

PCU060286



*Our ref: RE/mvs – DA/010/2014/2015-97*

26 June 2015

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

Dear Thomas

**RE: PROTEN DRAFT CONDITIONS OF CONSENT**

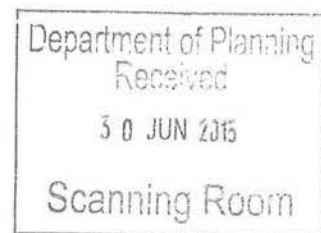
Narrandera Shire Council would like to provide the attached conditions for the proposed Poultry Broiler Farm by Proten.

These conditions are for inclusion in any determination of approval issued for the Project.

If you have any further enquiries regarding this matter, please contact Roger Evans – Acting Deputy Manager Infrastructure on telephone 6959 5510, fax 6959 1884 or email [council@narrandera.nsw.gov.au](mailto:council@narrandera.nsw.gov.au).

Yours faithfully

**Roger Evans**  
**Acting Deputy General Manager -**  
**Infrastructure**



## **A GENERAL**

### **OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT**

- A1 In addition to meeting the specific performance criteria established under this consent, the applicant shall implement all reasonable and feasible measures to prevent and/or minimise harm to the environment that may result from the construction or operation of the development.

*Reason: To ensure the protection of the environment.*

### **TERMS OF CONSENT**

- A2 The Applicant shall carry out the development generally in accordance with the:
- a) Environmental Impact Statement SSD6882 by SLR dated 20 May 2015
  - b) The conditions of this consent;
  - c) The following stamped and marked drawings, except for otherwise provided by this consent;

Drawing title	Drawing Number:	Date	Drawn by:	Project number
XX				
XX				

*Reason: To ensure the development is established in accordance with the proposal described and assessed.*

### **LIMITS OF APPROVAL**

- A3 The applicant shall ensure that the development does not exceed a maximum production capacity of 3.920 million birds with no more than 49,000 birds per shed.

*Reason: To clearly identify the scope of the approved development and to facilitate ecological sustainable development.*

### **STATUTORY REQUIREMENTS**

- A4 The applicant shall ensure that all licenses, permits and approvals are obtained and maintained as required for the life of the development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licenses, permits or approvals. The applicant shall ensure that a copy of this consent and all relevant environmental approvals are available on the site at all times for the life of the development.

*Reason: To reinforce statutory compliance to facilitate ecologically sustainable development and to protect the public interest*

## **PRESCRIBED CONDITIONS**

- A5 The applicant shall comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EPA Regulation.

*Reason: To reinforce statutory compliance to facilitate ecologically sustainable development and to protect the public interest*

## **SECTION 94A LEVY**

- A6 In accordance with Division 6 of Part 4 of the Act, the applicant shall pay the following section 94A monetary contribution:

- a) Amount of Contribution

**\$680,000 (1% of construction cost)**

- b) Timing and Method of Payment

The contribution shall be paid in the form of cash or bank cheque made out to Narrandera Shire Council. Evidence of payment to Narrandera Shire Council shall be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate

- c) Indexing

The contributions will be adjusted in accordance with the requirements of the Narrandera Shire Council s94A Plan

*Reason: To meet the demands for public services and facilities as a result of the development within the Narrandera Shire*

## **SUBMISSION OF INFORMATION**

- A7 **Prior to the issue of a Construction Certificate** the Applicant shall submit to the satisfaction of the Principal Certifying Authority the following:

- a) An Environmental Management Plan (EMP), including a Construction Environmental Management Plan (CEMP) and an Operational Environmental Management Plan (OEMP) prepared in accordance with the document Guideline for the Preparation of Environmental Management Plans (2009) by DIPNR.

The EMP shall be consistent with the requirements of ISO 14001:1996 Environmental Management Systems and provide for best practice in the identification and management of all potential environmental and operational risks including those relating to animal welfare, biosecurity, environmental and public health impacts as well as contingency events associated with flooding, bushfire and mass mortality and complaint and dispute resolution.



The EMP shall provide for the mitigation measures and commitments given in the EIS.

