NSW GOVERNMENT | Planning & Environment

Mr Bob Lander
Tatersall Lander Pty Ltd
PO Box 580
RAYMOND TERRACE NSW 2324

Our ref: SSD 8036
File: 16/14051
Your ref: 215474-L001001

Dear Mr Lander

Secretary's Environmental Assessment Requirements (SSD 8036)
Intensive Livestock Agriculture - Poultry, 375 McRaes Road, Carrathool

I have attached the Secretary's environmental assessment requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the proposed poultry farm complex at 375 McRaes Road, Goolgowi.

The attached SEARs have been prepared in consultation with the relevant government agencies (see **Attachment 2**), and are based on the information you have provided to date. Please note that the Secretary may alter these SEARs at any time, and that you must consult further with the Secretary if you do not lodge a development application (DA) and EIS for the development within two years of the date of issue of these SEARs. The Department of Planning and Environment (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 it. 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.

Your proposal may require a separate approval under Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). If an EPBC Act approval is required, please advise the Department accordingly, as the Commonwealth approval process may be integrated into the NSW approval process, and supplementary SEARs may need to be issued.

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

- applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000)*;
- consultation and public exhibition arrangements; and
- number of copies (hard-copy or CD-ROM) of the DA and EIS that will be required for exhibition purposes.

If you have any enquiries about the requirements for SSD 8036, please contact Thomas Piovesan, Planning Services, at the Department on (02) 9274 6356.

Yours sincerely

Chris Ritchie 18/11/16.
Director
Industry Assessments
as delegate for the Secretary

Secretary's Environmental Assessment Requirements

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

State significant development

Application Number	SSD 8036
Development	Intensive Livestock Agriculture – Poultry Farm Complex
Location	375 McRaes Road, Goolgowi, Carrathool Local Government Area (Lot 1 and 2 DP 749831)
Applicant	Muscat Developments Pty Ltd
Date of Issue	November 2016
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the *Environmental Planning and Assessment Regulation 2000*. The EIS must include: • a detailed description of the development including: – the full scope of proposed works; – need and justification for the proposed development; – likely staging of the development; – likely interactions between the development and existing, approved and proposed developments in the vicinity of the site; and – plans of any proposed works. • 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 key issues for further assessment; • detailed assessment, where relevant, of the key issues below, and any other potential significant issues identified in the risk assessment, must include: – a description of the existing environment, using adequate baseline data; – consideration of potential cumulative impacts due to other development in the vicinity; and – measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for adaptive management of any significant risks to the environment. • consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. The EIS must be accompanied by a report from a qualified quantity surveyor providing: • a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the *Environmental Planning and Assessment Regulation 2000*), including details of all assumptions and components from which the CIV calculation is derived; • an estimate of the jobs that will be created by the development during the construction and operational phases; and • certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must include an assessment of the potential impacts of the proposal (including cumulative impacts) and develop appropriate measures to avoid, mitigate, manage and/or offset these impacts. The EIS must address the

	following specific matters: • **strategic context** – including: – justification for the proposal and suitability of the site; – demonstration that the proposal is generally consistent with all relevant planning strategies and environmental planning instruments, and justification for any inconsistencies; – details of any proposed consolidation or subdivision of land; and – a land use conflict assessment including reference to separation distances and best management practices. • **air quality and odour** – including: – a quantitative odour and air quality impact assessment in accordance with the relevant Environment Protection Authority (EPA) guidelines, including appropriate consideration of impacts on nearby residents; – evidence of appropriate meteorological data for use in air dispersion modelling; – a description of all potential air quality impacts (odour and dust) on surrounding receptors including the cumulative impacts from the proposal and other proposed or existing poultry broiler farms in the locality; – inclusion of 'worst case' emission scenarios and sensitivity analyses; – a contingency plan to address unpredicted operational odour impacts; and – a description and appraisal of air quality and odour impact monitoring, emission control techniques and mitigation measures. • **transport and road traffic** – including: – a quantitative traffic impact assessment prepared in accordance with the relevant Council, Austroads and Roads and Maritime Services guidelines; – details of all daily and peak traffic and transport movement likely to be generated during construction and operation of the proposed development including a description of haul routes, vehicle types, vehicle access routes and impacts on nearby intersections; – an assessment of predicted impacts on road safety and the capacity of the transport network to accommodate the development, including an appraisal of any impact mitigation measures and required infrastructure upgrades and consideration of cumulative impacts using SIDRA or a similar model; – details of access to the site from the road network including intersection location, design and sight distances; and – detailed plans for the layout of the internal roads and parking in accordance with the relevant Australian standards. • **soils and water** – including: – an accurate description of operational water demands, a breakdown of water supplies (including any water licensing requirements), a description of measures to minimise water use and evidence of an adequate and secure water supply; – a detailed site water balance; – a contingency plan for water supply in the event of drought conditions; – an assessment of the impacts to surface and groundwater resources and impacts to any groundwater dependant ecosystems; – a flood impact assessment of the development as a result of any proposed changes to the landform and building areas; – details of any works proposed to intercept, connect or infiltrate groundwater sources; – a description of surface, groundwater and stormwater management, including on site detention, flood impact mitigation and measures to treat or reuse water; – an assessment of any potential existing soil contamination in

	accordance with *Managing Land Contamination Planning Guidelines: SEPP55 – Remediation of Land* (DUAP, 1998); and – a description and appraisal of impact mitigation, management, maintenance and monitoring measures. • **waste and wastewater management** – including: – identification and classification of waste streams that would be generated at the site in accordance with the *Waste Classification Guidelines* (EPA, 2014); – a description of waste handling, transport, identification, receipt, processing, stockpiling and quality control; – a description of proposed management and disposal of wastewater, leachate and effluent; – details on containment and monitoring of wastewater and waste streams; – the measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the *NSW Waste Avoidance and Resource Recovery Strategy 2014-21*; and – a description and appraisal of waste impact mitigation, contingencies and management. • **biodiversity** – including: – an assessment of biodiversity impacts in accordance with the *Framework for Biodiversity Assessment* (OEH, 2014) and the *NSW Biodiversity Offsets Policy for Major Projects* (OEH, 2014), including the GIS data files used in the assessment; and – accurate predictions of any vegetation clearing on or off the site, including buildings, access roads and servicing and support infrastructure. • **noise and vibration** – including: – a quantitative noise and vibration impact assessment in accordance with the relevant Environment Protection Authority guidelines; – a description of all potential noise and vibration sources during construction and operation, including traffic noise; and – a description of noise and vibration monitoring and mitigation measures. • **hazards and risk** – including: – a preliminary risk screening completed in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* and Applying SEPP 33 (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development; and – should preliminary screening indicate that the project 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) and Multi-Level Risk Assessment (DoP, 2011). • **animal welfare, bio-security and disease management** – including: – details of how the proposed development would comply with relevant codes of practice and guidelines; – a biosecurity assessment between other nearby poultry farms and any potential waterbird habitat(s); – details of all disease control measures; and – a detailed description of the contingency measures that would be implemented for the disposal of livestock during operation and in the event of disease outbreak. • **visual impacts** – including: – a description of the visual catchment and visual impacts including lighting impacts on surrounding receivers and public areas; and – an appraisal of visual impact mitigation measures.

	• **socio-economic** – including: – an analysis of the economic and social impacts of the development, particularly of any benefits to the community. • **infrastructure** – including details of any upgrades or extension to existing services infrastructure. • **contributions** – including consideration of relevant Carrathool Contributions Plans and/or details of any Voluntary Planning Agreement. • **bushfire and incident management**.
Plans and Documents	The EIS must include all plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. These documents should be included as part of the EIS rather than as separate documents.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: • Carrathool Shire Council; • Environment Protection Authority; • Office of Environment and Heritage; • Department of Primary Industries; • Roads and Maritime Services; • Essential Energy; • WaterNSW; • SafeWork; • Riverina Local Land Services; and • Local community and other stakeholders. 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, an explanation should be provided.
Further consultation after 2 years	If you do not lodge a development application and EIS for the development within 2 years, you must consult further with the Secretary in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, strategies and plans. While not exhaustive, Attachment 1 contains a list that may be relevant to the assessment of this proposal.

