

Mr Eddie Wehbe
Managing Director
Woodlands Ridge Poultry Pty Ltd
Gurrundah Road
GOULBURN NSW 2580

SSD 9143

Dear Mr Wehbe

**Planning Secretary's Environmental Assessment Requirements,
Mixed Use Development, 52 Sinclair Street, Goulburn (SSD 9143)**

I refer to correspondence from your consultant, KDC Pty Ltd, dated 6 March 2019, requesting an amendment to the Planning Secretary's Environmental Assessment Requirements (SEARs) issued on 25 July 2018 for the proposed mixed-use development at 52 Sinclair Street, Goulburn.

It is understood an amendment to the SEARs is required as a result of a minor change in the scope of works for the proposal, namely, the addition of earthworks (cut and fill) to the application. This activity was not described in the original request for SEARs.

To ensure the Environmental Impact Statement for the application includes an assessment of the impacts of these works, the following additional requirements have been incorporated into the SEARs:

- **earthworks** – including:
 - a detailed survey of existing and proposed levels across the site and the volumes of cut and fill required
 - a description of the methods for excavation, transportation and the spreading of fill across the site and details of any fill to be imported to the site
 - details of how potential dust impacts of earthworks during construction will be managed and mitigated.

The amended SEARs are attached.

If you have any enquiries about these SEARs, please contact Sally Munk, Principal Planner, on the above details.

Yours sincerely



Chris Ritchie
Director
Industry Assessments
As the delegate of the Planning Secretary

7/3/19.

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

State significant development

Application Number	SSD 9143
Development	Mixed use development comprising a cold storage and distribution centre, poultry processing plant, childcare facility and other associated infrastructure
Location	52 Sinclair Street, Goulburn (Lot 22 in DP 750050), in the Goulburn Mulwaree local government area.
Applicant	Woodlands Ridge Poultry Pty Ltd
Date of Issue	25 July 2018
Date of Amendment	
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000. The EIS must include: - a detailed description of the proposed development including: - need for the development - justification for the development and the suitability of the site - likely staging of the development - likely interactions between the development and other existing and proposed developments in the vicinity of the site - integration of operations - a description of all processes involved - preparation of plans of any proposed works - details of any proposed consolidation or subdivision of land. - a list of any approvals that must be obtained under the <i>Local Government Act 1993</i>, the <i>Roads Act 1993</i>, or any other Act or law before the development may lawfully be carried out - details of how the proposal would interact with any existing development consents/approvals applicable to the site - consideration of key issues identified by Government agencies (see Attachment 2) - a risk assessment of the potential environmental impacts of the development, identifying key issues for further assessment - a 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 - measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment - a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.
Capital Investment Value	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 <i>Environmental Planning and Assessment Regulation 2000</i>), including details of all assumptions and components from which the CIV calculation is derived

	• a close estimate of the jobs that will be created by the development during the construction and operational phases • 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: • community and stakeholder engagement – including: – a detailed community and stakeholder engagement strategy identifying who in the community has been consulted and a justification for the selection, other stakeholders consulted and the form/s of the consultation – a report detailing the issues raised and how they have been addressed including any changes to the proposal – details of proposed future community and stakeholder engagement activities throughout the construction and operation of the development. • strategic context – including: – 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 – a land use conflict assessment including reference to separation distances and best management practices, particularly with respect to amenity impacts (odour, noise) on the proposed childcare facility and the proximity of the development to non-associated sensitive receivers, including businesses, residences, aged care facilities and accommodation providers – description of any current and potential 'important agricultural land' on the site and surrounding locality. • air quality and odour – including: – a quantitative assessment of the potential air quality and odour impacts of the development in accordance with the relevant Environment Protection Authority (EPA) guidelines. This assessment must include: ○ an identification of existing and potential future sensitive receivers and consideration of approved and/or proposed developments in the vicinity ○ an investigation and assessment of odour impacts on all identified and potential receivers including, but not limited to, the adjacent rural residences ○ an assessment of the cumulative air quality and odour impacts of the development ○ evidence of appropriate meteorological data for use in air dispersion modelling, using real meteorological data where possible ○ inclusion of 'worst case' emission scenarios and sensitivity analyses ○ a contingency plan to address unpredicted operational odour impacts ○ a description and appraisal of air quality and odour impact monitoring, emission control techniques and mitigation measures. • 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 movements likely to be generated during construction and operation, including a description of haul routes, vehicle types, vehicle access routes and potential queuing impacts – an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic modelling – detailed plans of the proposed layout of the internal road network and parking on site, in accordance with the relevant Australian Standards – swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site – plans for any proposed road upgrades, infrastructure works or new roads required – an assessment of the potential impacts of the development upon surrounding public transport services. • soils and water – including: – an accurate description of operational water demands, a breakdown of water supplies (including any water licensing or approval requirements), a description

