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ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION
General Requirements	The Environmental Impact Statement (EIS) for the development must • comply with these assessment requirements. • meet the form and content requirements in sections 190 and 192 of the <i>Environmental Planning and Assessment Regulation 2021</i> (the Regulation) • have regard to the Department's State Significant Development Guidelines (2021).	The complete EIS
	In addition, the EIS must include: • a clear comprehensive description of the proposal for the site, including details of all activities and processes proposed to be carried out as part of the development	1.2
	• consideration of issues discussed in the public authority responses to request for key issues (see Attachment 2)	The complete EIS
	• a detailed assessment of the key issues specified below, including: - a description of the existing environment, using sufficient baseline data	2
	- an assessment of the potential impacts of all stages and activities that form part of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes	6

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	- clear description of the relationship between the proposed piggery development and existing piggery and abattoir operations including any shared infrastructure arrangements.	1.2.2
	- clear description of the relationship between this proposed upgrade to the existing piggery and the three proposed piggery developments, Corowa Breeder Farm (SSD-93652960), Mulwala Nucleus Pig Farm (DD-94413231) and Coreen Breeder Farm (SSD-94413235).	1.2.2
	- a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage significant risks to the environment.	Appendix X
	The EIS must also be accompanied by: - an Estimated Development Cost (EDC) Report prepared in accordance with the relevant planning circular using the Standard Form of EDC Report.	Appendix V
	- an estimate of the retained new jobs that would be created during the construction and operational phases of the upgraded piggery development, including details of the methodology to determine the figures provided,	Appendix C
	- high quality files of maps and figures of the subject site and proposal	Throughout EIS

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	- certification that the information provided is accurate at the date of preparation.	Signed Declaration
	- a declaration from a Registered Environmental Assessment Practitioner that your EIS includes the information specified in the Department's <i>Registered Environmental Assessment Practitioner Guidelines</i>.	Signed Declaration
Key Issues	The EIS must address the following specific matters:	
	Statutory and Strategic Context – including: • details of any proposed consolidation or subdivision of land.	Section 4
	• Details of any proposed staging of the proposed upgraded piggery development.	3.8
	• A detailed description of the history of the site, including the relationship between the proposed development and all development consents and approved plans previously and/or currently applicable to the site, including those associated with the existing abattoir onsite.	1.2.4
	• demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans and justification for any inconsistencies. This includes, but is not limited to:	4

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ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION
	- State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Industry and Employment) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Primary Production) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Sustainable Buildings) 2022 - State Environmental Planning Policy (Transport and Infrastructure) 2021	
	Suitability of the Site – including: • A detailed justification that the site can accommodate the proposed development having regard to the scope of the operations of the existing and proposed facility and its environmental impacts and relevant mitigation measures. • A land use conflict risk assessment (LUCRA) prepared for the expanded development to identify potential impacts or areas of conflict that may arise and the measures that could mitigate these.	7.7, Appendix Y
	Biosecurity, Disease Management and Animal Welfare – including: • Details of how the proposed development would comply with the relevant animal welfare, biosecurity and disease management legislation, codes and guidelines. • Details of all disease control measures, including mosquito control and management measures to prevent vector proliferation from Japanese encephalitis virus (JEV) outbreaks. • Details of contingency measures that would be implemented for any required disposal of animals in the event of a disease outbreak event.	6.13
	Waste – including:	3.7.3

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	- Details of the quantities and classification of all waste streams to be generated on site, including manure waste, for the updated development. - Details of waste storage, handling and disposal of the development. - Details of measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the <i>NSW Waste and Sustainable Materials Strategy 2041</i>.	
	Wastewater – including: - A detailed description of the wastewater treatment requirements for the expanded development including design/layout, the volumes of wastewater generated, treated, reused/recycled, or stored and its relationship to the existing onsite operations including the existing's abattoir's operations. - Details of the key pollutant concentrations of the wastewater before and after treatment with reference to relevant water quality guidelines. - Details of the irrigation area, including baseline data on soil characteristics, a technical assessment of the suitability of the soil to sustain ongoing wastewater irrigation and assessment of potential impacts to nearby rivers/creeks and groundwater systems. - An irrigation land capability assessment which assess long-term effluent use in accordance with EPA Guidelines. - An irrigation management plan detailing proposed irrigation practices and soil nutrient and water balance – a detailed assessment of wastewater management strategies in accordance with relevant guidelines.	3.3.4, 3.4.2, Appendix K
	Human Health - including: A Human Health Risk Assessment (HHRA) which assesses potential health impacts to the community in accordance with the	6.12, Appendix T

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ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION
	Environmental Health Risk Assessment: Guidelines for assessing human health risk from environmental hazards (enHealth 2012) and the Health Impact Assessment Guidelines (enHealth 2017)	
	Community and Stakeholder Engagement: a community and stakeholder strategy consistent with the Department's <i>Undertaking Engagement Guidelines for State Significant Projects</i> for all stages of the development, including (but not limited to): • Details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development. • Details of the proposed approach to future community and stakeholder engagement based on the results of consultation. • Clear evidence of how each stakeholder identified in the community and stakeholder participation strategy has been consulted.	Section 5, Appendix U
	Air Quality and Odour – a quantitative assessment of the potential air quality, dust and odour impacts of the development (construction and operation) on surrounding landowners, businesses and sensitive receptors, in accordance with relevant Environment Protection Authority guidelines, including: • details of buildings and air handling systems • evidence of appropriate meteorological data for use in dispersion modelling, using real and local meteorological data where possible • an investigation and assessment of odour impact likely to be associated with 'cold air drainage' effects on all identified and potential receivers • inclusion of 'worst case' emission scenarios and sensitivity analyses • a contingency plan to address unpredicted operational odour impacts	6.8, Appendix P