ATTACHMENT 1
Technical and Policy Guidelines

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

Many of these documents can be found on the following websites:
http://www.planning.nsw.gov.au
http://www.bookshop.nsw.gov.au
http://www.publications.gov.au

Policies, Guidelines and Plans	
Plans and Documents	
	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: 1. An existing site survey plan drawn at an appropriate scale illustrating: • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location and height of adjacent buildings and private open space; and • all levels to be to Australian Height Datum (AHD). 2. A locality/context plan drawn at an appropriate scale should be submitted indicating: • significant local features such as heritage items; • the location and uses of existing buildings, shopping and employment areas; and • traffic and road patterns, pedestrian routes and public transport nodes. 3. Drawings at an appropriate scale illustrating: • detailed plans, sections and elevations of the existing building, which clearly show all proposed internal and external alterations and additions.
Documents to be Submitted	
	Documents to submit include: • 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition; and • Other copies as determined by the Department once the development application is lodged
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2010
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (EPA, 2005)
	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2005)
	Assessment and Management of Odour from Stationary Sources in NSW (EPA, 2006)
	Meat chicken farm calculator (EPA, 2011)

Odour	
	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
	Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
Traffic	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
Soil and Water	
Soil	Managing Urban Stormwater: Soils & Construction (Landcom)
	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	State Environmental Planning Policy No. 55 – Remediation of Land
	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
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, 2000)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ, 2000)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (EPA, 2006)
	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)
	Sorting and Handling Liquids: Environmental Protection – Participants Manual (DECC)
	Managing Urban Stormwater: Council Handbook. Draft (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA, 1997)
	Managing Urban Stormwater: Source Control. Draft (EPA)
	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
	Technical Guidelines: Bunding & Spill Management (DECC)
Groundwater	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 1995)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW State Groundwater Quality Protection Policy (DLWC, 1998)
	NSW State Groundwater Dependent Ecosystems Policy (DLWC, 2002)
Stormwater	Managing Urban Stormwater: Soils and Construction (Landcom, 2004)
	Managing Urban Stormwater: Treatment Techniques (Draft) (EPA, 1997)
Wastewater	Environmental Guidelines: Use of Effluent by Irrigation (EPA, 2004)
	Environmental Guidelines: Storage and Handling of Liquids (EPA, 2007)
Waste	
	NSW Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA, 2014)
	Waste Classification Guidelines (EPA, 2014)
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA)
	Environmental Guidelines: Use and Disposal of Biosolids Products (EPA, 1997)

Biodiversity	
	NSW Biodiversity Offsets Policy for Major Projects (OEH, 2014)
	Framework for Biodiversity Assessment – NSW Biodiversity Offsets Policy for Major Projects (2014, OEH)
	Principles for the use of Biodiversity Offsets in NSW (DECC, 2008);
	State Environmental Planning Policy No 44 – Koala Habitat Protection (SEPP 44)
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
Noise and Vibration	
	NSW Industrial Noise Policy (EPA, 2000) and Industrial Noise Policy Application Notes
	NSW Road Noise Policy (EPA, 2011)
	Assessing Vibration: a Technical Guide (EPA, 2006)
	Interim Construction Noise Guidelines (EPA, 2009)
Hazards and Risk	
	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
Animal Welfare and Biosecurity	
	National Farm Biosecurity Manual – Poultry Production (2009)
	National Farm Biosecurity Manual for Chicken Growers (Australian Chicken Meat Federation 2009)
	Best Practice Management for Meat Chicken Production in New South Wales Manual 1 - Site Selection & Development (DPI 2012)
	Best Practice Management for Meat Chicken Production in New South Wales Manual 2 - Meat Chicken Growing Management (DPI 2012)
Greenhouse Gas	
	AGO Factors and Methods Workbook (AGO)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)

ATTACHMENT 2
Public Authority Responses to Request for Key Issues

NSW GOVERNMENT | Department of Primary Industries

OUT16/18204

Mr Thomas Piovesan
Industry Assessments
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Thomas.piovesan@planning.nsw.gov.au

Dear Mr Piovesan

Carrathool Intensive Poultry Farm (*SSD TBA*)
Request for Secretary's Environmental Assessment Requirements

I thank you for your email of 20 April 2016 to the Department of Primary Industries in respect to the above matter. Comment has been sought from relevant divisions of DPI. Any further referrals to DPI can be sent by email to landuse.enquiries@dpi.nsw.gov.au.

DPI has reviewed the request and recommends that the following matters are also required to be addressed in the SEARs:

- The SEARs should require consideration of the following:
  - NSW Aquifer Interference Policy (2012)
  - Guidelines for controlled activities on waterfront land
  - Relevant water sharing plan(s) under the *Water Management Act 2000*
- The SEARs should require a land use conflict risk assessment particularly relating to separation distances and management practices to minimise odour, dust and noise for sensitive receptors referencing the "Land Use Conflict Risk Assessment Guide": http://www.dpi.nsw.gov.au/__data/assets/pdf_file/0018/412551/Land-use-conflict-risk-assessment-LUCRA-guide.pdf.

It is further recommended that the EIS be required to include:

- Annual volumes of surface water and groundwater proposed to be taken by the activity (including through inflow and seepage) from each surface and groundwater source as defined by the relevant water sharing plan.
- Assessment of any volumetric water licensing requirements (including those for ongoing water take following completion of the project).
- The identification of an adequate and secure water supply for the life of the project. Confirmation that water can be sourced from an appropriately authorised and reliable supply. This is 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.
- Clear identification of "waterfront land" (as defined in the Water Management Act 2000) and an assessment of impacts of works and activities on waterfront land.
- Full technical details and data of all surface and groundwater modelling required to support the EIS.
- Proposed surface and groundwater monitoring activities and methodologies.
- Assessment of any potential cumulative impacts on water resources, and any proposed options to manage the cumulative impacts.
- Consideration of relevant policies and guidelines.
- A statement of where each element of the SEARs is addressed in the EIS (i.e. in the form of a table).

Further detailed generic assessment requirements from DPI Water that may assist the proponent are included at Attachment A.

Should you require further information please contact Tim Baker, Senior Water Regulation Officer on (02) 68417403, Tim.Baker@dpi.nsw.gov.au.

Yours sincerely

Mitchell Isaacs
Director, Planning Policy & Assessment Advice
11/5/2016

Attachment A

***Carrathool Intensive Poultry Farm* (SSD TBA)**
Request for Secretary's Environment Assessment Requirements
Detailed comments – DPI Water

DPI Water General Assessment Requirements for general projects

The following detailed assessment requirements are provided to assist in adequately addressing the assessment requirements for this proposal.

For further information visit the DPI Water website, www.water.nsw.gov.au

Key Relevant Legislative Instruments

This section provides a basic summary to aid proponents in the development of an Environmental Impact Statement (EIS), and should not be considered a complete list or comprehensive summary of relevant legislative instruments that may apply to the regulation of water resources for a project.

The EIS should take into account the objects and regulatory requirements of the *Water Act 1912* (WA 1912) and *Water Management Act 2000* (*WMA 2000*), and associated regulations and instruments, as applicable.

Water Management Act 2000 (WMA 2000)
Key points:

- Volumetric licensing in areas covered by water sharing plans
- Works within 40m of waterfront land
- SSD & SSI projects are exempt from requiring water supply work approvals and controlled activity approvals as a result of the *Environmental Planning & Assessment Act 1979 (EP&A Act)*.
- No exemptions for volumetric licensing apply as a result of the *EP&A Act*.
- Basic landholder rights, including harvestable rights dams
- Aquifer interference activity approval and flood management work approval provisions have not yet commenced and are regulated by the *Water Act 1912*
- Maximum penalties of $2.2 million plus $264,000 for each day an offence continues apply under the *WMA 2000*

Water Act 1912 (WA 1912)
Key points:

- Volumetric licensing in areas where no water sharing plan applies
- Monitoring bores
- Aquifer interference activities that are not regulated as a water supply work under the *WMA 2000*.
- Flood management works
- No exemptions apply to licences or permits under the *WA 1912* as a result of the *EP&A Act*.
- Regulation of water bore driller licensing.

Water Management (General) Regulation 2011
Key points:

- Provides various exemptions for volumetric licensing and activity approvals
- Provides further detail on requirements for dealings and applications.

Water Sharing Plans – these are considered regulations under the *WMA 2000*

Access Licence Dealing Principles Order 2004

Harvestable Rights Orders

Water Sharing Plans

It is important that the proponent understands and describes the ground and surface water sharing plans, water sources, and management zones that apply to the project. The relevant water sharing plans can be determined spatially at www.ourwater.nsw.gov.au. Multiple water sharing plans may apply and these must all be described.

The *Water Act 1912* applies to all water sources not yet covered by a commenced water sharing plan.

The EIS is required to:

- Demonstrate how the proposal is consistent with the relevant rules of the Water Sharing Plan including rules for access licences, distance restrictions for water supply works and rules for the management of local impacts in respect of surface water and groundwater sources, ecosystem protection (including groundwater dependent ecosystems), water quality and surface-groundwater connectivity.
- Provide a description of any site water use (amount of water to be taken from each water source) and management including all sediment dams, clear water diversion structures with detail on the location, design specifications and storage capacities for all the existing and proposed water management structures.
- Provide an analysis of the proposed water supply arrangements against the rules for access licences and other applicable requirements of any relevant WSP, including:
    - Sufficient market depth to acquire the necessary entitlements for each water source.
    - Ability to carry out a "dealing" to transfer the water to relevant location under the rules of the WSP.
    - Daily and long-term access rules.
    - Account management and carryover provisions.
- Provide a detailed and consolidated site water balance.
- Further detail on licensing requirements is provided below.

