

**Statement of Environmental Effects to support
modification application
Bomen Abattoir Expansion Project, Wagga Wagga**

23 June 2003

Prepared for:

Cargill Foods Australia Pty Ltd

Dampier Street

Bomen (via Wagga Wagga) NSW 2650

Report by:

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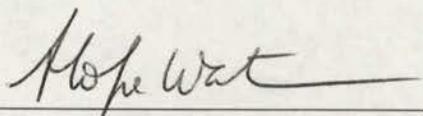
Statement of Environmental Effects to support modification application
Bomen Abattoir
Wagga Wagga
23 June 2003

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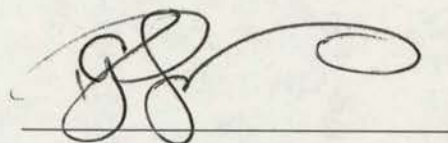
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1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared to support an application to modify the consent to DA No.220-07-2002-i, approved by the Minister for Planning on 27 February 2003.

HLA-Envirosciences Pty Ltd (HLA) has prepared the SEE on behalf of Cargill Foods Australia Pty Ltd (Cargill) (the Applicant). The report provides a supplement to the environmental impact assessment provided in the Environmental Impact Statement (EIS) for the development, prepared by HLA, dated 25 June 2002.

1.1 Background

Cargill lodged a Development Application (DA No.220-07-2002-i) with PlanningNSW on 15 July 2002 for the production intensification and expansion of the Bomen Abattoir, Wagga Wagga.

The proposal was deemed 'State significant', 'designated', and 'integrated' development under the *Environmental Planning and Assessment Act, 1979*:

- **State significant development** – pursuant to State Environmental Planning Policy (SEPP) No.34 – Major Employment-Generating Industrial Development. As State significant development, the Minister for Planning was the consent authority for the application;
- **Designated development** – pursuant to Schedule 3 of the Environmental Planning and Assessment Regulation, 2000, as a 'livestock processing industry' with an intended processing capacity of more than 3,000 kilograms per day. As such, an EIS was submitted with the development application;
- **Integrated development** – the proposed development required an Environmental Protection Licence under the Protection of the Environment Operations Act, 1997. As such, the Environment Protection Authority (EPA) was an integrated approval body for the application.

Approval for the proposed development was granted by the Minister on 27 February 2003. Consent was granted subject to a number of consent conditions, as detailed in Schedule 2 of the Instrument of Consent.

1.2 Status of the Development

Detailed design and construction planning for the development is well underway. Bovis Lend Lease Pty Ltd has been engaged to manage the construction project on behalf of Cargill.

Site works are planned to commence in August 2003, with commissioning planned for September 2004.

1.3 The Applicant

Cargill Foods Australia Pty Ltd is the Applicant of the modification application.

1.4 The Proposed Modification

Consent is sought to modify the existing consent to DA No.220-07-2002-i to alter the proposed layout of the abattoir expansion.

Modification would require the following (or similar) amendment to the Instrument of Consent, Schedule 2:

Condition 1.2: by inserting after o):

- p) *Statement of Environmental Effects to support modification application – Bomen Abattoir Expansion Project*, prepared by HLA-Envirosciences and dated May 2003;
- q) *Drawing No.102605-P-290*, prepared by Bovis Lend Lease;
- r) the conditions of consent.

Condition 1.3: by making minor amendment to include the revised numbering in condition 1.2.

Further conditions may also be required to be added, modified, or deleted as considered by the consent authority.

2 THE SITE

2.1 Site Description and Locality Information

Bomen Abattoir (the site) is located on Bomen Road, North Wagga Wagga, approximately 5 kilometres north north-east of the urban centre of Wagga Wagga.

The site is located in the Parish of North Wagga, County of Clarendon. The real property description of the existing abattoir site is:

- Lots 1,2 & 4 in DP 700113;
- Lot 1 in DP 840624;
- Lot 6 DP 614169; and
- Lot 11 in DP 814225.

The site occupies a total of 155.8 ha, owned by Cargill Australia Limited.

The site topographic plan and aerial photograph, reproduced from the EIS, are attached in **Figure 2.1** and **2.2** respectively. **Plan 102605-P-103** is an existing site layout plan, which provides the property description details for the site.

The proposed modification involves expansion of part of the abattoir onto part of a Council-owned lot, being Lot 1 in DP823346.

2.2 Surrounding Land Use

The locality encompassing the site is dominated by rural landuse. On a more local scale industrial landuse is situated to the north, west and east of the site. Some rural-residential holdings are situated to the west and south of the site, and a small amount of residential landuse is situated to the west of the site (East Street residents). Surrounding landuses are shown in **Figure 2.2**.

Landuse immediately surrounding the site is as follows:

- **North** – Industrial landuse and Bomen Road beyond;
- **East** – Main Southern Railway, Byrnes Road and Rural-Industrial landuse beyond;
- **South** – Main Southern Railway, Byrnes Road and Rural / Rural-Residential landuse beyond;
- **West** – Rural-Industrial landuse.