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	- a description and appraisal of air quality and odour impact monitoring, emission control techniques and mitigation measures. - details of an odour impact assessment completed in accordance with the Approved Methods for Modelling and Assessment of Air Pollutants in NSW (EPA, 2022) and Assessment and Management of Odour from Stationary Sources in NSW (DEC, 2006).	
	Traffic and Transport – a quantitative assessment of the potential air quality, dust and odour impacts of the development (construction and operation) on surrounding landowners, businesses and sensitive receptors in accordance with relevant Environment Protection Authority guidelines, including: - consideration of all deliverables and actions for construction and operation of the upgraded development to a grower farm in Appendix E – Scoping checklist of the GTIA. - An estimate of trip generation, mode split, arrival/departure profiles and trip distribution during construction and operation along with a comparison of the existing development trip distribution. - An assessment of cumulative traffic impact on road performance and safety implications at key intersections using an appropriate modelling framework (including the consideration of existing base case, future base case and project case scenarios). - Plans demonstrating how all vehicles likely to be generated during construction, operation and while awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network. - Swept path diagrams for the largest vehicles manoeuvring through site access points, hardstand areas and nearby intersections (where necessary). - Details of road upgrades, traffic control measures, new roads or access points required for the development if necessary (including	6.10, Appendix R

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	approval-in-principle from the relevant road authority, where relevant). Details of the likely trip generation, vehicle routes, access and parking arrangements during construction and measures to mitigate any construction traffic and parking impacts, including preparation of a draft construction traffic management plan.	
	Soils – an assessment of potential impacts on soil resources and riparian land on and near the site, including: - Impacts on soil erosion, salinity and acid sulfate soils. - Details of earthworks, including cut and fill volumes. - Description of the proposed erosion and sediment controls during construction.	2.4.3, 3.3.1, 6.5, Appendix J
	Water Management - an integrated water management strategy, including: - Details of the water agreement with Federation Council (the local water authority). - A detailed site water balance including a description of the water demands and breakdown of water supplies, measures to minimise water use and any water licensing requirements. - A description of groundwater and surface water conditions and all works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater (both temporary and permanent). - An assessment of potential surface and groundwater impacts (both quality and quantity) associated with the development, including potential impacts on watercourses, riparian areas, groundwater, and any nearby groundwater-dependent ecosystems in accordance with relevant water quality guidelines and the Department of Climate Change, Energy, the Environment and Water – Water Group (DCCEEW-Water) Groundwater Toolkit.	2.5.1, 2.5.2, 6.5, 6.6, Appendix G and K

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	• Details of the proposed stormwater/wastewater drainage design and any integration with existing systems including the capacity of onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water. • A surface water discharge assessment in accordance with relevant EPA guidelines, including an assessment of potential impacts on any watercourses and riparian areas, an characterisation of water quality at the point of discharge against the relevant water quality criteria and any ecological impacts. • Details of anu surface or groundwater mitigation, management and monitoring activities and methodologies.	
	Flooding – a flood impact risk assessment (FIRA) in accordance with the <i>Flood risk management guidelines LU01 – Flood impact and risk assessment</i> (2023). The FIRA must: • Identify any flood risk on-site (mainstream and overland) having regard to adopted flood studies such as the Corowa, Howlong, and Mulwala Flood Study (WMAwater, 2024) (CHMFS) adopted by Federation Council along with consideration of the Murray River Probable Maximum Flood (PMF) event, the potential effects of climate change, and any relevant provisions of the NSW Flood Risk Management Manual (2023). • Assess the impacts of the development, including any changes to flood risk on-site or off-site, and detailed design solutions and operational procedures to mitigate flood risk where required. • Identify flood behaviour, flood constraints and risks on the site and adjoining areas including the potential impacts of climate change for the full range of events up to and including the probable maximum flood (PMF) event. • Include details of proposed management measures to minimise the impacts of flooding the development and flood risk to the community.	Section 6.5, Appendix H

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	Contamination – a site contamination assessment in accordance with the Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land (DUAP, 1998), including: • Characterisation of the nature and extent of any contamination on the site and surround area. • A Detailed Site Investigation (DSA) and Remedial Action Plan, if the Preliminary Site Investigation indicates contamination is present and a DSI is required.	6.3, Appendix E
	Noise and Vibration – a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards which includes: • The identification of impacts associated with construction, site emission and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment. • Details of noise monitoring survey, background noise levels, noise source inventory and ‘worst case’ noise emissions scenarios. • Consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area. • Details and analysis of the effectiveness of proposed management and mitigation measures to adequately manage identified impacts, including a clear identification of residual noise and vibration following application of these mitigation measures and details of any proposed compliance monitoring programs.	6.9, Appendix Q
	Visual, including – a visual impact assessment, including: • Photomontages and perspectives of the development layout and design (buildings and storage areas).	6.7, Appendix O

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	- Details of staging, site coverage, setbacks, open space, landscaping, height, colour, scale, building materials and finishes, façade design, signage and lighting. - An assessment of the potential visual impacts of the development on the amenity of the surrounding area, including: - Nearby public private receivers - Significant vantage points in the broader public domain. - Detailed plans showing suitable landscaping which incorporates endemic species if required for screening purposes.	
	Infrastructure Requirements – an infrastructure delivery, management and staging plan that includes: - an assessment of impacts of the development on existing utility infrastructure and service provider assets surrounding the site - a detailed written and/or graphical description of infrastructure required on the site, including any electrical substation/s and on-site switch yard/s - details of the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, wastewater and recycled water - a description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development - identification of any existing infrastructure or easements on or off the site which may be impacted by construction or operation of the development and details of measures to be implemented to address any impacts.	3.7, Appendix J
	Hazard and Risk – including: a preliminary risk screening completed in accordance with <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> and Applying SEPP 33 (DoP, 2011), that includes a clear indication of	6.11, Appendix S

