Low Maintained Grassland (0.48ha)

The site is mapped as Category 1-exempt land within the meaning of Part 5A of *Local Land Services Act 2013*. This means clearing of the land does not trigger consideration under the Biodiversity Assessment Method (BAM).

The BAR identified that no threatened ecological communities were likely to be present within the subject land and despite targeted searches, no threatened flora species were recorded within the subject land.

In terms of flora, the BAR identified:

two threatened fauna species; Falsistrellus tasmaniensis (Eastern Falsistrelle) and Saccolaimus flaviventris (Yellow-bellied Sheath-tailed Bat) together with a likely Miniopterus orianae oceanensis (Large Bentwing-bat) were recorded within the subject land during fauna surveys (Wildthing Environmental Consultants 2024) p. iii.

The BAR identified that:

the subject land would provide suitable hunting habitat as part of a larger range. Roosting habitat in the form of tree hollows, caves or similar man-made structures was absent for these three microchiropteran species (Wildthing Environmental Consultants 2024) p.iii.

The BAR concluded that:

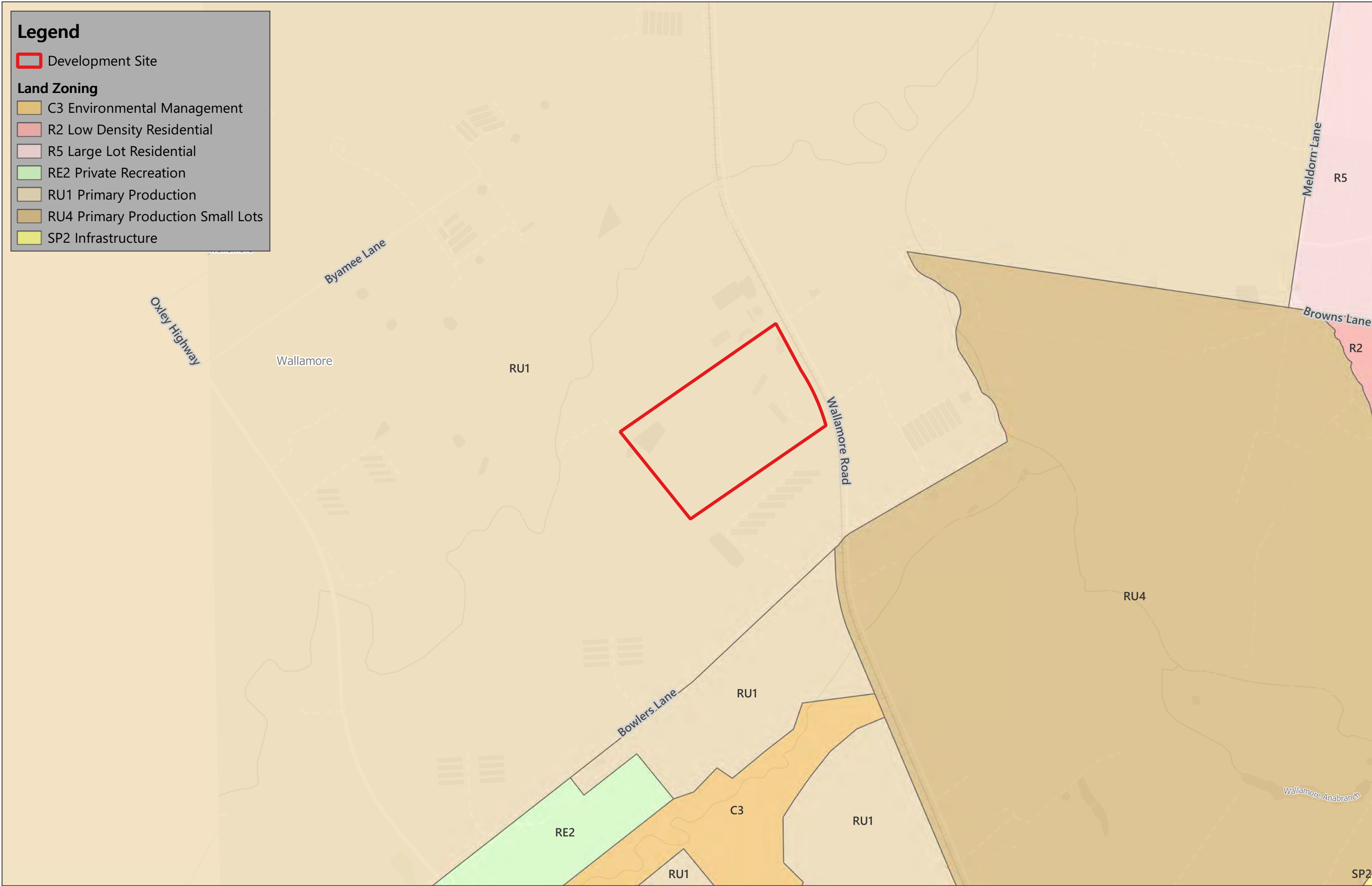
... based on the level of existing site disturbance within the intended development disturbance footprint, the risk of adverse effects between the development and the existing native flora and fauna is considered low. Taking into consideration the recommendations of management and protection of areas of planted native trees within the site, the proposal is unlikely to have a significant impact (Wildthing Environmental Consultants 2024) p. iv.

1.3.5 Indigenous Heritage

An Aboriginal Cultural Heritage Assessment was undertaken by Oz Ark Environment and Heritage. No heritage sites were identified on site.

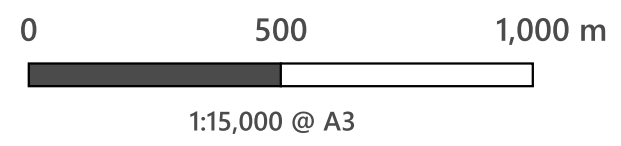
Legend

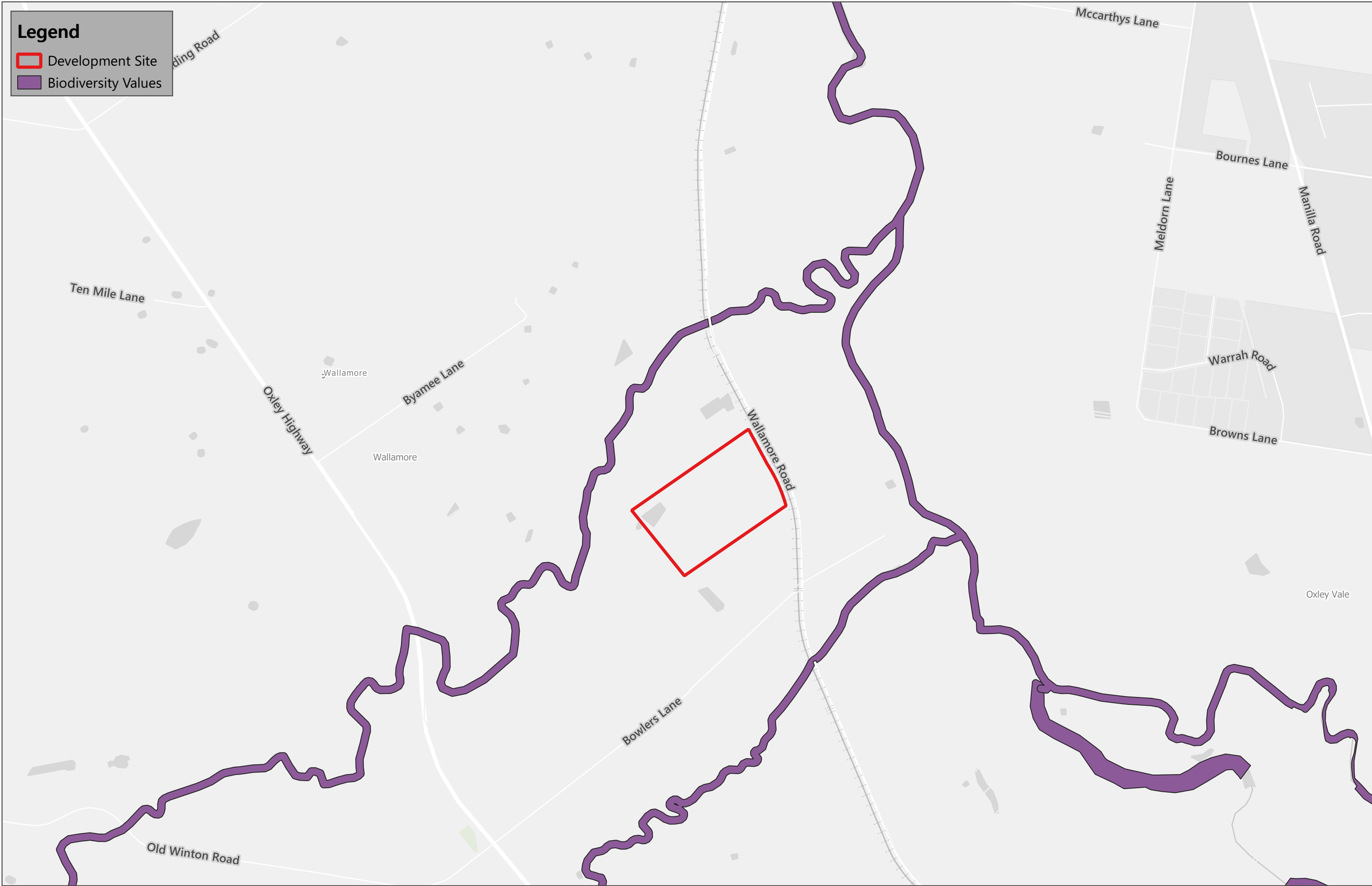
- Development Site
- Land Zoning**
- C3 Environmental Management
- R2 Low Density Residential
- R5 Large Lot Residential
- RE2 Private Recreation
- RU1 Primary Production
- RU4 Primary Production Small Lots
- SP2 Infrastructure



Source: NSW Spatial Services; SEED
Ref: 23043

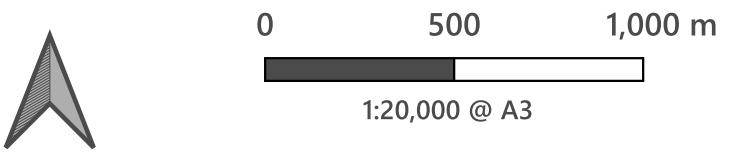
Figure 3: LEP Zoning





Source: NSW Spatial Services; SEED
Ref: 23043

Figure 4: Biodiversity Values Map



1.4 Legislative Framework

1.4.1 Bush Fire Prone Land

The site is designated as bush fire prone land in accordance with Section 10.3 of the EP&A Act. As shown in **Figure 5** the site is mapped as being within the Category 3 Vegetation.

1.4.2 Development Application Considerations

As an SSD, the SEARs issued outline the assessment required to be considered as part of the Section 4.15 of the EP&A Act considerations. This report has been prepared in accordance with:

- The Advice from the NSW Rural Fire Service (RFS) dated 5 June 2023 forming part of the SEARs, and
- *Planning for Bush Fire Protection 2019* (PBP).

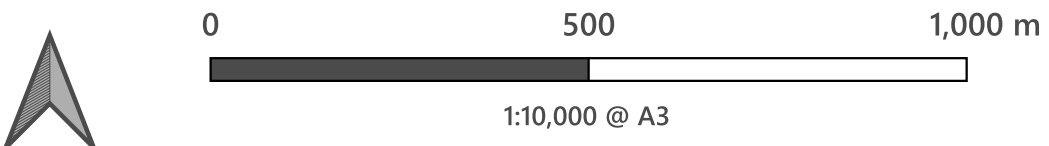
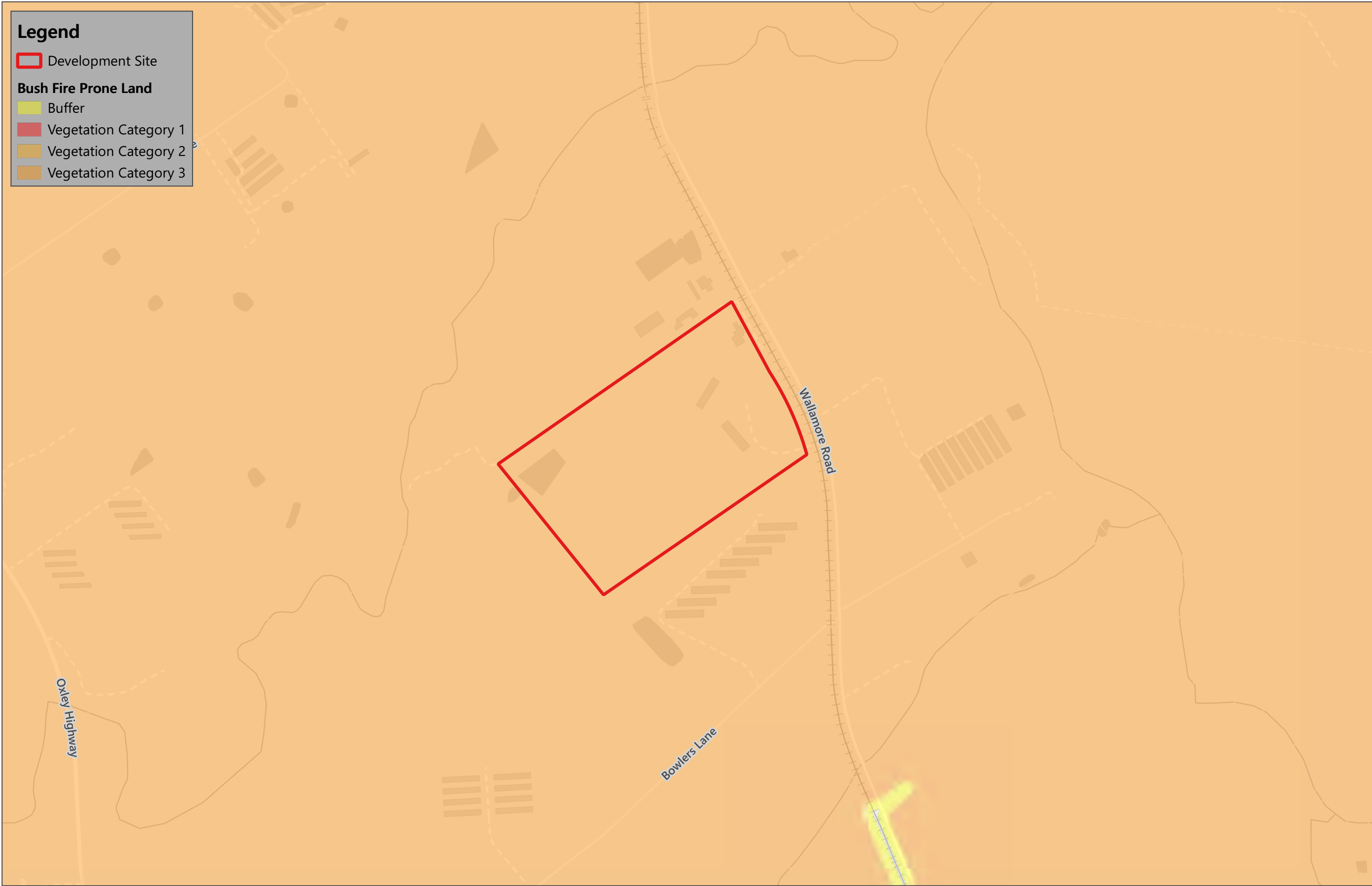
1.4.3 Planning for Bush Fire Protection

PBP (NSW Rural Fire Service 2019) applies to all DAs on bush fire prone land. As required by Section 1.4 of PBP, this report has been prepared to address the requirements of the PBP as ‘Other development’. Specifically, the following has been addressed in this report:

- The objectives of PBP, as outlined in Section 1.1 of PBP, and as addressed in **Section 3.2** of this report; and
- The appropriate combination of Bush Fire Protection Measures (BFPM), as outlined and addressed in **Section 3** of this report.

Legend

- Development Site
- Bush Fire Prone Land**
- Buffer
- Vegetation Category 1
- Vegetation Category 2
- Vegetation Category 3



Source: NSW Spatial Services; NSW Rural Fire Service
Ref: 23043

Figure 5: Bush Fire Prone Land Map

2 Bush Fire Assessment

2.1 Methodology

The methodology utilised for this bush fire assessment is consistent with Appendix 1 of PBP. The following provides the required information in accordance with the methodology.

2.2 Vegetation Formations





A site inspection was carried out on 1 February 2024 of the site and land within 140m of the site (assessment area). All vegetation within the assessment area has been classified in accordance with *Ocean Shores to Desert Dunes* (Keith 2004) as required by A1.2 of PBP.

The classified vegetation within the assessment area has been mapped and is shown in **Figure 6**. Photographs of the classified vegetation from the site inspection are provided in the following plates for each of the assessment plots.

| Plot 1 | |
|---|--|
| Vegetation Description | Non vegetated areas and managed vegetation areas on the subject site. Includes mown lawns and managed garden areas around existing feed mill and dwelling on site. |
| Existing Classification | A1.10 Low threat vegetation – exclusions |
| Post Development Classification | A1.10 Low threat vegetation – exclusions/APZ |
| <p>DIRECTION 195 deg(T) 294534 6564095 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 09:12:14+11:00</p> | <p>DIRECTION 320 deg(T) 294689 6563857 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 09:08:28+11:00</p> |
| Plate 1: Plot 1 | Plate 2: Plot 1 |

| Plot 1 | |
|---|--|
| Vegetation Description | Non vegetated areas and managed vegetation areas on the subject site. Includes mown lawns and managed garden areas around existing feed mill and dwelling on site. |
| Existing Classification | A1.10 Low threat vegetation – exclusions |
| Post Development Classification | A1.10 Low threat vegetation – exclusions/APZ |
| <p>DIRECTION 270 deg(T) 294673 6563870 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 09:08:49+11:00</p> | <p>DIRECTION 206 deg(T) 294687 6563861 ACCURACY 10 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 09:08:25+11:00</p> |
| Plate 3: Plot 1 | Plate 4: Plot 1 |
| <p>DIRECTION 357 deg(T) 294756 6563634 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 09:03:41+11:00</p> | <p>DIRECTION 241 deg(T) 294755 6563668 ACCURACY 4 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 09:03:06+11:00</p> |
| Plate 5: Plot 1 | Plate 6: Plot 1 |
| <p>DIRECTION 11 deg(T) 294608 6563808 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 08:56:31+11:00</p> | <p>DIRECTION 171 deg(T) 294608 6563808 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 08:56:37+11:00</p> |
| Plate 7: Plot 1 | Plate 8: Plot 1 |

| Plot 1 | |
|---|--|
| Vegetation Description | Non vegetated areas and managed vegetation areas on the subject site. Includes mown lawns and managed garden areas around existing feed mill and dwelling on site. |
| Existing Classification | A1.10 Low threat vegetation – exclusions |
| Post Development Classification | A1.10 Low threat vegetation – exclusions/APZ |
| <p>DIRECTION 334 deg(T) 294471 6563926 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 08:50:06+11:00</p> | <p>DIRECTION 46 deg(T) 294471 6563925 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 08:50:04+11:00</p> |
| Plate 9: Plot 1 | Plate 10: Plot 1 |
| <p>DIRECTION 138 deg(T) 294471 6563925 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 08:49:48+11:00</p> | <p>DIRECTION 287 deg(T) 294471 6563924 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 08:49:35+11:00</p> |
| Plate 11: Plot 1 | Plate 12: Plot 1 |
| <p>DIRECTION 100 deg(T) 294610 6563626 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 08:38:14+11:00</p> | <p>DIRECTION 322 deg(T) 294662 6563619 ACCURACY 4 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 08:42:53+11:00</p> |
| Plate 13: Plot 1 | Plate 14: Plot 1 |

| Plot 1 | |
|--|---|
| Vegetation Description | Non vegetated areas and managed vegetation areas on the subject site. Includes mown lawns and managed garden areas around existing feed mill and dwelling on site. |
| Existing Classification | A1.10 Low threat vegetation – exclusions |
| Post Development Classification | A1.10 Low threat vegetation – exclusions/APZ |
| <p>DIRECTION 98 deg(T) 294477 6563757 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 08:32:19+11:00</p> | <p>DIRECTION 178 deg(T) 294441 6563905 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 08:01:18+11:00</p> |
| Plate 15: Plot 1 | Plate 16: Plot 1 |
| <p>DIRECTION 106 deg(T) 294441 6563905 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 08:00:32+11:00</p> | <p>DIRECTION 351 deg(T) 294576 6563788 ACCURACY 4 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 07:56:18+11:00</p> |
| Plate 17: Plot 1 | Plate 18: Plot 1 |

| Plot 2 | |
|---|---|
| Vegetation Description | Unmanaged grassland and semi managed grassland within the subject site. |
| Existing Classification | Grassland |
| Post Development Classification | Grassland/APZ |
| <p>DIRECTION 268 deg(T) 294440 6563905 ACCURACY 5 m DATUM WGS84</p> <p>771 Wallamore Rd Wallamore A 2024-02-01 08:01:30+11:00</p> | <p>DIRECTION 178 deg(T) 294441 6563905 ACCURACY 5 m DATUM WGS84</p> <p>771 Wallamore Rd Wallamore A 2024-02-01 08:01:18+11:00</p> |
| Plate 19: Plot 2 | Plate 20: Plot 2 |
| <p>DIRECTION 154 deg(T) 294481 6563746 ACCURACY 8 m DATUM WGS84</p> <p>771 Wallamore Rd Wallamore A 2024-02-01 08:31:56+11:00</p> | <p>DIRECTION 291 deg(T) 294478 6563744 ACCURACY 2 m DATUM WGS84</p> <p>771 Wallamore Rd Wallamore A 2024-02-01 08:32:01+11:00</p> |
| Plate 21: Plot 2 | Plate 22: Plot 2 |
| <p>DIRECTION 205 deg(T) 294608 6563627 ACCURACY 5 m DATUM WGS84</p> <p>771 Wallamore Rd Wallamore A 2024-02-01 08:38:10+11:00</p> | <p>DIRECTION 136 deg(T) 294609 6563627 ACCURACY 5 m DATUM WGS84</p> <p>771 Wallamore Rd Wallamore A 2024-02-01 08:38:13+11:00</p> |
| Plate 23: Plot 2 | Plate 24: Plot 2 |