The closest residences to the abattoir are located on Byrnes Road, approximately 1km south of the Site. Residences are also located further west of the site at Cartwrights Hill, along East Street (approximately 1.2km from the site).

3 THE PROPOSED MODIFICATION

3.1 Rationale for the Modification

The proposed modification basically comprises a change in layout of the abattoir expansion.

The modified layout is a product of the detailed design planning for the development. Bovis Lend Lease has been engaged by Cargill to project manage the construction project. Detailed design planning has identified the proposed layout as more cost effective than the approved layout.

3.2 What the EIS Proposed

The approved layout of the reconstructed abattoir is identified in Figure 3.1 of the EIS, and discussed in Section 3.7 of the EIS.

The approved layout involved significant expansion to the west of the existing abattoir, and some expansion to the eastern side of the abattoir. The expansion required demolition of some disused buildings on the western side of the existing plant.

3.3 The Proposed Layout

The proposed modified layout is shown in attached **Plan 102605:A.003-02**, prepared by Bovis Lend Lease.

The buildings coloured red on the plan are existing abattoir buildings. These would be retained and reallocated where necessary.

The buildings coloured peach are the proposed new first phase buildings (these update the green-coloured 'initial phase works' as depicted on Figure 3.1 of the EIS). As shown, the main difference between the approved and proposed layouts is that the majority of the proposed expansion is to the south (east) of the existing abattoir. The new phase one extensions would comprise:

- Sales chiller room;
- Pre-marking room;
- Boning room;
- Sortation room;
- Repack area;
- Blast chiller room;
- Plate freezer room;
- Despatch dock;
- Cattle yards; and
- Offices and amenities.

The existing administration building, pay office and guard house would be required to be demolished for the abattoir expansion. A new guard house would be constructed near the existing site entrance.

Plan A.003 details the proposed Cattle Yards. The location of these would be modified from that approved, and these are now proposed to be located within the footprint of the existing cattle yards, and extended further to the south west, as shown in **Plan 102605:A.003-02**.

The modification would also involve reconfiguration and extension to the existing carpark and construction of a service road to the south of the proposed administration buildings (these are shown in grey on **Plan 102605:A.003-02**).

The proposed future phase buildings and works are coloured yellow on **Plan 102605:A.003-02** and include:

- Additional extensions to the plant in the south east;
- Extension to the carpark in the south of the site; and
- Future administration building extensions.

3.4 Amendment to Other Components of Approved Development

The proposed modification would not alter other components of the approved development, including:

- Production increase (Section 3.3, EIS);
- Production facility improvements (Section 3.4, EIS);
- Hours of operation (Section 3.5, EIS);
- Employment (Section 3.6, EIS);
- Odour treatment improvements (Section 3.7.1, EIS);
- Wastewater treatment improvements (Section 3.7.2, EIS);
- Transport and access (Section 3.8, EIS);
- Utilities and services (Section 3.9, EIS);
- Security (Section 3.10, EIS);
- Lighting (Section 3.11, EIS);
- Environmental management (Section 3.12, EIS);
- Solid waste management (Section 3.13, EIS);
- Occupational health and safety (Section 3.14, EIS); and
- Landscaping (Section 3.15, EIS).

Regarding transport and access, for at least the initial phase of the expansion, the abattoir proposes to maintain the existing abattoir access from Dampier Street. Incoming cattle deliveries would enter the site via the (new) guardhouse, and drive around the northern side of the abattoir to the unloading point at the stock pens. Unloaded trucks would drive back around the northern side of the abattoir to exit the site at the main entrance. Despatch trucks would also enter from Dampier Street via the guardhouse, for loading at the despatch dock. All trucks would access and egress the site in a forward direction.

For the initial phase of the expansion, the existing employee/visitor carpark would be reconfigured and extended. This carpark would contain approximately 320 linemarked spaces. The proposed future extension to this carpark would contain approximately 191 linemarked spaces. A new sealed carpark access road would be constructed from the site entrance to

separate heavy vehicles from passenger vehicles and a service road would be constructed to the south of the administration buildings.

4 PLANNING CONTEXT

4.1 Environmental Planning and Assessment Act, 1979

Section 96 of the EP&A Act allows a consent authority to modify a development consent, where the consent authority is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted.

It is considered that the development as modified by the proposal is substantially the same development as that originally approved by the minister, for the following reasons:

- The proposed modification is essentially only a changed building layout. As detailed above, the modification constitutes only minor amendment of the main components of the approved development; and
- The proposed modification does not affect any of the environmental improvements proposed under the original application.

The proposed modification will be assessed as a modification application under Section 96(2) of the EP&A Act.

As the Minister was the consent authority for the original Development Application, the Minister is also the consent authority for the modification application.