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	class, storage and handling quantities and location of all dangerous goods and hazardous materials associated with the development. A Preliminary Hazard Analysis (PHA) prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis</i> (DoP, 2011) and <i>Multi-Level Risk Assessment</i> (DoP, 2011), should be preliminary risk screening indicate that the project is “potentially hazardous”.	
	Bush Fire – a bush fire assessment report that addresses the aims and objectives of Planning for Bushfire Protection 2019, and includes: - Details of proposed operational access for emergency services personnel. - A draft bush fire emergency management and evacuation plan that provides an outline of how the development will be managed / mitigated to address potential bush fire impacts.	6.4, Appendix I
	Aboriginal Cultural Heritage - An Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with the Code of Practice for Archaeological Investigation in NSW (DECCW 2010), and guided by the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales (OEH 2011). The ACHAR must: - Identify, describe and assess impacts on the Aboriginal cultural heritage values that exist across the development site. - Provide evidence and details of consultation with Aboriginal people in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010). - Indicate results of a surface survey and any test excavations and an unexpected finds protocol.	6.2.1, Appendix N1

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	Non-Aboriginal Cultural Heritage – a non-Aboriginal cultural heritage assessment (including both cultural and archaeological significance) which must detail potential impacts on heritage assets and any proposed management and mitigation measures.	6.2.2, Appendix N2
	Biodiversity- an assessment of the proposal's biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i> , including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted.	6.1, Appendix M
	Social – including a social impact assessment in accordance with the Department's <i>Social Impact Assessment Guideline</i> .	6.13, Appendix U
	Economic- including: An analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the local and broader community.	6.14, Appendix C
	Ecologically Sustainable Development - including: - Identification of how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the expanded piggery development. - Demonstration of how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards. - Demonstration of how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by	6.15, Appendix V

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	2050) and consumption of energy, water (including water sensitive urban design) and material resources. - If chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022 applies: - Demonstrate how the development has been designed to address the provisions set out in Chapter 3.2(1) - Provides a NABERS Embodied Emissions Material Form to disclose the amount of embodied emissions attribute to the develop in accordance with section 35BA of the EP&A Regulation.	
	Planning Agreement/Development Contributions – including consideration of any applicable State and local development contributions, and/or details of any Planning Agreement required.	2.9
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: - Federation Council - Department of Climate Change, Energy, the Environment and Water, specifically the: - Conservation programs, Heritage and Regulation Group - Water Group - Environment Protection Authority - Heritage NSW - Department of Primary Industries and Regional Development, specifically: - Department of Primary Industries – Agriculture - Regional NSW Group - Transport for NSW	5, Appendix U

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ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION
	• NSW Health • NSW Rural Fire Service • Surrounding local landowners, businesses and stakeholders • Local and regional community and environmental groups • Traditional Owners • Albury & District Local Aboriginal Land Council • Any other public transport, utilities or community service providers.	
SEARs Expiry	SEARs will expire two years after the date of issue (or the date they were last modified).	
References	This assessment of the key issues listed above must take into account relevant guidelines, policies and plans as identified. While no exhaustive, Attachment 1 contains a list of some of the guidelines, policies and plans that may be relevant to the environmental assessment of this proposal.	

DEPARTMENT OF CLIMATE CHANGE, ENERGY, THE ENVIRONMENT AND WATER

ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
Biodiversity	Biodiversity impacts related to the proposed development are to be assessed in accordance with Section 7.9 of the <i>Biodiversity Conservation Act 2016</i> using the Biodiversity Assessment Method (BAM) 2020 and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the	6.1, Appendix M	BDAR	Firebird

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	form detailed in the <i>Biodiversity Conservation Act 2016</i> (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and the BAM, unless it is determined that the proposed development is not likely to have any significant impact on biodiversity values.			
	The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect, uncertain and prescribed impacts in accordance with the BAM.			
	The BDAR must include details of the measures proposed to address the offset obligation as follows: a) The total number and classes of biodiversity credits required to be retired for the development/project. b) The number and classes for like-for-like biodiversity credits proposed to be retired. c) The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules. d) Any proposal to fund a biodiversity conservation action. e) Any proposal to make a payment to the Biodiversity Conservation Fund If seeking approval to use the variation rules, the BDAR must contain details of the reasonable			

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	steps that have been taken to obtain requisite like-for-like biodiversity credits.			
	The BDAR must be submitted with all digital spatial data associated with the survey and assessment as per Appendix K of the BAM.			
	The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the <i>Biodiversity Conservation Act 2016</i> .			
Flood Risk Management	The EIS must map the following features relevant to flooding as described in the Flood Risk Management Manual: policy and manual for flood liable land (NSW Government 2023) including a) Flood prone land. b) Flood planning area, the area below the flood planning level. c) Hydraulic categorisation (floodways and flood storage areas) d) Flood hazard.	6.5, Appendix H	Flood Impact Assessment	Hanlons

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	The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 5% Annual Exceedance Probability (AEP), 1% AEP flood levels and the probable maximum flood, or an equivalent extreme event.			
	The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios: a) Current flood behaviour for a range of design events as identified in 7 above. This includes the 0.5% and 0.2% AEP year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.			
	Modelling in the EIS must consider and document: a) Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies. b) The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood. c) Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of			

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	other developments or land. This may include redirection of flow, flow velocities, flood levels, hazards and hydraulic categories. d) The flood risks on project infrastructure with particular emphasis on sensitive assets and access roads used for site evacuation. e) Relevant provisions of the Flood Risk Management Manual: the policy and manual for flood liable land (2023).			
	The EIS must assess the impacts of the proposed development on flood behaviour, including: a) Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure. b) Consistency with Council Floodplain Risk Management Plans. c) Consistency with any Rural Floodplain Management Plans. d) Compatibility with the flood hazard of the land. e) Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land. f) Whether there will be adverse effect to beneficial inundation of the			

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	floodplain environment, on, adjacent to or downstream of the site. g) Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses. h) Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the SES and Council. i) Where the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the SES and Council. j) Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the SES. k) Any impacts the development may have on the social and economic costs to the community as consequence of flooding.			