The following documents shall be incorporated within the EMP

- i A detailed **landscaping plan** which provides for a minimum total width of 40m vegetated buffer around each of the five Poultry Production Unit Clusters to enhance the dispersion of air emitted from the sheds and to assist in the filtering of airborne particles as well as to screen the development from the adjacent neighboring landholdings. The screening should extend to the northwestern boundary between PPU 1 and the National Park except for a fuel reduction area of adequate width and buffer for bushfire risk mitigation.

The landscaping plan should include appropriate native species including species of at least 15m in height and sufficient spread at maturity to screen the impact of the development from adjoining development. Species should be selected which will mitigate air quality impacts, create habitat and increase biodiversity, as recommended in the EIS and improve the visual and environmental amenity of the development site. The Landscaping design is to be prepared by an appropriately qualified person.

- ii **Flood Management Plan-** The Flood Management Plan shall show the proposed location and minimum floor level of the proposed structures in relation to the 1 in 100 year flood event. Habitable dwellings shall be protected against the 1 in 100 year flood event plus 500mm freeboard in accordance with the policy of Narrandera Shire Council.
- iii **Bushfire Management Plan**
- iv **Biosecurity Contingency Management plan**

*Reason: EIS commitment protection of the environment and to protect and conserve the amenity of the area and ensure the operational impacts of the development are mitigated.*

- b) A Traffic Control Plan satisfying the provisions of Australian Standard 1742.3 and addressing traffic control measures during the construction period, is to be submitted to Council for acceptance **prior to the commencement of the work**. Strict compliance to the traffic control plan is to be maintained throughout the duration of the construction work.

*Reason: Protection of health and safety*

- c) Detailed design plans, inspection stages and specifications approved by an accredited certifier for all engineering civil works including:
  - Earthworks;

- Private access and internal roads, car parking, loading and unloading, manoeuvring and standing/queuing areas;
- Stormwater management facilities including road drainage arrangements;
- Water storage facility

All traffic facilities are to be designed in accordance with best practice (to cater for B doubles) including Austroads Guidelines for Road Design, Traffic Management and Road Safety and the relevant Australian Standards including AS/NZS 2890:1-6 and AS1742.

*Reason: To ensure facilities are of a standard commensurate with their intended purpose*

- d) Structural design plans and specifications approved by an Accredited Certifier, including
- i Structural Engineer's design plans of the reinforced concrete footings, slab and structural steel framework.
  - ii Hydraulic Engineer's design

*Reason: To ensure the appropriate documentation is submitted to the Certifying Authority for BCA assessment prior to the issue of a Construction Certificate.*

- e) Landowners consent from NSW Trade and Investment, Crown Lands is required for the development of Crown Roads within the proposed development site. Alternatively the Crown Roads are to be closed and purchased or documentary evidence submitted to substantiate the proposed closure and acquisition is required to be submitted **prior to the issue of a Construction Certificate** for the development.

*Reason: Compliance with the provisions of the Environmental Planning and Assessment Regulation, 2000*

- f) **Prior to the issue of a Construction Certificate** for a dwelling, the applicant shall submit a Land Contamination Report verifying that the land is appropriate for its proposed residential use. The report should be prepared in accordance with Managing Land Contamination Planning Guidelines SEPP 55- Remediation of Land and consider potential previous agricultural uses of fertilisers, insecticides, fungicides and herbicides. As an alternative to this, the provision of documentary evidence from previous landowners that no such chemicals have been applied at the proposed sites for residential occupation over the last fifty years.

*Reason: To ensure that land is suitable for its proposed residential use and the protection of public health.*



- g) The applicant is required to consolidate all separate parcels– being lots 1, 41, 42, 44, 45 and 54 DP 750898; and lot 1 DP 1054064 into one allotment under one title in order to prevent future dealings in separately titled land. Evidence of the lodgement with the Land Titles Office of NSW Land and Property Information is required to be submitted to the Council **prior to the issue of any Construction Certificate** for the development.

