

# Request for Secretary's Environmental Assessment Requirements

Mixed Use Development

52 Sinclair Street  
Goulburn NSW 2580

Prepared by KDC Pty Ltd | June 2018



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Prepared by KDC Pty Ltd | July 2018


Name            Leanne Cross

Title            Senior Environmental Planner,  
KDC Pty Ltd

Signature       

Name            Steve O'Connor

Title            Partner, KDC Pty Ltd

Signature       

KDC will be responsible for the co-ordination and management of the EIS project team. Contact details for KDC are listed below.

Primary Contact	<i>Leanne Cross</i>
Address	<i>Suite 2B, 125 Bull Street, Newcastle West NSW 2302</i>
Telephone	(02) 4940 0442
Email	leanne@kdc.com.au



KDC Pty Ltd • ABN 61 148 085 492 • [www.kdc.com.au](http://www.kdc.com.au)  
Suite 2B, 125 Bull Street, Newcastle West NSW 2302

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## 1 Introduction

### 1.1 Purpose

KDC Pty Ltd (KDC) has been commissioned by Woodlands Ridge Poultry Pty Ltd (WRP) to prepare an environmental impact statement (EIS) and associated State Significant Development Application (SSDA) for a proposed mixed-use development comprising a cold storage and distribution centre, poultry processing plant, childcare facility and other associated infrastructure (the Proposal) at 52 Sinclair St, Goulburn NSW 2580 (the Site).

The Proposal is declared State Significant Development (SSD) under Schedule 1, Clauses 3 and 12 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD). In accordance with the *Environmental Planning and Assessment Act, 1979* (EPA Act) and the *Environmental Planning and Assessment Regulation, 2000* (EPA Regs) an Environmental Impact Statement (EIS) must be prepared to accompany the SSDA. Therefor the Secretary's Environmental Assessment Requirements (SEARs) are being formally requested.

### 1.2 Background

The Site is located within one of three Enterprise Corridor zones mapped by the *Goulburn Mulwaree Local Environmental Plan 2009* (LEP 2009). The Goulburn Mulwaree Employment Land Strategy prepared by Hill PDA in November 2016 (the Strategy) identifies the site within the North East Goulburn Corridor Precinct. This Precinct connects to the Marulan Enterprise Corridor Precinct to the north and the South Goulburn Precinct to the south.

The Strategy describes the North East Goulburn Corridor Precinct as comprising a mix of existing uses including residential, hardware, building and garden supplies retailing and warehousing and storage services. It states that the North East Goulburn Corridor Precinct has over 50% of the vacant land and provides an opportunity for future enterprise development and growth.

A recommendation is made in the Strategy to rezone land immediately to the south east of the Site to IN1 Industrial from B6 Enterprise Corridor. The zoning of the Site is proposed to remain B6 Enterprise Corridor and function as a buffer to the proposed industrial zone.

Given this the proposed development is considered to be ideally positioned within the North East Goulburn Precinct and is expected to promote growth in this under-utilised Precinct, assist in providing a range of employment opportunities and support the economic strength of the Goulburn City Centre consistent with the Strategy and zone objectives.

### 1.3 Need and Justification

Poultry meat consumption in Australia has been gradually increasing and now exceeds beef consumption. This is largely due to the increasing consumer demand for healthy, low fat meat and increasing efficiencies in poultry growth and production. The poultry export market, although not as strong as the domestic market, includes South Africa, Hong Kong and Singapore.

Poultry meat production relies on a supply and production chain comprising breeder farms, hatcheries, poultry growing farms, processing plants, feed mills and storage and warehousing. These are generally located within proximity to each other and form a number of production hubs throughout Australia. NSW has the largest number of these hubs in rural locations such as Goulburn, Tamworth, Casino, Sydney and the Hunter Valley. For the larger poultry producers each operation in the supply and production chain is owned or controlled by the one company, promoting industry productivity and a consistent meat product able to respond to market demand.

