Our ref: DOC21/161892-3
Your ref: SSD-7645

Pamela Morales

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

Dear Ms Morales

Input into Amended Secretary's Environmental Assessment Requirements – State Significant Development – Yarraman Abattoir and Feedlot, Wybong (SSD 7645)

I refer to your email dated 3 March 2021 seeking updated input into the Secretary's Environmental Assessment Requirements (SEARs) for the Yarraman Abattoir and Feedlot at Wybong.

The Biodiversity and Conservation Division (BCD) understands that the development is for an abattoir on Lots 1, 3, 4, 5, 6, and 7 in DP 1160936, a total area of approximately 330 hectares and the feedlot is within a 163 hectare area made up of Lots 17, 34, 55, 57, 74 and 100 in DP 750969 and Lot 1 in DP 432371. BCD understands that the proposal is a State Significant Development (SSD) project under the *Environmental Planning and Assessment Act 1979*.

BCD has reviewed the request for updated SEARs as prepared by Pitt & Sherry (dated 25 February 2021) and has prepared Standard SEARs which are presented in **Attachment A**. There are no project-specific SEARs provided for this project (**Attachment B**). Details of guidance documents are provided in **Attachment C**.

BCD notes that flora and fauna surveys to support the biodiversity assessment should not be older than five years and any surveys undertaken outside of this timeframe should be updated.

If you have any further questions in relation to this matter, please contact Brendan Mee, Senior Conservation Planning Officer, on 4904 2730 or at huntercentralcoast@environment.nsw.gov.au

Yours sincerely

16 March 2021

STEVEN COX
Senior Team Leader Planning
Hunter Central Coast Branch
Biodiversity and Conservation Division

Enclosure: Attachments A, B, C

Attachment A – Standard Environmental Assessment Requirements

Biodiversity

1. Biodiversity impacts related to the proposed development (SSD 7645) are to be assessed in accordance with the Biodiversity Assessment Method 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.
2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method.
3. The BDAR must include details of the measures proposed to address the offset obligation as follows;
    - The total number and classes of biodiversity credits required to be retired for the development/project;
    - The number and classes of like-for-like biodiversity credits proposed to be retired;
    - The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;
    - Any proposal to fund a biodiversity conservation action;
    - Any proposal to conduct ecological rehabilitation (if a mining project);
    - 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 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*.

Water and soils

5. 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.

6. The EIS must describe background conditions for any water resource likely to be affected by the development, 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 http://www.environment.nsw.gov.au/ieo/index.htm) 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.

7. The EIS must assess the impacts of the development on water quality, including:
   a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development 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.

8. The EIS must assess the impact of the development 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 and coastal erosion

9. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 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).

10. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 1 in 10 year, 1 in 100 year flood levels and the probable maximum flood, or an equivalent extreme event.

11. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:
    a. Current flood behaviour for a range of design events as identified in 11 above. This includes the 1 in 200 and 1 in 500 year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.

12. Modelling in the EIS must consider and document:
    a. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood.
    b. 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, hazards and hydraulic categories.
    c. Relevant provisions of the NSW Floodplain Development Manual 2005.

13. The EIS must assess the impacts on the proposed development on flood behaviour, including:
    a. Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure.
    b. Consistency with Council floodplain risk management plans.
    c. Compatibility with the flood hazard of the land.
    d. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.
    e. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.
    f. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.
    g. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the SES and Council.
    h. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the SES and Council.
    i. Emergency management, evacuation and access, and contingency measures for the development considering the full range or 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 SES.
    j. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.

14. The [EIS/EA] must describe the potential effects of coastal processes and hazards (within the meaning of the Coastal Management Act 2016), including sea level rise and climate change: a. On the proposed development b. Arising from the proposed development.
15. The [EIS/EA] must consider have regard to any certified Coastal Management Program (or Coastal Zone Management Plan) and be consistent with the management objectives described in the Coastal Management Act 2016 and development controls for coastal management areas mapped under the State Environmental Planning Policy (Coastal Management) 2018.