*Reason: To ensure that the development is constructed and operated so as to effectively mitigate assessed environmental impacts*

- A8 Prior to the issue of a Construction Certificate the Applicant shall demonstrate compliance with the Building Code of Australia to the satisfaction of the Principle Certifying Authority (PCA)

*Reason: Compliance with the Environmental Planning and Assessment Act and Regulations*

- A9 Prior to the commencement of construction and prior to the commencement of operations, the Applicant shall certify in writing to the satisfaction of the Principal Certifying Authority that it has complied with all conditions of this consent applicable prior to that event. Where the event is to be undertaken in stages the Applicant may stage the submission of compliance certification consistent with the staging of activities relating to that event.

*Reason: To ensure that the development proceeds in a manner that is sustainable, mitigates risks and potential impacts and protects the public interest.*

## **CONSTRUCTION CERTIFICATE**

- A10 The Construction Certificate for the building work is to be issued and the person having the benefit of the development consent shall appoint a Principal Certifying Authority prior to the commencement of any building or civil works.

*Reason: Compliance with the Environmental Planning and Assessment Act and Regulations*

- A11 The Principal Certifying Authority (if not the Council) is to notify Council of their appointment and notify the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building or civil works no later than 2 days before the building work commences.

*Reason: Compliance with section 81A of the Environmental Planning & Assessment Act 1979.*

- A12 An Engineering Construction Certificate is to be issued by Council or an accredited certifier prior to commencement of civil construction works.

*Reason: To ensure that the infrastructure built to support the development is satisfactory given the nature and demands of the development.*

## ON SITE SEWAGE MANAGEMENT

- A13 A separate application is to be submitted to Council and approval obtained prior to the installation and operation of any on-site sewage management facility.

*Reason: To ensure that the appropriate approvals under the provisions of Section 68 of the Local Government Act are issued for the installation and operation of any on-site-sewage management-facility and the type of system is satisfactory given the soils and groundwater conditions that exist, the anticipated volumes of waste generated, the potential environmental risks and compliance with NSW Health and Protection Guidelines and Reuse Guidelines.*

## OCCUPATION CERTIFICATE

- A14 An application for an Occupation Certificate shall be submitted to and approved by the Principal Certifying Authority prior to occupation or use of the buildings.

*Reason: Compliance with section 109M of the Environmental Planning & Assessment Act 1979.*

- A15 The premises shall not be occupied until the Occupation Certificate has been issued.

*Reason: Compliance with section 109M of the Environmental Planning & Assessment Act 1979.*

- A16 Prior to occupation of the building, a Fire Safety Certificate shall be obtained for all the Essential Fire or Other Safety Measures applicable to the development forming part of this consent. A copy of the Fire Safety Certificate shall be submitted to the Commissioner Fire and Rescue NSW and council and prominently displayed in the building.

*Reason: To ensure compliance with Regulations 149 & 171 of the Environmental Planning and Assessment Regulation 2000.*

- A17 The following Critical Stage Inspections are required to be carried out by the Principal Certifying Authority (PCA) to enable the issue of an Occupation Certificate:

- a) After excavation for, and prior to the placement of, any footings.
- b) Prior to pouring any in-situ reinforced concrete building element.
- c) Prior to covering of the framework for any floor, wall, roof or other building element.
- d) Prior to covering waterproofing in any wet areas.
- e) Prior to covering any stormwater drainage connections.
- f) After the building work has been completed and prior to any occupation certificate being issued in relation to the building work.



48 hours prior notice for all of the above inspections (where applicable) shall be given.

*Reason: Section 109E (3)(d) of the Environmental Planning & Assessment Act 1979, require that critical stage inspections are carried out prior to the issue of an Occupation Certificate.*

- A18 Access for people with disabilities shall be provided to the Poultry Production Unit office building in accordance with the provisions of the Disability (Access to Premises – Buildings) Standards 2010 to the satisfaction of the Principal Certifying Authority.