Relevant Policies and Guidelines

The EIS should take into account the following policies (as applicable):

- NSW Guidelines for Controlled Activities on Waterfront Land (NOW, 2012)
- NSW Aquifer Interference Policy (NOW, 2012)
- Risk Assessment Guidelines for Groundwater Dependent Ecosystems (NOW, 2012)
- Australian Groundwater Modelling Guidelines (NWC, 2012)
- NSW State Rivers and Estuary Policy (1993)
- NSW Wetlands Policy (2010)
- NSW State Groundwater Policy Framework Document (1997)
- NSW State Groundwater Quality Protection Policy (1998)
- NSW State Groundwater Dependent Ecosystems Policy (2002)
- NSW Water Extraction Monitoring Policy (2007)

DPI Water policies can be accessed at the following links:
http://www.water.nsw.gov.au/Water-management/Law-and-policy/Key-policies/default.aspx
http://www.water.nsw.gov.au/Water-licensing/Approvals/Controlled-activities/default.aspx

An assessment framework for the NSW Aquifer Interference Policy can be found online at: http://www.water.nsw.gov.au/Water-management/Law-and-policy/Key-policies/Aquifer-interference.

Licensing Considerations

The EIS is required to provide:

- Identification of water requirements for the life of the project in terms of both volume and timing (including predictions of potential ongoing groundwater take following the cessation of operations at the site – such as evaporative loss from open voids or inflows).
- Details of the water supply source(s) for the proposal including any proposed surface water and groundwater extraction from each water source as defined in the relevant Water Sharing Plan/s and all water supply works to take water.
- Explanation of how the required water entitlements will be obtained (i.e. through a new or existing licence/s, trading on the water market, controlled allocations etc.).
- Information on the purpose, location, construction and expected annual extraction volumes including details on all existing and proposed water supply works which take surface water, (pumps, dams, diversions, etc).
- Details on all bores and excavations for the purpose of investigation, extraction, dewatering, testing and monitoring. All predicted groundwater take must be accounted for through adequate licensing.
- Details on existing dams/storages (including the date of construction, location, purpose, size and capacity) and any proposal to change the purpose of existing dams/storages
- Details on the location, purpose, size and capacity of any new proposed dams/storages.
- Applicability of any exemptions under the *Water Management (General) Regulation 2011* to the project.

Water allocation account management rules, total daily extraction limits and rules governing environmental protection and access licence dealings also need to be considered.

The Harvestable Right gives landholders the right to capture and use for any purpose 10% of the average annual runoff from their property. The Harvestable Right has been defined in terms of an equivalent dam capacity called the Maximum Harvestable Right Dam Capacity (MHRDC). The MHRDC is determined by the area of the property (in hectares) and a site-specific run-off factor. The MHRDC includes the capacity of all existing dams on the property that do not have a current water licence. Storages capturing up to the harvestable right capacity are not required to be licensed but any capacity of the total of all storages/dams on the property greater than the MHRDC may require a licence.

For more information on Harvestable Right dams, including a calculator, visit:
http://www.water.nsw.gov.au/Water-licensing/Basic-water-rights/Harvesting-runoff/Harvesting-runoff

Dam Safety

Where new or modified dams are proposed, or where new development will occur below an existing dam, the NSW Dams Safety Committee should be consulted in relation to any safety issues that may arise. Conditions of approval may be recommended to ensure safety in relation to any new or existing dams.

See www.damsafety.nsw.gov.au for further information.

Surface Water Assessment

The predictive assessment of the impact of the proposed project on surface water sources should include the following:

- Identification of all surface water features including watercourses, wetlands and floodplains transected by or adjacent to the proposed project.
- Identification of all surface water sources as described by the relevant water sharing plan.
- Detailed description of dependent ecosystems and existing surface water users within the area, including basic landholder rights to water and adjacent/downstream licensed water users.
- Description of all works and surface infrastructure that will intercept, store, convey, or otherwise interact with surface water resources.
- Assessment of predicted impacts on the following:
    - flow of surface water, sediment movement, channel stability, and hydraulic regime,
    - water quality,
    - flood regime,
    - dependent ecosystems,
    - existing surface water users, and
    - planned environmental water and water sharing arrangements prescribed in the relevant water sharing plans.

Groundwater Assessment

To ensure the sustainable and integrated management of groundwater sources, the EIS needs to include adequate details to assess the impact of the project on all groundwater sources.

Where it is considered unlikely that groundwater will be intercepted or impacted (for example by infiltration), a brief site assessment and justification for the minimal impacts may be sufficient, accompanied by suitable contingency measures in place in the event that groundwater is intercepted, and appropriate measures to ensure that groundwater is not contaminated.

Where groundwater is expected to be intercepted or impacted, the following requirements should be used to assist the groundwater assessment for the proposal.

- The known or predicted highest groundwater table at the site.
- Works likely to intercept, connect with or infiltrate the groundwater sources.
- Any proposed groundwater extraction, including purpose, location and construction details of all proposed bores and expected annual extraction volumes.
- Bore construction information is to be supplied to DPI Water by submitting a "Form A" template. DPI Water will supply "GW" registration numbers (and licence/approval numbers if required) which must be used as consistent and unique bore identifiers for all future reporting.

- A description of the watertable and groundwater pressure configuration, flow directions and rates and physical and chemical characteristics of the groundwater source (including connectivity with other groundwater and surface water sources).
- Sufficient baseline monitoring for groundwater quantity and quality for all aquifers and GDEs to establish a baseline incorporating typical temporal and spatial variations.
- The predicted impacts of any final landform on the groundwater regime.
- The existing groundwater users within the area (including the environment), any potential impacts on these users and safeguard measures to mitigate impacts.
- An assessment of groundwater quality, its beneficial use classification and prediction of any impacts on groundwater quality.
- An assessment of the potential for groundwater contamination (considering both the impacts of the proposal on groundwater contamination and the impacts of contamination on the proposal).
- Measures proposed to protect groundwater quality, both in the short and long term.
- Measures for preventing groundwater pollution so that remediation is not required.
- Protective measures for any groundwater dependent ecosystems (GDEs).
- Proposed methods of the disposal of waste water and approval from the relevant authority.
- The results of any models or predictive tools used.

Where potential impact/s are identified the assessment will need to identify limits to the level of impact and contingency measures that would remediate, reduce or manage potential impacts to the existing groundwater resource and any dependent groundwater environment or water users, including information on:

- Any proposed monitoring programs, including water levels and quality data.
- Reporting procedures for any monitoring program including mechanism for transfer of information.
- An assessment of any groundwater source/aquifer that may be sterilised from future use as a water supply as a consequence of the proposal.
- Identification of any nominal thresholds as to the level of impact beyond which remedial measures or contingency plans would be initiated (this may entail water level triggers or a beneficial use category).
- Description of the remedial measures or contingency plans proposed.
- Any funding assurances covering the anticipated post development maintenance cost, for example on-going groundwater monitoring for the nominated period.

Groundwater Dependent Ecosystems

The EIS must consider the potential impacts on any Groundwater Dependent Ecosystems (GDEs) at the site and in the vicinity of the site and:

- Identify any potential impacts on GDEs as a result of the proposal including:
  - the effect of the proposal on the recharge to groundwater systems;
  - the potential to adversely affect the water quality of the underlying groundwater system and adjoining groundwater systems in hydraulic connections; and
  - the effect on the function of GDEs (habitat, groundwater levels, connectivity).
- Provide safeguard measures for any GDEs.

Watercourses, Wetlands and Riparian Land

The EIS should address the potential impacts of the project on all watercourses likely to be affected by the project, existing riparian vegetation and the rehabilitation of riparian land. It is recommended the EIS provides details on all watercourses potentially affected by the proposal, including:

- Scaled plans showing the location of:
  - wetlands/swamps, watercourses and top of bank;
  - riparian corridor widths to be established along the creeks;
  - existing riparian vegetation surrounding the watercourses (identify any areas to be protected and any riparian vegetation proposed to be removed);
  - the site boundary, the footprint of the proposal in relation to the watercourses and riparian areas; and
  - proposed location of any asset protection zones.
- Photographs of the watercourses/wetlands and a map showing the point from which the photos were taken.
- A detailed description of all potential impacts on the watercourses/riparian land.
- A detailed description of all potential impacts on the wetlands, including potential impacts to the wetlands hydrologic regime; groundwater recharge; habitat and any species that depend on the wetlands.
- A description of the design features and measures to be incorporated to mitigate potential impacts.
- Geomorphic and hydrological assessment of water courses including details of stream order (Strahler System), river style and energy regimes both in channel and on adjacent floodplains.