| Plot 3 | |
|---|--|
| Vegetation Description | Planted landscape screening bund. Consisting of eucalypts and casuarinas. Due to density of planting, classified as Forest. |
| Existing Classification | Forest |
| Post Development Classification | Forest/APZ |
| <p>DIRECTION 136 deg(T) 294609 6563627 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 08:36:13+11:00</p> | <p>DIRECTION 236 deg(T) 294647 6563587 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 08:44:30+11:00</p> |
| Plate 25: Plot 3 | Plate 26: Plot 3 |
| <p>DIRECTION 74 deg(T) 294648 6563588 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 08:44:27+11:00</p> | <p>DIRECTION 97 deg(T) 294662 6563618 ACCURACY 2 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 08:42:48+11:00</p> |
| Plate 27: Plot 3 | Plate 28: Plot 3 |







| Plot 4 | |
|---|--|
| Vegetation Description | Existing timber/revegetation plantation area. Contains low eucalypts, some wattles and grassy understorey. Some of the trees have died within this area, with some areas being much more open and others much denser vegetation. With much of the vegetation still immature, this area has been conservatively classified as forest. |
| Existing Classification | Forest |
| Post Development Classification | Forest/APZ |
| <p>DIRECTION 183 deg(T) 294479 6563743 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 08:31:57+11:00</p> | <p>DIRECTION 222 deg(T) 294479 6563743 ACCURACY 3 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 08:31:58+11:00</p> |
| Plate 29: Plot 4 | Plate 30: Plot 4 |
| <p>DIRECTION 272 deg(T) 294610 6563626 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 08:38:08+11:00</p> | <p>DIRECTION 255 deg(T) 294479 6563743 ACCURACY 3 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore A 2024-02-01 08:31:59+11:00</p> |
| Plate 31: Plot 4 | Plate 32: Plot 4 |

| Plot 4 | |
|---|--|
| Vegetation Description | Existing timber/revegetation plantation area. Contains low eucalypts, some wattles and grassy understorey. Some of the trees have died within this area, with some areas being much more open and others much denser vegetation. With much of the vegetation still immature, this area has been conservatively classified as forest. |
| Existing Classification | Forest |
| Post Development Classification | Forest/APZ |
|  |  |
| Plate 33: Plot 4 | Plate 34: Plot 4 |

| Plot 5 | |
|---|--|
| Vegetation Description | Unmanaged grassland within subject site. |
| Existing Classification | Grassland |
| Post Development Classification | Grassland/APZ |
|  |  |
| Plate 35: Plot 5 | Plate 36: Plot 5 |

| Plot 6 | |
|---|--|
| Vegetation Description | Unmanaged and managed grassland on adjacent site. Scattered trees and windbreak vegetation which will not change vegetation classification. |
| Existing Classification | Grassland |
| Post Development Classification | Grassland |
| <p>DIRECTION 179 deg(T) 294152 6563266 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore D 2024-02-01 08:21:17+11:00</p> | <p>DIRECTION 200 deg(T) 294647 6563586 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore D 2024-02-01 08:43:53+11:00</p> |
| Plate 37: Plot 6 | Plate 38: Plot 6 |
| <p>DIRECTION 173 deg(T) 294647 6563586 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore D 2024-02-01 08:43:54+11:00</p> | <p>DIRECTION 208 deg(T) 294755 6563633 ACCURACY 5 m DATUM WGS84</p>  <p>771 Wallamore Rd Wallamore D 2024-02-01 09:03:53+11:00</p> |
| Plate 39: Plot 6 | Plate 40: Plot 6 |

| Plot 7 | |
|---|---|
| Vegetation Description | Wallamore Road and driveways – hard sealed areas. |
| Existing Classification | A1.10 Low threat vegetation – exclusions |
| Post Development Classification | A1.10 Low threat vegetation – exclusions/APZ |
| <p>DIRECTION 178 deg(T) 294739 6563821 ACCURACY 5 m DATUM WGS84</p> | <p>DIRECTION 311 deg(T) 294739 6563821 ACCURACY 5 m DATUM WGS84</p> |
| Plate 41: Plot 7 | Plate 42: Plot 7 |
| <p>DIRECTION 255 deg(T) 294535 6564095 ACCURACY 5 m DATUM WGS84</p> | <p>DIRECTION 24 deg(T) 294756 6563634 ACCURACY 5 m DATUM WGS84</p> |
| Plate 43: Plot 7 | Plate 44: Plot 7 |

| Plot 8 | |
|---|--|
| Vegetation Description | Cropped paddocks, unmanaged grassland along road reserve with remnant tree rows not considered to impact dominant vegetation classification. Managed area around existing dwelling. |
| Existing Classification | Grassland |
| Post Development Classification | Grassland |
|  <p>DIRECTION 131 deg(T) 294751 6563822 ACCURACY 5 m DATUM WGS84 771 Wallamore Rd Wallamore C 2024-02-01 09:07:12+11:00</p> |  <p>DIRECTION 45 deg(T) 294751 6563822 ACCURACY 5 m DATUM WGS84 771 Wallamore Rd Wallamore C 2024-02-01 09:07:08+11:00</p> |
| Plate 45: Plot 8 | Plate 46: Plot 8 |
|  <p>DIRECTION 355 deg(T) 294751 6563822 ACCURACY 5 m DATUM WGS84 771 Wallamore Rd Wallamore C 2024-02-01 09:07:07+11:00</p> |  <p>DIRECTION 359 deg(T) 294574 6564121 ACCURACY 5 m DATUM WGS84 771 Wallamore Rd Wallamore C 2024-02-01 09:13:42+11:00</p> |
| Plate 47: Plot 8 | Plate 48: Plot 8 |
|  <p>DIRECTION 42 deg(T) 294574 6564121 ACCURACY 5 m DATUM WGS84 771 Wallamore Rd Wallamore C 2024-02-01 09:13:43+11:00</p> |  <p>DIRECTION 77 deg(T) 294574 6564121 ACCURACY 5 m DATUM WGS84 771 Wallamore Rd Wallamore C 2024-02-01 09:13:44+11:00</p> |
| Plate 49: Plot 8 | Plate 50: Plot 8 |

| Plot 9 | |
|---------------------------------|---|
| Vegetation Description | Managed and unmanaged grassland on adjacent site around existing buildings. |
| Existing Classification | Grassland |
| Post Development Classification | Grassland |
| | |
| Plate 51: Plot 9 | Plate 52: Plot 9 |
| | |
| Plate 53: Plot 9 | Plate 54: Plot 9 |

2.3 Effective Slope

The topography for the site is shown in **Figure 8**. To determine the effective slope, 2m contour data has been sourced from the NSW Elevation Data Service (NSW Government n.d.). The contour data was verified by ground truthing during the site inspection.

2.4 Fire Weather

The subject site is located within the Tamworth Regional Council LGA. Pursuant to A1.6 of the PBP and the RFS' NSW Local Government Areas FDI (NSW Rural Fire Service 2017), the relevant Fire Danger Index (FDI) for the site is 80.

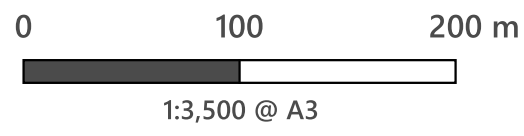


Legend

- Development Site
- Development Layout
- Assessment Area (140m)

Vegetation Classification

- Exclusion
- Grassland
- Forest



Source: MetroMap; DCS Spatial Services
Ref: 23043

Figure 6: Vegetation Classification Plan



Legend

- ▭ Development Site
- Development Layout
- Assessment Area (140m)
- Slope (Degrees)
- Contours (2m)

Vegetation Classification

- Exclusion
- Grassland
- Forest

0 200 400 m

1:3,500 @ A3

Source: MetroMap; DCS Spatial Services
Ref: 23043

Figure 7: Slope

2.5 Asset Protection Zone Determination

Asset Protection Zones (APZ) have been determined for each component of the development based on Table A1.12.3 of PBP. The existing dwelling has been considered in this assessment for completeness of risks on site.

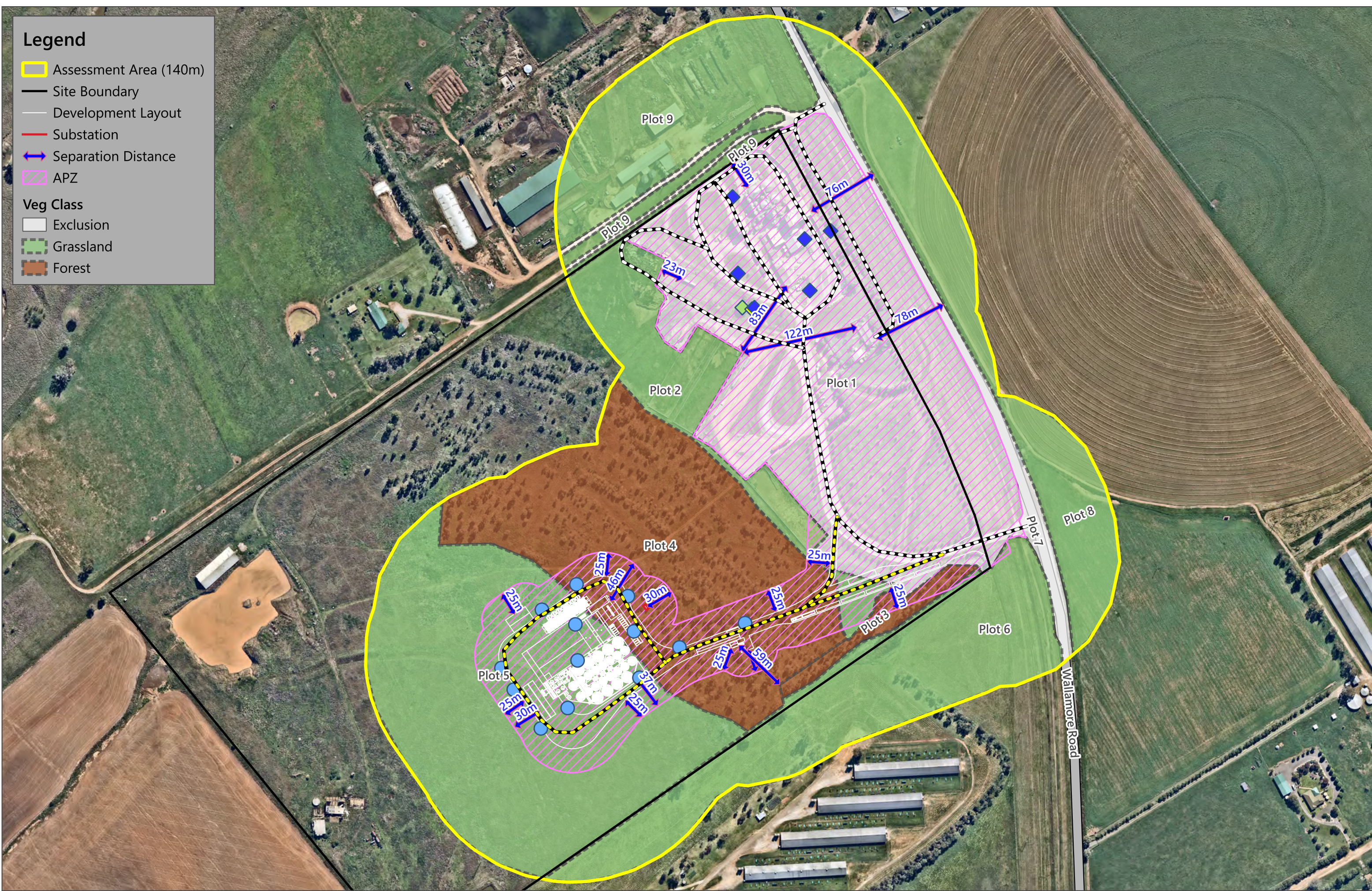
Table 2 contains the determination of the APZs for each of the vegetation plots shown in **Figure 6** and slope from **Figure 7**. Note that only vegetation plots within 140m of the component is considered in the table.

Table 2: APZ Determination

| Plot | Vegetation Classification | Effective Slope | APZ Required | APZ Provided |
|----------------------------|---------------------------|------------------|--------------|--------------|
| Existing Feed Mill | | | | |
| 1 | Exclusion | N/A | N/A | N/A |
| 2 | Grassland | Upslope | 10m | 83m |
| 7 | Exclusion | N/A | N/A | N/A |
| 8 | Grassland | Downslope >0°-5° | 11m | 76m |
| 9 | Grassland | Downslope >0°-5° | 11m | 30m |
| Existing Dwelling | | | | |
| 1 | Exclusion | N/A | N/A | N/A |
| 2 | Grassland | Upslope | 10m | 122m |
| 7 | Exclusion | N/A | N/A | N/A |
| 8 | Grassland | Downslope >0°-5° | 11m | 78m |
| Proposed Feed Mill | | | | |
| 3 | Forest | Downslope >0°-5° | 25m | 25m |
| 4 | Forest | Downslope >0°-5° | 25m | 25m |
| 5 | Grassland | Downslope >0°-5° | 11m | 25m |
| 6 | Grassland | Downslope >0°-5° | 11m | 25m |
| Proposed Substation | | | | |
| 4 | Forest | Downslope >0°-5° | 25m | 30m |
| 5 | Grassland | Downslope >0°-5° | 11m | 30m |

As outlined **Table 2**, the proposed development will incorporate the following APZs, which more than meet the minimum required by PBP.

- Existing Feed Mill:
 - The existing Plot 1 area on site
- Existing Dwelling:
 - The existing Plot 1 area on site
- Proposed Feed Mill:
 - All components = 25m
- Proposed Substation:
 - All components 30m



0 100 200 m



1:3,500 @ A3

Source: NearMap; DCS Spatial Services

Ref: 24043

Figure 8: Separation Distance

2.6 BAL Determination

The Bushfire Attack Level (BAL) has been determined for the buildings using Table A1.12.6. The Inputs used in the calculation of the BAL are as outlined in the following table. The existing dwelling has been considered in this assessment for completeness of risks on site.

Table 3: Bushfire Attack Level (BAL) Determination Inputs

| Criteria | Input |
|-----------------------|---------------------------------|
| Relevant FDI | As per Section 2.4 = 80 |
| Classified vegetation | As per Section 2.2 and Figure 6 |
| Separation Distance | As per Figure 8 |
| Effective Slope | As per Figure 7 and Table 2. |

Using the inputs outlined in Table 3, the BAL has been calculated for the habitable buildings using each of the Plots identified in Section 2.2. Only the Plots within 100m of the proposed habitable buildings have been included.

Table 4: Bushfire Attack Level (BAL) Determination

| Plot | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|--|---------------------------|------------------|---------------------|-----------------|
| Existing Mill | | | | |
| 1 | Exclusion | N/A | N/A | N/A |
| 2 | Grassland | Upslope | 83m | BAL-LOW |
| 7 | Exclusion | N/A | N/A | N/A |
| 8 | Grassland | Downslope >0°-5° | 76m | BAL-LOW |
| 9 | Grassland | Downslope >0°-5° | 30m | BAL-12.5 |
| Existing Feed Mill Worst Case BAL | | | | BAL-12.5 |
| Existing Dwelling | | | | |
| 1 | Exclusion | N/A | N/A | N/A |
| 2 | Grassland | Upslope | 122m | BAL-LOW |
| 7 | Exclusion | N/A | N/A | N/A |
| 8 | Grassland | Downslope >0°-5° | 78m | BAL-LOW |
| Existing Dwelling Worst Case BAL | | | | BAL-LOW |
| Proposed Feed Mill | | | | |
| 3 | Forest | Downslope >0°-5° | 59m | BAL-12.5 |
| 4 | Forest | Downslope >0°-5° | 25m | BAL-29 |
| 5 | Grassland | Downslope >0°-5° | 25m | BAL-12.5 |
| 6 | Grassland | Downslope >0°-5° | 25m | BAL-12.5 |
| Worst Case BAL | | | | BAL-29 |
| Proposed Substation | | | | |
| 4 | Forest | Downslope >0°-5° | 30m | BAL-29 |

Table 4: Bushfire Attack Level (BAL) Determination

| Plot | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|-----------------------|---------------------------|------------------|---------------------|---------------|
| 5 | Grassland | Downslope >0°-5° | 30m | BAL-12.5 |
| Worst Case BAL | | | | BAL-29 |

From **Table 4** it can be seen that the worst-case BAL for the:

- Existing Feed Mill is BAL-12.5.
- Existing dwelling is BAL-LOW.
- Proposed Feed Mill is BAL-29.
- Proposed substation is BAL-29.

3 Bush Fire Protection Measures

3.1 Introduction

The proposed development is classified as a ‘Other Non-Residential Developments’ which is addressed in Section 8 of PBP. It requires the following in order to comply with PBP:

- satisfy the aim and objectives of PBP outlined in Chapter 1;
- consider any issues listed for the specific purpose for the development set out in this chapter; and
- propose an appropriate combination of BPMs.

It is important to ensure that a defensible space is provided for the size and scale of the development.

Proposed measures must operate in combination to minimise the impact of bush fire and ensure that access and services are adequate.

The aims and objects of the PBP has been addressed in **Section 3.2**. The specific purpose issues have been addressed in **Section 3.3**. The combination of bush fire protection measures that are appropriate for the development have been outlined in **Section 3.4** and detailed in **Section 3.5**.

These measures ensure that a defensible space is provided suitable for the size and scale of the development. These measures will operate in combination to minimise the impact of bushfire to the development as a whole, and to ensure that access and services are adequate.

3.2 PBP Aims & Objectives

The aim of PBP is:

to provide for the protection of human life and minimise impacts on property from the threat of bush fire, while having due regard to development potential, site characteristics and protection of the environment.

The objectives of PBP are to:

- afford buildings and their occupants protection from exposure to a bush fire;
- provide for a defensible 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 management and maintenance of BPMs; and
- ensure that utility services are adequate to meet the needs of firefighters.

The development has been designed to ensure the entire development will have a radiant heat level of less than 29kW/m² and avoid flame contact, thus providing for appropriate separation to the hazards. The development in conjunction with the bush fire protection measures will provide for safe operational access and egress for emergency services personnel and residents within the development, as well as sufficient water supply. Therefore, the proposed development is considered to be consistent with the objectives of PBP.

3.3 Specific Purpose Issues

3.3.1 Class 5 to 8 Buildings

Section 8.3.1 of PBP is applicable to class 5 to 8 buildings. It states:

Under the building classification system within the NCC, Class 5 to 8 buildings include offices, shops, factories, warehouses, public car parks and other commercial and industrial facilities. The NCC does not provide for any

bush fire specific performance requirements for these particular classes of buildings. As such AS 3959 and the NASH Standard are not considered as a set of Deemed to Satisfy provisions, however compliance with AS 3959 and the NASH Standard must be considered when meeting the aims and objectives of PBP.

Whilst bush fire is not captured in the NCC for Class 5-8 buildings, the following objectives will be applied in relation to access, water supply and services, and emergency and evacuation planning:

- to provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupant egress for evacuation;
- to provide suitable emergency and evacuation (and relocation) arrangements for occupants of the development;
- to provide adequate services of water for the protection of buildings during and after the passage of bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building; and
- provide for the storage of hazardous materials away from the hazard wherever possible.

The general fire safety construction provisions of the NCC are taken as acceptable solutions however construction requirements for bush fire protection will need to be considered on a case-by-case basis. Where a mixed use development is proposed to have a SFPP component, an appropriate mix of BPMs should be applied consistent with the SFPP provisions in Chapter 6.

The appropriate combination of bush fire protection measures (BFPM) to protect the development as a whole in relation to these requirements are outlined below.

3.3.2 Hazardous Industry

Section 8.3.9 of PBP identifies that:

Some developments are considered by their very nature to be hazardous, as much for their ability to start bush fires as their susceptibility to bush fire impacts. New developments of this nature should be avoided on BFPL. However, where hazardous industries are proposed, prior consultation with the NSW RFS and preparation of a performance based solution, potentially including a BFDB, will be required.

A Preliminary Hazard Analysis (PHA) has been undertaken for the development by Lote Consulting Pty Ltd (Lote Consulting Pty Ltd 2024). It determined that:

- There is no off-site impact posed from the proposed site operation because of storage and handling of hazardous materials.
- None of the storage of dangerous goods would exceed the *State Environmental Planning Policy (Resilience and Hazards) 2021* thresholds and as such would not be ‘hazardous or offensive development’.
- The transformer substation requires separation distances to be provided in accordance with Table 6.1 of AS2067:2016.
- A level 2 risk assessment was conducted to consider the dust explosion scenario. It was further advised that:

... the silos are not rated to withstand large pressures and would rupture before reaching a large enough pressure to impact over the boundary and would primarily impact on the adjacent area. Secondly the explosion is from dust and not a flammable liquid. Thus, would most likely only produce a pressure wave and not flaming debris like you would expect from a flammable liquid tank (Koch 2025).

In relation to the outcomes of the PHA, the following is to be applied to the assessment:

- The actual liquid volume in the transformer is not yet know. To provide a conservative approach, a 30m separation distance (horizontal clearance) to combustible surfaces is provided which is the greatest horizontal clearance in the table. Therefore a 30m APZ is to be provided around the substation.
- All recommendations of the PHA are to be implemented to ensure the risk of hazard’s interaction with bushfire is minimised.
- No additional APZ provision is required for the dust explosion hazard.

3.3.3 RFS Consultation Requirements

Consultation with the NSW RFS (refer **Appendix A**) has also identified that the following matters are to be addressed as part of this BFAR:

- The preparation of an environmental assessment for the proposed development should incorporate a bushfire hazard assessment prepared by a suitably qualified person.
- This assessment shall include site-specific recommendations for the proper design of:
 - asset protection zones;
 - measures to prevent a fire occurring within the site from developing into a bush/grass fire risk to the surrounding area;
 - water supply for fire fighting purposes;
 - land and vegetation management;
 - emergency management procedures, including the development of a Fire Management Plan in consultation with the local NSW RFS District Fire Control Centre; and
 - vehicular access and defensible space around assets.
- Protection for assets from bush fires can be achieved through a combination of strategies which will:
 - minimise the impact of radiant heat and direct flame contact by separating development from bush fire hazards;
 - minimise the vulnerability of buildings to ignition and fire spread from flames, radiation and embers;
 - enable appropriate access and egress for firefighters;
 - provide adequate water supplies for bush fire suppression operations;
 - focus on facility preparedness, including emergency planning and property maintenance requirements; and
 - facilitate the maintenance of asset protection zones, access for firefighting and on-site equipment for fire suppression.