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FEDERATION COUNCIL

ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
	The documentation for the Environmental Impact State should include reference to Federation Council's strategies documents, including but not limited to Federation Local Strategic Planning Statement and Federation Council's Community Strategic Plan.	2.3.3, 2.3.4	EIS Report	PSA
	One Tree Lane Council's asset register defines One Tree Lane as a 9 metre wide gravelled road. Assessment of the road structure will be required to ensure that the proposed development will capable of accommodating the proposed increased and consistent traffic movements to and from the site for the life of the development.	2.5.6, 6.10. Appendix R	TIA	PSA
	Section 2.4 References the technical assessments and impact of this proposed development. Given there are 4 separate developments being lodged Council would like to see the assessment of the impacts of all 4 applications on the local area, including but not limited to: • Social impact • Economic impact • Biodiversity impact; and	2.7, 6.15.2, 6.16, Appendix C, Appendix U	EIS Report, SIA, EIA	PSA, Lecroma, HillDDA

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	Infrastructure impact in this instance roads.			
	Section 2.5 Planning Agreement Council will be seeking developer levy as well as a planning agreement of a development of this size for the following: - Haulage contribution based on the production of the development to help council maintain the road network used for the operations of the proposed development. - Compliance cost recovery – to ensure that compliance matters that may arise from the future development the cost of investigation is not borne by the rates payer of Federation Council area. - An in-kind work or monetary contribution to the community of Corowa. Council is happy to discuss options regarding this including a community grants program and upgrades to local reserve facilities. Preliminary discussions have been told regarding a planning agreement for the proposed development.	2.9	EIS Report	PSA

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	Section 3.1.5 Haulage Table 4 please ensure the vehicle movement units are consistent in the EIS and associated studies as the table defines traffic movements in vehicles per week and vehicles per day. Preferred measures is vehicles movements per day or week. Please refer to Ausroad Standards.	6.10, Appendix R	TIA	PSA
	Section 4.3 State Environmental Planning Policies SEPP (Industry and Employment) 2021 Chapter 3 advertising and Signage. Is business identification signage proposed for the site in line with other signage in place at JBS sites?	4	EIS	PSA
	Section 4.4 Corowa Local Environmental Plan Please note that the site adjoins an identified area of Biodiversity. If you require clarification regarding any of the matters above please call or email.	2.4.5, 6.1, Appendix M	EIS and BDAR	PSA, Firebird

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DEPARTMENT OF PRIMARY INDUSTRIES AND REGIONAL DEVELOPMENT

ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
	It is important that piggery developments are designed and operated to meet industry standards and associated codes of practice. Industry guidelines and resource information, listed in Attachment 1, should be provided to the proponent for their consideration when preparing the Environmental Impact Statement. Cumulative agricultural and biosecurity implications from large scale intensive agriculture projects in the Council area should be covered.	3.5, 3.6, 6.12, 6.13	EIS	PSA

DEPARTMENT OF CLIMATE CHANGE, ENERGY, THE ENVIRONMENT AND WATER

ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
Water Take and Licensing	A Detailed and consolidated site water balance.	Appendix G, Appendix K	ETRSR, Groundwater EIS	LEAP Consulting, EHS Support
	Description of all works/activities that may intercept, extract, use, divert or receive surface water and or/groundwater. This includes the description of any development, activities or structures that will intercept, interfere with or remove groundwater, both temporary and permanent.	6.5, 6.6, Appendix G, H	SMP, Groundwater EIS	Hanlons, EHS Support

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	Details of all water take for the life of the project and post closure where applicable. This is to include water taken directly and indirectly, and the relevant water source where water entitlements are required to account for the water take. If the water is to be taken from an alternative source confirmation should be provided by the supplier that the appropriate volumes can be obtained.	2.5.1, Appendix K	EIS	PSA
	Details of Water Access Licences (WALs) held to account for any take of water where required, or demonstration that WALs can be obtained prior to take of water occurring. This should include an assessment of the current market depth where water entitlement is required to be purchased. Any exemptions or exclusions to requiring approvals or licences under the <i>Water Management Act 2000</i> should be detailed by the proponent.	2.5.1, Appendix G	Groundwater EIS	EHS Support
Water Impacts	A description of groundwater conditions that provides an understanding of groundwater level across the site under a range of wet and dry conditions.	2.4.4, 6.6, Appendix G	Groundwater EIS	EHS Support
	Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, groundwater dependent ecosystems, ground water levels; including measures proposed to reduce and mitigate these impacts.	6.5, 6.6	Flood Impact Assessment, Groundwater EIS	Hanlons, EHS Support

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	Proposed surface and groundwater monitoring activities and methodologies.			
Dam Safety	Identify the proposed construction and/or use of a declared dam under Dam Safety Regulations. This is to include existing declared dams with or without physical modifications, new declared dams, modifications to existing dam/s that would require the dam to be declared or the decommissioning of a declared dam.	3.3.3, Appendix K	EIS, ETRSR	PSA, LEAP Consulting
	Describe the consequence category of existing declared dam/s and provide an overview of compliance with the requirements of the Dam Safety Regulation, including (but not limited to) requirements for a dam safety management system, operations and maintenance plans, and emergency plans.			
	Include a consequence category assessment for new declared dams, proposed modifications to existing declared dam/s, modifications to existing dam/s that would require the dam to be declared or declared dams to be decommissioned.			
	Describe the decommissioning process of any existing declared dam.			

