



Contact: Deana Burn
Phone: (02) 9228 6453
Fax: (02) 9228 6466
Email: deana.burn@planning.nsw.gov.au

Tony Stills
National Project Manager
Primo Smallgoods
18 Hume Highway
CHULLORA NSW 2190

Our ref: 14/07537-1

Dear Mr Stills

State Significant Development - Secretary's Requirements Increased Throughput and Freezer Extension, Scone Abattoir (SSD 6570)

I have attached a copy of the Secretary's environmental assessment requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the expansion of the Scone Abattoir.

These requirements have been prepared in consultation with the relevant government agencies and Upper Hunter Shire Council (see attachment 2), and are based on the information you have provided to date. Please note that the Department may alter these requirements at any time, and that you must consult further with the Department if you do not lodge a development application and EIS for the development within two years of the date of issue of these SEARs. The Department will review the EIS for the development carefully before putting it on public exhibition, and will require you to submit an amended EIS if it does not adequately address the SEARs.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS. This process must ensure that the community is both informed of the proposal and is actively engaged in issues of concern to them. Sufficient information must be provided to the community so that it has a good understanding of what is being proposed and of the potential impacts.

The Department prefers operations like the Scone Abattoir to operate under a single, modern planning approval. Consequently, the Department encourages you to develop the project with this preference in mind, and to consider surrendering all of the existing planning approvals for the abattoir if the project is approved.

Your proposal may require a separate approval under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). If an EPBC Act approval is required, I would appreciate it if you would advise the Department accordingly, as the Commonwealth approval process may be integrated into the NSW approval process, and supplementary SEAR's may need to be issued.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit the development application and EIS for your development. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS required for review.

If you have any enquiries about these requirements, please contact Deana Burn on the details above.

Yours sincerely

 8/7/14
Daniel Keary
Director
Industry, Key Sites & Social Projects
As the Secretary's nominee

Secretary's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*

State Significant Development

Application Number	SSD 6570
Development	Expansion of the Scone Abattoir to enable an increase in production capacity from 23,000 units per week to 55,500 units per week. Works include: <ul style="list-style-type: none">• modification to the beef boning room, packing and pallet sortation;• construction of a new small stock slaughter floor, automated chiller and cutting room;• expansion of the cold storage freezer and chiller capacity, blast freezing, carton sortation and loadout facilities;• construction of a new beef chiller; and• relocation of administration offices and carparking.
Location	19 Muffet Street, Scone
Applicant	P & M Quality Smallgoods Pty Ltd
Date of Issue	8 July 2014
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in Clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>. In addition, the EIS must include:</p> <ul style="list-style-type: none">• detailed description of the development, including:<ul style="list-style-type: none">– need for the proposed development;– justification for the proposed development;– likely staging of the development;– likely interactions between the development and existing, approved and proposed operations in the vicinity of the site;– plans of any proposed building works including details of the classification of all structures that may require an approval / certification under the Building Code of Australia; and• consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments;• risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment;• detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes:<ul style="list-style-type: none">– a description of the existing environment, <u>using sufficient baseline data</u>;– an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes; and– a description of the measures that would be implemented to avoid, minimise and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage any significant risks to the environment; and• consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.

	<p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; • a close estimate of the jobs that will be created by the development during the construction and operational phases of the development; and • certification that the information provided is accurate at the date of preparation.
<p>Key Issues</p>	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> • Independent Environmental Audit – including a detailed audit of the existing abattoir operating at 23,000 units per week, for the preceding 12 month period, prepared in accordance with the requirements of condition 8d) and 8e) of DA 32/95. • Air Quality and Odour - including: <ul style="list-style-type: none"> - a quantitative air quality assessment of all potential air quality and odour sources from construction and operation of the abattoir and its wastewater treatment system, including details of air quality and odour impacts on private properties, in accordance with relevant Environment Protection Authority (EPA) guidelines; - details of mitigation, management and monitoring measures for preventing and/or minimising both point and fugitive emissions; and - an assessment of the effectiveness of the proposed air quality and odour mitigation measures. • Wastewater – including: <ul style="list-style-type: none"> - a detailed description of the wastewater treatment requirements for the development including details of the volume of wastewater generated, treated, reused/recycled, or stored on site and a description of proposed increases to wastewater storage; - details of the key pollutant concentrations of the wastewater before and after treatment with reference to relevant water quality guidelines; - details of the proposed increase to the irrigation area, including baseline data on soil characteristics; - detailed assessment of wastewater management strategies in accordance with EPA guidelines; and - an Irrigation Management Plan that details irrigation practices and includes a detailed soil nutrient and water balance. • Soils and Water - including: <ul style="list-style-type: none"> - a description of the water demands of the development, details of adequate and secure water supply and assessment of current market depth were water entitlement is required to be purchased; - a description of the measures to minimise water use; - a detailed water balance, including water demands, sources (surface and groundwater), disposal methods and storage structures; - a description of the water licensing and approval framework; - a description of the surface and stormwater management system, including on site detention, and measures to treat or reuse water; - an assessment of potential surface and groundwater impacts, including impacts on licensed water users, landholder rights and groundwater dependent ecosystems; - details of impact mitigation, management and monitoring measures; - a technical assessment of the suitability of the soil to sustain on-going wastewater irrigation; - an assessment of any potential existing soil contamination; and - a description of the construction erosion and sediment controls.