Landform rehabilitation

Where significant modification to landform is proposed, the EIS must include:

- Justification of the proposed final landform with regard to its impact on local and regional surface and groundwater systems;
- A detailed description of how the site would be progressively rehabilitated and integrated into the surrounding landscape;
- Outline of proposed construction and restoration of topography and surface drainage features if affected by the project; and
- An outline of the measures to be put in place to ensure that sufficient resources are available to implement the proposed rehabilitation.

Consultation and general enquiries

General licensing enquiries can be made to Advisory Services: water.enquiries@dpi.nsw.gov.au, 1800 353 104.

Assessment or state significant development enquiries or requests for review or consultation should be directed to water.referrals@dpi.nsw.gov.au.

A consultation guideline and further information is available online at:
www.water.nsw.gov.au/water-management/law-and-policy/planning-and-assessment

End Attachment A

Department of Primary Industries
Water

Contact: Tracie Scarfone
Phone: 02 6951 2510
Fax: 02 69512568
Email: tracie.scarfone@dpi.nsw.gov.au

The General Manager
Department of Planning
PO Box 39
Sydney NSW 2000

Our ref: Mx 123
File No:
Your Ref:

Attention: Patrick Copas

2nd May 2016

Dear Thomas,

Re: Request for Secretary's Environmental Assessment Requirements for intensive poultry complex at 375 McRaes Road, Goolgowi, Carrathool LGA.

DPI Water has reviewed the supporting documentation accompanying the request for Secretary's Environmental Assessment Requirements (SEARs) and provides the following comments below, and further detail in **Attachment A**.

It is recommended that the EIS be required to include:

Access to surface and groundwater resources

- Annual volumes of surface water and groundwater proposed to be taken by the activity (including through inflow and seepage) from each surface and groundwater source as defined by the relevant water sharing plan.
- Assessment of any volumetric water licensing requirements (including those for ongoing water take following completion of the project).
- Assessment of the impact and approvals (Works and Use Approvals under the WMA 2000) required for the taking or storage of water.
- The identification of an adequate and secure water supply for the life of the project. Confirmation that water can be sourced from an appropriately authorised and reliable supply. This is to include an assessment of the current market depth where water entitlement is required to be purchased.
- A detailed and consolidated site water balance.
- A detailed assessment against the NSW Aquifer Interference Policy (2012) using DPI Water's assessment framework.

Impact on surface and groundwater resources

- 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.

- Full technical details and data of all surface and groundwater modelling, and an independent peer review.
- Proposed surface and groundwater monitoring activities and methodologies.
- Proposed management and disposal of produced or incidental water

Flooding
DP Water is responsible for the management and licensing of flood work approvals.

If the proposal is for an earthwork, embankment or levee, wherever situated or proposed to be constructed that is reasonably likely to affect the flow of water to or from a river or lake then the assessment is required to address potential impacts detailed further in attachment A.

Impact on waterfront land and water resource dependents

- Clear identification of "waterfront land" (as defined in the WMA 2000) and an assessment of impacts of works and activities on waterfront land. (Works on waterfront land may be subject to Controlled Activity Approval (CAA) under the *Water Management Act 2000.)*
- Details of the final landform of the site, including final void management (where relevant) and rehabilitation measures.
- Assessment of any potential cumulative impacts on water resources, and any proposed options to manage the cumulative impacts.
- Consideration of relevant policies and guidelines.
- A statement of where each element of the SEARs is addressed in the EIS (i.e. in the form of a table).

Please direct any questions or correspondence to **Tracie Scarfone, tracie.scarfone@dpi.nsw.gov.au**.

Yours sincerely

Tracie Scarfone
Senior Water Regulation Officer
Water Regulatory Operations, Water Regulatory Operations South
NSW Department of Primary Industries – Water

ATTACHMENT A

DPI Water General Assessment Requirements

The following detailed assessment requirements are provided to assist in adequately addressing the assessment requirements for this proposal.

For further information visit the DPI Water website, www.water.nsw.gov.au

Key Relevant Legislative Instruments

This section provides a basic summary to aid proponents in the development of an Environmental Impact Statement (EIS), and should not be considered a complete list or comprehensive summary of relevant legislative instruments that may apply to the regulation of water resources for a project.

The EIS should take into account the objects and regulatory requirements of the *Water Act 1912* (WA 1912) and *Water Management Act 2000* (WMA 2000), and associated regulations and instruments, as applicable.

Water Management Act 2000 (WMA 2000)
Key points:

- Volumetric licensing in areas covered by water sharing plans
- Works within 40m of waterfront land
- SSD & SSI projects are exempt from requiring water supply work approvals and controlled activity approvals as a result of the *Environmental Planning & Assessment Act 1979 (EP&A Act)*.
- No exemptions for volumetric licensing apply as a result of the *EP&A Act*.
- Basic landholder rights, including harvestable rights dams
- Aquifer interference activity approval and flood management work approval provisions have not yet commenced and are regulated by the *Water Act 1912*
- Maximum penalties of $2.2 million plus $264,000 for each day an offence continues apply under the *WMA 2000*

Water Act 1912 (WA 1912)
Key points:

- Volumetric licensing in areas where no water sharing plan applies
- Monitoring bores
- Aquifer interference activities that are not regulated as a water supply work under the *WMA 2000*.
- Flood management works
- No exemptions apply to licences or permits under the *WA 1912* as a result of the *EP&A Act*.
- Regulation of water bore driller licensing.

Water Management (General) Regulation 2011
Key points:

- Provides various exemptions for volumetric licensing and activity approvals
- Provides further detail on requirements for dealings and applications.

Water Sharing Plans – these are considered regulations under the *WMA 2000*

Access Licence Dealing Principles Order 2004

Harvestable Rights Orders

Water Sharing Plans

It is important that the proponent understands and describes the ground and surface water sharing plans, water sources, and management zones that apply to the project. The relevant water sharing plans can be determined spatially at www.ourwater.nsw.gov.au. Multiple water sharing plans may apply and these must all be described.

The *Water Act 1912* applies to all water sources not yet covered by a commenced water sharing plan.

The EIS is required to:

- Demonstrate how the proposal is consistent with the relevant rules of the Water Sharing Plan including rules for access licences, distance restrictions for water supply works and rules for the management of local impacts in respect of surface water and groundwater sources, ecosystem protection (including groundwater dependent ecosystems), water quality and surface-groundwater connectivity.
- Provide a description of any site water use (amount of water to be taken from each water source) and management including all sediment dams, clear water diversion structures with detail on the location, design specifications and storage capacities for all the existing and proposed water management structures.
- Provide an analysis of the proposed water supply arrangements against the rules for access licences and other applicable requirements of any relevant WSP, including:
    - Sufficient market depth to acquire the necessary entitlements for each water source.
    - Ability to carry out a "dealing" to transfer the water to relevant location under the rules of the WSP.
    - Daily and long-term access rules.
    - Account management and carryover provisions.
- Provide a detailed and consolidated site water balance.
- Further detail on licensing requirements is provided below.

Relevant Policies and Guidelines

The EIS should take into account the following policies (as applicable):

- NSW Guidelines for Controlled Activities on Waterfront Land (NOW, 2012)
- NSW Aquifer Interference Policy (NOW, 2012)
- Risk Assessment Guidelines for Groundwater Dependent Ecosystems (NOW, 2012)
- Australian Groundwater Modelling Guidelines (NWC, 2012)
- NSW State Rivers and Estuary Policy (1993)
- NSW Wetlands Policy (2010)
- NSW State Groundwater Policy Framework Document (1997)
- NSW State Groundwater Quality Protection Policy (1998)
- NSW State Groundwater Dependent Ecosystems Policy (2002)
- NSW Water Extraction Monitoring Policy (2007)

DPI Water policies can be accessed at the following links:
http://www.water.nsw.gov.au/Water-management/Law-and-policy/Key-policies/default.aspx
http://www.water.nsw.gov.au/Water-licensing/Approvals/Controlled-activities/default.aspx

An assessment framework for the NSW Aquifer Interference Policy can be found online at: http://www.water.nsw.gov.au/Water-management/Law-and-policy/Key-policies/Aquifer-interference.

Licensing Considerations

The EIS is required to provide:

- Identification of water requirements for the life of the project in terms of both volume and timing (including predictions of potential ongoing groundwater take following the cessation of operations at the site – such as evaporative loss from open voids or inflows).
- Details of the water supply source(s) for the proposal including any proposed surface water and groundwater extraction from each water source as defined in the relevant Water Sharing Plan/s and all water supply works to take water.
- Explanation of how the required water entitlements will be obtained (i.e. through a new or existing licence/s, trading on the water market, controlled allocations etc.).
- Information on the purpose, location, construction and expected annual extraction volumes including details on all existing and proposed water supply works which take surface water, (pumps, dams, diversions, etc).
- Details on all bores and excavations for the purpose of investigation, extraction, dewatering, testing and monitoring. All predicted groundwater take must be accounted for through adequate licensing.
- Details on existing dams/storages (including the date of construction, location, purpose, size and capacity) and any proposal to change the purpose of existing dams/storages
- Details on the location, purpose, size and capacity of any new proposed dams/storages.
- Applicability of any exemptions under the *Water Management (General) Regulation 2011* to the project.