This BFAR provides the bushfire hazard assessment as outlined in **Section 2**. The measures outlined in **Section 3.4** include site specific recommendations and protection of assessment from a combination of measures as required by the RFS advice.

3.3.4 Potential Ignition Sources

The potential ignition sources associated with the construction and operation of the development have been identified as:

- Ingredients used in the mill forming an explosive dust hazard,
- Electricity infrastructure (including substations),
- Gas storage and infrastructure, and
- Use of machinery.

3.3.5 Vegetation Hazards

As outlined in **Section 2.2** the predominant vegetation types affecting bushfire behaviour on the site and to the development is the forest vegetation within the plantation area (i.e. Plots 3 and 4) and the grassland area otherwise on and surrounding the site.

3.3.6 BFPM Categories

The development contained on the site is as follows:

- The new feed mill (NCC Class 8), considered as ‘other non-residential development’ and ‘hazardous industry’.

- The existing feed mill (NCC Class 8), considered as ‘other non-residential development’ and ‘hazardous industry’.
- Existing dwelling (NCC Class 1), considered as an ‘infill residential development’.

3.4 Appropriate Combination of Bush Fire Protection Measures

The following BFPM have been applied in order to be consistent with the aims and objectives of PBP and the specific purpose issues:

- An Asset Protection Zone (APZ) consistent with Table 7.4a of PBP, and maximum separation distance provided within Table 6.1 of AS2067:2016 for the substation,
- Access consistent with Table 6.8b of PBP and as amended by the PBP Addendum (NSW Rural Fire Service 2022) and roads provided to rural property access road standards as outlined in Table 7.4a of PBP,
- Water Supply consistent with Table 6.8c of PBP and NCC requirements,
- Electricity and Gas consistent with Table 7.4a of PBP,
- Construction standards considered in accordance with Table 7.4a of PBP,
- Landscaping consistent with Table 7.4a of PBP, and
- Emergency management planning consistent with Table 6.8d of PBP.

These requirements and compliance of the development with such are outlined in the following section.

3.5 Bush Fire Protection Measures

3.5.1 Introduction

The BFPM applicable to the development are outlined below and shown in **Figure 9**.

Legend

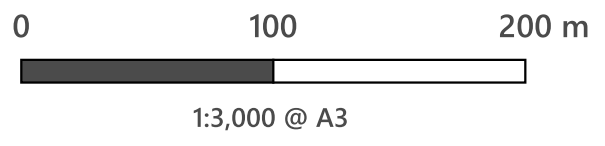
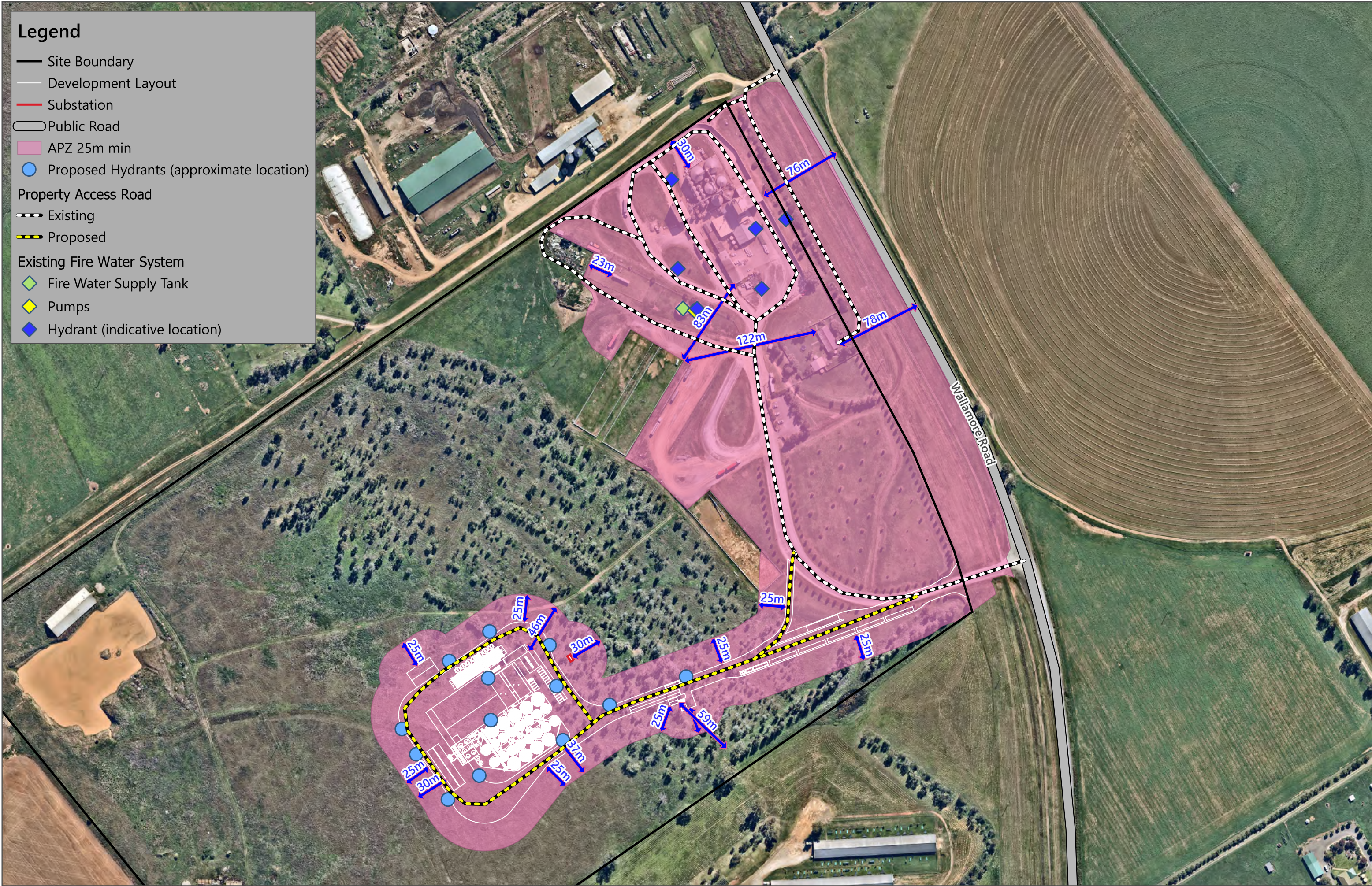
- Site Boundary
- Development Layout
- Substation
- Public Road
- APZ 25m min
- Proposed Hydrants (approximate location)

Property Access Road

- Existing
- Proposed

Existing Fire Water System

- ◆ Fire Water Supply Tank
- ◆ Pumps
- ◆ Hydrant (indicative location)



Source: NearMap; NSW Spatial Services
Ref: 23043

Figure 9: Bush Fire Protection Measures

Figure 9: Bush Fire Protection Measures

3.5.2 Asset Protection Zone

The following table outlines the Performance Criteria and associated Acceptable Solutions for the APZ BFP, and how the development responds.

Table 5: Asset Protection Zones

| Performance Criteria | Acceptable Solution | Development Response | | | Comment |
|---|---|-------------------------------------|--------------------------|-------------------------------------|--|
| | | Acceptable Solution | Performance Solution | N/A | |
| Intent may be achieved where: | | | | | |
| <ul style="list-style-type: none"> APZs are provided commensurate with the construction of the building; and A defensible space is provided. | <p>An APZ is provided in accordance with Table A1.12.2 or A1.12.3 in Appendix 1.</p> <p>And</p> <p>The APZ for the substation is sized to achieve the clearance G2 to combustible surfaces of Table 6.1 of AS2067:2016.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>As outlined in Table 2 a minimum APZ of 25m is required for compliance with the Acceptable Solution for the new mill and 11m for the existing dwelling and existing mill.</p> <p>Table 6.1 of AS2067:2016 requires a maximum 30m horizontal separation to combustible surfaces for the substation. The APZ for the substation is provided to a minimum of 30m.</p> <p>As shown in Figure 9, the proposed development provides a minimum 25m APZ, thus complying with the Acceptable Solution.</p> |
| APZs are managed and maintained to prevent the spread of a fire to the building. | APZs are managed in accordance with the requirements of Appendix 4 of PBP. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The APZ is to be managed in accordance with the requirements of Appendix 4 of PBP (and contained in Appendix C of this report). |
| <ul style="list-style-type: none"> The APZ is provided in perpetuity. APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised. | APZs are wholly within the boundaries of the development site. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | APZ is wholly within the subject site and adjacent road reserves managed by the occupant. |
| | APZ are located on lands with a slope less than 18 degrees. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The APZ will be located on land with a slope of less than 18 degrees. |
| Variations | | | | | |
| Home-based child care: the building must not be exposed to radiant heat levels exceeding 29kW/m ² (1090K). | An APZ is provided in accordance with Table A1.12.2 or A1.12.3 in Appendix 1. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

3.5.3 Access

The following table outlines the Performance Criteria and associated Acceptable Solutions for the Access BFP, and how the development responds.

Table 6: Access

| Performance Criteria | Acceptable Solution | | | Development Response | |
|---|---|-------------------------------------|--------------------------|--------------------------|---|
| | Acceptable Solution | Performance Solution | N/A | | |
| Intent may be achieved where: | | | | | |
| Firefighting vehicles are provided with safe, all-weather access to structures and hazard vegetation. | SFPP access roads are two-wheel drive, all-weather roads; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The property access road is to be two-wheel drive and all-weather. |
| | Access is provided to all structures; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Access it provided to all structures on site. |
| | Traffic management devices are constructed to not prohibit access by emergency services vehicles; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Any traffic management devices are to be constructed to not prohibit access by emergency services vehicles. |
| | Access roads must provide suitable turning areas in accordance with Appendix 3; and | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All property access roads are loop roads, with numerous areas available for turning areas in accordance with Appendix 3 of PBP. |
| The capacity of access roads is adequate for firefighting vehicles. | The capacity of road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges and causeways are to clearly indicate load rating. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All property access roads are to have capacity (including bridges and causeways) sufficient to carry a fully loaded firefighting vehicle. All bridges and causeways are to clearly indicate load rating. |
| There is appropriate access to water supply. | Hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All hydrants are to be located outside of parking areas and road carriageways. |
| | Hydrants are provided in accordance with the relevant clauses of AS 2419.1: 2021; and | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All hydrants are to be provided in accordance with the relevant clauses of AS 2419.1: 2021 <i>Fire hydrant installations – System design, installation and commissioning.</i> |

Table 6: Access

| Performance Criteria | Acceptable Solution | | | Development Response | |
|---|--|-------------------------------------|--------------------------|-------------------------------------|---|
| | Intent may be achieved where: | Acceptable Solution | Performance Solution | N/A | Comment |
| | there is suitable access for a Category 1 fire appliances to within 4m of the static water supply where no reticulated supply is available. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Reticulated water supply provided. |
| Firefighting vehicles can access the dwelling and exit the property safely. | <ul style="list-style-type: none"> • minimum 4m carriageway width; • in forest, woodland and heath situations, rural property roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m, at the passing bay; • a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches; • property access must provide a suitable turning area in accordance with Appendix 3; • 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 6m; • the crossfall is not more than 10 degrees; • maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads; and | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>The property access road is to provide:</p> <ul style="list-style-type: none"> • minimum 6m carriageway width, • a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, • suitable turning areas throughout the site in accordance with Appendix 3 of PBP; • curves with 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 6m, • the crossfall is not more than 10 degrees, and • maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads. |

Table 6: Access

| Performance Criteria | Acceptable Solution | Development Response | | | |
|--------------------------------------|---|----------------------|----------------------|-----|---------|
| | | Acceptable Solution | Performance Solution | N/A | Comment |
| <p>Intent may be achieved where:</p> | <ul style="list-style-type: none"> a development comprising more than three dwellings has formalised access by dedication of a road and not by right of way. <p>Note: Some short constrictions in the access may be accepted where they are not less than 3.5m wide, extend for no more than 30m and where the obstruction cannot be reasonably avoided or removed. The gradients applicable to public roads also apply to community style development property access roads in addition to the above.</p> | | | | |

3.5.4 Water Supplies

The following table outlines the Performance Criteria and associated Acceptable Solutions for the Water Supplies BFP, and how the development responds.

Table 7: Water Supplies

| Performance Criteria | Acceptable Solution | | | Development Response | |
|--|---|-------------------------------------|--------------------------|-------------------------------------|--|
| | Acceptable Solution | Performance Solution | N/A | Comment | |
| Intent may be achieved where: | | | | | |
| An adequate water supply for firefighting purposes is installed and maintained. | Reticulated water is to be provided to the development, where available; or | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Reticulated water supply is to be provided for the development in accordance with NCC requirements. |
| | A 10,000 litres minimum static water supply for firefighting purposes is provided for each occupied building where no reticulated water is available. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Reticulated water supply is provided. |
| <ul style="list-style-type: none"> Water supplies are located at regular intervals. The water supply is accessible and reliable for firefighting operations. | Fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1: 2021; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The fire hydrant spacing, design and sizing is to comply with the relevant clauses of AS 2419.1: 2021. |
| | Hydrants are not located within any road carriageway; and | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Hydrants are not to be located within any carriageway of the property access road. |
| | Reticulated water supply to SFPPs uses a ring main system for areas with perimeter roads. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | No perimeter roads to be provided. |
| Flows and pressure are appropriate. | Fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1: 2021. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fire hydrant flows and pressures are to comply with the relevant clauses of AS 2419.1: 2021. |
| The integrity of the water supply is maintained. | All above-ground water service pipes external to the building are metal, including and up to any taps. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All above-ground water service pipes external to the building are to be metal, including and up to any taps. |
| | A connection for firefighting purposes is located within the IPA or non hazard | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Reticulated water supply provided. |

Table 7: Water Supplies

| Performance Criteria | Acceptable Solution | | | Development Response | |
|--|--|--------------------------|--------------------------|-------------------------------------|------------------------------------|
| | Acceptable Solution | Performance Solution | N/A | Comment | |
| Intent may be achieved where: | | | | | |
| Water supplies are adequate in areas where reticulated water is not available. | side and away from the structure; a 65mm Storz outlet with a ball valve is fitted to the outlet; | | | | |
| | Ball valve and pipes are adequate for water flow and are metal; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Reticulated water supply provided. |
| | Supply pipes from tank to ball valve have the same bore size to ensure flow volume; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Reticulated water supply provided. |
| | Underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Reticulated water supply provided. |
| | A hardened ground surface for truck access is supplied within 4m of the access hole; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Reticulated water supply provided. |
| | Above-ground tanks are manufactured from concrete or metal; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Reticulated water supply provided. |
| | Raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber (see Appendix F AS 3959); | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Reticulated water supply provided. |
| | Unobstructed access is provided at all times; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Reticulated water supply provided. |
| | Tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters; and | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Reticulated water supply provided. |

Table 7: Water Supplies

| Performance Criteria | Acceptable Solution | | | Development Response | |
|-------------------------------|---|--------------------------|--------------------------|-------------------------------------|------------------------------------|
| | Acceptable Solution | Performance Solution | N/A | | |
| Intent may be achieved where: | | | | Comment | |
| | Underground tanks are clearly marked, | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Reticulated water supply provided. |
| | All exposed water pipes external to the building are metal, including any fittings; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Reticulated water supply provided. |
| | Where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack; Any hose and reel for firefighting connected to the pump shall be 19mm internal diameter; and | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Reticulated water supply provided. |
| | Fire hose reels are constructed in accordance with AS/NZS 1221:1997 Fire hose reels, and installed in accordance with the relevant clauses of AS 2441:2005 Installation of fire hose reels. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Reticulated water supply provided. |

3.5.5 Electricity Services

The following table outlines the Performance Criteria and associated Acceptable Solutions for the Electricity Services BFPM, and how the development responds.

Table 8: Electricity Services

| Performance Criteria | Acceptable Solution | | | Development Response | |
|--|--|-------------------------------------|--------------------------|--------------------------|--|
| | | Acceptable Solution | Performance Solution | N/A | Comment |
| Intent may be achieved where: | | | | | |
| Location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings. | Where practicable, electrical transmission lines are underground; and | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Where practicable, electrical transmission lines are to be underground. |
| | Where overhead, electrical transmission lines are proposed as follows: <ul style="list-style-type: none"> lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | If not possible to be underground, overhead transmissions lines are to be provided as follows: <ul style="list-style-type: none"> lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; 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. |

3.5.6 Gas Services

The following table outlines the Performance Criteria and associated Acceptable Solutions for the Gas Services BFPM, and how the development responds.

Table 9: Water Supplies

| Performance Criteria | Acceptable Solution | | | Development Response | |
|---|--|-------------------------------------|--------------------------|--------------------------|--|
| | Acceptable Solution | Performance Solution | N/A | | |
| Intent may be achieved where: | | | | | |
| Location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings. | Reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <ul style="list-style-type: none"> Reticulated or bottled gas is to be installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities. Metal piping is used |
| | All fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All fixed gas cylinders are to be kept clear of all flammable materials to a distance of 10m and shielded on the hazard side. |
| | Connections to and from gas cylinders are metal; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Connections to and from gas cylinders are to be metal. |
| | Polymer-sheathed flexible gas supply lines are not used; and | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Polymer-sheathed flexible gas supply lines are not to be used. |
| | Above-ground gas service pipes are metal, including and up to any outlets. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Above-ground gas service pipes are to be metal, including and up to any outlets. |

3.5.7 Construction Standards

The following table outlines the Performance Criteria and associated Acceptable Solutions for the Construction Standards BFP, and how the development responds.

Table 10: Construction Standards

| Performance Criteria | Acceptable Solution | | | Development Response | |
|--|--|-------------------------------------|--------------------------|-------------------------------------|--|
| | Acceptable Solution | Performance Solution | N/A | | |
| Intent may be achieved where: | | | | | |
| The proposed building can withstand bush fire attack in the form of embers, radiant heat and flame contact. | BAL is determined in accordance with Tables A1.12.5 to A1.12.7; and | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The BALs for all buildings have been determined as outlined in Section 2.6 . |
| | Construction provided in accordance with the NCC and as modified by section 7.5 (please see advice on construction in the flame zone). | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The NCC does not require bushfire construction standards to be applied for Class 8 buildings, therefore no bushfire construction standards are required for the existing or proposed mill buildings. The existing dwelling is located within a BAL-LOW area and therefore does not require any bushfire construction standards. |
| Proposed fences and gates are designed to minimise the spread of bush fire. | Fencing and gates are constructed in accordance with section 7.6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Any fences and gates are to be constructed of non-combustible materials, or can be hardwood where they are located more than 6m from a building or in areas of less than BAL-29. |
| Proposed Class 10a buildings are designed to minimise the spread of bush fire. | Class 10a buildings are constructed in accordance with section 8.3.2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Any Class 10a buildings are constructed in accordance with section 8.3.2 where applicable. |
| Variations | | | | | |
| Home-based child care: the proposed building can withstand bush fire attack in the form of wind, localised smoke, embers and expected levels of radiant heat. | An APZ is provided in accordance with Table A1.12.2 or A1.12.3 in Appendix 1 of this document around the entire building or structure; and | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

Table 10: Construction Standards

| Performance Criteria | | Acceptable Solution | | | Development Response |
|-------------------------------|--|--------------------------|--------------------------|-------------------------------------|----------------------|
| Intent may be achieved where: | | Acceptable Solution | Performance Solution | N/A | Comment |
| | <p>The existing dwelling is required to be upgraded to improve ember protection. This is to be achieved by enclosing or covering openings with a corrosion-resistant steel, bronze or aluminium mesh with a maximum aperture of 2mm. Where applicable this includes the openable portion of the windows, vents, weepholes and eaves, but does not include roof tile spaces. Weather strips, draught excluders or draught seals shall be installed at the base of side hung external doors as per AS 3959. The subfloor space must be enclosed.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

3.5.8 Landscaping

The following table outlines the Performance Criteria and associated Acceptable Solutions for the Landscaping BFP, and how the development responds.

Table 11: Landscaping

| Performance Criteria | Acceptable Solution | | | Development Response | |
|---|---|-------------------------------------|--------------------------|--------------------------|--|
| | Acceptable Solution | Performance Solution | N/A | Comment | |
| Intent may be achieved where: | | | | | |
| Landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions. | Compliance with the NSW RFS ‘Asset protection zone standards’ (see Appendix 4); | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Any landscaping is to be provided in accordance with Appendix 4 of PBP (as provided in Appendix C of this report). |
| | A clear area of low-cut lawn or pavement is maintained adjacent to the house; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | An area of pavement is to be maintained adjacent to all buildings. |
| | Fencing is constructed in accordance with section 7.6; and | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Any fences and gates are to be constructed of non-combustible materials, or can be hardwood where they are located more than 6m from a building or in areas of less than BAL-29. |
| | Trees and shrubs are located so that: <ul style="list-style-type: none"> 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All trees and shrubs are to be located so: <ul style="list-style-type: none"> 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. |

3.5.9 Emergency Management

The following table outlines the Performance Criteria and associated Acceptable Solutions for the Emergency Management BFPM, and how the development responds.

Table 12: Emergency Management

| Performance Criteria | Acceptable Solution | | | Development Response | |
|---|--|-------------------------------------|--------------------------|--------------------------|--|
| | Acceptable Solution | Performance Solution | N/A | | |
| Intent may be achieved where: | | | | | |
| A Bush Fire Emergency Management and Evacuation Plan is prepared. | <p>Bush Fire Emergency Management and Evacuation Plan is prepared consistent with the:</p> <ul style="list-style-type: none"> The NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan; NSW RFS Schools Program Guide; Australian Standard AS 3745:2010 Planning for emergencies in facilities; and Australian Standard AS 4083:2010 Planning for emergencies – Health care facilities (where applicable). | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>A Bush Fire Emergency Management and Evacuation Plan (BFEMEP) is to be prepared, prior to occupation of the development, consistent with the:</p> <ul style="list-style-type: none"> 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. |
| | The Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The BFEMEP is to provide for planning for the early relocation of occupants. |
| | Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development. | | | | |

Table 12: Emergency Management

| Performance Criteria | Acceptable Solution | | | Development Response | |
|---|---|-------------------------------------|--------------------------|--------------------------|--|
| | Acceptable Solution | Performance Solution | N/A | | |
| Intent may be achieved where: | | | | | |
| Appropriate and adequate management arrangements are established for consultation and implementation of the Bush Fire Emergency Management and Evacuation Plan. | An Emergency Planning Committee is established to consult with residents (and their families in the case of aged care accommodation and schools) and staff in developing and implementing an Emergency Procedures Manual; and | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | An Emergency Planning Committee is to be established to consult with residents and staff in developing and implementing an Emergency Procedures Manual. This requirement is to be articulated in the BFEMEP. |
| | Detailed plans of all emergency assembly areas including on site and off-site arrangements as stated in AS 3745:2010 are clearly displayed, and an annually emergency evacuation is conducted. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Detailed plans of all emergency assembly areas, including onsite and off-site arrangements, as stated in AS 3745:2010 are to be clearly displayed, and an annually emergency evacuation is to be conducted. This requirement is to be articulated in the BFEMEP. |

4 Recommendations

4.1 Summary of Bush Fire Protection Measures

This BFAR has assumed that the proposed development will be carried out in accordance with a number of Bush Fire Protection Measures (BFPM). The following table provides a summary of the BFMP that must be incorporated into the development to ensure it best protects the development from the effects of bushfire in accordance with the requirements of PBP and other best practice guidelines. The BFPM are also shown on Figure 9.