Attachment B – Project specific environmental assessment requirements

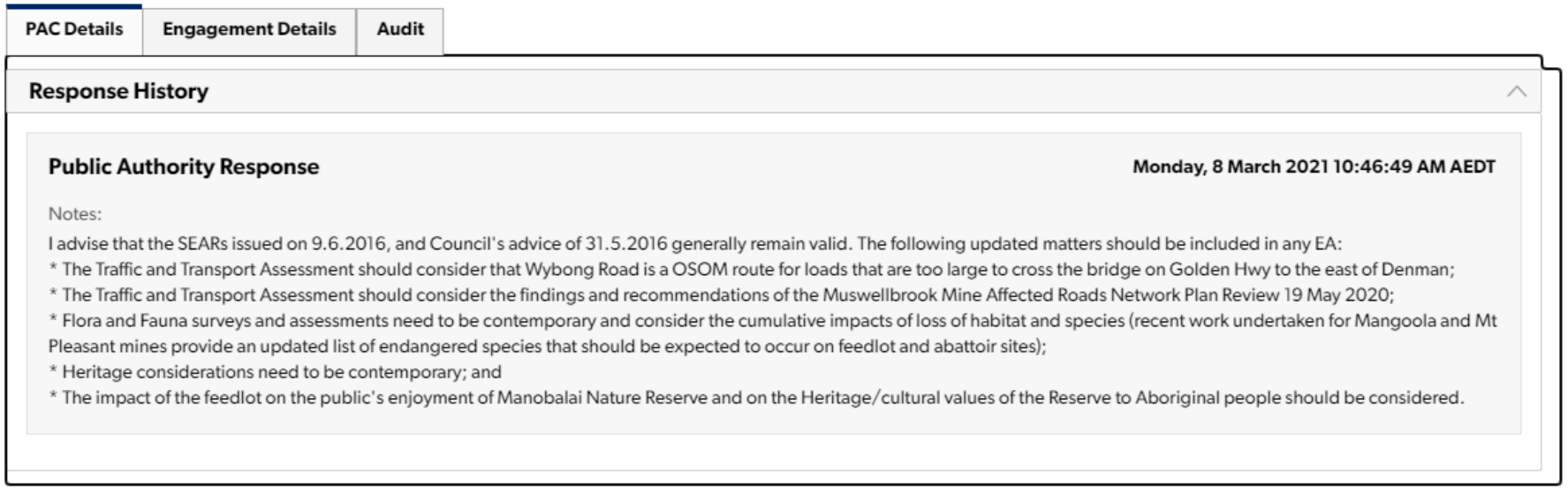
Biodiversity - nil
Water and soils - nil
Flooding and coastal erosion - nil

Attachment C – Guidance material

Title	Web address
Relevant legislation	
Biodiversity Conservation Act 2016	https://www.legislation.nsw.gov.au/#/view/act/2016/63/full
Coastal Management Act 2016	https://www.legislation.nsw.gov.au/#/view/act/2016/20/full
Commonwealth Environment Protection and Biodiversity Conservation Act 1999	http://www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/
Environmental Planning and Assessment Act 1979	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N
Fisheries Management Act 1994	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+38+1994+cd+0+N
Marine Parks Act 1997	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+64+1997+cd+0+N
National Parks and Wildlife Act 1974	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+80+1974+cd+0+N
Protection of the Environment Operations Act 1997	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N
Water Management Act 2000	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N
Wilderness Act 1987	http://www.legislation.nsw.gov.au/viewtop/inforce/act+196+1987+FIRST+0+N
Biodiversity	
Biodiversity Assessment Method (OEH, 2020)	http://www.environment.nsw.gov.au/resources/bcact/biodiversity-assessment-method-170206.pdf
Guidance and Criteria to assist a decision maker to determine a serious and irreversible impact (OEH, 2017)	http://www.environment.nsw.gov.au/resources/bcact/guidance-decision-makers-determine-serious-irreversible-impact-170204.pdf
NSW Guide to Surveying Threatened Plant	http://www.environment.nsw.gov.au/resources/threatenedspecies/160129-threatened-plants-survey-guide.pdf
Fisheries NSW policies and guidelines	http://www.dpi.nsw.gov.au/fisheries/habitat/publications/policies,-guidelines-and-manuals/fish-habitat-conservation
List of national parks	http://www.environment.nsw.gov.au/NationalParks/parksearchatoz.aspx
Revocation, recategorisation and road adjustment policy (OEH, 2012)	http://www.environment.nsw.gov.au/policies/RevocationOfLandPolicy.htm
Guidelines for developments adjoining land and water managed by the Department of Environment, Climate Change and Water (DECCW, 2010)	http://www.environment.nsw.gov.au/protectedareas/developmntadjoiningdecc.htm
Acid sulphate soils	
Acid Sulfate Soils Planning Maps via Data.NSW	http://data.nsw.gov.au/data/
Acid Sulfate Soils Manual (Stone et al. 1998)	http://www.environment.nsw.gov.au/resources/epa/Acid-Sulfate-Manual-1998.pdf