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	Describe all mining and mining related activities proposed within a Mining Notification Area and assess the impacts of the proposed activities on any declared dam. This is to be proposed mitigating measures and monitoring programs.			
Assessment against Policy and Guidelines	Identification and impact assessment of all works/activities located on waterfront land including an assessment against Guidelines for Controlled Activities on Waterfront Land (DPE 2022)			
	Assessment of project against relevant policies and guidelines.			

Environmental Protection Agency

ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
Environmental Impacts of the Project	The description should include the following for both the construction and operation of the project: a. Details of the premises covered by the project including any relationship with any existing Environment Protection Licences. b. The layout of all the physical elements of the project within the project area, including all	3, Appendix A	EIS and drawings	PSA and JBS

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	buildings, structures, works, haulage activities, pollution controls, stockpile and material handling areas, sealed and unsealed areas, landscaping and open space. c. All mitigation measures that will be built into the physical layout and design of the project (such as noise walls). d. Any ancillary infrastructure for which approval is being sought *such as upgrades to utilities or surrounding roads). e. Identify those components of the physical layout and design that may change during the detailed design of the project, and set clear limits within which this change may occur without requiring amendments to the DA or modifications to the development consent if the project is approved. f. Plans showing the layout and design in plan-view and cross section.			
	Identify any likely interactions between the development and any existing/approved development and land uses in the area.	1.2.2, 2.7	EIS	Various
	Identify all sensitive receivers likely to be affected by the development using clear maps/plans, including key landform areas, such as conservation areas and waterways.	2.4, Figure 6	EIS	Various

APPENDIX W - SEARS RESPONSE TABLE

ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
	Identify all potential environmental emissions, assess the likely environmental impacts, and describe the proposed mitigation measures to minimise environmental pollution to achieve compliance with relevant environmental legislation, policies and guidelines.	6	EIS	Various
	The EIS must accurately summarise the key finding of the detailed technical studies in the appendices of the EIS and use suitable cross-referencing to reduce repetition between two parts of the EIS.	6	EIS	PSA
EPA Licensing and Approval Requirements	Identify all approvals and licences required under environment protection legislation including details of all scheduled activities under schedule 1 of the <i>Protection of the Environment Operations Act 1997 (POEO Act)</i> .	4.1	EIS	PSA
	Outline how the proposal and its environmental protection measures would be implemented and managed so as to demonstrate that the proposal is capable of complying with statutory obligations under EPA licences or approvals (e.g., outline of an environmental management plan).	6.12	EIS	PSA
Construction Works	The EIS must include details of the construction works including: a. Any earthworks or site clearing; re-use and disposal of cleared material (including use of spoil on-site).	3.3.2, Appendix J, L	Civil Design	Hanlons

APPENDIX W - SEARS RESPONSE TABLE

ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
	b. Identify, characterise and classify the following in accordance with the EPA's <i>Waste Classification Guidelines (2014)</i>: I. All waste that will be generated onsite through excavation, demolition or construction activities, including proposed quantities of the waste; and II. All waste that is to be removed to an offsite location, including proposed quantities. Include the commitment to ensure this waste is taken to a facility that can lawfully receive it. NOTE: The EPA's <i>Waste Classification Guidelines (2014)</i> are available at: https://www.epa.nsw.gov.au/you-environment/waste/classifying-waste. c. Construction timetable and staffing; hours of construction; proposed construction methods. d. Environment protection measures, including noise mitigation measures in accordance with the Interim Construction Noise Guideline (DECC,2009), dust control measures and erosion, and sediment control measures in accordance with Managing Urban Stormwater: Soils and construction, vol. 1 (Landcom 2004).			

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ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
	Include a site diagram showing the site layout and location of environmental works.	Appendix J	Civil design	Hanlons
	Construction noise associated with the proposed development should be assessed using the <i>Interim Construction Noise Guideline</i> (DECC, 2009). These are available at: https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/construction-noise .	6.9, Appendix Q	Noise Impact Assessment	SoundIN
Air Issues	The EIS must demonstrate the proposal's ability to comply with the relevant regulatory framework, specifically the POEO Act and the <i>Protection of the Environment Operations (Clean Air) Regulation 2022</i> . This consideration should include section 129 of the POEO Act concerning control of "offensive odour".	6.8, Appendix P	AQIA	Astute Environmental
	The EIS must include an air quality impact assessment (AQIA). The AQIA must be carried out in accordance with the document, <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i> (2022). These are available at: https://www.epa.nsw.gov.au/your-environment/air/industrial-emissions/approved-methods-for-the-modelling-and-assessment-of-air-pollutants .			

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ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
	For a proposal of this scope, we would expect the AQIA to include an odour impact assessment undertaken in accordance with the <i>Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW</i> (EPA, 2006).			
	The EIS must detail emission control techniques/practices that will be employed at the site and identify how the proposed control techniques/practices will meet the requirements of the POEO Act, <i>POEO (Clean Air) Regulation</i> (2022) and criteria within <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i> (2022).			
Noise and Vibration	The EIS must assess the following noise and vibration aspects of the proposed development: Operational and construction activities on the premises that maybe considered vibration intensive should be assessed using the guidelines contained in the <i>Assessing Vibration: a technical guideline</i> (DEC, 2006). These are available at: https://www.epa.nsw.gov.au/your-environment/noise.industrial-noise/assessing-vibration	6.9, Appendix Q	NIA	SoundIN
	If blasting is required for any reasons during the construction or operational stage of the proposed development, blast impacts should be demonstrated to be capable of complying with the guidelines contained in <i>Australian and New Zealand Environment Council – Technical basis for guidelines to minimise annoyance due to blasting overpressure and</i> Page			

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ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
	5 <i>ground vibration</i> (ANZEC, 1990). These are available at: https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/construction-noise			
	Operational noise from noise intensive activities to be undertaken on the premises should be assessed using the guidelines contained in the <i>NSW Noise Policy for Industry</i> (EPA, 2017). Available at: https://www.epa.nse.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017) .			
	If applicable, noise on public roads from increased road traffic generated by land use developments other than road projects should be assessed using the guidelines contained in the <i>NSW Road Noise Policy</i> (EPA,2011) and associated application notes. Available at: https://www.epa.nsw.gov.au/your-environment/noise/transport-noise			
	If applicable, noise on rail lines from increased rail traffic generated by land-use developments other than rail projects should be assessed using the guidelines contained in the <i>Rail Infrastructure Noise Guidelines</i> (EPA,2013) and associated application notes. Available at: https://www.epa.nsw.gov.au/your-environment/noise/transport-noise .			