4.2 State Environmental Planning Policies

4.3 SEPP 11 – Traffic Generating Development

State Environmental Planning Policy No.11 (SEPP 11) ensures that the traffic management authority is given the opportunity to make a representation on certain 'traffic generating' development applications before a consent authority can make a determination on the proposal. The SEPP establishes the Road and Traffic Authority (RTA) as the sole traffic management authority to be consulted.

The original development application was referred to the RTA pursuant to SEPP 11.

The proposed modification would have no impact on the traffic generation associated with the approved development (refer to **Section 5.5**).

4.4 SEPP 33 – Hazardous and Offensive Development

State Environmental Planning Policy No.33 (SEPP 33) provides definitions for hazardous and offensive industry to enable decisions on developments to be made on the basis of merit, rather than on industry type per se.

The proposed modification would have no impact on the hazards or risk associated with the approved development (refer to **Section 5.7**).

4.5 SEPP 34 – Major Employment Generating Industrial Development

SEPP 34 aims to promote and coordinate the orderly and economic use and development of land and the economic welfare of the State by facilitating certain types of major employment-generating industrial development of State significance.

The original proposal satisfied the criteria listed within the SEPP and as such was deemed State significant development. As State significant development, the Minister for Planning was the consent authority.

As the Minister was the consent authority for the original application, the Minister is also the consent authority for the modification application.

4.6 SEPP 55 – Remediation of Land

SEPP 55 aims to provide for a Statewide planning approach to the remediation of contaminated land, and in particular, to promote the remediation of contaminated land for the purpose of reducing risk of harm to human health or any other aspect of the environment. Clause 7 of the SEPP requires a consent authority to consider whether the land to which a development application relates is contaminated, and if the land is contaminated, to be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation), prior to granting consent.

Consideration of land contamination is provided in **Section 5.1**.

4.7 Regional Environmental Planning Instruments

There are currently no Regional Environmental Plans (REPs), or draft REPs, that apply to the proposed development.

4.8 Local Environmental Planning Instruments

4.8.1 Wagga Wagga Local Environmental Plan, 1985

The land to which the proposed development relates is affected by the *Wagga Wagga Local Environmental Plan (Wagga LEP), 1985*.

The land to which the approved development relates covers two zones – the majority of the development area is situated within zone 5a–Special Uses, with the northern portion situated within zone 4a Industrial–General (as shown on **Figure 4.1**).

The area affected by the proposed modification (ie. the altered footprint of the abattoir building) is zoned 5a–Special Uses.

The objectives of the Special Uses zone are to identify areas:

- (a) *in the case of land shown unhatched on the map, are now owned or used for public or community purposes, and*
- (b) *in the case of land shown hatched on the map, will be acquired by a public authority for the particular public or community purpose shown on the map.*

The Bomen Abattoir site is shown unhatched on the LEP map. The development control table of the LEP permits landuse for the purpose indicated on the LEP map (ie. 'abattoir') without development consent. Any purpose other than abattoir development requires consent.

Clause 12 of the LEP contains special provisions with respect to flooding. The land to which the proposed development (as modified) relates is not within the flood plain or a floodway as defined in the LEP, and therefore the provisions of Clause 12 do not apply to the proposed modification.

The proposed modification is not affected by any other Special Provisions of the Wagga LEP.

4.9 Development Control Plans

4.9.1 Wagga Wagga DCP, 1986

The Wagga Wagga DCP, 1986 provides further regulation of landuse and development within the LGA. Chapter 11 of the DCP provides guidelines for development in the Special Uses zone. The chapter does not contain any provisions directly relevant to the Bomen Abattoir site or to the approved development or modification proposal, except for Section 11.5.5, which requires applicants to consult and have regard to the requirements of the various Council Departments for development proposed to be undertaken in the Special Uses zone.

Council Departments were consulted extensively in the preparation of the EIS and in the early stages of planning for the proposed development. Consultation has been ongoing regarding the proposed modification, particularly as the modification involves development on an allotment currently owned by Council (Lot 1 DP823346). Council has resolved to transfer this parcel of land to Cargill.

5 ENVIRONMENTAL ISSUES

5.1 Soil and Water

The footprint of the modified layout is within areas of the site comprising part hard stand areas and part gravel carpark, landscaped/grassed areas and existing stock pens. There would be an increase in the hardstand/roofed area as a result of the proposed modification. This would result in an increase in the runoff to stormwater from this area of the site, although this increase is not considered to be significant.

Construction of the building as modified is considered to present a low risk of erosion and sedimentation. Measures would be implemented as provided in section 6.1.7 of the EIS to mitigate against erosion and sedimentation, including the preparation of a Soil and Water Management Plan for the construction works and stormwater management measures for the operation of the site.

The modified building works would not involve the disturbance of contaminated soils (identified in HLA-Envirosciences, 1996) in the vicinity of the old sheep skin shed, located to the west of the abattoir complex, as originally proposed. As such a Remediation Action Plan (RAP) would not be required to undertake the works proposed. The area to the south of the existing facility is not known to contain any contaminated material. Notwithstanding, the provisions identified in the EIS (Section 6.1.7) would be implemented to mitigate against potential soil contamination from construction works and activities at the abattoir in accordance with the Bomen EMP.