Title	Web address
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.
Flooding and coastal erosion	
Reforms to coastal erosion management	http://www.environment.nsw.gov.au/coasts/coastalerosionmgmt.htm
Floodplain development manual	http://www.environment.nsw.gov.au/floodplains/manual.htm
Guidelines for Preparing Coastal Zone Management Plans	Guidelines for Preparing Coastal Zone Management Plans http://www.environment.nsw.gov.au/resources/coasts/130224CZMPGuide.pdf
NSW Climate Impact Profile	http://climatechange.environment.nsw.gov.au/
Climate Change Impacts and Risk Management	Climate Change Impacts and Risk Management: A Guide for Business and Government, AGIC Guidelines for Climate Change Adaptation
Water	
Water Quality Objectives	http://www.environment.nsw.gov.au/ieo/index.htm
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	www.environment.gov.au/water/publications/quality/australian-and-new-zealand-guidelines-fresh-marine-water-quality-volume-1
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

Muswellbrook Shire Response on Updated Scoping Report



NSW GOVERNMENT | Department of Primary Industries

OUT21/3200

11 March 2021

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

Dear Pamela

Secretary's Environmental Assessment Requirements – Yarraman Abattoir and Feedlot (SSD-7645)

Thank you for your correspondence dated 03 March 2021 requesting Secretary's Environmental Assessment Requirements (SEARs) for the above proposal.

The NSW Department of Primary Industries (NSW DPI) Agriculture is committed to ensuring that developments are designed and operated to meet industry standards, and associated codes of practice. The Department is also committed to the protection and growth of agricultural industries, and the land and resources upon which these industries depend.

NSW DPI Agriculture provides EARs (Attachment 1) and a range of publications to assist consent authorities, community and proponents in addressing the recommended EARs (Attachment 2).

Should you require clarification on any of the information contained in this response, please contact me on 0437 645 719 or by email at landuse.ag@dpi.nsw.gov.au