*Reason: Compliance with 'Section D: Access and Egress & Section F; Health & Amenity of the Building Code of Australia.*

- A19 The proposed sanitary facilities shall comply with the provisions of 'Section J: Energy Efficiency' of the Building Code of Australia. Details indicating the method of compliance with these provisions shall be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

*Reason: Compliance with the BCA*

## **BEST PRACTICE**

- A20 The development is to be conducted and managed in accordance with best practice for poultry production. In particular the:

- a) NSW DPI *Best Practice Management for Meat Chicken Production in NSW Manual 2* (2012)
- b) National Farm Biosecurity Manual for Chicken Growers (ACMF, 2000) provides information on the control of threats associated with pathogenic microorganisms and viruses.
- c) Model Code of Practice for the Welfare of Animals- Domestic Poultry (CSIRO,2002)
- d) Model Code of Practice for the Welfare of Animals, Land Transport of Poultry (PISC, 2006)
- e) National Animal Welfare Standards for the Chicken Meat Industry (Barnett, 2008)
- f) The statements and commitments made in the EIS for the development.

*Reason: To promote best practice operations and management for ecologically sustainable development, the welfare of birds, the protection of the environment and to mitigate against adverse impacts on adjacent development and to promote the public interest.*



## **ESSENTIAL SERVICES**

- A21 The applicant shall submit evidence that satisfactory arrangements have been made for the provision of electricity to service the development.

*Reason: To ensure that operational systems can be implemented give the demands and nature of the development.*

- A22 The Applicant shall be responsible for the provision of all services in accordance with legislative requirements.

*Reason: To ensure that the servicing costs associated with the development are borne by the developer and do not adversely impact the community.*

- A23 The applicant is to ensure the development has appropriate access to water supply to cater for the proposed development and for emergency and contingency events

*Reason: In the interests of bird welfare, for the benefit of employees and visitors and to plan for contingency events such as drought, bush fire and equipment maintenance or failure*

## **RURAL ADDRESS**

- A24 The property address shall be displayed at the frontage of the site in accordance with AS/NZS 4819 Rural and Urban Addressing.

*Reason: Facilitation of emergency access*

## **COMMUNITY ENGAGEMENT**

- A25 Notice shall be given to neighbouring landowners prior to commencement of construction activities.

*Reason: As recommended in the EIS (Noise Impact Assessment) to promote awareness to noise sensitive receptors*

## **APPROVED PLANS**

- A26 A copy of the stamped approved plans shall be kept on site for the duration of site works and be made available upon request to either the Principal Certifying Authority or an officer of the Council.

*Reason: To facilitate access and communicate awareness of the approved plans and conditions of consent.*

## **SIGNAGE**

- A27 A sign is required to be erected in a prominent position on any work site on which building or demolition work is being carried out.

The sign shall indicate:

- a) The name, address and telephone number of the Principal Certifying Authority for the work; and
- b) The name of the Principal Contractor and a telephone number at which that person may be contacted outside of working hours; and
- c) That unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work is being carried out, but shall be removed when the work has been completed.

*Reason: Compliance with the prescribed conditions of consent made under Environmental Planning & Assessment Regulation 2000.*

## **TEMPORARY TOILET**

- A28 A temporary toilet facility shall be provided throughout the course of building operations by means of a chemical closet complying with the requirements of the Department of Environment and Climate Change

*Reason: To ensure all workers on site have access to toilet facilities.*

## **EASEMENT AND S88B INSTRUMENT**

- A29
- a) An easement for access and required services is to be created through privately owned land comprising lots 12 & 39 DP 750898 and lot 39 DP 750876 between the development site and the intersection with the Sturt Highway. This easement shall be not less than 20m wide.
  - b) A s88B restriction as to user shall be created so that the owner of the consolidated development site shall be responsible for the construction and maintenance of the access road and any associated services such as drainage, within the easement for the life of the Project. The restriction as to user shall detail the required standard for maintenance including 50m seal extending from the Sturt Highway intersection and all weather gravel construction for the remainder in accordance with Austroads Guidelines.
  - c) Narrandera Shire Council shall be prescribed within the s88B instrument as an authority whose consent is required to release, vary or modify the burden/benefits.

*Reason: To ensure the provision of legal access and required services for the life of the Project.*



- A30 Prior to the issue of a Subdivision Certificate for the consolidation and easement, a completed Subdivision Certificate form and the final plan of subdivision/consolidation for the creation of the easement ( with four copies)showing the easement and a copy of the s88B instrument prepared in accordance with the Conveyancing Act 1919 are to be submitted to the Council.