Water allocation account management rules, total daily extraction limits and rules governing environmental protection and access licence dealings also need to be considered.

The Harvestable Right gives landholders the right to capture and use for any purpose 10 % of the average annual runoff from their property. The Harvestable Right has been defined in terms of an equivalent dam capacity called the Maximum Harvestable Right Dam Capacity (MHRDC). The MHRDC is determined by the area of the property (in hectares) and a site-specific run-off factor. The MHRDC includes the capacity of all existing dams on the property that do not have a current water licence. Storages capturing up to the harvestable right capacity are not required to be licensed but any capacity of the total of all storages/dams on the property greater than the MHRDC may require a licence.

For more information on Harvestable Right dams, including a calculator, visit: http://www.water.nsw.gov.au/Water-licensing/Basic-water-rights/Harvesting-runoff/Harvesting-runoff

Dam Safety

Where new or modified dams are proposed, or where new development will occur below an existing dam, the NSW Dams Safety Committee should be consulted in relation to any safety issues that may arise. Conditions of approval may be recommended to ensure safety in relation to any new or existing dams.

See www.damsafety.nsw.gov.au for further information.

Surface Water Assessment

The predictive assessment of the impact of the proposed project on surface water sources should include the following:

- Identification of all surface water features including watercourses, wetlands and floodplains transected by or adjacent to the proposed project.
- Identification of all surface water sources as described by the relevant water sharing plan.
- Detailed description of dependent ecosystems and existing surface water users within the area, including basic landholder rights to water and adjacent/downstream licensed water users.
- Description of all works and surface infrastructure that will intercept, store, convey, or otherwise interact with surface water resources.
- Assessment of predicted impacts on the following:
    - flow of surface water, sediment movement, channel stability, and hydraulic regime,
    - water quality,
    - flood regime,
    - dependent ecosystems,
    - existing surface water users, and
    - planned environmental water and water sharing arrangements prescribed in the relevant water sharing plans.

Flooding

If the proposal is for an earthwork, embankment or levee, wherever situated or proposed to be constructed that is reasonably likely to affect the flow of water to or from a river or lake then the assessment is required to address potential impacts detailed below;

- the contents of any relevant floodplain management plan or any other relevant Government policy,
- the need to maintain the natural flood regimes in wetlands and related ecosystems and the preservation of any habitat, animals (including fish) or plants that benefit from periodic flooding,
- the effect or likely effect on water flows in downstream river sections,
- any geographical features, or other matters, of Aboriginal interest that may be affected by a controlled work,
- the effect or likely effect of a controlled work on the passage, flow and distribution of any flood waters,
- the effect or likely effect of a controlled work on existing dominant flood ways or exits from flood ways, rates of flow, flood water levels and the duration of inundation,

the protection of the environment

Groundwater Assessment

To ensure the sustainable and integrated management of groundwater sources, the EIS needs to include adequate details to assess the impact of the project on all groundwater sources including:

- Works likely to intercept, connect with or infiltrate the groundwater sources.
- Any proposed groundwater extraction, including purpose, location and construction details of all proposed bores and expected annual extraction volumes.
- Bore construction information is to be supplied to DPI Water by submitting a "Form A" template. DPI Water will supply "GW" registration numbers (and licence/approval numbers if required) which must be used as consistent and unique bore identifiers for all future reporting.
- A description of the watertable and groundwater pressure configuration, flow directions and rates and physical and chemical characteristics of the groundwater source (including connectivity with other groundwater and surface water sources).
- Sufficient baseline monitoring for groundwater quantity and quality for all aquifers and GDEs to establish a baseline incorporating typical temporal and spatial variations.
- The predicted impacts of any final landform on the groundwater regime.
- The existing groundwater users within the area (including the environment), any potential impacts on these users and safeguard measures to mitigate impacts.
- An assessment of groundwater quality, its beneficial use classification and prediction of any impacts on groundwater quality.
- An assessment of the potential for groundwater contamination (considering both the impacts of the proposal on groundwater contamination and the impacts of contamination on the proposal).
- Measures proposed to protect groundwater quality, both in the short and long term.
- Measures for preventing groundwater pollution so that remediation is not required.
- Protective measures for any groundwater dependent ecosystems (GDEs).
- Proposed methods of the disposal of waste water and approval from the relevant authority.
- The results of any models or predictive tools used.

Where potential impact/s are identified the assessment will need to identify limits to the level of impact and contingency measures that would remediate, reduce or manage potential impacts to the existing groundwater resource and any dependent groundwater environment or water users, including information on:

- Any proposed monitoring programs, including water levels and quality data.
- Reporting procedures for any monitoring program including mechanism for transfer of information.
- An assessment of any groundwater source/aquifer that may be sterilised from future use as a water supply as a consequence of the proposal.
- Identification of any nominal thresholds as to the level of impact beyond which remedial measures or contingency plans would be initiated (this may entail water level triggers or a beneficial use category).
- Description of the remedial measures or contingency plans proposed.

- Any funding assurances covering the anticipated post development maintenance cost, for example on-going groundwater monitoring for the nominated period.

Groundwater Dependent Ecosystems

The EIS must consider the potential impacts on any Groundwater Dependent Ecosystems (GDEs) at the site and in the vicinity of the site and:

- Identify any potential impacts on GDEs as a result of the proposal including:
  - the effect of the proposal on the recharge to groundwater systems;
  - the potential to adversely affect the water quality of the underlying groundwater system and adjoining groundwater systems in hydraulic connections; and
  - the effect on the function of GDEs (habitat, groundwater levels, connectivity).
- Provide safeguard measures for any GDEs.

Watercourses, Wetlands and Riparian Land

The EIS should address the potential impacts of the project on all watercourses likely to be affected by the project, existing riparian vegetation and the rehabilitation of riparian land. It is recommended the EIS provides details on all watercourses potentially affected by the proposal, including:

- Scaled plans showing the location of:
  - wetlands/swamps, watercourses and top of bank;
  - riparian corridor widths to be established along the creeks;
  - existing riparian vegetation surrounding the watercourses (identify any areas to be protected and any riparian vegetation proposed to be removed);
  - the site boundary, the footprint of the proposal in relation to the watercourses and riparian areas; and
  - proposed location of any asset protection zones.
- Photographs of the watercourses/wetlands and a map showing the point from which the photos were taken.
- A detailed description of all potential impacts on the watercourses/riparian land.
- A detailed description of all potential impacts on the wetlands, including potential impacts to the wetlands hydrologic regime; groundwater recharge; habitat and any species that depend on the wetlands.
- A description of the design features and measures to be incorporated to mitigate potential impacts.
- Geomorphic and hydrological assessment of water courses including details of stream order (Strahler System), river style and energy regimes both in channel and on adjacent floodplains.
- Works on waterfront land may be subject to Controlled Activity Approval (CAA) under the *Water Management Act 2000.* Further information can be obtained from the Office of Water's website:
  www.water.nsw.gov.au Water licensing › Approvals › Controlled activities

Drill Pad, Well and Access Road Construction

- Any construction activity within 40m of a watercourse, should be designed by a suitably qualified person, consistent with the NSW *Guidelines for Controlled Activities on Waterfront Land* (July 2012).
- Construction of all wells must be undertaken in accordance with the *Minimum Construction Requirements for Water Bores in Australia* (3rd edition 2012) by a driller holding a bore drillers' licence valid in New South Wales.
- The length of time that a core hole is maintained as an open hole should be minimised.

Landform rehabilitation (including final void management)

Where significant modification to landform is proposed, the EIS must include:

- Justification of the proposed final landform with regard to its impact on local and regional surface and groundwater systems;
- A detailed description of how the site would be progressively rehabilitated and integrated into the surrounding landscape;
- Outline of proposed construction and restoration of topography and surface drainage features if affected by the project;
- Detailed modelling of potential groundwater volume, flow and quality impacts of the presence of an inundated final void (where relevant) on identified receptors specifically considering those environmental systems that are likely to be groundwater dependent;
- An outline of the measures to be put in place to ensure that sufficient resources are available to implement the proposed rehabilitation; and
- The measures that would be established for the long-term protection of local and regional aquifer systems and for the ongoing management of the site following the cessation of the project.

Consultation and general enquiries
General licensing enquiries can be made to Advisory Services: water.enquiries@dpi.nsw.gov.au, 1800 353 104.

Assessment or state significant development enquiries, or requests for review or consultation should be directed to the Strategic Stakeholder Liaison Unit, water.referrals@dpi.nsw.gov.au.