Yours sincerely

Helen Squires
Agricultural Land Use Planning Officer

Attachment 1: SEARs Recommendations

Issue	Environmental Assessment Requirements for the EIS
Site Suitability	• Demonstrate that the size of the site is adequate for the yards, sheds and feed silos, any amenity buildings, storage sheds, internal roads, litter composting and stockpile areas, dead animal management and storage areas and mitigation measures for odour, dust and noise impacts and general amenity. Issues such as topography and drainage can impact on the ability of a site to accommodate the farm and should be considered. • Include a Land Use Conflict Risk Assessment (LUCRA) to identify potential land use conflict, in particular relating to separation distances and management practices to minimise the impact on sensitive receptors, including other agricultural land uses, from odour, dust and noise. A LUCRA is described in the DPI Land Use Conflict Risk Assessment Guide. • Include a map to scale showing the above operational and infrastructure details including separation distances from sensitive receptors and neighbouring agricultural land uses.
Consideration of impacts on agricultural resources and land	**Characteristics of Agricultural Land** • Describe the soil, slope, land capability, agricultural productivity, land characteristics and the history of agricultural land uses on the proposed development site. • Describe the current and historical agricultural land uses on the surrounding land in the locality including the land capability and agricultural productivity of the surrounding land. **Impacts on Agricultural Land, Resources and Land Uses** • Detail the potential impacts on agricultural land and agricultural land uses in the locality. • Consider possible cumulative effects to agricultural enterprises and landholders. • Demonstrate that all significant impacts on current and potential agricultural developments and resources can be reasonably avoided or adequately mitigated.
Appropriate and secure power supply	• Demonstrate that a power supply which is reliable, adequate and sufficient for farm requirements will be available or detail the necessary infrastructure required to achieve this. This includes access to 3 phase power, back up arrangements in the event of power failure and sufficient power for potential future farm expansion.
Suitable and secure water supply	• Detail the estimated water demand and water availability. Demonstrate that a water supply which is adequate, suitable and reliable can be provided for drinking, cooling, effluent cleaning, bush fire management and other facilities such as rest rooms, landscaping requirements etc. • Water must meet standards detailed in the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2000) and the National Guidelines for Beef Cattle Feedlots in Australia, 3rd Edition. NSW DPI recommends backup of at least 2 days total water requirement in case of breakdown or loss of supply with a stronger preference for seven days supply. • Detail the proposed source of water and any sanitisation methods required.

Biosecurity	• Include a biosecurity (pests, weeds and disease) risk assessment outlining the likely plant, animal and community risks as per guidelines in Attachment 2. • Detail a biosecurity response plan to deal with identified risks as well as contingency plans for any failures as described in the National Biosecurity Manual for Beef Cattle Feedlots. Including monitoring and mitigation measures in disease (in particular Q Fever), weed and pest management plans. • Details of dead animal management and disposal must be fully detailed. If onsite disposal is proposed the management facility and operations must be fully documented.
Effluent and spent litter disposal	• Detail how effluent and solids will be effectively stored, handled and recycled or disposed of in a lawful manner to protect environmental values and biosecurity. • Provide details of any proposed effluent reuse areas should be appropriately designed on the basis of a nutrient budget that considers proposed annual volumes and nutrient loads, soil types, current soil nutrient levels and pasture use rates via a reuse management plan.

Animal welfare	• Demonstrate how the proposed development will:
	  ○ comply with the Animal Welfare Standards: Land transport, Cattle and Loading;
	  ○ provide all weather access or provisions on site to provide adequate food for the livestock for the duration of a flood event if applicable;
	  ○ manage sick livestock or disease; and
	  ○ suitably manage and mitigate the heat loading risk after undertaking a heat loading risk assessment using ALFA Risk Assessment Program.

Traffic movements	• Detail the number, timing and route for traffic movements to the site. This detail is to take into account potential impacts on sensitive receptors (eg noise, dust, volume of traffic) including other agricultural land uses, and how these impacts will be mitigated.
Adequate consultation with community	• Consult with the owners / managers of affected and adjoining neighbours and agricultural operations in a timely and appropriate manner about; the proposal, the likely impacts and suitable mitigation measures or compensation.
Contingency and Environmental Management Plan developed	• The proposal is to detail contingency plans to enable the operation to deal with emergency situations. The proposal is to detail Emergency Management procedures and responsibilities for responding to bushfire threats and possible mass mortality events which might result from extreme climatic conditions, routine or emergency animal disease outbreaks.

Attachment 2: Guidelines for assessment

Title	Location
Land Use Conflict Risk Assessment Guide	https://www.dpi.nsw.gov.au/agriculture/lup/development-assessment2/lucra
Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2000)	https://www.waterquality.gov.au/guidelines/anz-fresh-marine
National Guidelines for Beef Cattle Feedlots in Australia, 3rd Edition	https://www.mla.com.au/research-and-development/search-rd-reports/final-report-details/Productivity-On-Farm/National-Guidelines-for-Beef-Cattle-Feedlotsin-Australia-3rd-Edition/956
National Biosecurity Manual for Beef Cattle Feedlots	http://www.farmbiosecurity.com.au/industry/lot-feeding/
ALFA Industry Resources	https://www.feedlots.com.au/resources
Australian Animal Welfare Standards and Guidelines	http://animalwelfarestandards.net.au/
National Beef Cattle Feedlot Environmental Code of Practice	https://www.mla.com.au/research-and-development/search-rd-reports/final-report-details/Productivity-On-Farm/National-Beef-Cattle-Feedlot-Environmental-Code-of-Practice-2nd-Edition/955