	of measures to minimise water use and evidence of an adequate and secure water supply - a detailed site water balance - details of erosion, sediment, stormwater and leachate control during construction - a description of surface, groundwater and stormwater management systems, including on site detention, surface water diversions, flood impact mitigation and measures to treat or reuse water during operation - a MUSIC stormwater quality model for pre- and post-development scenarios - an assessment of potential surface water, flooding and groundwater impacts, including impacts on nearby waterbodies, surrounding properties, any licensed water users, landholder rights or groundwater dependent ecosystems - a description and appraisal of impact mitigation, management, maintenance and monitoring measures - details of how potential water quality risks associated with the transport of livestock and associated waste materials through the Sydney drinking water catchment will be managed - an assessment of whether the proposed development will have a neutral or beneficial effect (NorBE) on water quality during construction and operation, in accordance with the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011. • 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, storage, processing and disposal measures - 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 the proposed development is consistent with the aims, objectives and guidelines outlined in the NSW Waste Avoidance and Resource Recovery Strategy 2014-21 - a description and appraisal of waste impact mitigation, contingencies and management. • biodiversity – including: - accurate predictions of any vegetation clearing on site or for any road upgrades - an assessment of the proposal in accordance with the Biodiversity Assessment Method (BAM) including the potential impacts on any threatened species, populations, endangered ecological communities or their habitats and groundwater dependent ecosystems - details of weed management during construction and operation in accordance with existing State, regional or local weed management plans or strategies - a detailed description of the measures to avoid, minimise, mitigate and offset biodiversity impacts. • heritage – including: - an assessment of Aboriginal and non-Aboriginal heritage items and values of the site and surrounding area in accordance with the relevant Office of Environment and Heritage guidelines. • animal welfare, bio-security and disease management – including: - details of how the proposed development would comply with relevant codes of practice and guidelines - details of any potential bio-security impacts to landowners and properties located along primary haulage routes - details of all bio-security and disease control measures - a detailed description of the contingency measures that would be implemented for the mass disposal of livestock in the event of a disease outbreak. • noise and vibration – including: - a quantitative noise and vibration impact assessment in accordance with the relevant EPA guidelines - a description of all potential noise and vibration sources during construction and operation, including traffic noise along primary haulage routes - a description of noise and vibration monitoring, management and mitigation measures.
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	• hazards and risk – including: – the Environmental Impact Statement must include a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33— Hazardous and Offensive Development and Applying SEPP 33 (Department of Planning, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development – Should the preliminary risk screening indicate that the development is “potentially hazardous”, a Preliminary Hazard Analysis (PHA) must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6, ‘Hazard Analysis’ (Department of Planning, 2011) and Multi-Level Risk Assessment (Department of Planning, 2011) • contamination – including: – a detailed assessment of the extent and nature of any contamination at the site – conceptual site model detailing the potential risks to human health and the environmental receptors in the vicinity of the site. • visual impacts – including: – details of proposed landscaping works – a description of the visual catchment, an assessment of visual impacts and details of proposed mitigation measures, including lighting impacts on surrounding receivers and public areas – a detailed assessment (including photomontages and perspectives) of the buildings, including height, colour, scale, bulk, building materials and signage • social and economic – including: – the preparation of a social impact assessment, which: ○ identifies and analyses the potential social impacts of the development from the point of view of the affected community and other relevant stakeholders ○ considers how the affected community and other relevant stakeholders may expect to experience the project ○ considers how potential environmental impacts (such as traffic, odour and noise) may affect people’s way of life, community, access, health, surroundings, and livelihoods ○ includes mitigation measures for likely negative impacts, and enhancement measures for likely positive impacts ○ details how social impacts will be monitored and managed over time – an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the community. • infrastructure – including details of any upgrade or extension to existing services infrastructure required to accommodate the proposed development (e.g. electricity supply). • contributions – including consideration of Goulburn Mulwaree Section 94 Development Contributions Plan 2009, Revised 23 June 2016, and/or details of any Voluntary Planning Agreement. • bush fire management – including a bush fire assessment report. • earthworks – including: – a detailed survey of existing and proposed levels across the site and the volumes of cut and fill required – a description of the methods for excavation, transportation and the spreading of fill across the site and details of any fill to be imported to the site – details of how potential dust impacts of earthworks during construction will be managed and mitigated.
Plans and Documents	The EIS must include all plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i> . These documents should be included as part of the EIS rather than as separate documents.
Consultation	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: • Goulburn Mulwaree Council • Environment Protection Authority • Office of Environment and Heritage • Department of Primary Industries