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ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
Waste, chemicals and hazardous materials and radiation	The EIS must assess the following waste, chemical and hazardous materials related aspects of the proposed development: Assess and describe all aspects of waste generation, management and disposal associated with the proposed development.	3.7.3, 6.11	EIS	Various
	Demonstrate compliance with all regulatory requirements outlined in the POEO Act and associated waste regulations.			
	Outline contingency plans for any event that may result in environmental harm, such as excessive stockpiling of material, or dirty water volumes exceeding the storage capacity available on-site.			
	Demonstrate that appropriate spill containment will be provided for storage, filling and loading of all fuels and other chemicals to be used on site, in accordance with all relevant Australian Standards, and/or NSW EPA's <i>Storing and Handling of Liquids: Environment Protection-Participants Manual</i> (DECC, 2007).			
	Demonstrate compliance with Part 9.3E of the POEO Act for the use of any industrial chemicals, including details of activities involving Schedule 6 or Schedule 7 chemicals listed on the IChEMS register. Additionally, demonstrate a system for periodic review to			

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ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
	ensure that any new IChEMS Register requirements are incorporated.			
	Assess and describe any potential risks relating to all known and potential contaminants of concern (CoC) including per- and polyfluoroalkyl substances (PFAS) that may be associated with the proposed development and if applicable, how they will be mitigated. Consideration should be given to potential health and environment related impacts caused by the CoC. The assessment should consider various sources, receptors and exposure pathways including but not limited to ingestion (drinking water and food consumption), inhalation, and dermal contact.	6.3	PSI	Advitech
	Identify the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the <i>NSW Waste and Sustainable Materials Strategy 2041 Stage 1: 2021-2027</i> . Available at: https://www.epa.nsw.gov.au/Your-environment/Recycling-and-resuse/Strategic-direction-for-waste-in-NSW/Waste-and-Sustainable-Materials-Strategy .	6.12, Appendix L	EIS	Various

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ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
Water	The EIS surface water quality assessment must: Demonstrate that all practical measures to prevent, control, abate or mitigate water pollution have been implemented, including a description of options that were explored (such as reuse to avoid a discharge or treatment).	6.5, Appendix H, J	Civil design, flood assessment	Hanlons
	Provide details of the proposal that are essential for predicting and assessing potential impacts to receiving waters. This could include (but is not limited to): a. Site layout, including details of the existing and proposed water management system. b. Drainage map for the entire site identifying sub-catchments, flow paths, drainage, infrastructure, design sizing of structures, water storages, discharge points, and any potential flow paths to receiving waters. c. How stormwater will be managed in all phases of the project. Information should include where appropriate, measures to avoid or minimise erosion, leachate generation, and sediment mobilisation at the site. d. Any in-water activities (such as piling or dredging).			
	Include water balance(s) for ground and surface water, including any intake and discharge locations, volumes, frequency and duration.	Appendix K, Appendix G	ETRSR, Groundwater EIS	LEAP Consulting, EHS Support

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ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
	Identify and estimate the quality and quantity of all pollutants that may be introduced into the water cycle by source and discharge point, including residual discharges after mitigation measures are implemented. This should be undertaken for construction and operational phases.			
	Include a water pollution impact assessment undertaken consistent with the guidance available at: https://www.epa.nsw.gov.au/your-environment/water/managing-water-pollution-in-nsw/environment-protection-licensing/water-pollution-discharge-assessments . The level of assessment should be commensurate with the risk to the environment and human health.	6.5, Appendix H, J	Civil design, flood assessment	Hanlons
	Describe any surface water quality monitoring programs, including proposed monitoring locations, frequency and indicators of surface water quality. Analytical limits of reporting should have regard to any identified guideline values water quality monitoring should be undertaken in accordance with the <i>Approved Methods for the Sampling and Analysis of Water Pollutants in NSW</i> (2004) available at: Approved methods for the sampling and analysis of water pollutants in NSW EPA.	6.5, Appendix H, J	Civil design, flood assessment	Hanlons
	The EIS must describe how stormwater will be managed in all phases of the project, including details of how stormwater and runoff will be managed to minimise pollution. Information should include measures to be implemented to minimise erosion, leachate and sediment	6.5, Appendix H, J	Civil design, flood assessment	Hanlons

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ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
	mobilisation at the site. The EIS should consider the guidelines <i>Managing urban stormwater: soils and construction</i> , vol. 1 (Landcom 2004) and vol. 2 (A. Installation of services; C. Unsealed roads; D. Main Roads; E. Mines and quarries) (DECC, 2008).			
Groundwater	Provide details of the project that are essential for predicting and assessing impacts to groundwater with a description of the existing environment, including: - Geological, topographical, and hydrogeological resource descriptions, maps, and cross sections. - Assessment of groundwater quality, users of groundwater, existing bores including depths and construction, assessment of local land use. - A hydrogeological interpretation of water-bearing geological units, depth to water table, groundwater gradient, Conceptual hydrogeological model, assessment of groundwater dependent ecosystems. - Site map and cross-sections showing and characterising any proposed excavations and spoil emplacement (relative to water table) with topography. - Proposed groundwater monitoring program. - Assessment should be in accordance with Groundwater assessment toolbox for major projects in NSW - Overview document (DPE, 2022) – https://water.nsw.gov.au/data/assets/pdf-	6.6, Appendix K, Appendix G	ETRSR, Groundwater EIS	LEAP Consulting, EHS Support