OUT21/2778

Pamela Morales
Planning and Assessment Group
NSW Department of Planning, Industry and Environment

pamela.morales@planning.nsw.gov.au

Dear Ms Morales

Yarraman Abattoir and Feedlot (SSD-7645)
Updated Comment on the Secretary's Environmental Assessment Requirements (SEARs)

I refer to your email of 3 March 2021 to the Department of Planning, Industry and Environment (DPIE) Water and the Natural Resources Access Regulator (NRAR) about the above matter.

The following recommendations are provided by DPIE Water and NRAR.

The SEARS should include:

- The identification of an adequate and secure water supply for the life of the project. This includes confirmation that water can be sourced from an appropriately authorised and reliable supply. This is also to include an assessment of the current market depth where water entitlement is required to be purchased.
- A detailed and consolidated site water balance.
- 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, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts.
- Proposed surface and groundwater monitoring activities and methodologies.
- Consideration of relevant legislation, policies and guidelines, including the NSW Aquifer Interference Policy (2012), the Guidelines for Controlled Activities on Waterfront Land (2018) and the relevant Water Sharing Plans (available at https://www.industry.nsw.gov.au/water).

Any further referrals to DPIE Water & NRAR can be sent by email to: landuse.enquiries@dpie.nsw.gov.au.

Yours sincerely

Alistair Drew
Project Officer, Assessments
Water – Knowledge Office
15 March 2021

DOC21/195264; EF16/5608

DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT
ABN 20 770 070 468
Via e-mail at: pamela.morales@planning.nsw.gov.au and via Planning Portal

Attention: Ms Morales

15 March 2021

Dear Ms Morales

Proposed Yarraman Abattoir and Feedlot – SSD-7645

Reference is made to your request sent on 3 March 2021 via the NSW Planning Portal, inviting the Environment Protection Authority (the EPA) to provide advice if the EPA's original input to Secretary's Environmental Assessment Requirements (SEARs) are still relevant for the proposed Yarraman Abattoir and Feedlot – SSD-7645 (the Proposal).

The EPA has assessed the information provided and reviewed our previous SEARs letter dated 25 June 2016. The EPA considers that in addition to the advice previously provided, the SEARs should also include:

> **Land Management** – identify if the soils in the area of the Proposal are contaminated or are acid forming and if so, identify any mitigation strategies or remedial and/or disposal actions that will be required/undertaken.

In addition, we advise that several of the EPA's guidance documents have been updated since our June 2016 letter. An updated list of EPA guidance documents is shown at Attachment A.

If you have any queries about this matter, please direct them to RegOps.MetroRegulation@epa.nsw.gov.au

Yours sincerely

PETER JAMIESON
Head Regional Operation Unit - Hunter
Environment Protection Authority

ATTACHMENT A – EPA's Guidance Material (not exhaustive)