	• WaterNSW • Roads and Maritime Services • Southern NSW Local Health District • Rural Fire Service • Geological Survey of NSW – Division of Resources and Geoscience • Essential Energy • surrounding landowners • the local community • any other stakeholders identified during the preparation of the EIS. 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 Planning 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 & 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 (in square metres) 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 watercourses, drainage lines, residential and recreational areas, roads, and heritage items;
 - location of similar agricultural activities;
 - the location and uses of existing buildings and employment areas; and
 - traffic and road patterns, pedestrian routes and public transport nodes.
3. Drawings at an appropriate scale illustrating:
 - plans, sections and elevations of the proposed buildings, manager's residences and other related infrastructure;
 - detailed plans of proposed access driveways, internal roads, carparking and services infrastructure; and
 - detailed plans of any proposed boundary adjustment or subdivision, including details of the existing and proposed lot boundaries, lot areas and north point.
4. Schedule of materials, colours and finishes

Documents to be Submitted

Documents to submit include:

- 1 hard copy and 1 electronic copy of all the documents and plans; and
- Other copies as determined by the Department once the development application is lodged

Aspect	Policy/Methodology
Air Quality and Odour	
Air Quality	<i>Protection of the Environment Operations Act 1997</i>
	Protection of the Environment Operations (Clean Air) Regulation 2010
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC, 2007)
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA, 2016)
Odour	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC, 2006)
	Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC, 2006)
Transport and Road Traffic	
	<i>Roads Act 1993</i>
	Guide to Traffic Management Part 12: Traffic Impacts of Developments (Austroads, 2016)
	Guide to Road Design (Austroads, 2016)
	Guide to Traffic Generating Development (RTA, 2002) (as updated by the RMS)
	Future Transport 2056 (TfNSW, 2018)
	Regional NSW Services and Infrastructure Plan (TfNSW, 2018)
Soil and Water	
Soil	Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)
	Site Investigations for Urban Salinity (DLWC, 2002)
	Acid Sulfate Soils Manual (Stone et al., 1998)
	Acid Sulfate Soils Laboratory Methods Guidelines (Ahern et al., 2004)
Surface Water	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC, 2007)
	Managing Urban Stormwater: Soils and Construction, Volume 1 (Landcom, 2004)
	Guidelines for Controlled Activities on Waterfront Land (DPI Water, 2012)
	Australian and New Zealand Guidelines for Fresh and Marine Water Quality (all volumes) (ANZECC and ARMCANZ, 2000)
	Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC and ARMCANZ, 2000)
	Using the ANZECC Guidelines and Water Quality Objectives in NSW (DEC, 2006)
	NSW Water Quality and River Flow Objectives – Namoi River Catchment (DECCW, 2006)
