



Mr David Ireland  
Director – Town Planning  
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PO Box 10824  
BRISBANE ADELAIDE STREET QLD 4000

SSD 9394  
EF18/7187

Dear Mr Ireland

**Planning Secretary's Environmental Assessment Requirements,  
Baiaida Oakburn Poultry Processing Facility (SSD 9394)**

Please find attached the Planning Secretary's Environmental Assessment Requirements (SEARs) for the proposed Baiaida Oakburn Poultry Processing Facility at 1154 Gunnedah Road, Westdale in the Tamworth local government area.

The attached SEARs have been prepared in consultation with the relevant State government agencies and Tamworth Regional Council (see **Attachment 2**), and are based on the information you have provided to date. Unfortunately, NSW Health did not respond in time, and you are required to consult with the authority directly regarding its requirements for the proposed development. The SEARs are based on the Preliminary Environmental Assessment dated 6 June 2018 and information presented at the Planning Focus Meeting on 1 June 2018.

Please note that the Planning Secretary may alter the SEARs at any time. You must consult further with the Department if you do not lodge a Development Application (DA) and Environmental Impact Statement (EIS) for the development within two years of the date of issue of these SEARs.

I wish to emphasise the importance of effective and genuine community consultation and the need for the proposal to proactively respond to the community's concerns. A comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS. This process must ensure the community is informed of the development and engaged with issues of concern to it. Sufficient information must be provided to the community to enable a good understanding of the development and any potential impacts.

The development may require a separate approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). If 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.

Please contact the Department at least two weeks before you lodge the EIS and any associated documentation for the development. This will enable the Department to determine the:

- applicable fee (under Division 1AA, Part 15 of the Environmental Planning and Assessment Regulation 2000); and
- consultation and public exhibition arrangements, including copies and format requirements of the EIS.

If you have any enquiries about these SEARs, please contact Pamela Morales on the above details.

Yours sincerely

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

2/7/18.

# 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

<b>Application Number</b>	SSD 9394
<b>Development</b>	Baiada Oakburn Poultry Processing Facility
<b>Location</b>	1154 Gunnedah Road, Westdale (Lot 100 in DP 1097471), in the Tamworth local government area.
<b>Applicant</b>	Baiada Poultry Pty Ltd
<b>Date of Issue</b>	2 July 2018
<b>General Requirements</b>	<p>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:</p> <ul style="list-style-type: none"> <li>• a detailed description of the proposed development including:           <ul style="list-style-type: none"> <li>– need for the development</li> <li>– justification for the development and the suitability of the site</li> <li>– likely staging of the development</li> <li>– likely interactions between the development, the existing rendering plant, and other existing and proposed developments in the vicinity of the site, including the Tamworth Regional Airport and other nearby animal processing facilities</li> <li>– integration of operations, including a clear description of the decommissioning of Baiada's existing processing facility in Tamworth</li> <li>– preparation of plans of any proposed works</li> <li>– details of any proposed consolidation or subdivision of land.</li> </ul> </li> <li>• detail how the proposal is consistent with strategic planning objectives of the <i>New England North West Regional Plan 2036</i> (Department of Planning and Environment, 2017)</li> <li>• consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments</li> <li>• 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</li> <li>• details of how the proposal would interact with any existing development consents/approvals applicable to the site</li> <li>• consideration of key issues identified by Government agencies (see <b>Attachment 2</b>)</li> <li>• a risk assessment of the potential environmental impacts of the development, identifying key issues for further assessment</li> <li>• a detailed assessment, where relevant, of the key issues below, and any other potential significant issues identified in the risk assessment, must include:           <ul style="list-style-type: none"> <li>– a description of the existing environment, using adequate baseline data</li> <li>– consideration of potential cumulative impacts due to other development in the vicinity</li> <li>– measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment</li> <li>– consideration of issues raised at the Planning Focus Meeting</li> <li>– a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.</li> </ul> </li> </ul>
<b>Capital Investment Value</b>	<p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>• a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the Environmental Planning and Assessment Regulation</li> </ul>