Legislation	
Environmental Planning and Assessment Act 1979	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N
Protection of the Environment Operations Act 1997	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N
Protection of the Environment Operations (Noise Control) Regulation 2017	https://legislation.nsw.gov.au/#/view/regulation/2017/449
Protection of the Environment Operations (Clean Air) Regulation 2010	https://legislation.nsw.gov.au/#/view/regulation/2010/428
Protection of the Environment Operations (Waste) Regulation 2014	https://legislation.nsw.gov.au/#/view/regulation/2014/666
Waste Avoidance and Resource Recovery Act 2001	https://legislation.nsw.gov.au/#/view/act/2001/58
Contaminated Land Management Act 1997	http://www.legislation.nsw.gov.au/#/view/act/1997/140
Licensing	
Licensing Requirements	https://www.epa.nsw.gov.au/licensing-and-regulation/licensing
Noise/Vibration	
Interim Construction Noise Guideline (DECC, 2009)	https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/interim-construction-noise-guideline
Assessing Vibration: a technical guideline (DEC, 2006)	https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/assessing-vibration
Noise Policy for Industry (2017) and Implementation and Transitional arrangements for the Noise Policy for Industry (2017)	https://www.epa.nsw.gov.au/publications/noise/17p0524-noise-policy-for-industry https://www.epa.nsw.gov.au/publications/noise/17p0293-implement-transition-arrange-noise-pol-industry
NSW Road Noise Policy (DECCW, 2011)	http://www.epa.nsw.gov.au/resources/noise/2011236nswroadnoisepolicy.pdf
Air/Odour	
Approved methods for the Modelling and Assessment of Air Pollutants in NSW (2016)	http://www.epa.nsw.gov.au/resources/epa/approved-methods-for-modelling-and-assessment-of-air-pollutants-in-NSW-160666.pdf
Approved methods for the Sampling and Analysis of Air Pollutants in NSW (2007)	http://www.epa.nsw.gov.au/resources/air/07001amsaap.pdf
National Environment Protection (Ambient Air Quality) Measure	http://www.nepc.gov.au/nepms/ambient-air-quality
No EPA specific guidance material exists for the control of dust from construction sites. Consideration should be given to the POEO Act and the Local Government Air Quality Toolkit (DECC, 2007)	http://www.epa.nsw.gov.au/air/lgaqt.htm
Technical Framework - Assessment and Management of Odour from Stationary Sources in NSW (DEC, 2006) and	http://www.epa.nsw.gov.au/air/odour.htm http://www.epa.nsw.gov.au/air/odour.htm

Technical Notes - Assessment and Management of Odour from Stationary Sources in NSW (DEC, 2006)	
Water/Soils	
ANZECC Guidelines for Fresh and Marine Water Quality (2018)	https://www.waterquality.gov.au/guidelines/anz-fresh-marine
NSW Water Quality and River Flow Objectives	http://www.environment.nsw.gov.au/ieo/index.htm
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)	https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/water/approvedmethods-water.pdf
Soil and Landscape Issues in Environmental Impact Assessment (DLWC 2000)	https://www.shop.nsw.gov.au/publication/soil-and-landscape-issues-in-environmental-impact-assessment-technical-report-no-34-1324-6860-839
Managing urban stormwater: soils and construction, vol. 1 (Landcom, 2004) and Addendum Publications (Various)	http://www.environment.nsw.gov.au/stormwater/publications.htm
Landslide Risk Management (2007)	http://www.australiangeomechanics.org/resources/downloads/
Site Investigations for Urban Salinity (DLWC, 2002)	http://www.environment.nsw.gov.au/resources/salinity/booklet3siteinvestigationsforurbansalinity.pdf
Dryland Salinity Resources (Various)	http://www.environment.nsw.gov.au/salinity/solutions/urban.htm
Contaminated Sites Assessment and Remediation	
Contaminated Land – EPA website	https://www.epa.nsw.gov.au/your-environment/contaminated-land
Managing land contamination: Planning Guidelines – SEPP 55 Remediation of Land	http://www.epa.nsw.gov.au/clm/planning.htm
Guidelines for the NSW Site Auditor Scheme – 3rd Edition (EPA, 2017)	https://www.epa.nsw.gov.au/publications/contaminatedland/17p0269-guidelines-for-the-nsw-site-auditor-scheme-third-edition
Guidelines for Consultants Reporting on Contaminated Sites (EPA, 2000)	http://www.epa.nsw.gov.au/resources/clm/20110650consultantsglines.pdf
Sampling Design Guidelines (EPA, 1995)	http://www.epa.nsw.gov.au/resources/clm/95059sampgdlne.pdf
National Environment Protection (Assessment of Site Contamination) Measure	http://www.nepc.gov.au/nepms/assessment-site-contamination
Waste	
NSW Waste Avoidance and Resource Recovery Strategy 2014-2021	http://www.epa.nsw.gov.au/wastestrategy/warr.htm
Waste Classification Guidelines – 4 Parts (EPA, 2014)	http://www.epa.nsw.gov.au/wasteregulation/classify-waste.htm
Chemical and Fuel Storage	
Storage and Handling of Dangerous Goods – Code of Practice (WorkCover, 2005)	http://www.safework.nsw.gov.au/__data/assets/pdf_file/0005/50729/storage-handling-dangerous-goods-1354.pdf