*Reason: To ensure the restriction as to user and the arrangements for burdens and benefits are satisfactory.*

## **B COMPLIANCE**

- B1 The applicant shall implement an environmental management system to ensure compliance with all conditions and take reasonable steps to ensure that employees, contractors and sub-contractors are aware of and comply with the conditions of this consent relevant to their respective activities.

*Reason: To ensure adequate systems are in place to mitigate risks and ensure statutory compliance.*

- B2 The Applicant shall be responsible for the works the subject of this consent and the environmental impacts that may result from those works, and shall implement an environmental management system governing the conduct of all persons on the site including contractors, subcontractors and visitors.

*Reason: To ensure adequate systems are in place to mitigate risks and ensure statutory compliance.*

- B3 The development shall be managed and continually monitored so as not to result in adverse environmental impacts. The requirements of the approved Environmental Management Plan (EMP), Construction Environmental Management Plan (CEMP) and Operational Environmental Management Plan (OEMP) shall be implemented so as to maintain and protect environmental quality, biotic and abiotic resources.

*Reason: To ensure ecologically sustainable development and conservation or resources.*

- B4 The Applicant shall have regard to and comply with the Commonwealth Disability Discrimination Act, 1992.

*Reason: To ensure that the development is designed and operated in a manner that complies with statutory obligations.*

- B5 In the event that Aboriginal objects are identified during construction, construction must cease immediately and the OEH contacted for further advice. If Aboriginal objects/places are known to be directly or indirectly adversely affected, the proponent will need to apply for, and be issued, an Aboriginal Heritage Impact Permit (AHIP) by OEH to comply with the National Parks and Wildlife Act 1974.

*Reason: Compliance with the National Parks and Wildlife Act 1974*

- B6 The Applicant shall implement mitigation measures identified as part of the Cultural Heritage Assessment and comply with the National Parks and Wildlife Act, 1979 and the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (DECCW, 2010)

*Reason: To ensure that the construction and operational phases of the development have regard to due diligence protocols to facilitate the protection and conservation of Aboriginal heritage.*

## **C ENVIRONMENTAL PERFORMANCE**

### **AIR QUALITY IMPACTS**

#### **Odour**

- C1 The applicant must not cause or permit the emission of offensive odours from the site. For the purpose of this condition, "offensive odour" has the same meaning as defined under Section 129 of the *Protection of the Environment Operations Act 1997*.

*Reason: To ensure the protection of the environment and the public interest particularly the maintenance of air quality*

**Note:** No condition of this consent identifies a potentially offensive odour for the purposes of Section 129 of the *Protection of the Environment Operations Act 1997* (POEO Act).

Section 129 of the POEO Act, provides that the Applicant must not cause or permit the emission of any offensive odour from the site but provides a defense if the emission is identified in the relevant Environment Protection Licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

- C2 The applicant shall monitor the development for potential impacts. Where complaints are received in relation to air quality (noise) impacts to the nearest sensitive receptor (R10 dwelling north east of the site) the applicant shall review the recommended 60km speed limit for the access road to 40km/hr to mitigate air quality impacts.

*Reason Mitigation of air quality impacts to the nearest sensitive receptor.*

#### **Dust**

- C3 The applicant shall install a weather station on the subject property to better manage potential odour and dust emissions from the development

*Reason: EIS Commitment (page 86) To better manage potential odour and dust generated by the development and reduce the potential for adverse impact to sensitive receptors*



- C4 The Applicant must design, construct, operate and maintain the development in a manner that prevents and/or minimizes dust emissions generated by the development.

*Reason: To ensure the protection of the environment and the public interest particularly the maintenance of air quality*

- C5 The Applicant must take all practical measures to ensure that all vehicles entering or leaving the site and carrying a load that may generate air pollution, particularly dust, are covered at all times, except during loading and unloading.

*Reason: To ensure the protection of the environment*

- C6 All trafficable areas and vehicle manoeuvring areas including the private access road associated with the Project must be maintained in a condition that will minimise the generation of or emission of wind borne or traffic generated particulates.