A consultation guideline and further information is available online at:
www.water.nsw.gov.au/water-management/law-and-policy/planning-and-assessment

End Attachment A

PCU065258

Our reference: EF13/5557; DOC16/192967-0101
Contact: Jason Price 02 6969 0700

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

Dear Mr Piovesan

Re Proposed poultry farm at 375 McRaes Road Goolgowi

Thank you for your electronic mail dated 20 April 2016 to the Environment Protection Authority (EPA) requesting our information requirements for the Environmental Impact Statement (EIS) to be prepared for the proposed poultry broiler farm located within Lot 1 & 2 DP 749831 McRaes Road Goolgowi.

We have considered the details of the proposal as described in the information supplied by the proponent and have identified the information required by the EPA to be included in the EIS, which is detailed at Attachment 'A'.

The key information requirement for the project is to identify the potential air quality impacts (odour and dust) from this proposal on surrounding receptors, including the cumulative impacts from this proposal and other proposed or existing poultry broiler farms in the Goolgowi area and where necessary detail satisfactory management and mitigation measures for potential adverse air quality impacts.

In carrying out the assessment the proponent should refer to the relevant guidelines identified at Attachment 'B'.

If you have any further enquiries about this matter please contact Jason Price by telephoning 02 6969 0700.

Yours sincerely

4/5/16

DARREN WALLETT
Head, Griffith Unit
Environment Protection Authority

PO BOX 397 Griffith NSW 2680
Suite 7, 130-140 Banna Avenue Griffith NSW
Tel: (02) 6969 0700 Fax: (02) 6969 0710
ABN 30 841 387 271
www.epa.nsw.gov.au

ATTACHMENT 'A'

Potential environmental impacts of the project

The following potential environmental impacts of the project need to be assessed, quantified and reported on.

(a) Air;
(b) Noise;
(c) Water;
(d) Land; and
(e) Waste and chemicals.

The Environmental Impact Statement (EIS) should address how the required environmental goals outlined below will be met for each potential impact.

The EIS should describe mitigation and management options that will be used to prevent, control, abate or mitigate identified potential environmental impacts associated with the project and to reduce risks to human health and prevent the degradation of the environment.

This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.

Potential impacts on air quality

The goal of the project in relation to air quality should be to ensure sensitive receptors are protected from any adverse impacts from odour and airborne particulate matter.

Odour is the primary concern for the proposed development and the potential emissions from (but not necessarily limited to) aged birds and bedding material. Details would need to be provided on the proposed measures to manage odour and dust from all sources.

The Environment Protection Authority (EPA) expects that a cumulative assessment for dust and odour, that includes the all proposed broiler farms around Goolgowi that model as having an odour impact on sensitive receptors, is undertaken in accordance with our guideline the "*Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales*" (EPA, 2005), in conjunction with analyses of local meteorologic and terrain data in order to make informed decisions about design and management options for the proposed development.

This assessment should also identify all existing and potential sensitive receptors in proximity to the proposed development. Their location can be relevant to the level of assessment.

The EPA has developed a Level 1 odour assessment calculator (in Excel format) to assist poultry growers and their consultants to plan for meat chicken (broiler) farm developments. The calculator uses the formulae defined in section 5 of the Technical Notes in the *"Assessment and management of odour from stationary sources in NSW"* to calculate required setback distances for a particular site. If a site cannot accommodate the calculated setback distance, Level 2 or 3 assessments may be required. The calculator can found on the EPA website at -
http://www.environment.nsw.gov.au/resources/air/PoultryOdourCalcualtor.xls.

Emissions from any plant must meet the design criteria detailed in the *Protection of the Environment Operations (Clean Air) Regulation 2010*. Details need to be provided on the proposed air pollution control techniques from any air emission points, including proposed measures to manage and monitor efficiency and performance.

Potential impacts of noise

The goals of the project should include design, construction, operation and maintenance of the facility in accordance with relevant EPA policy, guidelines and criteria, and in order to minimise potential impacts from noise.

We expect that potential noise sources are assessed in accordance with the *"NSW Industrial Noise Policy"* (EPA, 2000), and where required mitigation measures are proposed (e.g. appropriate equipment chosen to minimise noise levels). All residential or noise sensitive premises likely to be impacted by the development must be identified and included in the assessment.

The proposed development will result in increased traffic movements. The potential noise impacts associated with any traffic increases need to be assessed in accordance with the *"NSW Road Noise Policy"* (EPA, 2011).

Potential impacts on water quantity and quality

The goals of the project should include the following.

- No pollution of waters (including surface and groundwater), except to the extent authorised by the EPA (i.e. in accordance with an Environment Protection Licence) and appropriate consideration should be given to a flood risk assessment.
- Polluted water (including process waters, wash down waters, polluted stormwater or sewage) must be captured and retained on the site through an appropriate collection and storage system. Where it is safe and practicable to do so, the polluted water should be treated and beneficially reused; and
- It is acceptable in terms of the achievement or protection of the NSW Water Quality and River Flow Objectives.

The EIS should document the measures that will achieve the above goals.

Details of the site drainage and any natural or artificial waters within or adjacent to the development must be identified and where applicable measures proposed to mitigate potential impacts of the development on these waters. The EIS should provide details of the proposed design and construction of water management systems for the proposal to ensure surface and ground waters are protected from contaminants.

Potential impacts on land

The goals of the project should include the following.

- No pollution of land, except to the extent authorised by the EPA (ie in accordance with an Environment Protection Licence); and
- The potential impact of land erosion from the development is mitigated.

The EIS should document the measures that will achieve the above goals.

Waste and chemicals

The goals of the project should include the following.

- It is in accordance with the principles of the waste hierarchy and cleaner production;
- Where potential impacts associated with the handling, processing and storage of all materials used at the premises are identified, these be mitigated by the development;
- The beneficial reuse of all wastes generated at the premises are maximised where it is safe and practical to do so; and

- No waste disposal occurs on site except in accordance with an Environment Protection Licence; and
- Environmental risks from hazardous chemicals and chemical waste are minimised.

The EIS needs to identify the proposed type, quantity and location of waste and chemicals to be stored on site. Spill management measures, including items such as bunding, and emergency procedures should be clearly outlined.

ATTACHMENT 'B'

Guidance Material

Air quality

- Protection of the Environment Operations (Clean Air) Regulation 2010
- Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (EPA, 2005)
- Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2005)
- Assessment and Management of Odour from Stationery Sources in NSW (EPA, 2006)
- Meat chicken farm calculator (EPA, 2011);
  http://www.environment.nsw.gov.au/resources/air/PoultryOdourCalcualtor.xls

Noise and vibration

- NSW Industrial Noise Policy (EPA, 2000)
- NSW Road Noise Policy (EPA, 2011)
- Assessing Vibration: a technical guideline (EPA, 2006)
- Technical Basis for Guidelines to Minimise Annoyance Due to Blasting Overpressure and Ground Vibration (ANZECC, 1990)
- Interim Construction Noise Guidelines (EPA, 2009)

Water quality

- National Water Quality Management Strategy: Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ, 2000)
- National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ, 2000)
- Using the ANZECC Guidelines and Water Quality Objectives in NSW (EPA, 2006)

Groundwater

- The NSW State Groundwater Policy Framework Document (DLWC, 1997)
- The NSW State Groundwater Quality Protection Policy (DLWC, 1998)
- The NSW State Groundwater Dependent Ecosystems Policy (DLWC, 2002)
- National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 1995)

Stormwater

- Managing Urban Stormwater: Soils and Construction (Landcom, 2004)
- Managing Urban Stormwater: Treatment Techniques (Draft) (EPA, 1997)

Wastewater

- Environmental Guidelines: Use of Effluent by Irrigation (EPA, 2004)
- Environmental Guidelines: Storage and Handling of Liquids (EPA, 2007)

Waste

- Waste Classification Guidelines (EPA, 2008)
- Environmental Guidelines: Use and Disposal of Biosolids Products (EPA, 1997)
- Environmental Guidelines: Composting and Related Organics Processing Facilities (EPA, 2004)
- Environmental Guidelines: Solid Waste Landfills (EPA, 1996)
- Storing and Handling Liquids: Environmental Protection (EPA, 2007)

NSW GOVERNMENT | Office of Environment & Heritage

Your reference
Our reference: DOC16/196688
Contact: Michael Todd (03) 5021 8915

PCU065387

Mr Thomas Piovesan
Industry Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Poivesan

RE: SEARs for Proposed Intensive Livestock Agriculture – Poultry Farm, 375 McRaes Road-Goolgowi, Carrathool LGA (Lot 1 and 2 DP 749831)

I refer to your email dated 20 April 2016 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 proposed Intensive Livestock Agriculture- Poultry Farm at 375 MacRaes Road, Goolgowi, within Carrathool Shire.

OEH has reviewed the available supporting documentation and provides SEARs for the proposed development in Attachments A and B and guidance material in Attachment C (please note that both Attachments A and B include biodiversity matters that will need to be addressed). The assessment must include all ancillary infrastructure, water storage areas, new vehicle tracks, and access to the Mid Western Highway.