Table 13: Summary of Recommendations

| Provision | Measures |
|------------------------------|--|
| Asset Protection Zone | <ul style="list-style-type: none"> • 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 and to the standards outlined in Appendix C. The APZ is to be maintained in perpetuity in accordance with these requirements. |
| Access | <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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 • Crossfall of the access road is not to exceed 10 degrees. |
| Water Supply | <ul style="list-style-type: none"> • Prior to the issue of an Occupation Certificate for the development, the development is to be connected to the reticulated water supply system and is to be maintained in perpetuity. • Prior to the issue of an Occupation Certificate for the development, evidence shall be provided to demonstrate that the fire hydrants are designed and installed in accordance with the following and the National Construction Code requirements, and are to be maintained in perpetuity: <ul style="list-style-type: none"> • Fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1: 2021, • Hydrants are not located within any road carriageway, |

Table 13: Summary of Recommendations

| Provision | Measures |
|---|--|
| | <ul style="list-style-type: none"> • Fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1: 2021. • Prior to the issue of an Occupation Certificate for the development, evidence shall be provided to demonstrate that the water supply system for the development is designed and installed in accordance with the following and is to be maintained in perpetuity in accordance with these requirements: <ul style="list-style-type: none"> • All above-ground water service pipes external to the building are metal, including and up to any taps. |
| <p>Electricity Services</p> | <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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 <i>ISSC3 Guideline for Managing Vegetation Near Power Lines</i>. |
| <p>Gas Services</p> | <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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. |
| <p>Landscaping</p> | <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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 to be made of non-combustible material only. • Trees and shrubs are located so that: <ul style="list-style-type: none"> • 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. |
| <p>Emergency Evacuation Plan</p> | <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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, |

Table 13: Summary of Recommendations

| Provision | Measures |
|-----------|--|
| | <p>And is to incorporate the following:</p> <ul style="list-style-type: none"> • 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 on site 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. |

5 Conclusion

On completion, the proposed development will ensure that the development is located in an area that has an acceptable bushfire hazard level (i.e. \leq BAL-29). With the implementation of the recommendations, as outlined in **Section 4** and as shown on **Figure 9**, the proposed development is considered to be appropriately protected from bushfire and complies with the requirements of PBP.

6 References

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Appendix A

Secretary's Environmental Assessment Requirements

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*
Part 8, Division 5 of the *Environmental Planning and Assessment Regulation 2021*

| | |
|-----------------------------|--|
| Application Number | SSD-58801472 |
| Project Name | Tangaratta Feedmill |
| Development | Construction and operation of a feedmill with the capacity to produce up to 17,500 tonnes of poultry feed per week. |
| Location | 771 Wallamore Road, Wallamore (Lot 4 DP578865 and Lot 1, DP1077646) in the Tamworth Local Government Area |
| Applicant | Tangaratta Stockfeeds Pty Ltd |
| Date of Issue | 26 June 2023 |
| General Requirements | <p>The Environmental Impact Statement (EIS) for the development must</p> <ul style="list-style-type: none"> • comply with these assessment requirements • meet the form and content requirements in sections 190 and 192 of the Environmental Planning and Assessment Regulation 2021 (the Regulation) • have regard to the Department's <i>State Significant Development Guidelines (2021)</i>. <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"> • a clear comprehensive description of the proposal for the site, including details of all activities and processes proposed to be carried out as part of the development, including details of the decommissioning of the existing feedmill • consideration of issues discussed in the public authority responses to request for key issues (see Attachment 2) • a detailed assessment of the key issues specified below, including: <ul style="list-style-type: none"> – a description of the existing environment, using sufficient baseline data – an assessment of the potential impacts of all stages and activities that form part of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes – 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. <p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> • high quality files of maps and figures of the subject site and proposal • a report providing a detailed calculation of the capital investment value (CIV) (as defined in Schedule 7 of the Regulation) of the proposal. The CIV report must: <ul style="list-style-type: none"> – be prepared by an AIQS Certified Quantity Surveyor or RICS Chartered Quantity Surveyor – include details of all assumptions and components from which the CIV calculation is derived – include certification from the Quantity Surveyor that the report has been prepared having regard to the Department's Planning Circular PS 21-020 'Calculation of capital investment value' and all components costed are consistent with the project description and all proposed works for which consent is being sought as described in the EIS. • an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided • certification that the information provided is accurate at the date of preparation • a declaration from a Registered Environmental Assessment Practitioner that your EIS includes the information specified in the Department's <i>Registered Environmental Assessment Practitioner Guidelines</i>. |

| | |
|--------------------------|---|
| <p>Key issues</p> | <p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> • Statutory and Strategic Context – including: <ul style="list-style-type: none"> – a detailed description of the history of the site, including the relationship between the proposed development and all development consents and approved plans previously and/or currently applicable to the site including the existing feedmill – demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans and justification for any inconsistencies. This includes, but is not limited to: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Primary Production) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ New England North West Regional Plan 2041 ○ Tamworth Local Environmental Plan 2010 • Suitability of the Site – including: <ul style="list-style-type: none"> – a detailed justification for the proposal and that the site can accommodate the proposed development having regard to its potential environmental impacts, permissibility, strategic context and existing site constraints. – a detailed justification that the site can accommodate the proposed development having regard to the scope of the operations of the existing facility and its environmental impacts and relevant mitigation measures. • Community and Stakeholder Engagement – a community and stakeholder engagement strategy consistent with the Department’s <i>Undertaking Engagement Guidelines for State Significant Projects</i> for all stages of the development, including (but not limited to): <ul style="list-style-type: none"> – details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development – details of the proposed approach to future community and stakeholder engagement based on the results of consultation. • Noise and Vibration – a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards which includes: <ul style="list-style-type: none"> – the identification of impacts associated with construction, site emission and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment – details of noise monitoring survey, background noise levels, noise source inventory and ‘worst case’ noise emission scenarios – consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area – a cumulative impact assessment inclusive of impacts from other developments including the existing feedmill – details and analysis of the effectiveness of proposed management and mitigation measures to adequately manage identified impacts, including a clear identification of residual noise and vibration following application of mitigation these measures and details of any proposed compliance monitoring programs. • Hazards and Risk – prepare a Preliminary Hazard Analysis (PHA) prepared in accordance with the Department’s Hazardous Industry Planning Advisory Paper No. 6 – Hazard Analysis and Multi-Level Risk Assessment. The PHA should: <ul style="list-style-type: none"> – indicate the class, packing group, subsidiary-risks, quantity and location of all dangerous goods and hazardous materials stored at the proposed development – identify the hazards associated with the proposed development, including and not limited to hazards associated with: <ul style="list-style-type: none"> ○ the storage and handling of dangerous goods ○ the generation of dust from silos, conveying grinding and mixing equipment or systems, including considerations for preventing dust explosions |
|--------------------------|---|

- demonstrate that the development with the proposed modification complies with the risk criteria set out in the Department's Hazardous Industry Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning.
- **Traffic and Transport** – a quantitative traffic impact assessment prepared in accordance with relevant Roads and Maritime Services and Austroads guidelines, that includes:
 - details of all daily and peak traffic volumes likely to be generated during all key stages of construction and operation, including a description of key access / haul routes, vehicle types 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 on existing performance levels of nearby intersections, using SIDRA or similar traffic model
 - an assessment of construction and operational impacts on the adjacent non-operational rail corridor from West Tamworth to Barraba (Main Northern Rail Corridor)
 - plans demonstrating how all vehicles likely to be generated during construction and operation and awaiting loading and unloading can be accommodated on the site to avoid queuing in the street network
 - details and plans of proposed on-site parking provisions, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards
 - details of the largest vehicle anticipated to access and move within the site, including swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site
 - details of road upgrades, infrastructure works or new roads or access points required for the development if necessary.
- **Soils and Water** – a surface water and groundwater assessment that includes:
 - an assessment of potential impacts on soil resources and riparian land on and near the site, including soil erosion
 - an assessment of potential surface and groundwater impacts associated with the development, including potential impacts on watercourses, riparian areas, groundwater, and groundwater-dependent communities nearby
 - a detailed site water balance including a description of the water demands and breakdown of water supplies, and any water licensing requirements
 - details of the proposed stormwater/wastewater drainage design including the capacity of onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water
 - description of the measures to minimise water use
 - detailed flooding assessment
 - description of the proposed erosion and sediment controls during construction
 - characterisation of water quality at the point of discharge to surface and/or groundwater against the relevant water quality criteria.
- **Air Quality and Odour** – a quantitative assessment of the potential air quality, dust and odour impacts of the development (construction and operation) on surrounding landowners, businesses and sensitive receptors, in accordance with relevant Environment Protection Authority guidelines, including:
 - details of buildings and air handling systems
 - evidence of appropriate meteorological data for use in dispersion modelling, using real and local meteorological data where possible
 - an investigation and assessment of odour impacts likely to be associated with 'cold air drainage' effects on all identified and potential receivers
 - 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.
- **Waste** – including:
 - details of the quantities and classification of all waste streams to be generated on site during the development
 - details of waste storage, handling and disposal during the development
 - details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the NSW *Waste and Sustainable Materials Strategy 2041*.

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| | <ul style="list-style-type: none"> • Biosecurity – including a biosecurity (pests, weeds and disease) risk assessment that details the likely plant, animal and community risks the development may pose to agricultural land uses in the locality, as per DPI Agriculture’s requirements. • Bush Fire – a bush fire assessment report that addresses the aims and objectives of Planning for Bushfire Protection 2019 and includes: <ul style="list-style-type: none"> – details of proposed operational access for emergency services personnel – details of emergency and evacuation arrangements for occupants/visitors – a Bush Fire Emergency Management and Evacuation Plan prepared in accordance with relevant RFS guidance. • Aboriginal Cultural Heritage – provide an Aboriginal Cultural Heritage Assessment Report (ACHAR), prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts to Aboriginal cultural heritage sites or values associated with the site. • Non-Aboriginal Cultural Heritage – a non-Aboriginal cultural heritage assessment (including both cultural and archaeological significance) which must detail potential impacts on heritage assets and any proposed management and mitigation measures. • Biodiversity – an assessment of the proposal’s biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i>, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted. • Contamination – a site contamination assessment in accordance with the Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land (DUAP, 1998), including characterisation of the nature and extent of any contamination on the site and surrounding area. • Infrastructure Requirements – an infrastructure delivery, management and staging plan that includes: <ul style="list-style-type: none"> – an assessment of impacts of the development on existing utility infrastructure and service provider assets surrounding the site – a detailed written and/or graphical description of infrastructure required on the site, including any electrical substation/s and on-site switch yard/s – details of the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, wastewater and recycled water – a description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development – identification of any existing infrastructure or easements on or off the site which may be impacted by construction or operation of the development and details of measures to be implemented to address any impacts. • Visual – including: <ul style="list-style-type: none"> – an assessment of the potential visual impacts of the project on the amenity of the surrounding area – detailed plans showing suitable landscaping which incorporates endemic species. • Greenhouse Gas and Ecologically Sustainable Development – including: <ul style="list-style-type: none"> – an assessment of the energy use of the proposal and all reasonable and feasible measures that would be implemented on site to minimise the proposal’s greenhouse gas emissions (reflecting the Government’s goal of net zero emissions by 2050) – a description of how the proposal will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the development. • Social – including a social impact assessment in accordance with the Department’s <i>Social Impact Assessment Guideline</i>. • Planning Agreement/Development Contributions – demonstration that satisfactory arrangements have been or would be made to provide, or contribute to the provision of, necessary local infrastructure required to support the development. |
| <p>Consultation</p> | <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.</p> |

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| | <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Tamworth Regional Council • Department of Planning and Environment, specifically the: <ul style="list-style-type: none"> ○ Environment and Heritage Group ○ Water Group ○ Environment Protection Authority • Heritage NSW • Department of Regional NSW, specifically: <ul style="list-style-type: none"> ○ Department of Primary Industries – Agriculture ○ Local Land Services • Transport for NSW • NSW Rural Fire Service • surrounding local landowners, businesses and stakeholders • local and regional community and environmental groups • Local Aboriginal Land Council • any other public transport, utilities or community service providers. |
| SEARs Expiry | SEARs will expire two years after the date of issue (or the date they were last modified). |
| References | The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, Attachment 1 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:

<https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines>

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

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

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

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

| Policies, Guidelines & Plans | |
|---|--|
| Aspect | Policy / Methodology |
| State Significant Development Guidelines | |
| | State Significant Assessment Guidelines (DPIE, 2021) |
| | Undertaking Engagement Guide – Guidance for State Significant Projects (DPIE, 2021) |
| | Cumulative Impact Assessment Guidelines for State Significant Projects (DPIE, 2021) |
| Air Quality | |
| | Protection of the Environment Operations (Clean Air) Regulation 2022 |
| Air Quality | Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (EPA, 2022) |
| | Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2022) |
| Odour | Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006) |
| | AGO Factors and Methods Workbook (AGO, 2018) |
| | Guidelines for Energy Savings Action Plans (DEUS, 2005) |
| Greenhouse Gas | National Greenhouse and Energy Reporting Scheme Measurement, Technical Guidelines for the estimation of emissions by facilities in Australia (Department of the Environment and Energy (DoEE), 2017) |
| | National Greenhouse Accounts Factors (DoEE, 2019) |
| Biodiversity | |
| | <i>Biodiversity Conservation Act 2016</i> |
| | Biodiversity Assessment Method (EES, 2021) |
| | Guidelines for Controlled Activities on Waterfront Land (NRAR, 2018) |
| | Developments adjacent to National Parks and Wildlife Service lands (DPIE, 2020) |
| Bush Fire | |
| | Planning for Bush Fire Protection (RFS, 2019) |
| Climate Change | |
| | EPA Climate Change Policy (EPA, 2023) |
| | Net Zero Plan Stage 1: 2020-2030 (DPIE, 2020) |
| Fire Safety | |
| | Fire Safety Guidelines – Fire Safety in Waste Facilities (FRNSW, 2020) |
| Flooding | |
| | Flood Impact and Risk Assessment Flood Risk Management Guide (LU01) (DPE, 2022) |
| Hazards and Risk | |
| | State Environmental Planning Policy (Resilience and Hazards) 2021 |

| Policies, Guidelines & Plans | |
|---|---|
| Aspect | Policy / Methodology |
| | Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011) |
| | Assessment Guideline: Multi-level Risk Assessment (Planning and Infrastructure, 2011) |
| Heritage | |
| | <i>Heritage Act 1977</i> |
| Non-Aboriginal Heritage | NSW Heritage Manual (HO and DUAP, 1996) |
| | The Burra Charter (ICOMOS Australia, 2013) |
| | Statements of Heritage Impact (HO and DUAP, 2002) |
| Aboriginal Heritage | Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010) |
| | Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011) |
| | Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010) |
| Noise and Vibration | |
| | Approved methods for measurement and analysis of environmental noise in NSW (EPA, 2022) |
| | Acoustics – Description and measurement of environmental noise (AS1055:2018) |
| | Noise Policy for Industry (EPA, 2017) |
| | NSW Road Noise Policy (DECCW, 2011) |
| | Noise Criteria Guideline (RMS, 2015) |
| | Noise Mitigation Guideline (RMS, 2015) |
| | Interim Construction Noise Guideline (DECC, 2009) |
| | Assessing Vibration: A Technical Guide (DEC, 2006) |
| | Noise Guide for Local Government (EPA, 2013) |
| Social | |
| | Social Impact Assessment Guideline for State Significant Projects (DPIE, 2021) |
| Soils and Water | |
| Erosion and Sediment | Managing Urban Stormwater: Soils & Construction (Landcom, 2004) |
| | Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000) |
| | Wind Erosion – 2 nd Edition (DIPNR, 2003) |
| Groundwater | National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 2000) |
| | 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) |
| | Storing and Handling Liquids: Environmental Protection (DECC, 2007) |
| Stormwater | 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) |
| Wastewater | 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) |

| Policies, Guidelines & Plans | |
|---|---|
| Aspect | Policy / Methodology |
| | 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) |
| Contamination | State Environmental Planning Policy (Resilience and Hazards) 2021 |
| | Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (DUAP & EPA, 1998) |
| | Consultants reporting on contaminated land: Contaminated Land Guidelines (EPA, 2020) |
| Traffic, Transport and Access | |
| | <i>Roads Act 1993</i> |
| | State Environmental Planning Policy (Transport and Infrastructure) 2021 |
| | 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) |
| Visual | |
| | Control of Obtrusive Effects of Outdoor Lighting (AS 2482) |
| Waste | |
| | NSW Waste and Sustainable Material Strategy 2041 (EPA, 2021) |
| | NSW Plastics Action Plan (EPA, 2021) |
| | NSW Energy from Waste Policy Statement (EPA, 2021) |
| | NSW Energy from Waste Infrastructure Plan (2021) |
| | The National Waste Policy: Less Waste More Resources 2018 |
| | Waste Classification Guidelines (EPA, 2014) |
| | Environmental guidelines: Composting and Related Organics Processing Facilities (DEC, 2004) |
| | Environmental guidelines: Use and Disposal of Biosolid Products (EPA, 1997) |
| | Composts, soil conditioners and mulches (Standards Australia, AS 4454) |
| | Standards for Managing Construction Waste in NSW (EPA, 2018) |

ATTACHMENT 2
Government Authority Advice

Attn: Pamela Morales
Department of Planning and Environment
Planning and Assessment
4 Parramatta Square, 12 Darcy Street
PARRAMATTA NSW 2124

Email: pamela.morales@planning.nsw.gov.au

Dear Pamela,

TANGARATTA FEEDMILL (SSD-58801472) – TAMWORTH REGIONAL COUNCIL RESPONSE TO REQUEST FOR INPUT INTO SEARS

I refer to your correspondence received on 30 May 2023 requesting Council's input into the draft Secretary's Environmental Assessment Requirements (SEARs) for the proposed Tangaratta Feedmill, which will also include construction and operation of a new feedmill and decommissioning of the existing mill. The following advices are provided for your consideration:

Public Consultation

- The Environmental Impact Statement (EIS) should be publicly displayed at Council's administration office, being 474 Peel Street, TAMWORTH NSW 2340;
- All documents accompanying the application, including the EIS and supporting technical studies, should be provided in electronic format so that the information can be readily distributed to the public; and,
- The EIS should also detail the outcomes of the preliminary engagement process with nearby residential receptors and document how any concerns raised during that process have been addressed.

Social Impact

- As mentioned in the scoping report, a Social Impact Assessment (SIA) must be conducted to ensure different sections of the community (e.g. adjoining neighbours and wider community, different workforce sectors), all landowners and other key stakeholders are appropriately consulted prior to the lodgement of the application. It must also include details on the impact on housing market, demographics, and transport and traffic during the different phases of the project development.

Residential Receptors

- As identified in the Scoping report identifies that there are non-project related residences within 1km of the site. In this regard, it is important that the EIS adequately considers all potential impacts on residential receptors, including but not limited to, noise, traffic, visual, hazards, dust and cumulative impacts.
- The EIS should also clearly describe any proposed mitigation measures for likely negative impacts on the residential receptors and the likely effectiveness of such measures.

Decommissioning of Existing Mill

- Clarification and details on the decommissioning of the existing mill is required to be addressed. In this regard, the EIS should clarify on the decommissioning plan of the existing mill and a detailed Life Cycle Analysis of the proposed mill.
- In an instance the existing mill is retained on site in a state of readiness it is in the opinion of Council that the EIS is to take into account the impacts of the production capacity, environmental, social and economic impacts cumulatively of the two fully functioning mills and a detailed cumulative life cycle analysis of the two mills.
- Council's preference is that the original development consent to the existing mill be surrendered once the new mill is operational and its future use for emergency purposes be considered as part of a future development application.

Biosecurity

- Section 1.2.4.2 of the Scoping Report mentions biosecurity risk as a result of importing feed, however Section 3.1.1 of the Scoping Report mentions importing ingredients as a part of the proposed new mill. The EIS must include further clarification of the above matter and provide details with regards to identifying and mitigating any biosecurity threats in the area, as a result of the development.

Biophysical Impacts

- Given the proximity of the new mill to the Tangaratta Creek, identification and any potential impacts on existing aquifers and the ground water table should be considered as part of the EIS.

Aural and Visual Impacts

- Details and the results of the Visual Impact Assessment (VIA) during different phases of the proposed project must be undertaken as a part of the EIS.
- The VIA must also include a Landscape Character Impact Assessment and identify the potential modification to the Landscape character as a result of the proposed feed mill.
- The Noise Impact assessment should also include and detail findings of an Environmental Acoustic Impact Assessment as a part of the EIS.

Transport

- As identified in the draft SEARs, a Traffic Impact Assessment (TIA) is to be provided with the EIS that addresses traffic movements into and out of the site during the construction, and operational phases of the proposed development.
- Additionally social impact of accessibility to transport modes and impacts on the traffic networks must be detailed out. The target groups must be clearly identified and consulted with while carrying out a social impact assessment.

Development Contributions

- There should be further discussion between Council, the Proponent and the Department of Planning on whether a Developer Contribution pursuant to Section 7.11 of the Environmental Planning and Assessment Act 1979 should be levied in accordance with the Tamworth Regional Council Section 94 (Direct) Development Contributions Plan 2013.



Thank you for the opportunity to provide comment on the draft SEARs for the proposed development. Should you require any further clarification about the matters raised in this correspondence, please contact Council's Development Assessment Planner, Aashreetha Koonu, on the below details.