Hunter New England Local Health District
Hunter New England Population Health
Direct Contact Details
Phone: (02) 4924 6477 Fax: (02) 4924 6490
Email: carolyn.herlihy@health.nsw.gov.au

NSW GOVERNMENT Health
Hunter New England
Local Health District

23 March 2021

Ms Pamela Morales
A/Principal Planning Officer
Industry Assessments
Department of Planning, Industry & Environment
Locked Bag 5022
Parramatta NSW 2124

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

Dear Ms Morales

Yarraman Abattoir and Feedlot, Wybong - Secretary's Environmental Assessment Requirements (SEARs)

I refer to your email of 3 March 2021 requesting advice in relation to the Yarraman Abattoir and Feedlot, located approximately 8km north-west of Denman within the Muswellbrook Local Government Area. The proponent was previously issued SEARs for this development in 2016. Following this the proposal was put on hold due to identified issues around security of water supply. The proponent has proposed a potential resolution of these issues and has requested NSW Planning reissue the SEARs.

It is noted that the revised proposal has significantly reduced the scale of operations, thereby reducing water consumption, waste generation and potential emissions.

The proponents should consider in the EIS the environmental aspects that are most likely to impact on human health including noise and vibration, surface water and groundwater, and air quality. We would also recommend the proponent address the following issues:

Potable Water Supply
The Yarraman Abattoir & Feedlot was previously planning to provide a private potable water supply using dam and river water, along with rainwater captured from roof areas, treated on-site to meet *Australian Drinking Water Guidelines*.

The proponent has detailed that Muswellbrook Council has been granted an $18.9 million Growing Local Economies (GLE) grant from the NSW Government for a Water Security Project, which includes a proposed water supply pipeline from Denman to Hollydeen and on to Sandy Hollow. This pipeline will pass directly in front of the property allowing a connection point for the proposed abattoir. One of the conditions of the grant is that the Council must secure a binding agreement with the proponent to accept water from the Council as a corporate customer.

The use of this town water supply for the abattoir will allow the 1000ML per annum Water Access License to be used exclusively for the feedlot part of the development for animal drinking water and operational needs.

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The use of a fully treated town water supply is an improvement to the proposal.

Wastewater Treatment and Recycling
The Supporting Document for the 2016 proposal mentioned a plan to treat and recycle the wastewater on site for use in irrigating suitable crops. There is no discussion of this topic in the 2021 proposal, however, if this plan for recycled water remains, then such a scheme would need to adhere to the following two sets of guidelines:

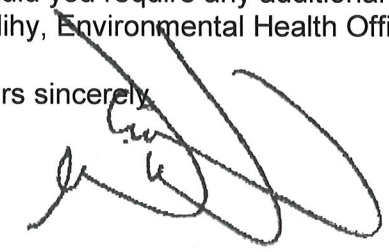
- *Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1)* (2006) available at: https://www.waterquality.gov.au/guidelines/recycled-water#managing-health-and-environmental-risks-phase-1
- NSW Department of Primary Industries Office of Water *Recycled Water Guidance Document: Recycled Water Management Systems* (2015), available at: https://www.industry.nsw.gov.au/__data/assets/pdf_file/0010/180478/Section-60-NSW-Guildeines-for-Recycled-Water-Management-Systems.pdf

Q-fever
The bacteria that causes Q-fever can survive for long periods in the environment as they are resistant to heat, drying and many disinfectants. People usually get infected by breathing in infected aerosols or dust. If the original plan to recycle wastewater for use in irrigation remains, there is potential to disperse the bacteria if it survives the treatment process. The proponent should consider this in their design and management plan for any water recycling scheme, and ensure that the resulting plan poses no risk for Q-fever aerosolisation.