OEH recommends the EIS needs to appropriately address the following:

1. Biodiversity and offsetting
2. Aboriginal cultural heritage
3. Water and soils
4. Cumulative impact

Please note that the NSW Biodiversity Offsets Policy for Major Projects www.environment.nsw.gov.au/resources/biodiversity/140672biopolicy.pdf is now being implemented. The policy provides a standard method for assessing impacts of major projects on biodiversity and determining offsetting arrangements. The policy is underpinned by the Framework for Biodiversity Assessment (FBA) www.environment.nsw.gov.au/resources/biodiversity/140675fba.pdf which contains the assessment methodology that is adopted by the policy to quantify and describe the impact assessment requirements and offset guidance that applies to Major Projects. The FBA must be used by a proponent to assess all biodiversity values on the development site.

Based on the information provided, the proposed site appears to contain scattered trees within cultivation but some areas where the understorey has not been ploughed may occur. In these areas it is important to consider whether the vegetation meets the definition of woodland or open woodland communities that occur in the vicinity. Trees in an open woodland may be up to 100 metres apart, and still meet the definition of native vegetation that can be allocated to a NSW Plant Community Type (PCT). PCT boundaries mapped for the assessment must include the understorey and trees. Maps containing separate polygons for trees and understorey within an area of woodland or open woodland are not correct.

At this point in time, there is no appropriate regional-scale map that shows all vegetation communities within the area of the proposal. The M305 (VIS 917) dataset maps woody vegetation while not considering shrublands, grasslands or wetlands, and so may some give some indication of vegetation present. Vegetation data and NPWS estate boundaries suitable for use in geographic information systems can be downloaded from OEH Spatial Data Online http://mapdata.environment.nsw.gov.au/geonetwork/srv/en/main.home

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Please note that we make the following recommended amendments to the Policies, Guidelines and Plans listed in the draft SEARs provided with the application:

- Delete reference to the document titled *'Principles for the use of Biodiversity Offsets in NSW (DECC, 2008)'* – these have been replaced by the NSW Biodiversity Offsets Policy for Major Projects.
- No documents are listed in relation to Aboriginal cultural heritage – Attachment C includes a number that may be required to address this component of the assessment.

If you have any questions regarding this matter please contact Michael Todd on (03) 5021 8915 or at michael.todd@environment.nsw.gov.au.

Yours sincerely

3/5/16

PETER EWIN
Senior Team Leader Planning
South West Region
Regional Operations
Office of Environment and Heritage

ATTACHMENT A - Environmental Assessment Requirements
ATTACHMENT B - Project specific Environmental Assessment Requirements
ATTACHMENT C - Guidance Material

Attachment A – Standard Environmental Assessment Requirements

Biodiversity
1. Biodiversity impacts related to the proposed Poultry Farm are to be assessed and documented in accordance with the Framework for Biodiversity Assessment, unless otherwise agreed by OEH, by a person accredited in accordance with s142B(1)(c) of the *Threatened Species Conservation Act 1995.*
Aboriginal cultural heritage
2. The EIS must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the Poultry Farm and document these in the EIS. This may include the need for surface survey and test excavation. The identification of cultural heritage values should be guided by the *Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW* (DECCW, 2011) and consultation with OEH regional officers.
3. Where Aboriginal cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the *Aboriginal cultural heritage consultation requirements for proponents 2010* (DECCW). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the EIS.
4. Impacts on Aboriginal cultural heritage values are to be assessed and documented in the EIS. The EIS must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.
Historic heritage
5. The EIS must provide a heritage assessment including but not limited to an assessment of impacts to *State and local heritage* including conservation areas, natural heritage areas, places of Aboriginal heritage value, buildings, works, relics, gardens, landscapes, views, trees should be assessed. Where impacts to State or locally significant heritage items are identified, the assessment shall: a. outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the mitigation measures) generally consistent with the NSW Heritage Manual (1996), b. be undertaken by a suitably qualified heritage consultant(s) (note: where archaeological excavations are proposed the relevant consultant must meet the NSW Heritage Council's Excavation Director criteria), c. include a statement of heritage impact for all heritage items (including significance assessment), d. consider impacts including, but not limited to, vibration, demolition, archaeological disturbance, altered historical arrangements and access, landscape and vistas, and architectural noise treatment (as relevant), and e. where potential archaeological impacts have been identified develop an appropriate archaeological assessment methodology, including research design, to guide physical

archaeological test excavations (terrestrial and maritime as relevant) and include the results of these test excavations.

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 Appendix 2 of the Framework for Biodiversity Assessment).
   c. Groundwater.
   d. Groundwater dependent ecosystems.
   e. Proposed intake and discharge locations.

7. The EIS must describe background conditions for any water resource likely to be affected by the Poultry Farm, 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.

8. The EIS must assess the impacts of the Poultry Farm 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.

9. The EIS must assess the impact of the Poultry Farm 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 (eg 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

10. 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).
11. 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.
12. The EIS must model the effect of the proposed Poultry Farm (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.
13. 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.
14. The EIS must assess the impacts on the proposed Poultry Farm 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.

Attachment B – Project specific Environmental Assessment Requirements

Biodiversity
15. Impacts on the following species, populations and ecological communities will require further consideration and provision of the information specified in s9.2 of the Framework for Biodiversity Assessment: • *Falco subniger* (Black Falcon) – nest trees only • *Falco hypoleucos* (Grey Falcon)– nest trees only • *Hamirostra melanosternon* (Black-breasted Buzzard) – nest trees only • *Calyptorhynchus lathami* (Glossy Black-cockatoo Riverina population) • *Climacteris affinis* (White-browed Treecreeper Population in Carrathool local government area south of the Lachlan River and Griffith local government area) • *Myall* woodland in the Darling Riverine Plains, Brigalow Belt South, Cobar Peneplain, Murray-Darling Depression, Riverina and NSW South Western Slopes Bioregion

Attachment C – Guidance material

Title	Web address
Relevant Legislation	
Commonwealth Environment Protection and Biodiversity Conservation Act 1999	www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/
Environmental Planning and Assessment Act 1979	www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N
Fisheries Management Act 1994	www.legislation.nsw.gov.au/maintop/view/inforce/act+38+1994+cd+0+N
Marine Parks Act 1997	www.legislation.nsw.gov.au/maintop/view/inforce/act+64+1997+cd+0+N
National Parks and Wildlife Act 1974	www.legislation.nsw.gov.au/maintop/view/inforce/act+80+1974+cd+0+N
Protection of the Environment Operations Act 1997	www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N
Threatened Species Conservation Act 1995	www.legislation.nsw.gov.au/maintop/view/inforce/act+101+1995+cd+0+N
Water Management Act 2000	www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N
Wilderness Act 1987	www.legislation.nsw.gov.au/viewtop/inforce/act+196+1987+FIRST+0+N
Biodiversity	
NSW Biodiversity Offsets Policy for Major Projects (OEH 2013)	www.environment.nsw.gov.au/resources/biodiversity/140672biopolicy.pdf
Framework for Biodiversity Assessment (OEH 2013)	www.environment.nsw.gov.au/resources/biodiversity/140675fba.pdf
OEH Threatened Species Website	www.environment.nsw.gov.au/threatenedspecies/
NSW BioNet (Atlas of NSW Wildlife)	www.bionet.nsw.gov.au/
Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities - Working Draft (DEC 2004)	www.environment.nsw.gov.au/resources/nature/TBSAGuidelinesDraft.pdf
Threatened Species Survey and Assessment Guidelines: Field Survey Methods for Fauna - Amphibians (DECCW 2009)	www.environment.nsw.gov.au/resources/threatenedspecies/09213amphibians.pdf
NSW guide to surveying threatened plants (OEH 2016)	www.environment.nsw.gov.au/resources/threatenedspecies/160129-threatened-plants-survey-guide.pdf
OEH threatened species survey and assessment guideline information	www.environment.nsw.gov.au/threatenedspecies/surveyassessmentgdlns.htm
Fisheries NSW policies and guidelines	www.dpi.nsw.gov.au/fisheries/habitat/publications/policies,-guidelines-and-manuals/fish-habitat-conservation
List of national parks	www.environment.nsw.gov.au/NationalParks/parksearchatoz.aspx