Yours faithfully,



Sam Lobsey
Manager, Development

Contact: Aashreetha Koonu on (02) 6767 5507 or E-mail: a.koonu@tamworth.nsw.gov.au

13 June 2023





DOC23/513050

13 June 2023

Pamela Morales
Industry Assessments
Energy and Resource Assessments
Locked Bag 5022
PARRAMATTA NSW 2150

Email: pamela.morales@planning.nsw.gov.au

Dear Ms Morales,

I refer to the request for the NSW Environment Protection Authority (EPA) requirements for the Secretary's Environmental Assessment Requirements (SEARs) for the proposed Tangaratta Feedmill (SSD-58801472) at 771 Wallamore Road, WALLAMORE NSW 2340.

The EPA understand the proposal is for the construction of a new feed mill. The feed mill is to be constructed in two stages with Stage 1 producing up to 12,500 tonnes of poultry feed per week via the new mill line 1 and existing mill (daytime production only). Stage 2 will produce up to 17,5000 tonnes of poultry feed per week utilising new mill lines 1 and 2.

The EPA has considered the details of the proposal as provided by the Department of Planning, Industry and Environment (DPIE) and has identified the information it requires to issue its general terms of approval in **Attachment A**.

In summary, the EPA's key information requirements for the proposal include an adequate assessment of:

- 1. Noise and Vibration** - Proximity to sensitive receptors and impacts of any sources associated with the project, including construction noise, concurrent operation of both feed mills and ongoing operational noise;
- 2. Air** - Dust generation and management of potential impacts during construction, concurrent operation of both feed mills and ongoing operations, on adjacent landscape and/or communities;
- 3. Water and Soils** - Water balance, water management systems and the implementation of adequate erosion and sediment controls to control runoff from the site during construction and ongoing operations.

In carrying out the assessment, the proponent should refer to the relevant guidelines as identified in Attachment A and any relevant industry codes of practice and best practice management guidelines.

To assist the EPA in assessing the EIS it is requested that the EIS document follow the format of DPIE's EIS guidelines and addresses the EPA's specific requirements outlined in the following

| | | | | |
|---|--------------------|----------------------------------|---|--|
| Phone 131 555 | TTY 133 677 | Locked Bag 5022 | 4 Parramatta Square | info@epa.nsw.gov.au |
| Phone +61 2 9995 5555 (from outside NSW) | ABN 43 692 285 758 | Parramatta NSW 2124 Australia | 12 Darcy St, Parramatta NSW 2150 Australia | www.epa.nsw.gov.au |

attachments. If the necessary information is not adequately addressed in the EIS then delays in the development assessment process may occur.

The Proponent should be made aware that any commitments made in the Environmental Impact Statement (EIS) may be formalised as approval conditions and may also be placed as formal licence conditions.

Based on the information provided to the EPA, the proponent will require an Environment Protection Licence ("EPL") for Agricultural processing clause 2 of Schedule 1 of the *Protection of the Environment Operations Act 1997* ("POEO Act"), to operate the new feed mill.

The proponent will need to make a separate application to the EPA at the completion of the assessment process should the proposal be issued with development consent. General information on licence requirements can be obtained from the EPA's Environment Line by calling 131 555 or on the EPA's website at www.epa.nsw.gov.au/licensing/licencePOEO.htm.

The Proponent should be made aware that, consistent with provisions under Part 9.4 of the POEO Act, the EPA may require the provision of a financial assurance and/or assurances. The amount and form of the assurance(s) would be determined by the EPA and required as a condition of an EPL.

In addition, as a requirement of an EPL, the EPA will require the Proponent to prepare, test and implement a Pollution Incident Response Management Plan and/or Plans in accordance with Section 153A of the Act.

The EPA requests that the proponent provide one (1) electronic copy of the EIS when lodging it application with the EPA. These documents should be sent to the EPA by email to: info@epa.nsw.gov.au.

If you have any queries regarding this matter, please contact Daniel Stokes on (02) 4908 6804.

Yours sincerely,



REBECCA SCRIVENER
Head, Regulatory Operations Unit
Regulatory Operations Regional



ATTACHMENT A: Environmental Assessment Requirements – Tangaratta Feedmill–SSD-58801472

1. Environmental impacts of the project

- 1.1. The EIS must address the requirements of Section 45 of the Protection of the Environment Operations Act 1997 (POEO Act) by determining the extent of each impact and providing sufficient information to enable the EPA to determine appropriate conditions, limits and monitoring requirements for an Environment Protection Licence (EPL).
- 1.2. Impacts related to the following environmental issues need to be assessed, quantified and reported on:
 - **Air Issues, including odour:** air quality including dust and odour generation from the construction, concurrent feedmill operation, and ongoing operations on the surrounding landscape and/or community;
 - **Noise and vibration impacts** associated with construction noise, concurrent feedmill operation noise, and operational noise particularly machinery and plant movements;
 - **Waste** including hazardous materials and radiation. Consideration needs to be given to disposal options for general waste, sanitary waste as well as hazardous materials and radiation, where relevant.
 - **Water and Soils** including site water balance and sediment and erosion controls during construction and operation phases.

The Environmental Impact Statement (EIS) should address the specific requirements outlined under each heading below and assess impacts in accordance with the relevant guidelines mentioned.

2. Licensing requirements

- 2.1. The development is a scheduled activity under the *Protection of the Environment Operations Act 1997* (POEO Act) and will therefore require an Environment Protection Licence (EPL) if approval is granted.
- 2.2. Should project approval be granted, the proponent will need to make an application to the EPA for its EPL for the proposed facility prior to undertaking any on site works. Additional information is available through the *EPA Guide to Licensing* document (www.epa.nsw.gov.au/licensing/licenceguide.htm).

SPECIFIC ISSUES

3. Air issues

- 3.1. The EIS must demonstrate the proposal's ability to comply with the relevant regulatory framework, specifically the *Protection of the Environment Operations (POEO) Act (1997)* and the *POEO (Clean Air) Regulation (2002)*. Particular consideration should be given to section 129 of the POEO Act concerning control of "offensive odour".
- 3.2. The EIS must include an air quality impact assessment (AQIA). The AQIA must be carried out in accordance with the document, *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW* (2016), available at: <https://www.epa.nsw.gov.au/>

</media/epa/corporate-site/resources/air/approved-methods-for-modelling-and-assessment-of-air-pollutants-in-nsw-160666.pdf>

- 3.3. The EIS must detail emission control techniques/practices that will be employed at the site and identify how the proposed control techniques/practices will meet the requirements of the POEO Act, *POEO (Clean Air) Regulation* and associated air quality limits or guideline criteria.

4. Noise and Vibration

The EIS must assess the following noise and vibration aspects of the proposed development

- 4.1. Construction noise associated with the proposed development should be assessed using the *Interim Construction Noise Guideline* (DECC, 2009). These are available at: <https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/interim-construction-noise-guideline>
- 4.2. Vibration from all activities (including construction and operation) to be undertaken on the premises should be assessed using the guidelines contained in the *Assessing Vibration: a technical guideline* (DEC, 2006). These are available at: <https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/assessing-vibration>
- 4.3. If blasting is required for any reasons during the construction or operational stage of the proposed development, blast impacts should be demonstrated to be capable of complying with the guidelines contained in *Australian and New Zealand Environment Council – Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration* (ANZEC, 1990). These are available at: <https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/interim-construction-noise-guideline>
- 4.4. Operational noise from all industrial activities (including private haul roads and private railway lines) to be undertaken on the premises should be assessed using the guidelines contained in the *NSW Noise Policy for Industry* (EPA, 2017). [https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-\(2017\)](https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017))
- 4.5. Noise on public roads from increased road traffic generated by land use developments should be assessed using the guidelines contained in the *NSW Road Noise Policy* and associated application notes (EPA, 2011). <https://www.epa.nsw.gov.au/your-environment/noise/transport-noise>

5. Waste, chemicals and hazardous materials and radiation

- 5.1. The EIS must assess all aspects of waste generation, management and disposal associated with the proposed development.
- 5.2. The EIS must demonstrate compliance with all regulatory requirements outlined in the POEO Act and associated waste regulations.

- 5.3. The EIS must identify, characterise and classify the following in accordance with the EPA's *Waste Classification Guidelines (2014)* and associated addendums:
- (i) all waste that will be generated onsite through excavation, demolition or construction activities, including proposed quantities of the waste;
 - (ii) all waste that is proposed to be disposed of to an offsite location, including proposed quantities of the waste and the disposal locations for the waste. This includes waste that is intended for re-use or recycling.

Note: The EPA's *Waste Classification Guidelines (2014)* and associated addendums are available at: <https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste>

- 5.4. The EIS must outline contingency plans for any event that may result in environmental harm, such as excessive stockpiling of material, or dirty water volumes exceeding the storage capacity available on-site.
- 5.5. The EIS must demonstrate that appropriate spill containment will be provided for storage, filling and loading of all fuels and other chemicals to be used on site, in accordance with the relevant Australian Standard.

6. Water

- 6.1. The EIS must demonstrate how the proposed development will meet the requirements of section 120 of the POEO Act.
- 6.2. The EIS must include a water balance for the development including water requirements (quantity, quality and source(s)) and proposed storm and wastewater disposal, including type, volumes, proposed treatment and management methods and re-use options.
- 6.3. If the proposed development intends to discharge waters to the environment, the EIS must demonstrate how the discharge(s) will be managed in terms of water quantity, quality and frequency of discharge and include an impact assessment of the discharge on the receiving environment. This should include:
- Description of the proposal including position of any intakes and discharges, volumes, water quality and frequency of all water discharges.
 - Description of the receiving waters including upstream and downstream water quality as well as any other water users.
 - Demonstration that all practical options to avoid discharge have been implemented and environmental impact minimised where discharge is necessary.
- 6.4. The EIS must refer to Water Quality Objectives for the receiving waters and indicators and associated trigger values or criteria for the identified environmental values of the receiving environment. This information should be sourced from the ANZECC (2018) Guidelines for Fresh and Marine Water Quality, available at: <https://www.waterquality.gov.au/anz-guidelines>
- 6.5. The EIS must describe how stormwater will be managed in all phases of the project, including details of how stormwater and runoff will be managed to minimise pollution. Information

should include measures to be implemented to minimise erosion, leachate and sediment mobilisation at the site. The EIS should consider the guidelines *Managing urban stormwater: soils and construction*, vol. 1 (Landcom 2004) and vol. 2 (A. Installation of services; C. Unsealed roads; D. Main Roads; E. Mines and quarries) (DECC, 2008).

- 6.6. The EIS must describe any water quality monitoring programs to be carried out at the project site. Water quality monitoring should be undertaken in accordance with the *Approved Methods for the Sampling and Analysis of Water Pollutants in NSW* (2004) which is available at:
<https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/water/approvedmethods-water.pdf>

9 June 2023

File No: NTH23/00268/01

Your Ref: SSD-58801472

The Director
Industry Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Pamela Morales – pamela.morales@planning.nsw.gov.au

Dear Sir / Madam,

RE: Secretary's Environmental Assessment Requirements for Tangaratta Feedmill Replacement, Lot 4 DP578865; 771 Wallamore Road, Wallamore

I refer to your request of 30 May 2023 seeking input from Transport for NSW to the Secretary's Environmental Assessment Requirements (SEARs) for the abovementioned development proposal.

Roles and Responsibilities

Our key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the *Future Transport Strategy*.

Oxley Highway (HW11) and Manilla Road (MR63) are classified (State) roads. Wallamore Road is a local road. Council is the roads authority for these roads and all other public roads in the area, in accordance with Section 7 of the Roads Act 1993.

Transport for NSW Response

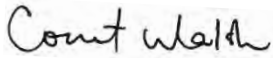
TfNSW requests that a Traffic Impact Assessment (TIA) be prepared by suitably qualified person/s in accordance with the Austroads Guide to Traffic Management Part 12, the complementary TfNSW Supplement and RTA Guide to Traffic Generating Developments. The TIA should include, but not necessarily be limited to, an assessment of the considerations outlined in **Attachment A**.

TfNSW highlights that in determining the application under the *Environmental Planning and Assessment Act 1979*, it is the Consent Authority's responsibility to consider the environmental impacts of any roadworks which are ancillary to the development. This includes any works which form part of the proposal and/or any works which are deemed necessary to include as requirements in the conditions of project approval.

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If you have any further enquiries regarding the above comments please do not hesitate to contact Katrina Wade, Development Services Case Officer or the undersigned on 1300 207 783 or via email at: development.north@transport.nsw.gov.au

Yours faithfully,



Court Walsh

A/ Team Leader, Development Services
Community and Place | Region North
Regional & Outer Metropolitan
Transport for NSW

**Enc. ATTACHMENT A – Traffic Impact Assessment – Requested considerations for SEARs
ATTACHMENT B – Requested Rail related considerations for SEARs (CRN corridor: Ref
CD23/02516)**

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ATTACHMENT A – Traffic Impact Assessment – Requested considerations for SEARs

For context, this attachment must be read with TfNSW letter of 9 June 2023 reference number NTH23/00268/01

Traffic Impact Assessment (TIA) be prepared by suitably qualified person/s in accordance with the Austroads Guide to Traffic Management Part 12, the complementary TfNSW Supplement and RTA Guide to Traffic Generating Developments.

The TIA is to identify the impacts of the development and the proposed on-site and off-site measures proposed to mitigate the impacts of the development on any road or rail related infrastructure. The TIA must explain and justify all inputs informing the proposed mitigation measures and TIA conclusions.

The TIA should be tailored to the scope of the proposed development and include, but not necessarily be limited to, consideration of the following;

- A map of the surrounding road network identifying the site access, nearby accesses, intersections and transport related facilities.
- A map of the proposed transport route/s identifying all public roads proposed to obtain access from the classified (State) road/s to the development site.
- The total impact of existing and proposed development on the road network with consideration for a 10 year horizon. This should include;
 - Identify Annual Average Daily Traffic (AADT) volumes with percentage heavy vehicles along the transport route/s and diagrammatically demonstrate AM and PM peak hour movements at key intersections.
 - Background traffic data from published sources and/or recent survey data. The source of data and any assumptions are to be clearly explained and justified, including the growth rate applied to the future horizon. Due to the impact of COVID-19 on travel patterns, traffic counts undertaken at this time may not be representative of normal volumes. Alternative approaches to understanding the impact of COVID-19 on traffic patterns should be discussed with TfNSW.
 - The volume and distribution of existing and proposed trips to be generated by the construction, operational and decommission phases of the development. This should identify the maximum daily and hourly demands generated by the development, particularly where they coincide with the network peak hour and where multiple phases of the development will occur concurrently.
 - Any (existing or future) Environmental Protection Licence (EPL) which applies restrictive measures to heavy vehicle movements for the development and how they may impact heavy vehicle movements on the classified road network.
 - The type and frequency of design vehicles accessing the development site.
- Details of the road geometry and alignment along the identified transport route/s, including existing formations, crossings, intersection treatments and any identified hazards. This should include;
 - Available sight distances at the site access and nearby intersections and any constraint to achieving the required sight distance for the posted speed limit.
 - Available sight distances at intersections along the proposed transport routes and any constraint to achieving the required sight distance for the posted speed limit.

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- An assessment of turn treatment warrants in accordance with the Austroads Guide to Traffic Management Part 6 and Austroads Guide to Road Design Part 4A for intersections along the identified transport route/s, identifying the existence of the minimum basic turn treatments and addressing the need for any warranted higher order treatments.
- Swept path analysis demonstrating the largest design vehicle entering and leaving the development, and moving in each direction through intersections along the proposed transport route/s.
- Capacity analysis using SIDRA or other relevant application, to identify an acceptable Level of Service (LOS) at intersections with the classified (State) road/s, and where relevant, analysis of any other intersections along the proposed transport route/s.
- A review of crash data along the identified transport route/s for the most recent 5 year reporting period and an assessment of road safety along the proposed transport route/s considering the safe systems principles adopted under Future Transport 2056.
- Strategic (2D) design drawings of all proposed road works and the site access demonstrating scope, estimated cost and constructability of works required to mitigate the impacts of the development on road safety, traffic efficiency and the integrity of transport infrastructure. Works must be appropriately designed for the existing posted speed limit.
- Site plan demonstrating site access, internal manoeuvring, servicing and parking areas consistent with the relevant parts of AS2890 and Council requirements.
- Details of measures to address impacts and/or provide connections for public transport services and active transport modes, such as, public and school bus services, walking and cycling.
- Details of measures to ameliorate the impacts of road traffic noise, dust, and/or glare generated along the proposed transport route/s.
- Details of any Traffic Management Plan (TMP) proposed to address the construction and operation phases of the proposed development. The TMP should be prepared and implemented in accordance with *Australian Standard 1742.3* and the *Work Health and Safety Regulation 2017*. It is recommended that any TMP include, but not necessarily limited to, the following;
 - A map of the primary transport route/s highlighting critical locations.
 - An induction process for vehicle operators and regular toolbox meetings.
 - Procedures for travel through residential areas, school zones and/or bus route/s.
 - any proposed temporary measures such a Traffic Guidance Scheme (TGS)
 - A Driver Code of Conduct for heavy vehicle operators.
 - A complaint resolution and disciplinary procedure.
 - Community consultation measures proposed for peak periods.

Where road safety concerns are identified at a specific location along the proposed haulage routes, TfNSW suggests that the TIA be supported by a targeted Road Safety Audit undertaken by suitably qualified persons in accordance with the Austroads Guidelines.

Any roadwork on classified (State/Regional) road/s is to be designed and constructed in accordance with the current Austroads Guidelines, Australian Standards and [TfNSW Supplements](#).

The developer will be required to enter into a Works Authorisation Deed (WAD) with TfNSW for any roadwork deemed necessary on the classified (State) road. The developer will be responsible for all costs associated with the roadwork and administration for the WAD. It is recommended that developers familiarise themselves with the requirements of the WAD process. Further information can be obtained from the TfNSW [website](#).

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ATTACHMENT B – Requested Rail related considerations for SEARs (CRN corridor: Ref CD23/02516)

For context, this attachment must be read with TfNSW letter of 9 June 2023 reference number NTH23/00268/01

TfNSW is the rail authority of the Country Rail Network (CRN) across NSW and the Transport Asset Holding Entity (TAHE) is a State – owned corporation that holds rail property assets and rail infrastructure, including the CRN. As of 29 January 2022, UGL Regional Linx (UGLRL) has been appointed by TfNSW to operate and manage the CRN to ensure any potential impacts to rail corridors are considered and addressed.

The Scoping Report indicates to construct a new feed mill on Lot 4 DP 578865, which is adjacent to non-operational CRN rail corridor from West Tamworth to Barraba. The applicant also proposes to include Lot 1 DP 1077646 as the existing access driveway to the development site traverses the Main Northern Rail Corridor (rail corridor from West Tamworth to Barraba)

The scoping report does not identify any proposed development activities that are crossing or on the rail corridor. However, it is noted that the SSD proposed existing access driveway to the site through the Main Northern Rail Corridor.

The development should undertake an assessment of impacts (for construction and operation) to the nearby non-operational rail corridor from West Tamworth to Barraba (Main Northern Rail Corridor). The EIS shall address the relevant heads of consideration under Section 2.97, 2.98 and 2.99 of the *State Environmental Planning Policy (SEPP) (Transport and Infrastructure) 2021 and Development near Rail Corridors and Busy Roads – Interim Guideline 2008* (Link [development-near-rail-corridors-and-busy-roads-interim-guideline-2008.ashx \(nsw.gov.au\)](https://www.nsw.gov.au/development-near-rail-corridors-and-busy-roads-interim-guideline-2008.ashx)), including but not limited to the following documents:

- Geotechnical Investigation Report that includes:
 - analysis of the any potential impact of construction, and operation of the development on the rail corridor and rail infrastructure
 - Construction, and operation induced vibration impacts on the rail corridor and rail infrastructure; and
 - potential loadings of the development on the rail corridor and rail infrastructure.
- Structural drawings and Report which demonstrates:
 - the foundation design and associated works has taken into appropriate consideration of the rail infrastructure and assets to enable verification of compliance to TfNSW requirements
 - any deformation induced by bulk excavation will not have adverse impacts on the rail corridor, rail infrastructure or rail easements
- Cross-sectional drawings/plans showing ground surface, rail tracks, sub soil profile, and structural design of sub ground support adjacent to the rail corridor located adjacent to the subject development site. Cross sectional drawings should also include the accurate RL depths and horizontal distances from assets (tracks, easements, structures, and cables) to the nearest point of excavation or ground penetration works. All measurements are to be verified by a Registered Surveyor
- Preliminary Contamination Assessment:
 - TfNSW is currently conducting an environmental assessment to identify contamination on the CRN. All railway corridors are generally deemed to be contaminated unless proven otherwise by sample testing. Contamination risk arises from both the construction (e.g., unknown fill used in rail construction) and operations (e.g., transportation of contaminated material, spills) of the railway.

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Potential contaminants could include, but are not limited to, heavy metals, PAHs, phenolics (boiler ash), Organochlorine Pesticides (OCPs) and Organophosphorus Pesticides (OPPs). Although TfNSW is committed to ensuring the health and wellbeing of the community, TfNSW is not aware whether there are contaminants found in the rail corridor or on the common boundaries with the development site.

- Details of stormwater management plan and drainage details which may have impacts on the rail corridor land and rail infrastructure including existing culverts
- A suite of survey plans that shows:
 - rail corridor, fencing and rail infrastructure (including easements)
- Details of traffic routes for operation and construction on nearby level crossings managed by UGLRL

As the proposed access driveway to the site crosses the non-operational rail line, landowner's consent and access licence are required. For landowner's consent please contact Yuvaraj Bohara at yuvaraj.bohara@uglregionallinx.com.au and for license please contact UGLRL third party works team via thirdpartyworks@uglregionallinx.com.au

To arrange for access to the rail corridor to conduct any investigation works or to obtain access agreements to access/cross the rail corridor or over the air space of the rail corridor, please contact UGLRL third party works team via thirdpartyworks@uglregionallinx.com.au

Consultation:

- Transport for NSW
- UGLRL

Legislation, Policies & Guidelines:

- *State Environmental Planning Policy (SEPP) (Transport and Infrastructure) 2021*
- *Development near Rail Corridors and Busy Roads – Interim Guideline 2008*,

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Our ref: DOC23/486229
Your ref: SSD-58801472

Pamela Morales
Principal Planning Officer, Industry Assessments
Department of Planning and Environment
pamela.morales@planning.nsw.gov.au

Dear Pamela

Major Projects – Request for Advice – Tangaratta Feedmill (SSD-58801472), Tamworth Regional Council

I refer to your email dated 30 May 2023 seeking input into the Department of Planning and Environment Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the Pinecrest Solar Farm (SSD-58801472).