## **Noise**

- C7 The project specific noise level (PSNL) is 35 dB for the development. The Applicant must ensure that noise from the development does not exceed:

- a)  $L_{Aeq(15 \text{ minute})}$  noise emission criterion of 35 dB (A)
- b)  $L_{A1 (1 \text{ minute})}$  night-time noise emission of 45 dB(A) for all noise sensitive receptors

*Reason: To prevent noise nuisance to noise sensitive receptors*

- C8 Construction activities associated with the development may only be carried out within the standard construction hours of 0700-1800 hours Monday to Friday inclusive and 0800 to 1300 hours Saturday with no construction activity on Sunday and public holidays. Construction noise shall not exceed 5dB above PSNL.

- C9 For contingency events when power is unavailable, emergency standby diesel generators shall be installed, housed and operated so that noise emissions are minimised.

*Reason: To cater for emergency and contingency events and to protect the environment.*

## **Lighting**

- C10 The Applicant shall ensure that the lighting associated with the development:

- a) Complies with the latest version of Australian Standard AS 4282 (INT)- Control of the Obtrusive Effects of Outdoor Lighting; and

- b) Is mounted, screened and directed so that it does not create a nuisance to surrounding properties and passing traffic.

*Reason: To prevent nuisance to neighbouring landholders and to prevent glare and distraction to motorists utilising the Sturt Highway*

## **Visual Impacts**

- C11 The approved landscaping plan is to be implemented and maintained for the life of the development to screen the development from neighbouring landholdings, mitigate air quality impacts and improve the visual and environmental amenity of the development site

*Reason EIS commitment (page 9) and protection of the environment*

## **WATER QUALITY IMPACTS**

### **Surface Water**

- C12 The Applicant must carry out the development in a manner that prevents and/or minimises potential water pollution generated by the development from impacting on ephemeral or permanent watercourses.

*Reason: Protection of the environment*

- C13 Except as may be expressly provided by a licence under the *Protection of the Environment Operations Act, 1997* in relation to the development, Section 120 of that Act (pollution of waters) shall be complied with in, and in connection with, the carrying out of the development.

*Reason: Protection of the environment*

### **Groundwater**

- C14 On site storages shall be lined or constructed of material of adequate impermeability to prevent leakage.

*Reason: Protection of the environment*

- C15 The Applicant is to carry out the development in a manner that prevents contamination of the vulnerable groundwater resources.

*Reason: Protection of the environment*

- C16 The Applicant is to obtain the approval from NSW Office of Water for any Water Supply Works for any proposed new bore and transfer of any existing water access licence to serve the development.

*Reason: To ensure legal access to water supply during operations, maintenance and/or contingency events.*



- C17 The Applicant must locate, install, operate and maintain all bores to the satisfaction of the NSW Office of Water.

*Reason: Compliance with the Water Management Act 2000*

### **Site Drainage and Stormwater**

- C18 The Applicant must design, construct, operate and maintain all stormwater and water storage facilities on site with the internal surfaces equivalent to, or better than, a clay liner of permeability  $1 \times 10^{-9} \text{ms}^{-1}$  or less and a thickness of no less than 900mm.

*Reason: Protection of the environment*

- C19 All stormwater is to be retained on site.

*Reason: Protection of the environment*

- C20 Stormwater management facilities must be designed to a standard so that in the event of a 1 in 100 ARI storm event there is no discharge from the development site.

*Reason: Protection of the environment*

- C21 All stormwater management facilities are to be designed and constructed in accordance with the Australian Guidelines for Urban Stormwater Management (2000) and maintained for the life of the development. The design shall be based on detailed topographical contours obtained through laser survey to define catchments clearly, enabling runoff to neighboring properties to be calculated.

*Reason: To achieve sustainable drainage management to conserve resources and so that there is no impact on adjoining land or downstream development.*

### **Erosion and Sediment Control**

- C22 All soil erosion and sediment control measures shall be designed and implemented in accordance with Managing Urban Stormwater- Soils and Construction Volume 1 (2004) by Landcom

*Reason Protection of abiotic and biotic resources*

- C23 All erosion and sediment control works must be designed, constructed and maintained for the duration of construction works and/or for the completed development in such a manner so as to prevent soil loss and runoff beyond pre development flows

*Reason: Protection of the environment and downstream development*

- C24 Where possible, revegetation of ground cover to control erosion and sedimentation is to be undertaken using native grasses, herbs and sub shrubs rather than exotic species proposed.