5.2 Flora and Fauna

As described in the EIS (Section 6.4) the Bomen Abattoir and surrounds consist primarily of predominantly cleared rural land and the site has been cleared and extensively disturbed from past and present landuses. The area proposed for the alteration to the development plan (to the south east of the current facility) comprises the existing administration building, pay office, guard house, hardstand area, carpark and some landscaped area. The modification to the offices would be in a similar area to that proposed in the EIS and are hardstand and landscaped areas. The cattle yards would be located where the existing yards are, and extend further to the west, an area which is currently grassed. The extensions to the car park would be in the area of the existing stock yards and grassed areas.

There would be some impact to vegetation in the form of disturbance to landscaping vegetation in the northern part of the existing gravel carpark and to landscaping and grass in the south western part of the site. However, the proposed modification to the development plan would not significantly impact upon any flora and fauna of the area.

The carpark would be landscaped with native endemic species (refer to Section 5.6).

5.3 Odour and Air Quality

→ very minimal

As part of the EIS an Odour Impact Assessment for the proposed development was undertaken by The Odour Unit Pty Ltd. Additional information, *Response to PlanningNSW Re Odour Modelling* dated 27 January 2003 was prepared by The Odour Unit and provided to PlanningNSW. These assessed the several different odour types and source areas evident at the plant with the significant sources being:

- Rendering areas;
- Wastewater areas;

- Paunch areas; and
- Holding pens.

The odour assessment can be found in section 6.7 of the EIS. Modelling and consultation was undertaken to assess potential and existing impacts on surrounding receivers and odour abatement measures were recommended for the expansion.

The proposed modification would not involve any changes to the locations of the rendering areas, wastewater areas or paunch areas. The modification would involve a slight alteration to the location of the stock holding pens, however these will be in a similar location to that proposed in the EIS. There is not anticipated to be significant increases or changes to odours at the plant as assessed in the EIS and additional information.

As detailed in the EIS, an Odour Reduction Strategy has been adopted at the plant to achieve the draft EPA odour standard. Cargill would also undertake a detailed Odour Impact Assessment as per the Instrument of Consent conditions.

The proposed modification would not significantly alter other air emissions from boilers, rendering, vehicles and dust. These issues were addressed in section 6.6 of the EIS.

5.4 Noise

A noise impact assessment for the original proposal was undertaken by HLA-Envirosciences for the EIS. An assessment of the proposed development was undertaken for operational noise in accordance with the EPA's *NSW Industrial Noise Policy*, traffic noise in accordance with the EPA's *Intermittent Traffic Noise Guidelines* and construction noise in accordance with the EPA's *Environmental Noise Control Manual*. The noise assessment is found in section 6.8 of the EIS.

The proposed modification will involve some changes in the location of buildings on site, being the extension to the south east of the current facility and a minor alteration to the location of the stock pens. Noise resulting from construction and operation of these areas would be emanating from slightly different locations than originally proposed. The facility extension to the south east would be located further from the nearest residential receiver than the approved proposal. The stock pens would extend approximately 50 metres further west than the existing pens, but would not be any closer to the nearest residential receiver than the existing open stock pens. Therefore, these modifications are not anticipated to significantly impact upon the noise environment at the site or at the nearest residential receivers. The closest residential receiver is approximately one kilometre from the abattoir.

5.5 Traffic

TEF Consulting Pty Ltd. undertook a traffic impact assessment for the original proposal. This report assessed potential impacts to traffic, road safety and intersections affected by the site. The traffic assessment is found in section 6.10 of the EIS. Further traffic information was also provided to Planning NSW in the form of a document titled *Further Information regarding Bomen Abattoir* (8 November 2002).

Transport and traffic impacts for the proposed modification would remain unchanged from the original proposal. Further details regarding transport, access and car parking at the site are detailed in **Section 3.4**.

5.6 Visual Amenity and Landscaping

The existing industrial development and agricultural landuses dominate the visual environment of the site at present. The modification would involve some differences to the visual environment proposed in the approved development. Buildings would be constructed to the

south east part of the site, near the carpark, closer to the railway easement and Byrnes Road than originally approved.

A Landscape Management Plan would be prepared for the expansion development, including the proposed modification, this would outline measures to ensure that landscaping is appropriately developed and maintained on the site. Cargill have also implemented a tree-planting project along the eastern boundary of the site near the railway easement. This would provide screening for the carpark and buildings proposed for the modification and reduce the visual impact of the extensions.

5.7 Hazards and Risk

The hazards and risks associated with the proposed modification would be identical to the original proposal. Health and hazards were addressed in section 6.14 of the EIS. There would be reduced risk to human health and to hazards associated with the disturbance of contaminated materials as soils in the vicinity of the old sheep skin shed would not require disturbance as part of the proposed modification.

6 CONCLUSION AND RECOMMENDATIONS

Section 96 of the Environmental Planning and Assessment Act, 1979 requires a consent authority to take into consideration the matters referred to in section 79C (1) as are of relevance to the development the subject of the application.