Groundwater	National Water Quality Management Strategy – Guidelines for Groundwater Protection in Australia (Australian Government, 2014)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW Aquifer Interference Policy (NOW, 2012)
	Australian Groundwater Modelling Guidelines (NWC, 2012)
Flooding	Floodplain Development Manual (NSW Government, 2005)
Waste and Wastewater Management	
Waste	Waste Classification Guidelines (EPA, 2014)
	Waste Avoidance and Resource Recovery Strategy 2014-2021 (EPA, 2014)
	National Waste Policy: Less Waste, More Resources (DEWHA and EPHC, 2009)
Wastewater	Environmental Guidelines: Use of Effluent by Irrigation (DEC, 2004)
Biodiversity	
	<i>Biodiversity Conservation Act 2017</i>
	Biodiversity Conservation Regulation 2017
	Biodiversity Assessment Method (OEHL, 2017)
	Guidance and Criteria to Assist a Decision Maker to Determine a Serious and Irreversible Impact (OEHL, 2017)
	NSW Guide to Surveying Threatened Plants (OEHL, 2016)

Heritage	
	NSW Heritage Manual (HO and DUAP, 1996)
	The Burra Charter (Australia ICOMOS, 2013)
	Statements of Heritage Impact (HO and DUAP, 2002)
	Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH, 2010)
	Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)
	Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW, 2010)
Animal Welfare and Bio-security	
	Model Code of Practice: Domestic Poultry (CSIRO Publishing, 2002)
	Model Code of Practice for the Welfare of Animals – Livestock at Slaughtering Establishments (CSIRO Publishing, 2002)
	Model Code of Practice for the Welfare of Animals – Land Transport of Poultry (CSIRO Publishing, 2006)
	Best Practice Management for Meat Chicken Production in New South Wales Manual 2 – Meat Chicken Growing Management (DPI, 2012)
	National Farm Biosecurity Manual for Chicken Growers (Australian Chicken Meat Federation, 2009)
Agriculture	
	Land Use Conflict Risk Assessment Guide (Department of Primary Industries, 2011)
Noise and Vibration	
<i>Noise</i>	Noise Policy for Industry (EPA, 2017)
	NSW Road Noise Policy (DECCW, 2011)
	Interim Construction Noise Guideline (DECC, 2009)
<i>Vibration</i>	Assessing Vibration: A Technical Guideline (DEC, 2006)
Hazards and Risk	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DoP, 2011)
Human Health Risk	
	Environmental Health Risk Assessment (enHealth, 2012)
Contamination	
	State Environmental Planning Policy No. 55 – Remediation of Land
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended)
	Managing Land Contamination: Planning Guidelines: SEPP 55 – Remediation of Land (DUAP and EPA, 1998)
	Guidelines for Consultants Reporting on Contaminated Sites (EPA, 2000)
	Guidelines for the NSW Site Auditor Scheme – 2nd Edition (EPA, 2017)
	Sampling Design Guidelines (EPA, 1995)
	Designing Sampling Programs for Sites Potentially Contaminated by PFAS (EPA, 2016)
Advertising and Signage	
	State Environmental Planning Policy No. 64 – Advertising and Signage
	Transport Corridor Outdoor Advertising and Signage Guidelines (DPE, 2017)
Social and Economic	
	Social Impact Assessment Guideline for State Significant Mining, Petroleum Production and Extractive Industry Development (DPE, 2017)
Bush Fire	
	Planning for Bush Fire Protection (NSW Rural Fire Service, 2006)

ATTACHMENT 2
State Government Authority and Council Submissions