The Biodiversity, Conservation and Science Directorate (BCS) has considered your request and provides requirements for the proposed development in **Attachments A and B**. These are standard requirements addressing:

1. Biodiversity and offsetting
2. Water and soils
3. Flooding

The scoping report supplied reports that portions of the site are potentially Category 1 – Exempt Land within the meaning of the *Local Land Services Act 2013* (LLS Act) and states '*As, such, these areas as well as the planted natives are potentially exempt under Section 6.8(3) of the Biodiversity Conservation Act 2016 [BC Act] from further consideration under the BAM [Biodiversity Assessment Method]*'

Please note that whilst clearing of native vegetation on land that meets the definition of Category 1 - Exempt Land does not require assessment or offsetting under the BC Act, prescribed impacts as outlined in chapter 6 of the Biodiversity Assessment Method (2020) must still be considered on Category 1 - Exempt Land. In addition, potential impacts to Matters of National Environmental Significance under the *Environment Protection and Biodiversity Conservation Act 1999* on Category 1 – exempt land must also be considered.

Depending on the outcome of the land categorisation assessment, planted native vegetation may need to be assessed in accordance with BAM Appendix D: Streamlined module – Planted native vegetation.

If you have any questions about this advice, please do not hesitate to contact Erica Baigent, Senior Conservation Planning Officer, via erica.baigent@environment.nsw.gov.au or (02) 6883 5311.

Yours sincerely,



Liz Mazzer
A/Senior Team Leader Planning North West
Biodiversity, Conservation and Science Directorate

5 June 2023

Attachment A - Environmental Assessment Requirements

Attachment B - Guidance Material

Standard Environmental Assessment Requirements

| | |
|----------------|--|
| BCS | Biodiversity, Conservation and Science Directorate of the NSW Department of Planning and Environment |
| The Department | NSW Department of Planning and Environment |
| NPWS | National Parks and Wildlife Service |

Ancillary development components

The assessment should include all components of the proposal, including any ancillary activities such as road/track widening to enable transport of infrastructure components, connecting pipelines and transmission lines etc.

Category 1 – exempt land

Clearing of native vegetation on land that meets the definition of Category 1 - Exempt Land (as defined under the Local Land Services Act 2013 (LLS Act)) does not require assessment or offsetting under the Biodiversity Conservation Act 2016. Prescribed impacts as outlined in chapter 6 of the Biodiversity Assessment Method (2020) must still be considered on Category 1 - Exempt Land. In addition, potential impacts to Matters of National Environmental Significance under the Environment Protection and Biodiversity Conservation Act 1999 on Category 1 – exempt land must be considered.

Section 60F of the LLS Act provides the transitional arrangements that are in place until a comprehensive NVR Map is published. During the ‘transitional period’ assessors can make a reasonable approximation of land categorisation for unpublished layers, in consultation with the landholder.

Where a reasonable approximation is required, it is recommended that:

- assessors first identify whether land meets criteria for Category 2 - Regulated Land, prior to Category 1 - Exempt Land.
 - In some circumstances, land may meet multiple map criteria i.e. criteria for Category 2 - Regulated Land, AND Category 1 - Exempt Land
 - In most circumstances’ Category 2 - Regulated Land criteria will determine the categorisation of the land, rather than Category 1 - Exempt Land criteria.

Section 60I of the LLS Act and cl.113 of the LLS Regulation defines the criteria in which land can be classified as Category 2 Regulated Land, this includes land which:

- was not cleared of native vegetation as at 1 January 1990;
- was unlawfully cleared of native vegetation after 1 January 1990 and 25 August 2017;
- contains native vegetation that was grown or preserved with the assistance of public funds (other than funds for forestry purposes);
- contains grasslands that are not low conservation grasslands (or low conservation value grassland beneath the canopy or drip line of woody vegetation satisfying the criteria for Category 2);
- is (or was previously) subject to a private native forestry plan approved under Part 5B of the LLS Act
- is subject to a private land conservation agreement;
- is a ‘set aside’ under a Land Management (Native Vegetation) Code;
- is an offset under a property vegetation plan or a set aside under the former native vegetation laws;

- is subject to an approved conservation measure that was the basis for other land being biocertified;
- is required to be set aside for nature conservation, revegetation or as an offset under an EP&A Act consent or approval
- is identified as coastal wetlands or littoral rainforest;
- is identified as koala habitat;
- is a declared Ramsar wetland; or
- is mapped as containing Critically Endangered species of plants or a Critically Endangered Ecological Community (CEEC)
- is a Travelling Stock Route (outside of the Western Division)

In areas which have the potential to contain CEECs, native grasslands or habitat for a Critically Endangered species of plant, land categorisation assessments should be supported by evidence from a site-based floristic assessment to demonstrate presence or absence.

Where an assessor identifies land that does not meet the criteria for Category 2 Vulnerable Regulated Land or Category 2 - Sensitive Regulated land, the assessor should then assess whether or not the land meets the definition of Category 1 – Exempt Land. Where the assessor identifies land as Category 1 – Exempt Land it must be adequately demonstrated that the identified land meets the criteria as set out in section 60H of the LLS Act. Multiple pieces of evidence should be used to demonstrate a Category 1 – Exempt Land designation. This might include:

- Publicly available data sets on the SEED data portal, such as:
 - Land use mapping – used to identify and map existing and historical agricultural land use in NSW – see [NSW Landuse 2017](#)
 - Woody vegetation extent – used to identify and map native vegetation extent – see [NSW Native Vegetation Extent 5m Raster v1.2](#)
 - State-wide Landcover and Tree Survey (SLATS) clearing for NSW – used to identify detectable clearing events since January 1990 – [available here](#)
- Published information on the Native Vegetation Regulatory Map, including Category 2-Sensitive Regulated, Category 2-Vulnerable Regulated, and Excluded Land - [available here](#)
 - Site-based information and records, including current and historical high-resolution aerial photography
 - current and historical photographs of the subject land
 - historical land management records maintained by the landowner
 - vegetation survey data collected on the subject land
 - documentation demonstrating history of authorised clearing and/or development.

The published *Native Vegetation regulatory map: method statement* should be reviewed to determine how the datasets can be best interrogated to support any identification of Category 1 – Exempt Land. Additional guidance for determining native vegetation land categorisation for application in the Biodiversity Offsets Scheme is also available on the NSW Department of Planning and Environment [website](#).

Where there is uncertainty or datasets/information are conflicting, a precautionary approach should be applied and the land should be categorised as Category 2 – Regulated Land.

Where Category 1 – Exempt Land is likely to be present on a development site, early engagement with BCS is encouraged. Prior to the Biodiversity Development Assessment Report being submitted to the consent authority, the accredited assessor should submit a proposed land categorisation method to the BCS North West Planning team at rog.nw@environment.nsw.gov.au for endorsement.

Controlled Actions under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act)

If the proposed development is likely to be a 'Controlled Action' under the EPBC Act, the accredited assessor should contact the BCS North West Planning team at rog.nw@environment.nsw.gov.au prior to submission of the EIS. The BCS North West Planning team can provide guidance on the minimum information requirements for the EIS for any entities that have been or are likely to be deemed a 'Controlled Action'.

Biodiversity

1. Biodiversity impacts related to the proposed project are to be assessed in accordance with [Section 7.9 of the Biodiversity Conservation Act 2016](#) the [Biodiversity Assessment Method 2020](#) and documented in a [Biodiversity Development Assessment Report \(BDAR\)](#). The BDAR must include information in the form detailed in the [Biodiversity Conservation Act 2016](#) (s6.12), [Biodiversity Conservation Regulation 2017](#) (s6.8) and [Biodiversity Assessment Method 2020](#), unless the Department determines that the proposed development is not likely to have any significant impacts on biodiversity values.
2. The BDAR must document the application of the avoid, minimise, and offset framework; including assessing all direct, indirect, uncertain and prescribed impacts in accordance with the [Biodiversity Assessment Method 2020](#).
3. The BDAR must include details of the measures proposed to address the offset obligation as follows:
 - a. The total number and classes of biodiversity credits required to be retired for the development/project;
 - b. The number and classes of like-for-like biodiversity credits proposed to be retired;
 - c. The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;
 - d. Any proposal to fund a [biodiversity conservation action](#);
 - e. Any proposal to conduct ecological rehabilitation (if a mining project);
 - f. Any proposal to make a payment to the Biodiversity Conservation Fund.If seeking approval to use the variation rules, the BDAR must contain details of the [reasonable steps](#) that have been taken to obtain requisite like-for-like biodiversity credits.
4. The BDAR must be submitted with all spatial data associated with the survey and assessment as per Appendix K of the BAM.
5. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the [Biodiversity Conservation Act 2016](#).

NOTE – A BDAR template and guidance document has been created to assist accredited assessors to prepare a BDAR. It has been developed in accordance with best practice, the minimum information requirements, and to support BDAR reviewers. The BDAR Template can be found [here](#) and the Guidance for the BDAR Template can be found [here](#).

Residual Prescribed Impacts within the BAM 2020

Prescribed impacts can be difficult to quantify as they may result in discrete impacts, spatially undefined impacts, ecological regime shifts and/or impact cascades over time. Consequently, avoiding or minimising such impacts is critical and will likely be a key consideration for the consent authority in determining conditions of approval for relevant proposals.

If avoidance and mitigation measures are not applicable or will not result in the complete reduction of prescribed impacts occurring, the assessor and proponent will need to consider options to compensate for unavoidable residual prescribed impacts.

The BAM-C does not calculate biodiversity credits to offset a prescribed impact. However, the consent authority has the discretion to increase the number of biodiversity credits to be retired (or other conservation measures to be undertaken), under a planning approval.

The assessment and calculation of a predicted offset obligation for any prescribed impacts must be presented prior to project determination and any impact occurring, in accordance with Section 7.14 of the Biodiversity Conservation Act 2016. The purpose of this requirement is to ensure:

- commitments to proposed mitigation measures for residual prescribed impacts are described and can be captured in the projects consent conditions; and
- the total offset obligation can be embedded in the project approval

It is recommended that the proponent and assessor consult with BCS during the assessment process on prescribed impact assessment and calculation, when required.

Water and soils

6. The EIS must map the following features relevant to water and soils including:

- a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map);
- b. Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method);
- c. Wetlands as described in s4.2 of the Biodiversity Assessment Method;
- d. Groundwater;
- e. Groundwater dependent ecosystems;
- f. Proposed intake and discharge locations.

7. The EIS must describe background conditions for any water resource likely to be affected by the project, including:

- a. Existing surface and groundwater;
- b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations;
- c. Water Quality Objectives (*as endorsed by the NSW Government*) including groundwater as appropriate that represent the community's uses and values for the receiving waters;
- d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the *ANZECC (2000) Guidelines for Fresh and Marine Water Quality* and/or local objectives, criteria or targets endorsed by the NSW Government;
- e. *Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions.*

8. The EIS must assess the impacts of the project on water quality, including:

- a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the project protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction;
- b. Identification of proposed monitoring of water quality.

9. The EIS must assess the impact of the project on hydrology, including:
 - a. Water balance including quantity, quality and source;
 - b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas;
 - c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems;
 - d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches);
 - e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water;
 - f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options;
 - g. Identification of proposed monitoring of hydrological attributes.

Flooding

10. The EIS must map the following features relevant to flooding as described in the [Floodplain Development Manual 2005](#) including:
 - a. Flood prone land;
 - b. Flood planning area, the area below the flood planning level;
 - c. Hydraulic categorisation (floodways and flood storage areas);
 - d. Flood hazard.
11. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 5% Annual Exceedance Probability (AEP), 1% AEP, flood levels and the probable maximum flood, or an equivalent extreme event.
12. The EIS must model the effect of the proposed project (including fill) on the flood behaviour under the following scenarios:
 - a. Current flood behaviour for a range of design events as identified in 14 above. This includes the 0.5% and 0.2% AEP year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.
13. Modelling in the EIS must consider and document:
 - a. Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies;
 - b. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood, or an equivalent extreme flood;
 - c. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazard categories and hydraulic categories;
 - d. Relevant provisions of the NSW [Floodplain Development Manual 2005](#).
14. The EIS must assess the impacts on the proposed project on flood behaviour, including:
 - a. Whether there will be detrimental increases in the potential flood affection of other properties, assets and infrastructure;
 - b. Consistency with Council floodplain risk management plans;

- c. Consistency with any Rural Floodplain Management Plans;
- d. Compatibility with the flood hazard of the land;
- e. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land;
- f. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site;
- g. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses;
- h. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the NSW SES and Council;
- i. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the NSW SES and Council;
- j. Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the NSW SES;
- k. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.

Guidance Material

| Title | Web address |
|--|---|
| <u>Relevant Legislation</u> | |
| <i>Biodiversity Conservation Act 2016</i> | https://www.legislation.nsw.gov.au/view/html/inforce/curr/ent/act-2016-063 |
| <i>Environment Protection and Biodiversity Conservation Act 1999</i> | https://www.legislation.gov.au/Details/C2014C00140/Download |
| <i>Environmental Planning and Assessment Act 1979</i> | https://www.legislation.nsw.gov.au/view/html/inforce/curr/ent/act-1979-203 |
| <i>Fisheries Management Act 1994</i> | https://www.legislation.nsw.gov.au/view/html/inforce/curr/ent/act-1994-038 |
| <i>National Parks and Wildlife Act 1974</i> | https://www.legislation.nsw.gov.au/view/html/inforce/curr/ent/act-1974-080 |
| <i>Protection of the Environment Operations Act 1997</i> | https://www.legislation.nsw.gov.au/view/html/inforce/curr/ent/act-1997-156 |
| <i>Water Management Act 2000</i> | https://www.legislation.nsw.gov.au/view/html/inforce/curr/ent/act-2000-092 |
| <i>Wilderness Act 1987</i> | https://www.legislation.nsw.gov.au/view/html/inforce/curr/ent/act-1987-196 |
| <u>Biodiversity</u> | |
| Biodiversity Assessment Method (OEH, 2020) | https://www.environment.nsw.gov.au/research-and-publications/publications-search/biodiversity-assessment-method-2020 |
| Changes to the Biodiversity Assessment Method from 2017 to 2020 | https://www.environment.nsw.gov.au/research-and-publications/publications-search/changes-to-the-biodiversity-assessment-method-from-2017-to-2020 |
| Biodiversity Development Assessment Report Template | https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Biodiversity/biodiversity-development-assessment-report-template-220210.docx?la=en&hash=1A4829C7ACA5A51ECE414A767C27361893706CEC |
| Guidance for the Biodiversity Development Assessment Report Template | https://www.environment.nsw.gov.au/research-and-publications/publications-search/guidance-for-the-biodiversity-development-assessment-report-template |
| BAM 2020 Operational Manual Stage 1 | https://www.environment.nsw.gov.au/research-and-publications/publications-search/biodiversity-assessment-manual-2020-operational-manual-stage-1 |
| BAM 2020 Operational Manual Stage 2 | https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Biodiversity/biodiversity-assessment-method-operational-manual-stage-2-230164.pdf |
| BAM 2020 Operational Manual Stage 3 | https://www.environment.nsw.gov.au/research-and-publications/publications-search/biodiversity-assessment-method-operational-manual-stage-3 |

| Title | Web address |
|---|---|
| BAM Calculator User Guide | https://www.environment.nsw.gov.au/research-and-publications/publications-search/biodiversity-assessment-method-user-guide |
| Serious and irreversible impacts of development on biodiversity | https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity/biodiversity-offsets-scheme/serious-and-irreversible-impacts |
| Practice Note - Guidance for assessors and decision makers in applying modified benchmarks to assessments of vegetation integrity: Biodiversity Assessment Method | https://www.environment.nsw.gov.au/research-and-publications/publications-search/guidance-assessors-decision-makers-applying-modified-benchmarks-to-assessments-vegetation-integrity |
| Guidance and Criteria to assist a decision maker to determine a serious and irreversible impact (OEH, 2017) | https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Biodiversity/guidance-decision-makers-determine-serious-irreversible-impact-190511.pdf |
| Accreditation Scheme for Application of the Biodiversity Assessment Method Order 2017 | https://www.legislation.nsw.gov.au/view/pdf/asmade/sl-2017-471 |
| Ancillary rules: Biodiversity conservation actions | https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Biodiversity/ancillary-rules-biodiversity-conservation-actions-170496.pdf |
| Ancillary rules: Reasonable steps to seek like-for-like biodiversity credits for the purpose of applying the variation rules | https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Biodiversity/ancillary-rules-reasonable-steps-like-for-like-biodiversity-credits-170498.pdf |
| Ancillary rules: Impacts on threatened species and ecological communities excluded from application of variation rules | https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Biodiversity/ancillary-rules-impacts-on-threatened-entities-excluded-from-variation-170497.pdf?la=en&hash=C38840BFF49F012433532DF72E3D90C741E4DAC1 |
| The Department's Threatened Species Website | https://www.environment.nsw.gov.au/topics/animals-and-plants/threatened-species |
| NSW BioNet (Atlas of NSW Wildlife) | https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity/nsw-bionet |
| Surveying Threatened Plants and their Habitats - NSW Survey Guide for the Biodiversity Assessment Method (DPIE 2020). | https://www.environment.nsw.gov.au/research-and-publications/publications-search/surveying-threatened-plants-and-their-habitats-survey-guide-for-the-biodiversity-assessment-method |
| Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities - November 2004 | https://www.environment.nsw.gov.au/surveys/BiodiversitySurveyGuidelinesDraft.htm |
| Threatened species survey and assessment guidelines: field survey methods for fauna – amphibians | https://www.environment.nsw.gov.au/research-and-publications/publications-search/threatened-species-field-survey-methods-for-fauna-amphibians |

| Title | Web address |
|--|---|
| NSW Survey Guide for Threatened Frogs | https://www.environment.nsw.gov.au/research-and-publications/publications-search/nsw-survey-guide-for-threatened-frogs |
| Surveying 'species credit' threatened bats and their habitats – NSW survey guide for the Biodiversity Assessment Method | https://www.environment.nsw.gov.au/research-and-publications/publications-search/species-credit-threatened-bats-nsw-survey-guide-for-biodiversity-assessment-method |
| Bat calls of NSW - region-based guide to the echolocation calls of Microchiropteran bats | https://www.environment.nsw.gov.au/surveys/Batcalls.htm |
| Community Biodiversity Survey Manual | https://www.environment.nsw.gov.au/surveys/CommunityBiodiversitySurveyManual.htm |
| BioNet Vegetation Classification - NSW Plant Community Type (PCT) database | www.environment.nsw.gov.au/research/Vegetationinformaticsystem.htm |
| The Departments Data Portal (access to online spatial data) | http://data.environment.nsw.gov.au/ |
| Determining native vegetation land categorisation for application in the Biodiversity Offsets Scheme | https://www.environment.nsw.gov.au/research-and-publications/publications-search/determining-native-vegetation-land-categorisation-for-application-in-the-biodiversity-offsets-scheme |
| Fisheries NSW policies and guidelines | https://www.dpi.nsw.gov.au/fishing/habitat/publications/pubs/fish-habitat-conservation |
| List of national parks | https://www.nationalparks.nsw.gov.au/conservation-and-heritage/national-parks |
| Revocation, recategorisation and road adjustment policy (OEH, 2012) | https://www.environment.nsw.gov.au/topics/parks-reserves-and-protected-areas/park-policies/revocation-recategorisation-and-road-adjustment |
| Guidelines for consent and planning authorities for Developments adjacent to National Parks and Wildlife Service Land (NPWS, 2020) | https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Parks-reserves-and-protected-areas/Development-guidelines/developments-adjacent-npws-lands-200362.pdf |
| <u>Water and Soils</u> | |
| Acid sulphate soils | |
| Acid Sulfate Soils Planning Maps via Data.NSW | https://datasets.seed.nsw.gov.au/dataset/acid-sulfate-soils-risk0196c |
| Acid Sulfate Soils Manual (Stone et al. 1998) | https://www.environment.nsw.gov.au/resources/epa/Acid-Sulfate-Manual-1998.pdf |
| Acid Sulfate Soils Laboratory Methods Guidelines (Ahern et al. 2004) | http://www.environment.nsw.gov.au/resources/soils/acid-sulfate-soils-laboratory-methods-guidelines.pdf This replaces Chapter 4 of the Acid Sulfate Soils Manual above. |

| Title | Web address |
|--|---|
| Flooding | |
| Floodplain development manual | https://www.environment.nsw.gov.au/topics/water/floodplains/floodplain-manual |
| Floodplain Risk Management Guidelines | http://www.environment.nsw.gov.au/topics/water/coasts-and-floodplains/floodplains/floodplain-guidelines |
| NSW Climate Impact Profile | http://climatechange.environment.nsw.gov.au/ |
| Climate Change Impacts and Risk Management | https://www.environment.gov.au/climate-change/adaptation/publications/climate-change-impact-risk-management |
| Water | |
| Water Quality Objectives | http://www.environment.nsw.gov.au/ieo/index.htm |
| ANZECC & ARMCANZ (2000) Water Quality Guidelines | https://www.waterquality.gov.au/anz-guidelines/resources/previous-guidelines/anzecc-armcanz-2000 |
| Applying Goals for Ambient Water Quality Guidance for Operations Officers – Mixing Zones | http://deccnet/water/resources/AWQGuidance7.pdf |
| Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004) | http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf |



NSW RURAL FIRE SERVICE

Department of Planning and Environment (Parramatta)
Locked Bag 5022,
PARRAMATTA NSW 2124
Australia

Your reference: SSD-58801472
Our reference: DA20230531002324-SEARS-1

ATTENTION: Pamela Morales

Date: Monday 5 June 2023

Dear Sir/Madam,

Development Application

State Significant - SEARS - Intensive livestock agriculture

Tangaratta Feedmill - 771 WALLAMORE ROAD WALLAMORE NSW 2340, 4//DP578865

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 30/05/2023.

The preparation of an environmental assessment for the proposed development should incorporate a bushfire hazard assessment prepared by a suitably qualified person.