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ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
	file/0004/507613/groundwater-assessment-toolbox-for-major-projects-in-NSW.pdf			
Soils	The EIS should include an assessment of the potential impacts on soil and land resources should be undertaken, being guided by the <i>Soil and Landscape Issues in Environmental Impact Assessment</i> (DLWC 2000). The nature and extent of any significant impacts should be identified. Particular attention should be given to: a. Soil erosion and sediment transport- in accordance with <i>Managing urban stormwater: Soils and construction, vol. 1</i> (Landcom 2004) and vol. 2 (A. Installation of services; B Waste landfills; C Unsealed Roads; D Main Roles) (DECC, 2008). b. Mass movement (landslides) – in accordance with <i>Landslide risk management guidelines</i> presented in the <i>Australian Geomechanics Society</i> (2007). c. Urban and regional salinity – guidance given in the <i>Local Government Salinity Initiative</i> booklets which includes <i>Site Investigation for Urban Salinity</i> (DLWC, 2002).	2.4.3, 6.5	Appendix X	Various

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ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
	A description of the mitigation and management options that will be used to prevent, control, abate or minimise identified soil and land resource impacts associated with the project. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented. Where required, add any specific assessment requirements relevant to the project.			
Contamination	Identify the likelihood of contamination at the site and surrounding land (on different media such as soils, groundwater, ground gas, surface water and sediments, where applicable) by considering the context of past, current, and proposed land uses. The EIS must document how the assessment of contaminated land has been undertaken with regard to the relevant guidelines for contaminated land made or approved by the NSW EPA.	6.3, Appendix E	PSI	Advitech
	All reports on contamination must be prepared by a suitably qualified contaminated land consultant ⁽¹⁾ who is also certified⁽²⁾. 1. A suitably qualified and experienced contaminated land consultant is a contaminated land consultant who meets the competencies outlined in the Guideline on the Competencies and Acceptance of Environmental Auditors and Related Professionals (Schedule B9) as provided in the ASC National Environment Protection (Assessment of Site Contamination) Measure1999 (as amended in 2013).			

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ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
	2. A certified consultant is a consultant certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme. <u>Note:</u> If an auditor is being engaged for the project, the requirement for a certified consultant to prepare the contaminated land reports is still recommended as it will help ensure all assessment work is done as efficiently as possible, but it is optional. However, it must still be required for all reports to be prepared by a suitably qualified contaminated land consultant.			
	Where contamination is considered likely based on past or current land uses or other factors (such as offsite contamination migrating onto the site), undertake detailed site investigation/s to determine the nature and extent of the contamination.			
	Where contamination exists, assess if remediation of the land is required, having regard to current and future land uses; and the ecological and human health risks posed by the contamination to both onsite and offsite receptors.			

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ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
	Where a detailed site investigation is prepared and/or remediation is considered necessary, a NSW EPA accredited Site Auditor must be engaged to undertake an audit. The EIS must include copies of any Interim Audit Advice provided by the auditor and a Site Audit Statement and Site Audit Reports issued by the auditor which certifies the site can be made suitable for the proposed use.			
	The following references should be included as relevant guidelines that must be followed when assessing contained land: – <i>Managing Land Contamination: Planning Guidelines SEPP 55-Remediation of Land (DUAP and EPA, 1998)</i> – https://www.epa.nsw.gov.au/sites/default/files/managing-contaminated-land-guidelines-remediation.pdf – <i>Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997 (EPA, 2015).</i> – <i>Contaminated land sampling design guidelines - Part 1 and 2 (EPA, 2022).</i> – <i>Consultants reporting on contaminated land: contaminated land guidelines (EPA,2020).</i> – <i>Guidelines for the NSW Site Auditor scheme 3rd edition (EPA, 2017).</i> – Any other relevant guidelines made or approved by the EPA under s105 of the <i>Contaminated Land Management Act 1997</i> – https://www.epa.nsw.gov.au/yout-environment/contaminated-land/statutory-guidelines.			

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ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
Climate Change	Provide estimate of greenhouse gas (GHG) emissions for the project by carrying out a Greenhouse Gas Assessment consistent with the most recent version of the EPA's Greenhouse Gas Assessment Guide for Large Emitters (GHG guide) that is available on the EPA's website. The GHG estimate is to confirm if the project is likely to result in 25,000 tonnes or more of scope 1 and 2 emissions (CO₂-e), in any financial year during the operational life of the project. Input data and assumptions used to estimate GHG should be accompanied by supporting evidence. Note: Where the proponent believes that certain requirements from the GHG guide are not applicable, the proponent may indicate that in this the EIS but must provide sufficient justification.	6.17, Appendix V	ESD Report	JBS
Monitoring, Assurance and Reporting Programs	The EIS must outline the proposed monitoring regime to be implemented in relation to the following potential impacts, where relevant. • Odour and particulate matter, • Operational noise, • Wastewater/effluent, • Surface runoff and groundwater quality monitoring, • Effluent and soil quality monitoring, • Waste classification, and • Contamination	Appendix L	EMP	JBS