Title	Web address
Guidelines for developments adjoining land and water managed by the Department of Environment, Climate Change and Water (DECCW 2010)	www.environment.nsw.gov.au/resources/protectedareas/080290devadjoindecc.pdf
VIS Classification - NSW Plant Community Type (PCT) database	www.environment.nsw.gov.au/research/Vegetationinformationsystem.htm
Interim Vegetation Mapping Standard and VIS Plot	www.environment.nsw.gov.au/research/VISplot.htm
OEH Spatial Data Online Access	mapdata.environment.nsw.gov.au/geonetwork/srv/en/main.home
Heritage	
The Burra Charter (The Australia ICOMOS charter for places of cultural significance)	australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf
Statements of Heritage Impact 2002 (HO & DUAP)	www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf
NSW Heritage Manual (DUAP) (scroll through alphabetical list to 'N')	www.environment.nsw.gov.au/Heritage/publications/index.htm#M-O
Aboriginal Cultural Heritage	
Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010)	www.environment.nsw.gov.au/resources/cultureheritage/commconsultation/09781ACHconsultreq.pdf
Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW 2010)	www.environment.nsw.gov.au/resources/cultureheritage/10783FinalArchCoP.pdf
Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011)	www.environment.nsw.gov.au/resources/cultureheritage/20110263ACHguide.pdf
Aboriginal Site Recording Form	www.environment.nsw.gov.au/resources/parks/SiteCardMainV1_1.pdf
Aboriginal Site Impact Recording Form	www.environment.nsw.gov.au/resources/cultureheritage/120558asirf.pdf
Aboriginal Heritage Information Management System (AHIMS) Registrar	www.environment.nsw.gov.au/contact/AHIMSRegistrar.htm
Care Agreement Application form	www.environment.nsw.gov.au/resources/cultureheritage/20110914TransferObject.pdf
Water and Soils	
Acid sulphate soils	
Acid Sulfate Soils Planning Maps via 'The NSW Natural Resource Atlas'	www.nratlas.nsw.gov.au/

Title	Web address
Acid Sulfate Soils Manual (Stone et al. 1998)	Manual available for purchase from: www.landcom.com.au/whats-new/the-blue-book.aspx Chapters 1 and 2 are on DPI's Guidelines Register at: Chapter 1 Acid Sulfate Soils Planning Guidelines: www.planning.nsw.gov.au/rdaguidelines/documents/NSW%20Acid%20Sulfate%20Soils%20Planning%20Guidelines.pdf Chapter 2 Acid Sulfate Soils Assessment Guidelines: www.planning.nsw.gov.au/rdaguidelines/documents/NSW%20Acid%20Sulfate%20Soils%20Assessment%20Guidelines.pdf
Acid Sulfate Soils Laboratory Methods Guidelines (Ahern et al. 2004)	www.advancedenvironmentalmanagement.com/Reports/Savannah/Appendix%2015.pdf This replaces Chapter 4 of the Acid Sulfate Soils Manual above.
Flooding	
Floodplain development manual	www.environment.nsw.gov.au/floodplains/manual.htm
NSW Climate Impact Profile	NSW Climate Impact Profile
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	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)	www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf

Thomas Piovesan

From: Shane Wilson <SWilson@carrathool.nsw.gov.au>
Sent: Tuesday, 8 November 2016 1:48 PM
To: Thomas Piovesan
Cc: records
Subject: RE: SSD 8036 - Request for Input on Secretary's Environmental Assessment Requirements - Intensive Poultry Farm - 375 McReas Road, Goolgowi

Hi Thomas

Council has no specific requests that will need to be included within the SEAR's.

Regards

Shane Wilson

Director Development Services
Carrathool Shire Council
Phone 02 6965 1900
Mobile 0429 651 306
Fax 02 6965 1379

From: Julia Fielder
Sent: Tuesday, 8 November 2016 1:05 PM
To: Shane Wilson
Subject: FW: SSD 8036 - Request for Input on Secretary's Environmental Assessment Requirements - Intensive Poultry Farm - 375 McReas Road, Goolgowi

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From: thomas.piovesan@planning.nsw.gov.au [mailto:thomas.piovesan@planning.nsw.gov.au]
Sent: Tuesday, 8 November 2016 1:04 PM
To: Mail
Subject: FW: SSD 8036 - Request for Input on Secretary's Environmental Assessment Requirements - Intensive Poultry Farm - 375 McReas Road, Goolgowi

Good afternoon

I refer to my earlier email below. Would it be possible to receive an update on the request for input into these SEARs or the details of the officer they have been allocated to?

Any questions, please contact me.

Kind regards

Thomas Piovesan
Planning Officer (Industry)
Industry Assessments
NSW Department of Planning and Environment
Level 22, 320 Pitt Street | GPO Box 39 | SYDNEY NSW 2001
T: 02 9274 6356 E: thomas.piovesan@planning.nsw.gov.au

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From: Thomas Piovesan
Sent: Friday, 28 October 2016 12:10 PM
To: 'council@carrathool.nsw.gov.au' <council@carrathool.nsw.gov.au>
Subject: SSD 8036 - Request for Input on Secretary's Environmental Assessment Requirements - Intensive Poultry Farm - 375 McReas Road, Goolgowi

Good afternoon

The Department of Planning and Environment has received a request for Secretary's Environmental Assessment Requirements (SEARs) for a State significant development application (**SSD 8036**).

The project site is located at 375 McRaes Road, Goolgowi. The proposal is State significant development as it meets the criteria under Clause 1 of *State Environmental Planning Policy (State and Regional Development) 2011* as it is an intensive livestock agriculture facility with a Capital Investment Value of over $30 million. Consequently, the Minister for Planning is the consent authority.

The proposed development involves the construction and operation of an intensive poultry farm comprising of:
-five farms each with:

- storage dams with a 300ML capacity each;
- bulk earthworks;
- landscaping mounds;
- machinery and supply sheds;
- water storage reservoirs;
- two dwellings;
- gas tanks, feed silos and exhaust stacks; and
- associated infrastructure.

Please find attached a copy of the SEARs request received for the application.

The files can also be viewed on the Departments website at the link below.

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8036

It would be greatly appreciated if the Department can receive your input for the SEARs for the preparation of an Environmental Impact Statement by close of business **Wednesday 9 November 2016**.

If you have any questions, of have any difficulty in viewing the attached documents, please contact me on the details below.

Kind regards

Thomas Piovesan
Planning Officer (Industry)
Industry Assessments
NSW Department of Planning and Environment
Level 22, 320 Pitt Street | GPO Box 39 | SYDNEY NSW 2001
T: 02 9274 6356 E: thomas.piovesan@planning.nsw.gov.au

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Transport
Roads & Maritime Services

3 May 2016

SWT16/00040
SF2016/060936
MM

The Manager
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Thomas Piovesan

SEAR-375 - PROPOSED INTENSIVE LIVESTOCK DEVELOPMENT, GOOLGOWI POULTRY FARM, - LOT 1 DP749831 LOT 2 DP749831, MID WESTERN HIGHWAY (HW6) AND MCRAES ROAD, GOOLGOWI.

I refer to the Department's correspondence forwarded to Roads and Maritime Services requesting the provision of key issues and assessment requirements to be included in the Environmental Assessment Requirements for the subject development.

From review of the information provided it is understood that the proposal is for the establishment of an intensive poultry production complex on the subject site with a capacity to house up to approximately 7 million birds, plus ancillary infrastructure. It is noted that the development is to be arranged into 6 Poultry Production Units (PPUs), each with 20 sheds. The subject site is located with frontage to the Mid Western Highway (HW6) which is a Classified Regional Road and McRaes Road . The frontage of the subject site to the Mid Western Highway is located within a 110 km/h speed zone. The Mid Western Highway is an approved Road Train Route.

Roads and Maritime is interested in the characteristics of the cumulative traffic generation resultant from the total development, including the peak traffic volumes, and in the potential impact of the development on the safety and efficiency of the road network, particularly intersections with the Mid Western Highway. Given the scale of the development proposal a Traffic Impact Assessment is required to be submitted with the Development Application. In particular the TIA shall address the impacts of traffic generated by this development upon the surrounding road network, particularly any proposed access connection to the public road network, during the lifetime of the project.

The development site has frontage to both the Mid Western Highway, which is a Classified Road & McRaes Road which is a local road. It is noted that access is proposed directly to the Mid Western Highway In this regard the provisions of Clause 101 of State Environmental Planning Policy (Infrastructure) need to be addressed. The reasoning and justification for access directly to the highway and not via McRaes Road is to be addressed in the submitted documentation.

The draft Secretary's Environmental Assessment Requirements attached to the referral refers to "The Guide to Traffic Generating Development (RTA)" and the "Road Design Guide (RTA)" as reference documents. This should be updated. For guidance in the preparation of the Traffic

Impact Assessment the applicant is referred to the Austroads publications, particularly the Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development and the "Guide to Traffic Generating Developments" prepared by the RTA. Roads and Maritime notes the items to be addressed in the draft Secretary's Environmental Assessment Requirements however highlights the need to consider the peak traffic volumes and the need for a transport management plan to address the movement of vehicles, particularly heavy vehicles, during the various stages of the growing process for each of the 6 PPUs.

Roads and Maritime emphasises the need appropriately consider and minimise the impacts of the development on the existing road infrastructure and maintain the safety, efficiency and standard of maintenance along the existing road network through the design, construction and operation of the development.

Any enquiries regarding this correspondence may be referred to the Manager, Land Use for Roads and Maritime Services (South West Region), Maurice Morgan, phone (02) 69371611.

Yours faithfully

Per:
Mr Lindsay Tanner
Regional Manager
South West Region