The following provides a summary of the environmental assessment related to the matters for consideration under Section 79C (1):

- (a) *the provisions of:*
- (i) *any environmental planning instrument, and*
 - (ii) *any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and*
 - (iii) *any development control plan, and*
 - (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,*

Refer to **Section 4**. The proposal is considered to be in accordance with the provisions of all applicable state, regional and local environmental planning instruments.

- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*

Refer to **Section 5**. The modification is considered to be the same development as that proposed in DA No.220-07-2002-i, with some changes to the design and layout. The proposed modification is not anticipated to cause any significant or irreversible environmental impacts.

- (c) *the suitability of the site for the development,*

Refer to **Section 2**. The site is the existing location of the Bomen abattoir and is zoned for industrial and special (abattoir) uses. The surrounding landuses are predominantly rural and industrial, with the nearest residences approximately one kilometre from the site.

- (d) *any submissions made in accordance with this Act or the regulations,*

The proposed modification is expected to be exhibited for a period of at least two weeks, during which interested persons will be able to make a submission to the consent authority.

- (e) *the public interest.*

Council has been consulted with regarding the proposed modification to the development, as it involves expansion into part of a lot owned by Council. Land owners consent has been received from Council.

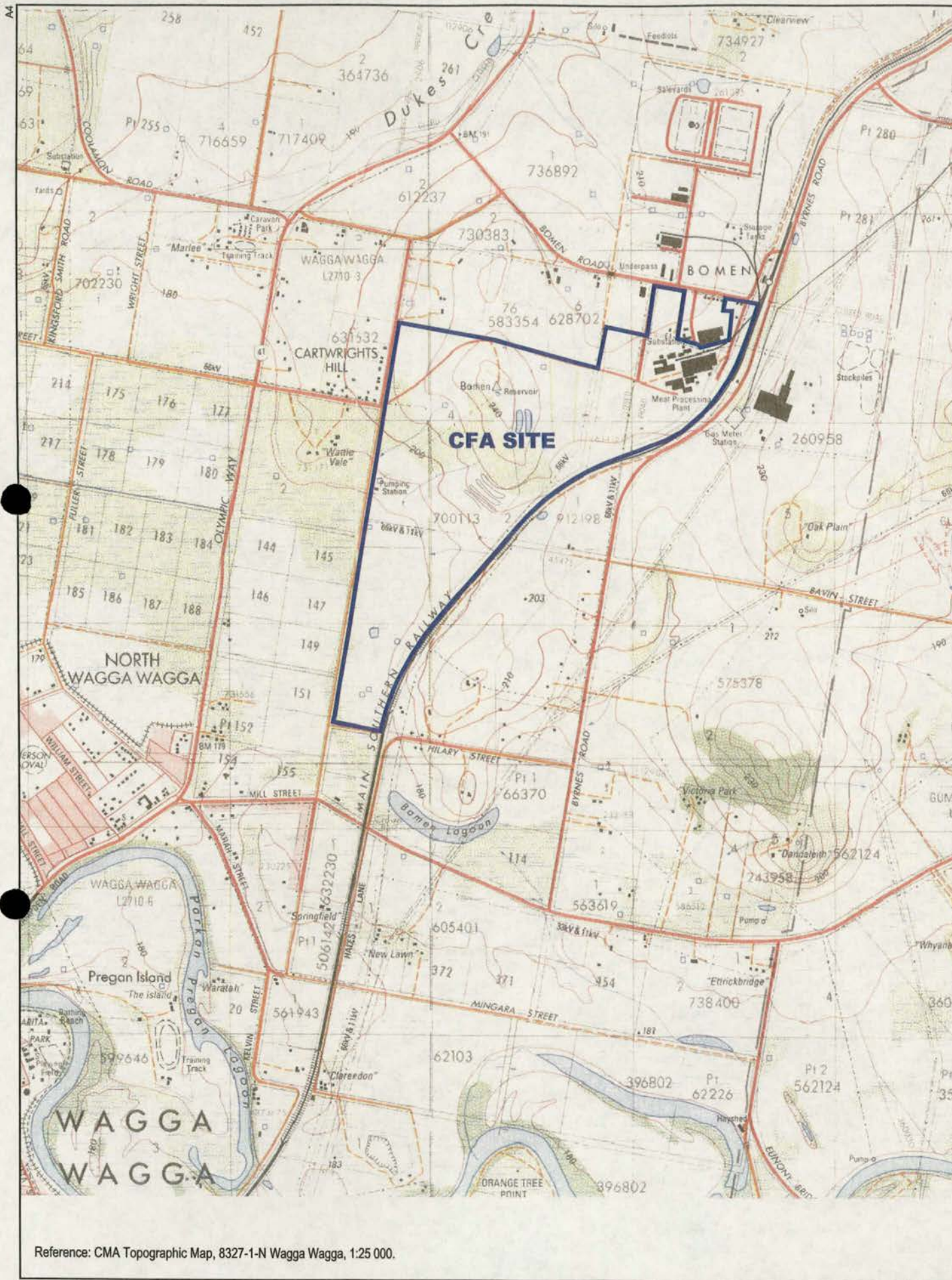
A community consultation program was undertaken as part of the EIS process in 2001. The community have not been formally consulted further regarding the modification as it is considered that the development is substantially the same as that for which consent has been granted and will not have any additional impacts on the environment or on neighbouring land users. The public will have the opportunity to make a submission regarding the proposed modification during the exhibition period.