This assessment shall include site-specific recommendations for the proper design of:

- asset protection zones;
- measures to prevent a fire occurring within the site from developing into a bush/grass fire risk to the surrounding area;
- water supply for fire fighting purposes;
- land and vegetation management;
- emergency management procedures, including the development of a Fire Management Plan in consultation with the local NSW RFS District Fire Control Centre; and
- vehicular access and defendable space around assets.

Protection for assets from bush fires can be achieved through a combination of strategies which will:

- minimise the impact of radiant heat and direct flame contact by separating development from bush fire hazards;
- minimise the vulnerability of buildings to ignition and fire spread from flames, radiation and embers;
- enable appropriate access and egress for firefighters;
- provide adequate water supplies for bush fire suppression operations;
- focus on facility preparedness, including emergency planning and property maintenance requirements; and
- facilitate the maintenance of asset protection zones, access for firefighting and on-site equipment for fire suppression

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

For any queries regarding this correspondence, please contact Bryan Netzler on 1300 NSW RFS.

Yours sincerely,

Allyn Purkiss
Manager Planning & Environment Services
Built & Natural Environment

Pamela Morales
Department of Planning and Environment
C/o Major Projects Portal

Pamela.morales@planning.nsw.gov.au

Secretary's Environmental Assessment Requirements Tangaratta Feedmill SSD-58801472

Dear Ms Morales

Thank you for your correspondence of 30 May 2023 and the opportunity to provide input to the draft Planning Secretary's Environmental Assessment Requirements (SEARs) for the Tangaratta Feedmill at 771 Wallamore Road, Wallamore (SSD-58801472).

NSW Department of Primary Industries (DPI) Agriculture collaborates with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment.

NSW DPI Agriculture has reviewed the scoping report for the above proposal and requests that the following requirements be included in the SEARs:

- A Land Use Conflict Risk Assessment (LUCRA) should be undertaken for the proposed development. The LUCRA should detail any potential impacts from the proposed development on neighbouring agricultural land uses and potential impacts of neighbouring agricultural land uses on the operation of the proposed development. The LUCRA should detail the consultation undertaken with neighbouring landowners to identify potential impacts. For the identified impacts the LUCRA should detail mitigation measures to reduce the potential risk. The consideration of impacts should include those during operation of the facility and not just construction.
- A biosecurity management (pests, weeds, and disease) risk assessment should be prepared to detail the likely plant, animal, and community risks the proposed development may pose to agricultural land uses in the locality. The relevant weed or pest animals for a region are addressed in the regional plans or strategies issued by NSW Local Lands Services. The risk assessment should include details of how the proposal will deal with identified biosecurity risks as well as contingency plans for any failures. Include monitoring and mitigation measures for weed and pest management. The preparation of a biosecurity risk management plan for the new facility is an opportunity to modernise any existing biosecurity arrangements

Industry guidelines and resource information, listed in Attachment A, should also be provided to the proponent for their consideration when preparing the Environmental Impact Statement.

Should you require clarification on any of the information contained in this response, please do not hesitate to contact me on 0429 864 501 or by email at landuse.ag@dpi.nsw.gov.au

Sincerely

A handwritten signature in black ink, appearing to read 'Paul Garnett', with a stylized flourish at the end.

Paul Garnett
Agricultural Land Use Planning Officer
Ag Strategic Initiatives
New England and North West Region

5 June 2023

Attachment A: Industry guidelines and resource information

| Title | Website link |
|--|---|
| Land Use Conflict Risk Assessment Guide | https://www.dpi.nsw.gov.au/agriculture/lup/development-assessment2/lucra |
| Biosecurity Risk Management in Land Use Planning and Development | https://www.dpi.nsw.gov.au/___data/assets/pdf_file/0018/1271241/managing-biosecurity-risks-in-land-use-planning-and-development-guide.pdf |

Department of Planning and Environment

Our ref: OUT23/8143

Pamela Morales

Planning and Assessment Group
NSW Department of Planning and Environment

Email: pamela.morales@planning.nsw.gov.au

30 May 2023

Subject: Tangaratta Feedmill (SSD-58801472) – Advice on Secretary’s Environmental Assessment Requirements (SEARs)

Dear Pamela Morales

DPE Water has developed standard SEARs for SSD and SSI projects. Please see Attachment A for detailed requirements.

If any of the requirements do not apply to this project, the proponent should describe why in a short statement.

Should you have any further queries in relation to this submission please do not hesitate to contact DPE Water Assessments at water.assessments@dpie.nsw.gov.au.

Yours sincerely



Tim Baker
Senior Project Officer, Assessments, Knowledge Division
Department of Planning and Environment: Water

Water Take and Licensing

| No. | Assessment Requirement | Relevant Policy/Guideline/Legislation |
|-----|---|---|
| 1 | A detailed and consolidated site water balance. | |
| 2 | Description of all works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater. This includes the description of any development, activities or structures that will intercept, interfere with or remove groundwater, both temporary and permanent. | <p>NSW Aquifer Interference Policy, section 3 & 5 of the <i>Water Management Act 2000</i>, Water Sharing Plans</p> <p>Clause 24 of the <i>Water Management (General) Regulation 2018</i></p> <p>Groundwater Guidelines- https://www.industry.nsw.gov.au/water/licensing-trade/major-projects</p> |
| 3 | Details of all water take for the life of the project and post closure where applicable. This is to include water taken directly and indirectly, and the relevant water source where water entitlements are required to account for the water take. If the water is to be taken from an alternative source confirmation should be provided by the supplier that the appropriate volumes can be obtained. | <p>Section 3 & 5 of the <i>Water Management Act 2000</i>, Water Sharing Plans</p> <p>Section 2 of the NSW Aquifer Interference Policy provides explanation of water take for aquifer interference activities</p> |
| 4 | Details of Water Access Licences (WALs) held to account for any take of water where required, or demonstration that WALs can be obtained prior to take of water occurring. This should include an assessment of the current market depth where water entitlement is required to be purchased. Any exemptions or exclusions to requiring approvals or licenses under the <i>Water Management Act 2000</i> should be detailed by the proponent. | <p>Water Sharing Plans</p> <p>Sections 3, 5, 60A & 60I of the <i>Water Management Act 2000</i></p> <p>WAL must nominate a work to satisfy s60D of the <i>Water Management Act 2000</i> and this is completed by a dealing application under s71W of the <i>Water Management Act 2000</i></p> <p>Exemptions or exclusions information:</p> <ul style="list-style-type: none"> ○ Clause 21-23, 34-50, sch.1 and 4 <i>Water Management Regulation 2018</i> ○ Sections 4.41 and 5.23 of the <i>EP&A Act 1979</i> ○ Water licensing and works approvals exemptions - https://water.dpie.nsw.gov.au/licensing-and-trade/licensing/water-licensing-and-works-approvals-exemptions |

Water Impacts

| No. | Assessment Requirement | Relevant Policy/Guideline/Legislation |
|-----|--|--|
| 5 | A description of groundwater conditions that provides an understanding of groundwater level across the site under a range of wet and dry conditions. | NSW Aquifer Interference Policy Groundwater Guidelines |
| 6 | Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, groundwater dependent ecosystems, and ground water levels; including measures proposed to reduce and mitigate these impacts. | <i>Water Management Act 2000</i> Part 1, Division 1, Section 5(2d; 4c) & Part 3 Div 2 Sect 97 <i>Water Management Act 2000</i> Part 1, Division 1, Section 5(4a;5a; 6a; 7a; 8a)) NSW Aquifer Interference Policy Groundwater Guidelines |
| 7 | Proposed surface and groundwater monitoring activities and methodologies. | Groundwater Guidelines NSW Water Quality and River Flow Objectives Australian and New Zealand fresh and marine water quality guidelines (ANZG 2018) |

Assessment against Policy and Guidelines

| No. | Assessment Requirement | Relevant Policy/Guideline/Legislation |
|-----|---|---|
| 8 | Identification and impact assessment of all works/activities located on waterfront land including an assessment against Guidelines for Controlled Activities on Waterfront Land (DPE 2022). | Guidelines for Controlled Activities on Waterfront Land (DPE 2022) |
| 9 | Assessment of project against relevant policies and guidelines | Water Sharing Plans, Floodplain Management Plans, NSW Aquifer Interference Policy, Guidelines for Controlled Activities on Waterfront Land (DPE 2022), Groundwater Guidelines |

From: [Nicole Davis](#)
To: [Pamela Morales](#)
Subject: Heritage NSW - ACH - Advice on SEARs - Tangaratta Feedmill (SSD-58801472) (Tamworth Regional)
Date: Wednesday, 31 May 2023 12:42:00 PM
Attachments: [..datacontent\image\Images\logo1644468813661.png](#)
[image001.png](#)

Dear Pamela,

Heritage NSW recommends that the following SEAR be included with respect to Aboriginal cultural heritage (ACH).

Aboriginal Cultural Heritage

- Provide an Aboriginal Cultural Heritage Assessment Report (ACHAR), prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts to Aboriginal cultural heritage sites or values associated with the site.

Kind Regards
Nicole Davis

Nicole Davis

Manager Assessments
Heritage NSW

Department of Planning and Environment

T 02 4927 3156 M 0409 394 343 E nicole.davis@environment.nsw.gov.au
Locked Bag 5020 Parramatta 2124



From: no-reply@majorprojects.planning.nsw.gov.au <no-reply@majorprojects.planning.nsw.gov.au>
Sent: Tuesday, 30 May 2023 10:42 AM
To: Tanya Pelz <tanya.pelz@environment.nsw.gov.au>; OEH HD Heritage Mailbox <HERITAGEMailbox@environment.nsw.gov.au>
Cc: Pamela Morales <pamela.morales@planning.nsw.gov.au>
Subject: Major Projects – New Request for Advice - Tangaratta Feedmill (SSD-58801472) (Tamworth Regional)

The Department has sent you a request for advice in relation to the Tangaratta Feedmill. The due date for this request is 12/06/23.

Please sign in to your account to view the details of this request and to upload your advice.

If you have any enquiries, please contact Pamela Morales on 02 9274 6386 /at pamela.morales@planning.nsw.gov.au.

To sign in to your account click [here](#) or visit the [Major Projects Website](#).

Please do not reply to this email.

Kind regards

The Department of Planning and Environment



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This email is intended for the addressee(s) named and may contain confidential and/or privileged information.

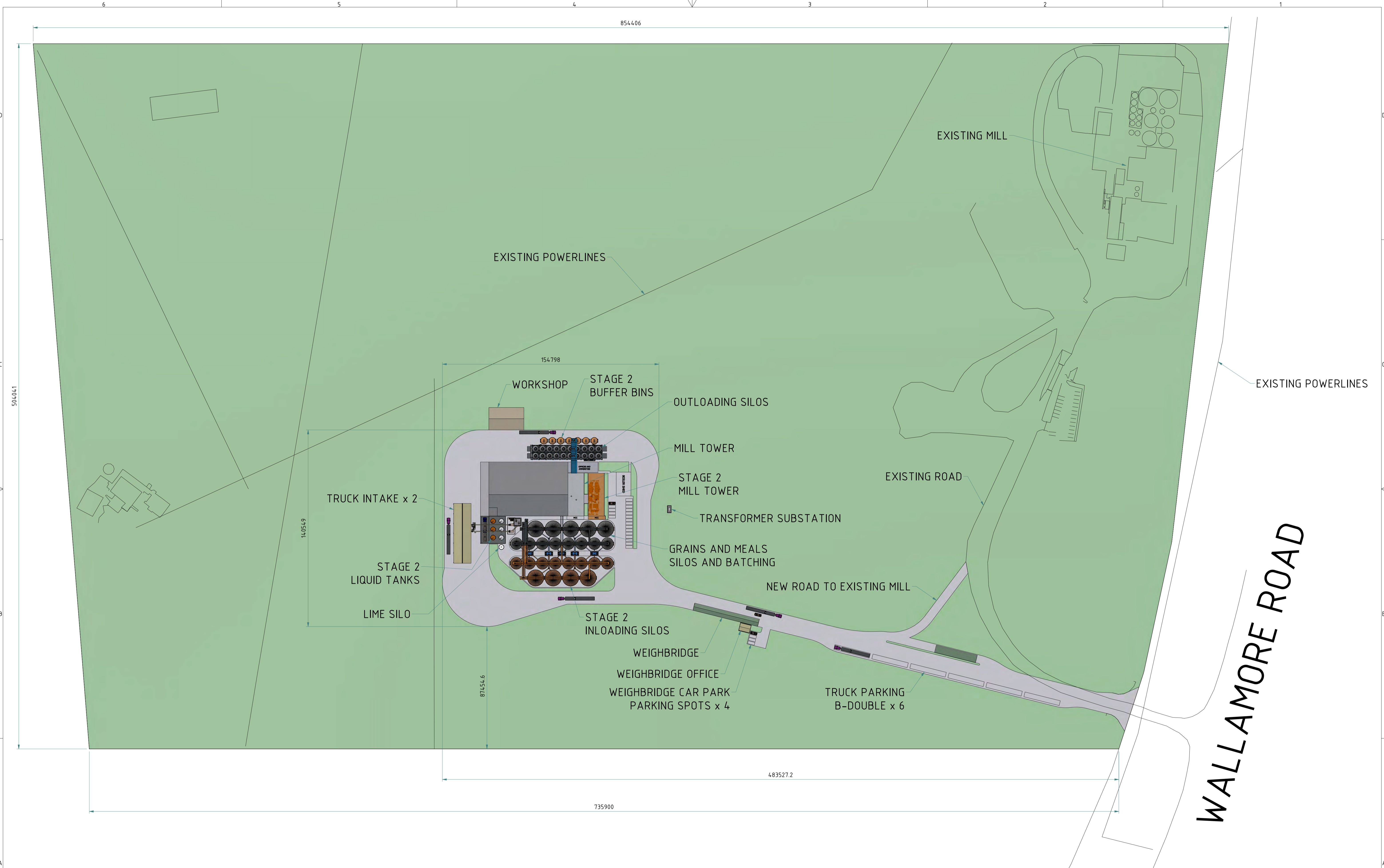
If you are not the intended recipient, please notify the sender and then delete it immediately.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL



Appendix B

Development Plans



WALLAMORE ROAD

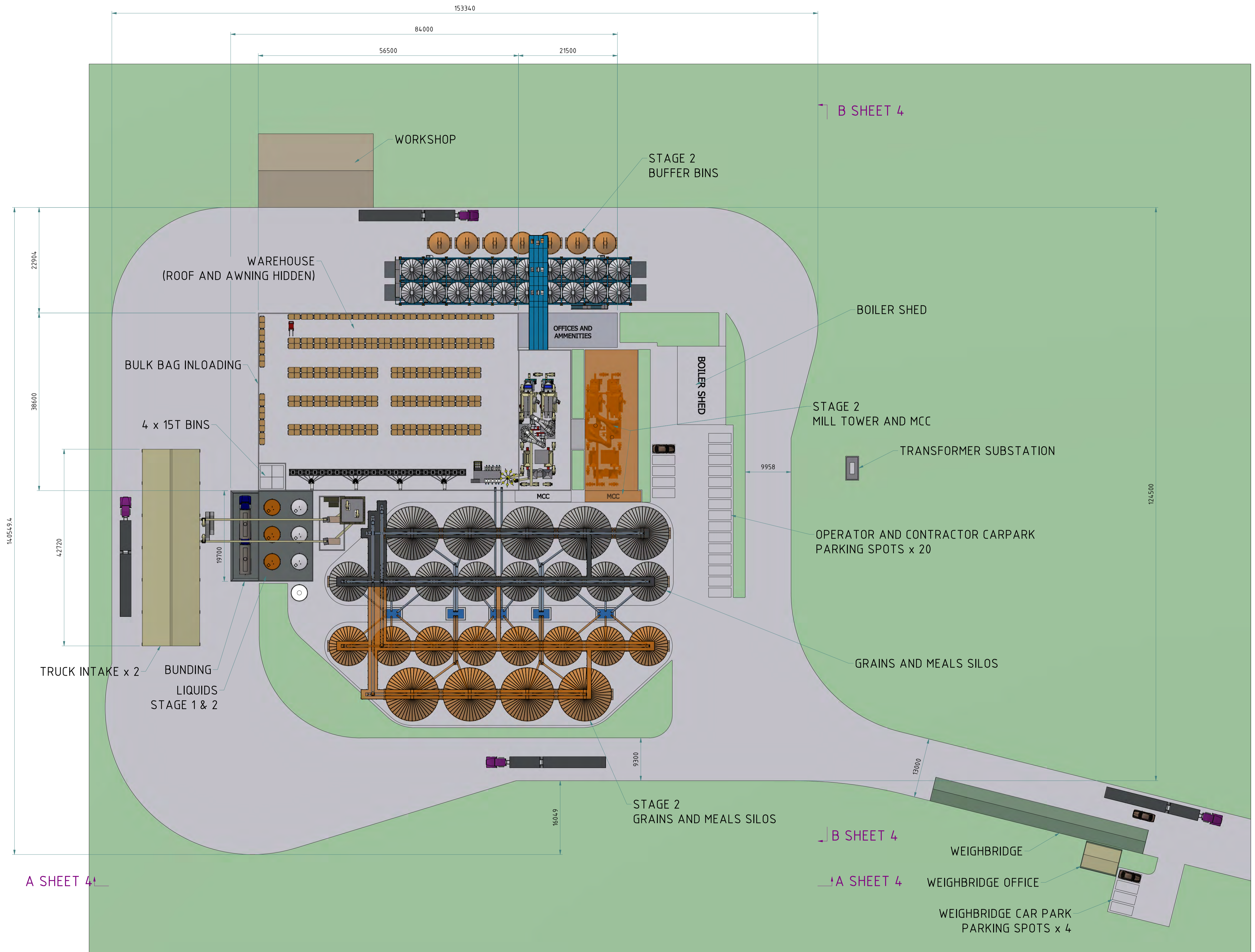
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|------------------|---------------------|------------|----------|
| REV | DESCRIPTION | DATE | APPROVED |
| D | MILL TOWERS WIDENED | 18/10/2023 | |

| | | | | | | | |
|--|--|---------------------------|--|------------------------|----|------------|------------------------------|
| CLIENT & PROJECT LOCATION | | 47-49 OVERSEAS DRIVE | | MDL | JC | 3/07/2023 | BAIADA TFM - TANGARATTA, NSW |
| NOBLE PARK, VIC 3174 | | PHONE: +61 (03) 9702 4855 | | DRN | JC | 24/07/2023 | GENERAL SITE LAYOUT |
| EMAIL: info@lgpm.com.au | | WEBSITE: www.lgpm.com.au | | CHK | | | OVERALL SITE |
| UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN mm | | SCALE 1:1200 | | THIRD ANGLE PROJECTION | | A1 | P&ID ITEM No. 9873-00002 |
| | | | | | | REV. D | SHT 1 OF 4 |

LGPM
 PROCESS INNOVATION
 Bulk Materials Handling & Processing Systems

47-49 OVERSEAS DRIVE
 NOBLE PARK, VIC 3174
 PHONE: +61 (03) 9702 4855
 EMAIL: info@lgpm.com.au
 WEBSITE: www.lgpm.com.au

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A SHEET 4

B SHEET 4

B SHEET 4

A SHEET 4

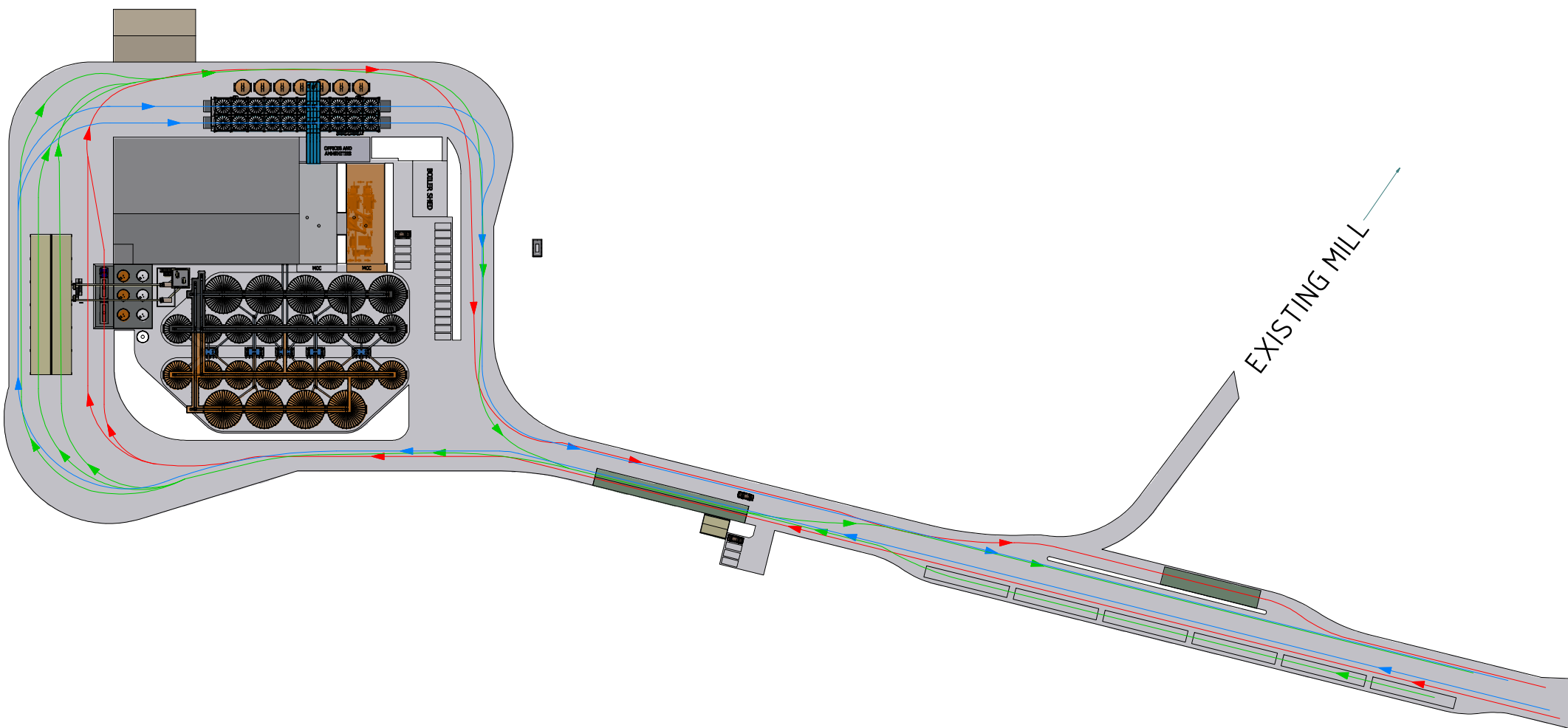
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|------------------|---------------------|------------|----------|
| REV | DESCRIPTION | DATE | APPROVED |
| D | MILL TOWERS WIDENED | 18/10/2023 | |