	<p>2000), including details of all assumptions and components from which the CIV calculation is derived</p> <ul style="list-style-type: none"> <li>• a close estimate of the jobs that will be created by the development during the construction and operational phases</li> <li>• certification that the information provided is accurate at the date of preparation.</li> </ul>
<p><b>Key Issues</b></p>	<p>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:</p> <ul style="list-style-type: none"> <li>• <b>community and stakeholder engagement</b> – including: <ul style="list-style-type: none"> <li>- a detailed community and stakeholder engagement strategy identifying who and how stakeholders will be engaged in the process</li> <li>- a report detailing the issues raised and how they have been addressed including any changes to the proposal</li> <li>- details of proposed engagement activities throughout the construction and operation of the development.</li> </ul> </li> <li>• <b>air quality and odour</b> – including: <ul style="list-style-type: none"> <li>- a quantitative odour and air quality impact assessment in accordance with the relevant Environment Protection Authority (EPA) guidelines. This assessment must include: <ul style="list-style-type: none"> <li>○ an investigation and assessment of odour impacts on all identified and potential receivers including, but not limited to, the adjacent rural residences and the Tamworth Regional Airport</li> <li>○ an assessment of the cumulative air quality and odour impacts of the development, taking into account existing and proposed livestock intensive industries in the surrounding area</li> <li>○ evidence of appropriate meteorological data for use in air dispersion modelling, using real meteorological data where possible</li> <li>○ inclusion of ‘worst case’ emission scenarios and sensitivity analyses</li> <li>○ a contingency plan to address unpredicted operational odour impacts</li> <li>○ a description and appraisal of air quality and odour impact monitoring, emission control techniques and mitigation measures.</li> </ul> </li> </ul> </li> <li>• <b>transport and road traffic</b> – including: <ul style="list-style-type: none"> <li>- a quantitative traffic impact assessment prepared in accordance with the relevant Council, Austroads and Roads and Maritime Services guidelines</li> <li>- details of all daily and peak traffic and transport movements likely to be generated during construction and operation of the development, including a description of haul routes, vehicle types, vehicle access routes and potential queuing impacts</li> <li>- 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</li> <li>- detailed plans of the proposed layout of the internal road network and parking on site, in accordance with the relevant Australian Standards</li> <li>- swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site</li> <li>- plans for any proposed road upgrades, infrastructure works or new roads required for the development, including the proposed driveway connecting to Armstrong Street via Workshop Lane</li> <li>- an assessment of the potential impacts of the development upon surrounding public transport services</li> <li>- details of any utility services which will need to be located within or across the Oxley Highway.</li> </ul> </li> <li>• <b>soils and water</b> – including: <ul style="list-style-type: none"> <li>- 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</li> <li>- a detailed site water balance</li> <li>- details of erosion, sediment, stormwater and leachate control during construction</li> </ul> </li> </ul>

- 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
- 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.
- **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.
- **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).

	<ul style="list-style-type: none"> <li>• <b>contamination</b> – including: <ul style="list-style-type: none"> <li>– a detailed assessment of the extent and nature of any contamination at the site</li> <li>– conceptual site model detailing the potential risks to human health and the environmental receptors in the vicinity of the site.</li> </ul> </li> <li>• <b>visual impacts</b> – including: <ul style="list-style-type: none"> <li>– a description of the visual catchment and visual impacts including lighting impacts on surrounding receivers and public areas</li> <li>– an appraisal of visual impact mitigation measures</li> <li>– details of proposed landscaping works.</li> </ul> </li> <li>• <b>social and economic</b> – including: <ul style="list-style-type: none"> <li>– the preparation of a social impact assessment, which: <ul style="list-style-type: none"> <li>○ identifies and analyses the potential social impacts of the development from the point of view of the affected community and other relevant stakeholders</li> <li>○ considers how the affected community and other relevant stakeholders may expect to experience the project</li> <li>○ considers how potential environmental impacts (such as traffic, odour and noise) may affect people’s way of life, community, access, health, surroundings, and livelihoods</li> <li>○ includes mitigation measures for likely negative impacts, and enhancement measures for likely positive impacts</li> <li>○ details how social impacts will be monitored and managed over time</li> </ul> </li> <li>– an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the community.</li> </ul> </li> <li>• <b>infrastructure</b> – including details of any upgrade or extension to existing services infrastructure required to accommodate the proposed development (e.g. electricity supply).</li> <li>• <b>contributions</b> – including a consideration of Tamworth Regional Council’s Section 94A (Indirect) Development Contributions Plan 2013 and/or details of any Voluntary Planning Agreement.</li> </ul>
<b>Plans and Documents</b>	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.
<b>Consultation</b>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• Tamworth Regional Council</li> <li>• Environment Protection Authority</li> <li>• Office of Environment and Heritage</li> <li>• Department of Primary Industries</li> <li>• Civil Aviation Safety Authority</li> <li>• Essential Energy</li> <li>• WaterNSW</li> <li>• Roads and Maritime Services</li> <li>• Hunter New England Local Health District</li> <li>• surrounding landowners</li> <li>• the local community</li> <li>• any other stakeholders identified during the preparation of the EIS.</li> </ul> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, an explanation should be provided.</p>
<b>Further consultation after 2 years</b>	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.
<b>References</b>	The assessment of the key issues listed above must take into account relevant guidelines, policies, strategies and plans. While not exhaustive, <b>Attachment 1</b> 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>