7 JUSTIFICATION

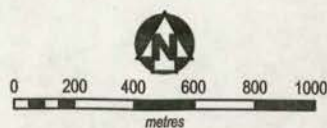
It is considered that the development as modified is substantially the same development as that approved in February 2003. It would involve changes to the layout of facilities for the approved expansion and constitutes only a minor amendment to the main components of the development. The proposed modification is a result of the detailed design stage for the approved development as the proposed modification is considered to be a more efficient option for the expansion of the facility and would, as such, reduce resource use and be considerably more cost effective.

There are not considered to be any significant additional environmental impacts resulting from the proposed modification, and the development would be carried out in accordance with the requirements of the Instrument of Consent as modified.

Figures

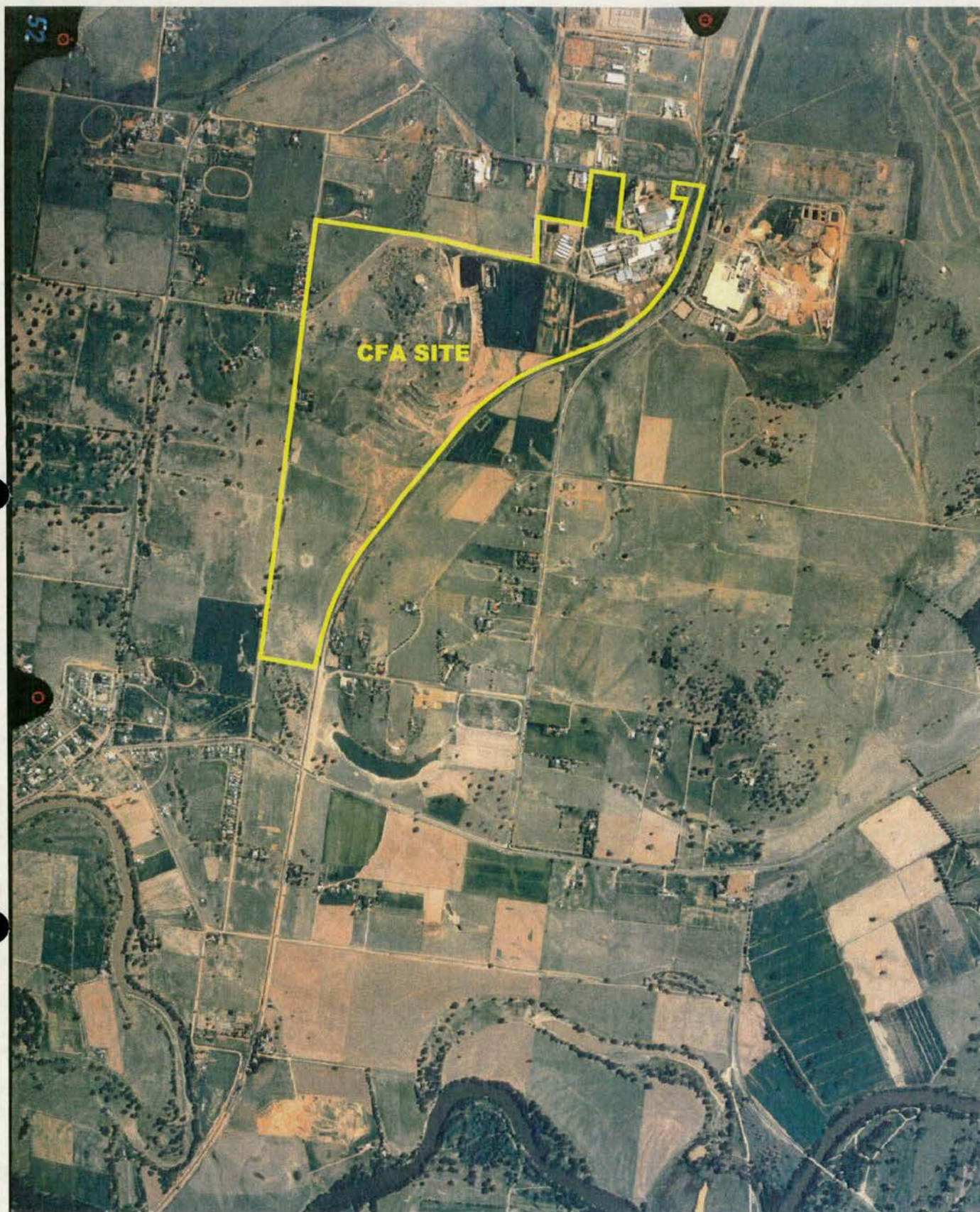


SITE LOCATION PLAN
 Cargill Foods Australia
 Bomen Abattoir SEE
 Wagga Wagga, New South Wales



FIGURE

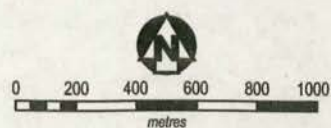
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Reference: DLWC Aerial Photograph (enlarged), Wagga Wagga.