- **Noise and Vibration** – including:
 - description of all potential noise and vibration sources such as construction, operational, on and off-site traffic noise;
 - a quantitative noise and vibration impact assessment including a cumulative noise impact assessment in accordance with relevant EPA guidelines; and
 - details of noise and vibration mitigation, management and monitoring measures.
- **Waste Management** – including:
 - details of the quantities and classification of wastes generated on site;
 - details on waste storage, handling and disposal; and
 - 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 Avoidance and Resource Recovery Strategy 2007*.
- **Traffic and Transport** – including:
 - details of all traffic and transport demands likely to be generated during construction and operation, including a description of haul routes, vehicle types and daily trip numbers;
 - details on access to the site from the road network including intersection location, design and sight distance;
 - an assessment of predicted impacts on the safety and capacity of roads and intersections to accommodate the development, including consideration of cumulative traffic impacts from other developments, using SIDRA or a similar traffic model;
 - concept plans of any road upgrades, infrastructure works or new roads required for the development to maintain existing levels of service, and any other measures to minimise traffic impacts;
 - detailed plans of the proposed layout of the internal road network and parking on site in accordance with the relevant Australian standards; and
 - consideration of other impacts including pedestrian, cyclist and public transport provision.
- **Social and Community** – including:
 - an assessment of local housing availability and affordability to accommodate the increased workforce;
 - consideration of the increased demand on local community services and facilities; and
 - a workforce plan covering the increased workforce required for the development.
- **Land Use Safety** – including:
 - a preliminary risk screening completed in accordance with *Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines* (DoP 2011). Should the screening indicate that the development is "potentially hazardous", a Preliminary Hazard Analysis (PHA) must be prepared in accordance with *Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis* (DoP, 2011). The PHA should estimate the cumulative risks from the existing and proposed development.
- **Food Safety** – in relation to meat handling and processing and how NSW Food Authority standards and requirements will be met.
- **Animal welfare, biosecurity and disease management.**
- **Visual** – including height, scale, signage and lighting, particularly from nearby public receivers and significant vantage points of the broader public domain.
- **Greenhouse Gas** – including:
 - a quantitative assessment of the potential greenhouse gas emissions of the development, and a qualitative assessment of the potential impacts of these emissions on the environment; and

	<ul style="list-style-type: none"> – a detailed description of the measures that would be implemented on site to ensure that the development is energy efficient. • Flora and Fauna – including an assessment of the potential impacts to threatened species, populations and communities, and their habitat(s). • Heritage and Aboriginal Cultural Heritage. • Cumulative Impacts – particularly in relation to air, noise and traffic associated with other nearby industrial or commercial operations.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i> . These documents should be included as part of the EIS rather than as separate documents.
Consultation	<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> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Environmental Protection Authority; • Upper Hunter Shire Council; • WorkCover NSW; • NSW Food Authority; • Department of Primary Industries including the NSW Office of Water, Agriculture NSW and NSW Trade and Investment; • NSW Roads and Maritime Services; • Office of Environment and Heritage; • Rural Fire Service; • local community and other stakeholders. <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Further consultation after 2 years	If you do not lodge an EIS for the development within 2 years of the issue date of these SEARs, you must consult with the Secretary in relation to the requirements for lodgement.
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 development.