*Reason: Promotion of biodiversity and endemic vegetation which is likely to be more suitable and more resilient to climate related impacts associated with cycles of drought and floods.*

### **Waste Management Impacts**

- C25 No stockpiling or spreading of bedding litter is permitted on site. Due to biosecurity risks bird litter shall be removed from the site and no manure application to land as a soil amendment will be permitted.

*Reason: The protection of the environment*

- C26 Nutrient residues from shed washdown water is to be effectively utilised by vegetation so that there is no risk of mobilisation to the groundwater system.

*Reason: The protection of the environment*

- C27 The Applicant shall make arrangements for waste to be transported off site and legally disposed of in accordance with the commitments made in the EIS.

*Reason: The protection of the environment*

### **Dead Birds**

- C28 A daily inspection regime shall be implemented where dead birds are removed from sheds and disposed in suitable chiller facilities prior to dispatch to an approved rendering plant.

*Reason: The protection of the environment*

### **Biodiversity Impacts**

- C29 An Offset strategy to compensate for the impact to Sandhill Pine Woodland EEC and Black Box Open Woodland is to be prepared in consultation with OEH and finalised within 12 months of the date of Project approval.

*Reason: Compliance with the national framework for biodiversity assessments NSW Biodiversity Offsets Policy.*

- C30 The biodiversity Offset Strategy is to be implemented in accordance with the approved plan.

*Reason: The maintenance or improvements of biodiversity outcomes as a result of the project proceeding.*



## Traffic Impacts

- C31 The intersection of the private access road with the Sturt Highway shall be designed and constructed so that any vehicles entering or exiting the development are not required to cross to the opposing travel lane of the highway in order to perform the access or egress manoeuvre to the private access road.

*Reason: The safety of vehicles utilising the road network.*

- C32 As a minimum the private access road is to be line marked to separate the sweep path of vehicles entering and exiting the site. Associated directional marking and signage is to be installed and maintained in accordance with Australian Standards.

*Reason: The safety and efficiency of vehicles utilising the road network.*

- C33 An all weather private rural access road (6.5m carriageway with shoulder and drainage provision) shall be constructed from the development site to the Sturt Highway within the proposed easement over lots 12 & 39 DP 750898 and lot 39 DP 750876 in accordance with Austroads Guidelines. The access road shall be fully constructed to the standard of a public road for its entire length and bitumen sealed for a minimum length of 50m to the Sturt Highway. This is required to prevent the tracking of gravel onto the roadway and to minimise any impacts of dust generated from the access road on the Highway in accordance with the relevant standards including AS 2890.2 to accommodate the turning movements associated with B doubles and maintained for the life of the Project.

*Reason: For safe and legal access to the development.*

- C34 Measures to suppress dust generation from the development site and the private access road shall be included in the EMP and implemented for the life of the Project.

*Reason: For the protection of the environment.*

- C35 The private access road is to be effectively drained and situated entirely within a minimum 20m width easement for access or right of way or carriageway corridor.

*Reason: Provision of safe and legal access to the development.*

- C36 All works associated with the Project shall be at no cost to Narrandera Shire Council.

*Reason: The economic impacts associated with the development.*

- C37 All external and internal access roads subject to heavy vehicular movements must be constructed to cater for B double movements.

*Reason: To ensure that the traffic network for the development is of a standard suitable to cater for its intended use.*

- C38 The internal road network and parking on site is to comply with Austroads Guidelines and Australian Standards AS 2890.1:23004 and AS 2890.2:2002.

*Reason: To ensure that the traffic network and parking provisions for the development are of a standard suitable to cater for its intended use.*

- C39 The internal road around the Poultry Production Units are to provide for one way traffic flow to avoid conflicts in servicing the development with appropriate designated areas for loading and unloading, queuing and parking.

*Reason: To ensure that the traffic network, parking and loading provisions for the development are of a standard suitable to cater for its intended use.*

- C40 All internal traffic movement shall be in a forward direction.

*Reason: For pedestrian and vehicular safety.*

- C41 The Applicant is responsible for appropriate designation and signposting of internal trafficable and parking areas in accordance with Council policies. This is required to be shown on plans submitted prior to the issue of any Construction Certificate.