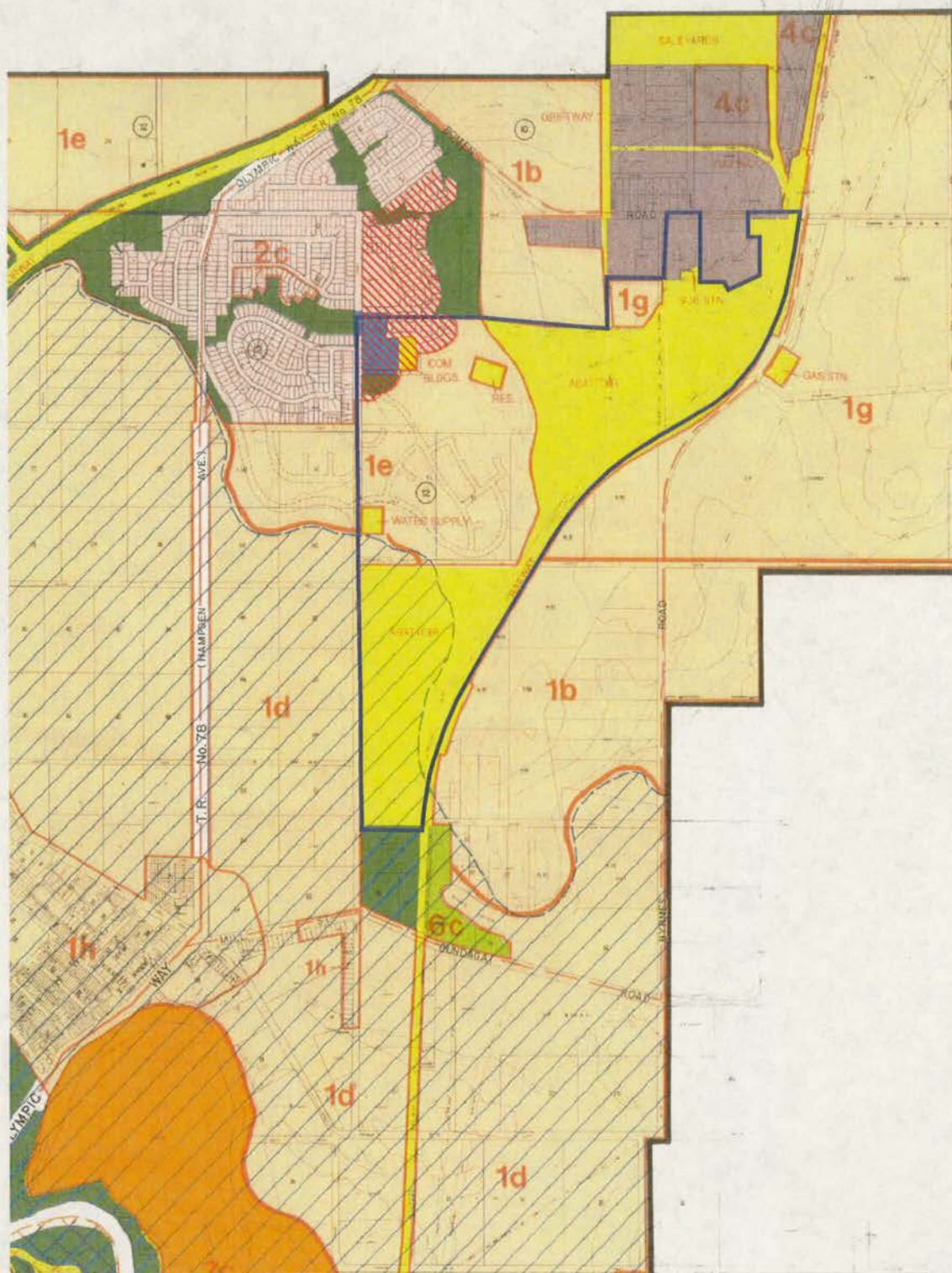


AERIAL PHOTOGRAPH
Cargill Foods Australia
 Bomen Abattoir SEE
 Wagga Wagga, New South Wales



FIGURE

2.2



LEGEND

- 1b SMALL HOLDING
- 1d FLOODPLAIN
- 1e FUTURE URBAN
- 1g RURAL - INDUSTRIAL
- 1h RURAL
- 2c MEDIUM DENSITY
- 4c OFFENSIVE OR HAZARDOUS INDUSTRY
- 6c TRAVELLING STOCK AND CAMPING RESERVES