ATTACHMENT 1
Technical and Policy Guidelines

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

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

<http://www.bookshop.nsw.gov.au>,

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

Policies, Guidelines & Plans

Aspect	Policy /Methodology
Air Quality	<hr/> Protection of the Environment Operations (Clean Air) Regulation 2002 <hr/> Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC) <hr/> Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC) <hr/> Coal Mine Particulate Matter Control Best Practice – Site-specific determination guideline (EPA 2011) <hr/> Generic Guidance and Optimum Model Settings for the CALPUFF Modelling System for Inclusion into the Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (TRC 2011) <hr/> Action for Air (DECC)
Odour	<hr/> Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC) <hr/> Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
Wastewater	<hr/> Environmental Guidelines: Use of Effluent by Irrigation (DEC) <hr/> National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) 2006 (EPHC, NRMCC & AHMC) <hr/> National Water Quality Management Strategy – Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2): Augmentation of Drinking Water Supplies 2008 (EPHC, NRMCC & AHMC) <hr/> National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC) <hr/> National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC)
Soil and Water	<hr/> Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC) <hr/> National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
<i>Soil</i>	<hr/> Draft Guidelines for the Assessment & Management of Groundwater Contamination (DECC) <hr/> State Environmental Planning Policy No. 55 – Remediation of Land Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)

	<i>Water Sharing Plan for the Hunter Unregulated and Alluvial Water Sources 2009</i>
Surface Water	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	State Water Management Outcomes Plan
	NSW Government Water Quality and River Flow Environmental Objectives (DECC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control (DECC)
	Technical Guidelines: Bunding & Spill Management (DECC)
	<i>NSW Guidelines for Controlled Activities 2012</i>
	<i>NSW Water Conservation Strategy 2000</i>
	<i>MDBC Guidelines on Groundwater Flow Modelling 2000</i>
	<i>Australian Groundwater Modelling Guidelines 2012</i>
	Groundwater
National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)	
NSW State Groundwater Policy Framework Document 1997 (DLWC)	
NSW State Groundwater Quality Protection Policy 1998 (DLWC)	
NSW State Groundwater Quantity Management Policy 2002 (DLWC)	
Guidelines for the Assessment and Management of Groundwater Contamination (DECC)	
Noise and Vibration	
	NSW Industrial Noise Policy (EPA, 2000) and Industrial Noise Policy Application Notes
	NSW Road Noise Policy (EPA, 2011)
	Environmental Noise Control Manual (DECC)
	Interim Construction Noise Guideline (DECC, 2009)
	Assessing Vibration: a Technical Guide (DEC, 2006)
	Interim Guidelines: Assessment of Noise from Rail Infrastructure Projects
	Rail Infrastructure Noise Guideline draft for Consultation
	Other Rail Noise: http://www.environment.nsw.gov.au/noise/railnoise.htm
	Assessing Vibration: A Technical Guideline (DECC 2006)
Waste	
	Waste Avoidance and Resource Recovery Strategy 2007 (DECC)
	Waste Classification Guidelines (DECC)
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA)
	Environmental guidelines: Composting and Related Organics Processing Facilities (DEC)

	Environmental guidelines: Use and Disposal of Biosolid Products (NSW EPA)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
Transport	
	Guide to Traffic Generating Developments (RTA)
	Road and Related Facilities (Department of Planning EIS Guidelines)
	Road Design Guide (RTA)
Social and Community	
	Guidebook on Social Impact Assessment (Department of Planning 2005)
Hazards	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
	State Environmental Planning Policy No 64 - Advertising and Signage
Greenhouse Gas	
	AGO Factors and Methods Workbook (AGO)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Biodiversity	
	Principles for the use of Biodiversity Offsets in NSW (DECC 2008);
	OEH interim policy on assessing and offsetting biodiversity impacts of Part 3A, State Significant Development (SSD) and State Significant Infrastructure (SSI) projects
	State Environmental Planning Policy No 44 – Koala Habitat Protection (SEPP 44)
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC)
	Policy & Guidelines - Aquatic Habitat Management and Fish Conservation (NSW Fisheries)
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
Heritage	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
<i>Non- Aboriginal</i>	NSW Heritage Manual (NSW Heritage Office & DUAP)
	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)

ATTACHMENT 2
Government Authority's Environmental Assessment Requirements