*Reason: For efficient and safe vehicular and pedestrian movement around the development site.*

- C42 The applicant shall be responsible for and maintain all internal and external private roads associated with the Project for the life of the development. Appropriate arrangements are to be provided within a covenant/s88B instrument under the Conveyancing Act

*Reason: The economic impact associated with the development and long term sustainable operation of the development.*

- C43 Heavy vehicle traffic routes associated with the development shall be limited to the existing classified road (Highway) system and the approved private access road.

*Reason To limit impacts to other roads less able to withstand the impacts of the estimated traffic movements*

- C44 Internal speed restrictions shall be applied and enforced to mitigate air quality impacts.

*Reason: For the protection of the environment.*



- C45 The development is to provide thirty (30) car parking spaces for the development on site. Each PPU shall require five (5) car parking spaces in addition to a disabled car parking space immediately adjacent to the PPU administration/office area. Car parking areas and individual spaces are required to be designed in accordance with the Section 6 "Access and parking area design" of the NSW Roads and Traffic Authority Guidelines for Traffic Generating Development. All car parking shall be designed and allocated in accordance with Australian Standard AS2890 and Austroads Guidelines. All car parking, areas are to be appropriately designed, constructed, signposted and clearly designated. Individual car parking spaces, excluding disabled car spaces, are to have minimum dimensions of 2.6m x 5.2m.

*Reason: To ensure there is adequate employee and visitor car parking to support the development.*

- C46 Car parking spaces for disabled persons are to comply with AS 2890.1-1993

*Reason: To promote vehicular safety and to provide suitable access for disabled persons visiting the site.*

### **Bird Welfare**

- C47 Adequate supplies shall be provided on site to satisfy bird consumption requirements during contingency events.

*Reason: To satisfy bird welfare requirements during contingency events*

### **Disease Management**

- C48 Should mass burial at Jeanella be considered as an alternative to in shed composting, the proponent shall liaise with Carrathool Shire Council to ensure that proposed emergency waste disposal on that site is permissible within the zone and that any development approval is obtained as required by the Council.

*Reason: To ensure that adequate arrangements exist for the mass mortalities and to protect public health*

### **Contingencies, Hazards and Risks**

- C49 The Applicant shall store, handle any dangerous goods (as defined by the Australian Dangerous Goods Code, including pesticides, fertilizers and IPG) and combustible liquids strictly in accordance with all relevant Australian Standards and Workcover NSW.

*Reason: To ensure the protection of the environment and public health and safety.*

- C50 The applicant shall commit to an appropriate operational regime for chemical use, storage and management so as to protect public health and to avoid or mitigate environmental impacts which shall be included within the Operational Environmental Management Plan (OEMP).

*Reason: To ensure the protection of the environment and public health and safety.*

- C51 The approved contingency plan for mass mortalities shall be implemented in the event of disease or incident involving mass mortalities

*Reason: To ensure the protection of the environment and public health and safety.*

- C52 The development shall be protected from the 1 in 100 year flood event including the proposed access road between the development site and the Sturt Highway to facilitate safe egress during a flood event.

*Reason: To ensure the protection of the environment and public health and safety.*

- C53 Minimum floor levels for habitable buildings should be based on protection from the 1 in 100 year flood event plus 500mm freeboard.

*Reason: To ensure the protection of the environment and public health and safety.*

- C54 The Poultry Production Units are to be enclosed by a stock proof fence to ensure that grazing poses no biosecurity risks to the development.

*Reason: To ensure the protection of the environment and public health and safety.*

- C55 All poultry housing must be designed and maintained so as to prevent the entry of wild birds and limit the access of vermin as far as is practical.

*Reason: To ensure the protection of the environment and public health and safety.*

- C56 The proposed ten (10) dwellings are to be ancillary to the poultry production land use and not separately let or occupied for the life of the Project.

*Reason: To ensure the protection of public health and safety and the public interest.*

## **D ADVISORY**

- D1 Council does not have detailed information about flooding in the locality or on the development site. The site is located within a floodplain and the potential flooding impacts associated with climate change are uncertain.