We look forward to reviewing the proponent's EIS when on exhibition.

Should you require any additional information in relation to the above, please contact Ms Carolyn Herlihy, Environmental Health Officer on 4924 6477.

Yours sincerely,



Professor David Durrheim
Director - Health Protection
Hunter New England Population Health

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KML

17 March 2021

Department of Planning, Industry & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Pamela Morales

SSD 7645
SEARS REQUEST – YARRAMAN ABATTOIR AND FEEDLOT
LOTS: 5 – 8 DP: 1160936

On 03 March 2021 TfNSW accepted the referral by the Department of Planning, Industry and Environment (DPIE) through the Planning Portal regarding the abovementioned application. DPIE referred the application to TfNSW for comment. This letter is a submission in response to that referral.

TfNSW's primary interests are in the road network, traffic and broader transport issues. In particular, the efficiency and safety of the classified road network, the security of property assets and the integration of land use and transport.

TfNSW have reviewed the Scoping Report prepared by KMH Environmental and dated 09 May 2016. It is understood that the proposal be for construction of an abattoir and feedlot.

The abattoir traffic movements will consist of stock trucks for livestock delivery, B-double trucks for container movements out of the facility and from passenger vehicles for workers and visitors. Worker and visitor travel movements in light vehicles will count for the greatest volume of traffic on a day-to-day basis.

The feedlot traffic movements will consist of stock trucks for livestock delivery and livestock transport offsite to the abattoir and processing facility. Heavy vehicles will also deliver feed to site. A relatively small number of passenger vehicles will access site daily for workers and visitors. No information on likely traffic volumes is available at present.

TfNSW response & requirements

TfNSW recommends that the Environmental Impact Statement (EIS) should refer to the following guidelines with regard to the traffic and transport impacts of the proposed development:

- Road and Related Facilities within the Department of Planning EIS Guidelines, and,

- Section 2 Traffic Impact Studies of Roads and Maritime's NSW's Guide to Traffic Generating Developments 2002.

Furthermore, a traffic and transport study shall be prepared in accordance with the Roads and Maritime Services NSW's Guide to Traffic Generating Developments 2002 and is to include (but not be limited to) the following:

- Assessment of all relevant vehicular traffic routes and intersections for access to / from the subject properties.

- Current traffic counts for all of the traffic routes and intersections.

- The anticipated additional vehicular traffic generated from both the construction and operational stages of the project.

- The distribution on the road network of the trips generated by the proposed development. It is requested that the predicted traffic flows are shown diagrammatically to a level of detail sufficient for easy interpretation.

- Consideration of the traffic impacts on existing and proposed intersections, in particular, the intersections of the Golden Highway with Yarraman Road, Reedy Creek Road and the access to the abattoir, and the capacity of the local and classified road network to safely and efficiently cater for the additional vehicular traffic generated by the proposed development during both the construction and operational stages. The traffic impact shall also include the cumulative traffic impact of other proposed developments in the area.

- Identify the necessary road network infrastructure upgrades that are required to maintain existing levels of service on both the local and classified road network for the development. In this regard, preliminary concept drawings shall be submitted with the EIS for any identified road infrastructure upgrades. However, it should be noted that any identified road infrastructure upgrades will need to be to the satisfaction of Transport for NSW and Council.

- Traffic analysis of any major / relevant intersections impacted, using SIDRA or similar traffic model, including:
  - Current traffic counts and 10 year traffic growth projections
  - With and without development scenarios
  - 95th percentile back of queue lengths
  - Delays and level of service on all legs for the relevant intersections
  - Electronic data for Transport for NSW review.

- Any other impacts on the regional and state road network including consideration of pedestrian, cyclist and public transport facilities and provision for service vehicles.

On determination of this matter, please forward a copy to TfNSW for record and / or action purposes. Should you require further information please contact Kate Leonard, Development Services Case Officer, on 4908 7688 or by emailing development.hunter@rms.nsw.gov.au.

Yours sincerely

Peter Marler
A/Development Services Manager
Development Services North