- LAND RECENTLY ZONED RURAL (FORMERLY RESIDENTIAL)
- 1 IN 100 YEAR FLOOD INUNDATION ZONE
- 5a SPECIAL USES
- 4a INDUSTRIAL GENERAL

HLA

LANDUSE ZONING UNDER WAGGA LEP, 1985
Cargill Foods Australia
 Bomen Abattoir SEE
 Wagga Wagga, New South Wales

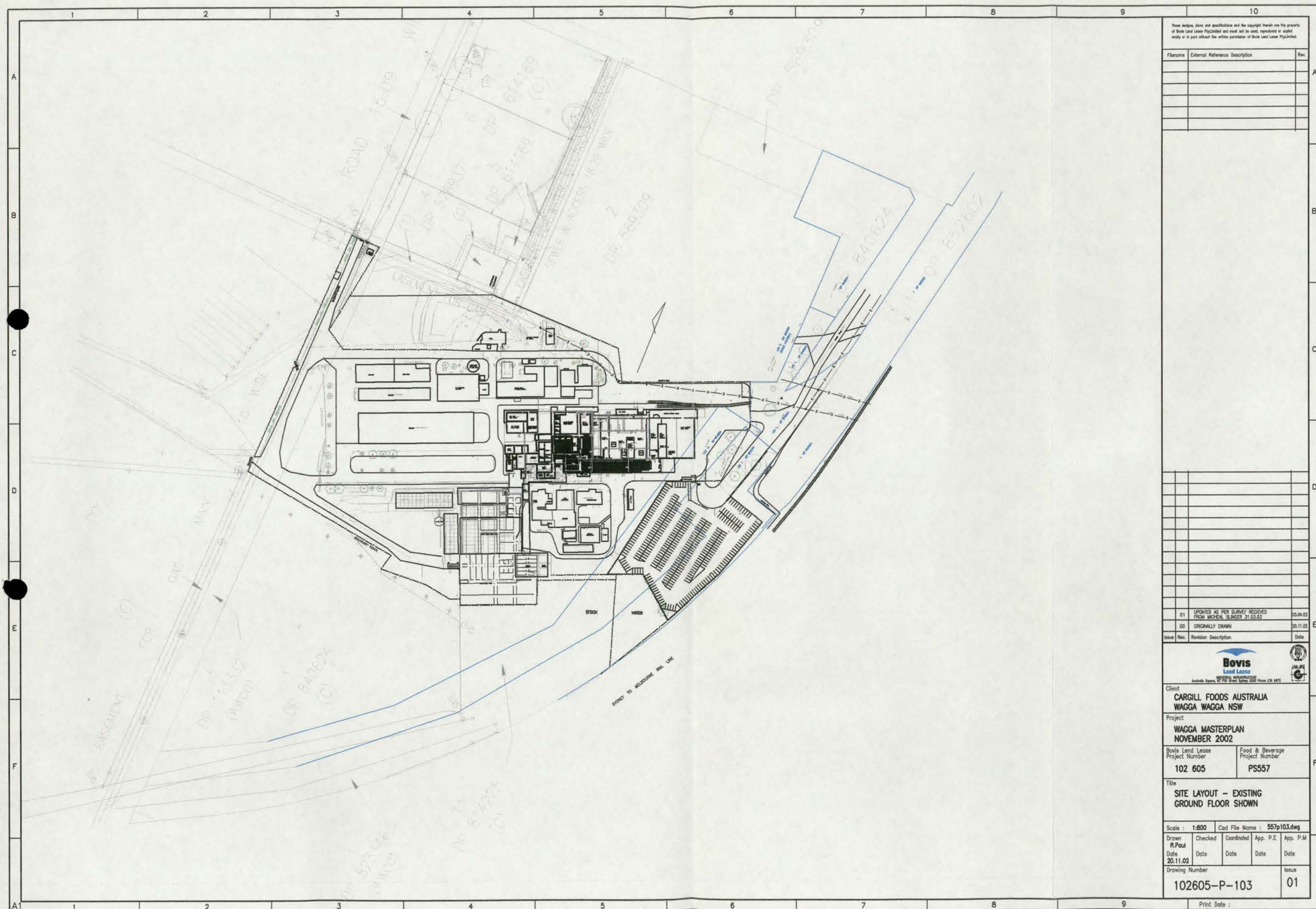


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FIGURE

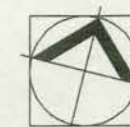
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- EXISTING BUILDINGS
- PHASE 1
- FUTURE PHASE



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Client
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WAGGA WAGGA NSW**

Project
**WAGGA PLANT UPGRADE
MAY 2003**

Title:
**PROPOSED EXTENSIONS
SITE PLAN**

Scale: 1:1000@ A1, 1:2000@ A3

Drawn	Checked	Coordinated	Approved	Date
RFD				04.06.03

Project Number	Drawing Number	Issue
102605:	A.003	02