<b>Policies, Guidelines &amp; Plans</b>	
<b>Plans and Documents</b>	<p>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.</p> <p>In addition, the EIS must include the following:</p> <ol style="list-style-type: none"><li>1. An existing site survey plan drawn at an appropriate scale illustrating:<ul style="list-style-type: none"><li>• the location of the land, boundary measurements, area (in square metres) and north point;</li><li>• the existing levels of the land in relation to buildings and roads;</li><li>• location and height of existing structures on the site;</li><li>• location and height of adjacent buildings and private open space; and</li><li>• all levels to be to Australian Height Datum (AHD).</li></ul></li><li>2. A locality/context plan drawn at an appropriate scale should be submitted indicating:<ul style="list-style-type: none"><li>• significant local features such as watercourses, drainage lines, residential and recreational areas, roads, and heritage items;</li><li>• location of similar agricultural activities;</li><li>• the location and uses of existing buildings and employment areas; and</li><li>• traffic and road patterns, pedestrian routes and public transport nodes.</li></ul></li><li>3. Drawings at an appropriate scale illustrating:<ul style="list-style-type: none"><li>• plans, sections and elevations of the proposed buildings, manager's residences and other related infrastructure;</li><li>• detailed plans of proposed access driveways, internal roads, carparking and services infrastructure; and</li><li>• detailed plans of any proposed boundary adjustment or subdivision, including details of the existing and proposed lot boundaries, lot areas and north point.</li></ul></li></ol>
<b>Documents to be Submitted</b>	<p>Documents to submit include:</p> <ul style="list-style-type: none"><li>• 1 hard copy and 1 electronic copy of all the documents and plans; and</li><li>• Other copies as determined by the Department once the development application is lodged</li></ul>

<b>Aspect</b>	<b>Policy/Methodology</b>
<b>Air Quality and Odour</b>	
<i>Air Quality</i>	<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)
<i>Odour</i>	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)
<b>Transport and Road Traffic</b>	
	<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)
<b>Soil and Water</b>	
<i>Soil</i>	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)
<i>Surface Water</i>	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)
<i>Groundwater</i>	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)
<i>Flooding</i>	Floodplain Development Manual (NSW Government, 2005)
<b>Waste and Wastewater Management</b>	
<i>Waste</i>	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)
<i>Wastewater</i>	Environmental Guidelines: Use of Effluent by Irrigation (DEC, 2004)
<b>Biodiversity</b>	
	<i>Biodiversity Conservation Act 2017</i>
	Biodiversity Conservation Regulation 2017
	Biodiversity Assessment Method (OEH, 2017)

	Guidance and Criteria to Assist a Decision Maker to Determine a Serious and Irreversible Impact (OEH, 2017)
	NSW Guide to Surveying Threatened Plants (OEH, 2016)
<b>Heritage</b>	
	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)
<b>Animal Welfare and Bio-security</b>	
	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)
<b>Noise and Vibration</b>	
	Noise Policy for Industry (EPA, 2017)
<i>Noise</i>	NSW Road Noise Policy (DECCW, 2011)
	Interim Construction Noise Guideline (DECC, 2009)
<i>Vibration</i>	Assessing Vibration: A Technical Guideline (DEC, 2006)
<b>Hazards and Risk</b>	
	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)
<b>Human Health Risk</b>	
	Environmental Health Risk Assessment (enHealth, 2012)
<b>Contamination</b>	
	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)
<b>Advertising and Signage</b>	
	State Environmental Planning Policy No. 64 – Advertising and Signage
	Transport Corridor Outdoor Advertising and Signage Guidelines (DPE, 2017)
<b>Social and Economic</b>	
	Social Impact Assessment Guideline for State Significant Mining, Petroleum Production and Extractive Industry Development (DPE, 2017)



**ATTACHMENT 2**  
State Government Agency and Council Submissions