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|------------------------------|------------|--|--------|------------|
| CLIENT & PROJECT LOCATION | | MDL | JC | 3/07/2023 |
| BAIADA TFM - TANGARATTA, NSW | | DRN | JC | 24/07/2023 |
| PROPOSED FEEDMILL | | CHK | | |
| GENERAL SITE LAYOUT | | UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN mm | | |
| NEW MILL OVERVIEW | | SCALE | 1:400 | |
| P&ID ITEM No. | DRG No. | THIRD ANGLE PROJECTION | A1 | |
| | 9873-00002 | | | |
| REV. | D | SHT | 2 OF 4 | |

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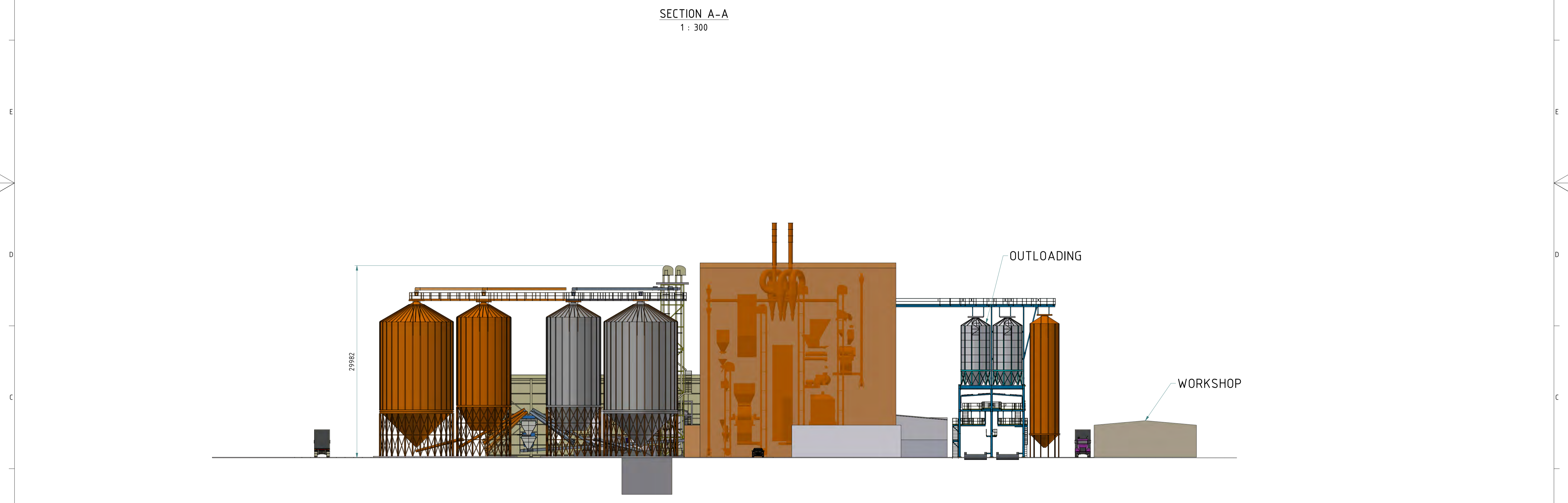
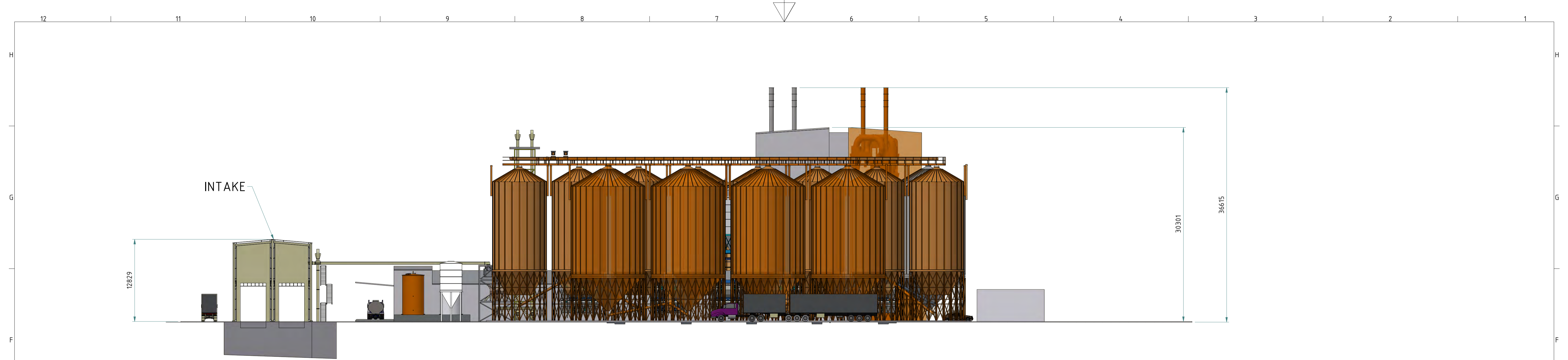
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EXISTING MILL

- B DOUBLE TRUCK - OUTLOADING
- B DOUBLE TRUCK - LIQUIDS
- AB TRIPLE TRUCK - INLOADING

| LGPM Bulk Materials Handling & Processing Systems <small>UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN mm.</small> | | 47-49 OVERSEAS DRIVE NOBLE PARK, VIC 3174 PHONE: +61 (0)3 9702 4855 EMAIL: info@lgpm.com.au WEBSITE: www.lgpm.com.au | | MDL JIC 3/07/2023 DRN JIC 24/07/2023 CHK | CLIENT & PROJECT LOCATION BAIADA TFM - TANGARATTA, NSW | REVISION HISTORY <table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> <th>APPROVED</th> </tr> </thead> <tbody> <tr> <td>D</td> <td>MILL TOWERS WIDENED</td> <td>18/10/2023</td> <td></td> </tr> </tbody> </table> | | REV | DESCRIPTION | DATE | APPROVED | D | MILL TOWERS WIDENED | 18/10/2023 | |
|---|---------------------|---|-------------------------------------|--|--|---|--|-----|-------------|------|----------|---|---------------------|------------|--|
| | | REV | DESCRIPTION | DATE | APPROVED | | | | | | | | | | |
| D | MILL TOWERS WIDENED | 18/10/2023 | | | | | | | | | | | | | |
| PROPOSED FEEDMILL GENERAL SITE LAYOUT TRAFFIC FLOW OVERLAY | | SCALE 1:600 | PKET ITEM NO. DRG NO. 9873-00002 | REV. D SHT 3 OF 4 | | | | | | | | | | | |



| REVISION HISTORY | | | |
|------------------|---------------------|------------|----------|
| REV | DESCRIPTION | DATE | APPROVED |
| D | MILL TOWERS WIDENED | 18/10/2023 | |

| | | | |
|---|------------|------------------------------|---------|
| CLIENT & PROJECT LOCATION | | BAIADA TFM - TANGARATTA, NSW | |
| PROPOSED FEEDMILL GENERAL SITE LAYOUT ELEVATION VIEWS | | SCALE | 1 : 300 |
| PS/D ITEM No. | DRG No. | REV. | SHT |
| | 9873-00002 | D | 4 OF 4 |

LGPM
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 WEBSITE: www.lgpm.com.au

MDL JC 3/07/2023
 DRN JC 24/07/2023
 CHK

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN mm
 THIRD ANGLE PROJECTION

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Appendix C

APZ & Landscaping Measures

APPENDIX 4

ASSET PROTECTION ZONE REQUIREMENTS

In combination with other BPMs, a bush fire hazard can be reduced by implementing simple steps to reduce vegetation levels. This can be done by designing and managing landscaping to implement an APZ around the property.

Careful attention should be paid to species selection, their location relative to their flammability, minimising continuity of vegetation (horizontally and vertically), and ongoing maintenance to remove flammable fuels (leaf litter, twigs and debris).

This Appendix sets the standards which need to be met within an APZ.

A4.1 Asset Protection Zones

An APZ is a fuel-reduced area surrounding a building or structure. It is located between the building or structure and the bush fire hazard.

For a complete guide to APZs and landscaping, download the NSW RFS document *Standards for Asset Protection Zones* at the NSW RFS Website www.rfs.nsw.gov.au.

An APZ provides:

- a buffer zone between a bush fire hazard and an asset;
- an area of reduced bush fire fuel that allows for suppression of fire;
- an area from which backburning or hazard reduction can be conducted; and
- an area which allows emergency services access and provides a relatively safe area for firefighters and home owners to defend their property.

Bush fire fuels should be minimised within an APZ. This is so that the vegetation within the zone does not provide a path for the spread of fire to the building, either from the ground level or through the tree canopy.

An APZ, if designed correctly and maintained regularly, will reduce the risk of:

- direct flame contact on the building;
- damage to the building asset from intense radiant heat; and
- ember attack.

The methodology for calculating the required APZ distance is contained within Appendix 1. The width of the APZ required will depend upon the development type and bush fire threat. APZs for new development are set out within Chapters 5, 6 and 7 of this document.

In forest vegetation, the APZ can be made up of an Inner Protection Area (IPA) and an Outer Protection Area (OPA).

A4.1.1 Inner Protection Areas (IPAs)

The IPA is the area closest to the building and creates a fuel-managed area which can minimise the impact of direct flame contact and radiant heat on the development and act as a defensible space. Vegetation within the IPA should be kept to a minimum level. Litter fuels within the IPA should be kept below 1cm in height and be discontinuous.

In practical terms the IPA is typically the curtilage around the building, consisting of a mown lawn and well maintained gardens.

When establishing and maintaining an IPA the following requirements apply:

Trees

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m; and
- preference should be given to smooth barked and evergreen trees.

Shrubs

- create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover; and
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

Grass

- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

A4.1.2 Outer Protection Areas (OPAs)

An OPA is located between the IPA and the unmanaged vegetation. It is an area where there is maintenance of the understorey and some separation in the canopy. The reduction of fuel in this area aims to decrease the intensity of an approaching fire and restricts the potential for fire spread from crowns; reducing the level of direct flame, radiant heat and ember attack on the IPA.

Because of the nature of an OPA, they are only applicable in forest vegetation.

When establishing and maintaining an OPA the following requirements apply:

Trees

- tree canopy cover should be less than 30%; and
- canopies should be separated by 2 to 5m.

Shrubs

- shrubs should not form a continuous canopy; and
- shrubs should form no more than 20% of ground cover.

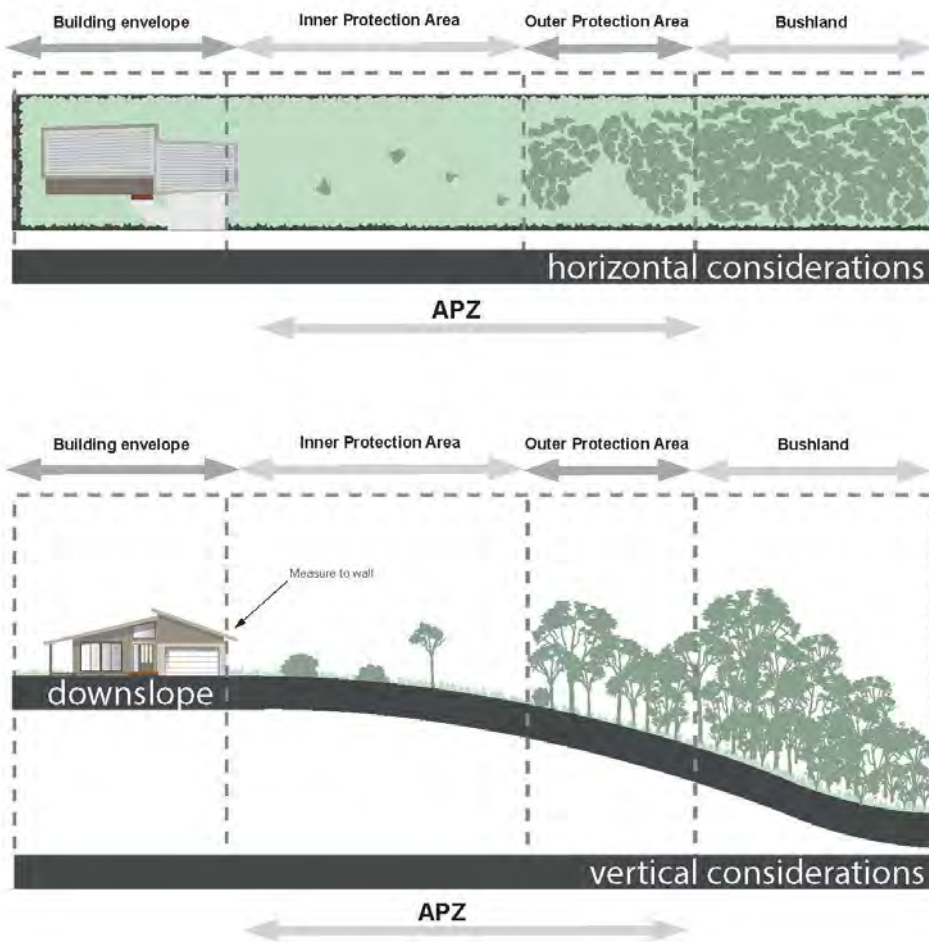
Grass

- grass should be kept mown to a height of less than 100mm; and
- leaf and other debris should be removed.

An APZ should be maintained in perpetuity to ensure ongoing protection from the impact of bush fires. Maintenance of the IPA and OPA as described above should be undertaken regularly, particularly in advance of the bush fire season.

Figure A4.1

Typical Inner and Outer Protection Areas.



Appendix D

Access Specifications

APPENDIX 3

ACCESS

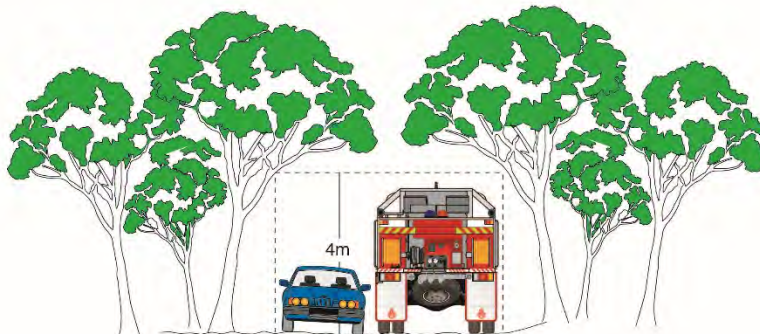
This appendix provides design principles for emergency service vehicle access.

A3.1 Vertical clearance

An unobstructed clearance height of 4 metres should be maintained above all access ways including clearance from building construction, archways, gateways and overhanging structures (e.g. ducts, pipes, sprinklers, walkways, signs and beams). This also applies to vegetation overhanging roads.

Figure A3.1

Vertical clearance.



A3.2 Vehicle turning requirements

Curved carriageways should be constructed using the minimum swept path as outlined in Table A3.2.

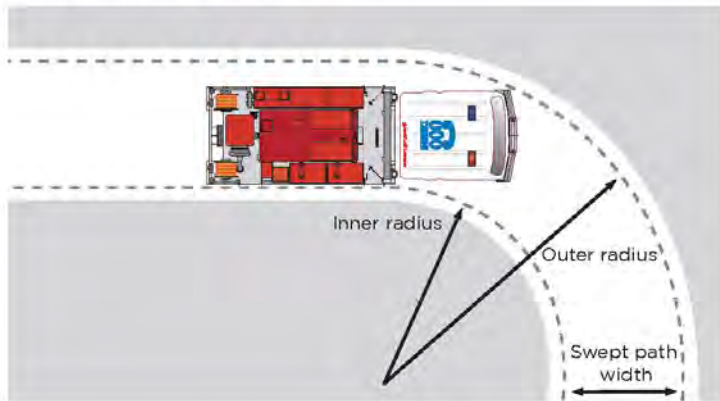
Table A3.2

Minimum curve radius for turning vehicles.

| Curve radius (inside edge in metres) | Swept path (metres width) |
|---|------------------------------|
| < 40 | 4.0 |
| 40 - 69 | 3.0 |
| 70 - 100 | 2.7 |
| > 100 | 2.5 |

Figure A3.2a

Swept path width for turning vehicles.



The radius dimensions given are for wall to wall clearance where body overhangs travel a wider arc than the wheel tracks (vehicle swept path). The swept path shall include an additional 500mm clearance either side of the vehicle.

Figure A3.2b

Roundabout swept path.



Example of a swept path as applied to a roundabout. The distance between inner and outer turning arcs allows for expected vehicle body swing of front and rear overhanging sections (the swept path).

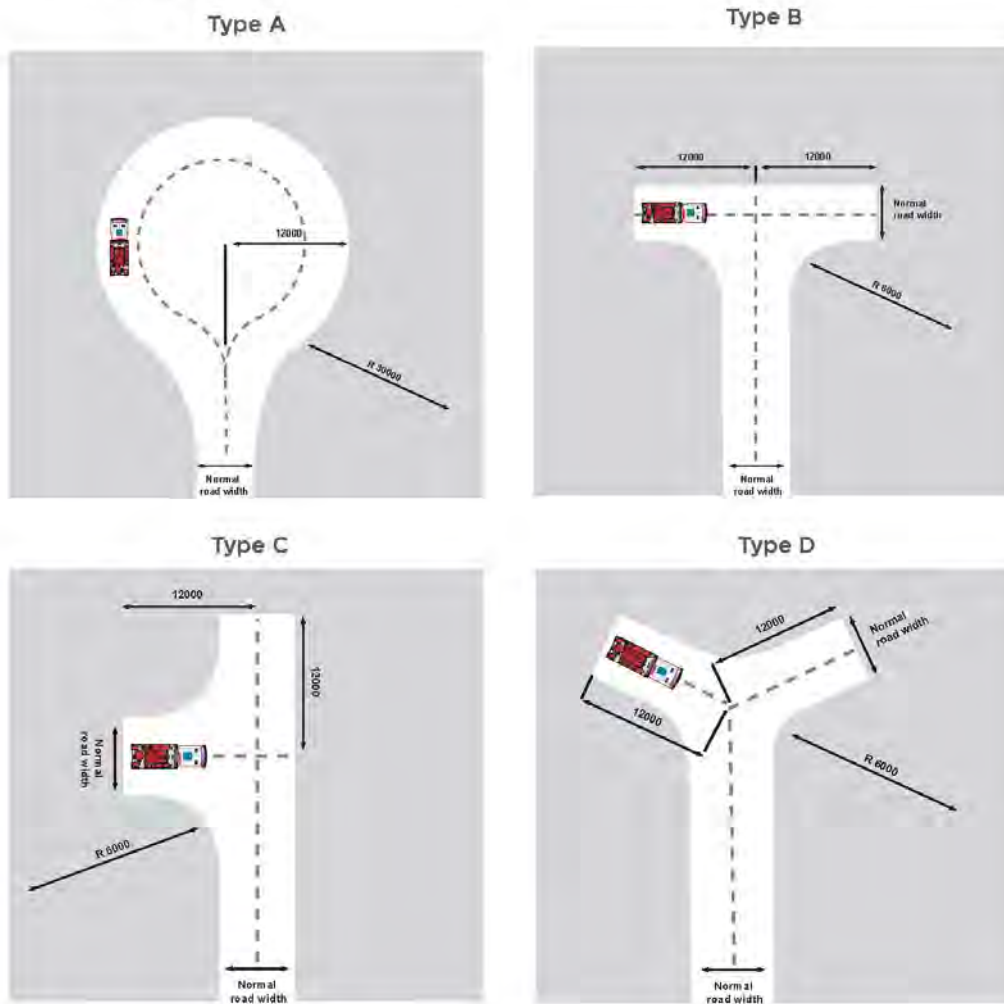
A3.3 Vehicle turning head requirements

Dead ends that are longer than 200m must be provided with a turning head area that avoids multipoint turns. "No parking" signs are to be erected within the turning head.

The minimum turning radius shall be in accordance with Table A3.2. Where multipoint turning is proposed the NSW RFS will consider the following options:

Figure A3.3

Multipoint turning options.



A3.4 Passing bays

The construction of passing bays, where required, shall be 20m in length and provide a minimum trafficable width at the passing point of 6m.

Figure A3.4

Passing bays can provide advantages when designed correctly. Poor design can and does severely impede access.



A3.5 Parking

Parking can create a pinch point in required access. The location of parking should be carefully considered to ensure fire appliance access is unimpeded. Hydrants shall be located outside of access ways and any parking areas to ensure that access is available at all times.

Figure A3.5

Hydrants and parking bays.



A3.6 Kerb dimensions

All kerbs constructed around access roads should be no higher than 250mm and free of vertical obstructions at least 300mm back from the kerb face to allow clearance for front and rear body overhang.

Figure A3.6

Carrageway kerb clearance dimensions



A3.7 Services

Hydrant services should be located outside the carriageway and parking bays to permit traffic flow and access. Setup of standpipes within the carriageway may stop traffic flow. Hydrant services shall be located on the side of the road away from the bush fire threat where possible.

A3.8 Local Area Traffic Management (LATM)

The objective of LATM is to regulate traffic an acceptable level of speed and traffic volume within a local area.

Traffic engineers and planners should consider LATM devices when planning for local traffic control and their likely impact on emergency services. LATM devices by their nature are designed to restrict and impede the movement of traffic, especially large vehicles.

Where LATM devices are provided they are to be designed so that they do not impede fire vehicle access.

A3.9 Road types

A3.9.1 Perimeter Roads

Perimeter roads are to be provided with a minimum clear width of 8m. Parking and hydrants are to be provided outside of carriageways. Hydrants are to be located outside of carriageways and parking areas.

Figure A3.9a

Perimeter road widths



A3.9.2 Non-perimeter Roads

Non-perimeter roads shall be provided with a minimum clear width of 5.5m. Parking is to be provided outside of the carriageway and hydrants are not to be located in carriageways or parking areas.

Figure A3.9b

Non-perimeter road widths



A3.9.3 Property access

Property access roads are to be a minimum of 4m wide.

Figure A3.9c

Property access road widths