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ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
Cumulative Impacts	The EIS must provide an assessment of the cumulative impacts of the project during construction and operation of the proposal. Assessment of cumulative impacts must consider each environmental impact (air, land, noise, surface water, groundwater and waste) and past, current and future activities in the area surrounding the project and impacts associated with components of this project.	2.7, 6.15.2	EIS	Various
Contingencies and Strategies for Project Failure, Disruption or other Risks	The EIS must identify and assess all possible scenarios where the project may fail, be disrupted, or be impacted by other significant risk factors (facility fire in particular), including during each stage of the project. The assessment must include details of contingencies and strategies that will be implemented under these circumstances. The EIS must include details of environmental management, maintenance, and operating strategies to manage each element of the facility. The strategies must cover all aspects and stages of maintenance and operation over the life of the facility. The strategies must be designed so they are consistent with current best practice, include continual improvement and transition strategies, address identified issues and can identify and incorporate future advances and knowledge.	6.12, Appendix L	EMP	JBS

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DEPARTMENT OF CLIMATE CHANGE, ENERGY, THE ENVIRONMENT AND WATER

ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
	The Environmental Impact Statement should be informed by an Aboriginal Cultural Heritage Assessment Report, prepared in accordance with relevant policy and guidelines to identify, describe and assess any impacts to Aboriginal cultural heritage sites or values associated with the project. The Aboriginal Cultural Heritage Assessment Report must be prepared in accordance with the <i>Guide to Investigating, assessing and reporting on Aboriginal cultural heritage in NSW</i> https://www.environment.nsw.gov.au/publications/guide-investigating-assessing-and-reporting-aboriginonal-cultural-heritage-new-sout-wales and the <i>Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW</i> https://www.environment.nsw.gov.au/publications/code-practice-archaeological-investigation-aboriginal-objects-nsw, including results of archaeological survey and test excavations (where required) undertaken in accordance with the relevant standards and requirements.	6.3, Appendix N	ACHAR	OzArk
	Includes evidence of adequate and continuous consultation with Aboriginal parties in relation to determining and assessing impacts, identifying and selecting options for avoidance of Aboriginal cultural heritage and identifying appropriate mitigation measures (including the final proposed measures) in substantial compliance with the consultation process outlined in the <i>Aboriginal cultural heritage consultation requirements for proponents</i> https://www.environment.nsw.gov.au/publications/aboriginal-cultural-heritage-consultation-requirements-proponents.	5, 6.3, Appendix N	ACHAR, SIA	OzArk, Lecroma

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MURRUMBIDGEE LOCAL HEALTH DISTRICT

ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
Human Health	The proponent should assess the potential health impacts of the project, in accordance with the enHealth documents <i>Environmental Health Risk Assessment: Guidelines for assessing human health risk from environmental hazards (2012)</i> and <i>Health Impact Assessment Guidelines (2002)</i>. The human health assessment should assess health risks associated with exposure to environmental hazards associated with the development. In addition, the following comments are provided on the Scoping Report for consideration: • NSW Health supports the reuse of treated wastewater provided the health risks are adequately managed. NSW Health recommends the use of the Australian Guidelines for Water Recycling 2006, which advocates a risk management approach to reuse. • Ensure the odour impacts of the irrigated wastewater is considered in the EIA (note, the land application area is closer than 1300 metres to the nearest dwelling detailed in the scoping report). • Drinking water supplied at the site for employees/staff will require a quality assurance plan (QAP) as per the Public Health Act 2010 and Regulation 2022 to manage risks and ensure safety of supply. • NSW Health advises the EIS should consider mosquito control and management, with regular to prevent vector proliferation and to mitigate any	6.12, Appendix T	HHIA	EnRiskS

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ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
	human health impacts from Japanese encephalitis virus (JEV) outbreaks. Any staff working on the premises should be offered vaccination for JEV.			

TRANSPORT FOR NSW

ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
Establishment Phase	the transport of materials and equipment/components for the establishment of the farm/facility and ancillary infrastructure, the movement and parking of construction related vehicles, including personal vehicles, during the construction period.	6.10, Appendix R	TIA	PSA
Operational Phase	the traffic generation due to the operation, maintenance and servicing of the various elements of the project in addition to the existing traffic generation from other activities on the subject site.			
	The Traffic Impact Assessment need to address the impacts of traffic generated by this development upon the nearby road network, particularly intersections. Further to the above the TIA shall outline measures to address and manage traffic related issued generated by the development. The documentation submitted should address, but not limited to:			

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ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
	- The potential impacts on the road network associated with the development during the lifetime of the project. - An assessment of the cumulative impacts of the potential traffic generation when added to existing traffic volumes upon the surrounding road network, including vehicle types and average and peak traffic volumes shall be undertaken. - Distributions to and from the development need to be identified. - Travel and haulage routes along the road network for vehicles to and from the development site including appropriate swept paths for large heavy vehicles. - Clearly define the maximum size vehicle to access the site. - Consideration of the cumulative impacts of the potential traffic generation when added to existing traffic volumes upon the surrounding road network shall be undertaken. - An assessment of the likely transport impacts to the site access route and site access point, particularly in relation to the capacity and condition of the roads. - Any works/upgrades required within the road network to accommodate the development including concept plans for these works. Intersection upgrades need to consider safety as well as efficiency (i.e. through vehicles on the main road should have a safe opportunity to pass turning vehicles).			

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ISSUE	SPECIFIC REQUEST	RELEVANT EIS SECTION	ACTION	CONSULTANT
	- The measures to be implemented to support the safety and efficiency of the transport network during operation, and the procedures to monitor and ensure compliance. Where the development has an impact on the performance of an intersection on the road network, an appropriate junction upgrade may be required. - A description of the measures that would be implemented to mitigate any transport impacts during construction and operation. A Transport Management Plan and Driver Code of Conduct may be appropriate to outline measures to manage traffic related issues generated by the development.			
	TFNSW emphasises the need to minimise the impacts of the development on the existing road infrastructure and maintain the level of safety, efficiency and maintenance along the existing road network through the design, construction and operation of the development.			