The proposed poultry processing plant and cold storage and distribution centre located at Goulburn, within one of the poultry growth hubs, is ideally positioned. Being accessible to existing hatcheries, poultry growing farms, labour and services and easy access to major metropolitan cities of Canberra and Sydney.

## 1.4 Report Structure

This report in support of the request for SEARs provides an overview of the Site, the Proposal and is set out as follows:

- Section 2, provides a description of the Site and location;
- Section 3, describes the Proposal;
- Section 4, considers Commonwealth, State and local planning and assessment regimes;
- Section 5, provides a preliminary environmental assessment and identifies environmental assessment requirements for incorporation into the SEARs;
- Section 6, summarises the consultation that has been undertaken to date and describes the future consultation proposed; and
- Section 7, provides the likely timelines associated with the preparation of the EIS.



## 2 The Site

### 2.1 Locality

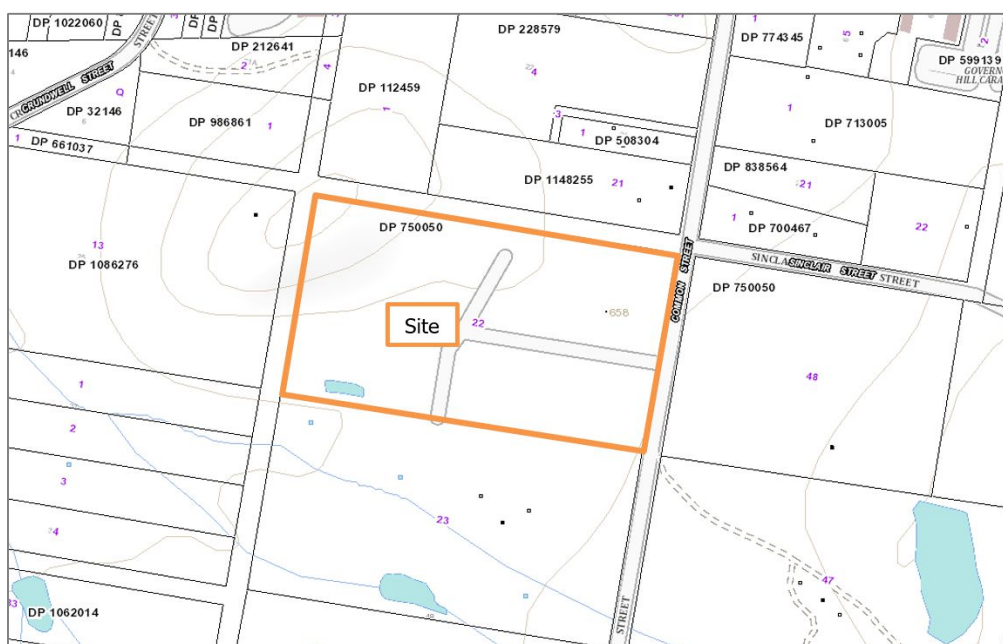
The Site is legally described as Lot 22 in DP 750050 and is generally referred to as 52 Sinclair Street, Goulburn NSW 2580 (see Figures 1 and 2). The total area of the Site is approximately 82,606m<sup>2</sup>.

It is located within the Goulburn Mulwaree local government area (LGA) and zoned B6 Enterprise Corridor, RU6 Transition and E3 Environmental Management under the LEP 2009.

**Figure 1 – Site Plan**



**Figure 2 - Cadastral Plan**



## 2.2 Site Description

The Site is located approximately 1.2 kilometres (km) south east of the Goulburn City Centre. Access to the Site is via Common Street and is 400 metres (m) from Sydney Road which provides a convenient linkage to Goulburn City Centre and the Hume Highway (see Figure 3).

**Figure 3 – Locality Plan**



Sinclair Street is located along the northern boundary of the Site however is an unmade public road and therefore access is not readily available to the Site from Sinclair Street. There is a sealed private road with kerb and gutter and stormwater drainage within the Site. Figure 4 is a photograph of the Site, looking west along the private road from Common Street.

**Figure 4 – View of the Site along the private road from Common Street**





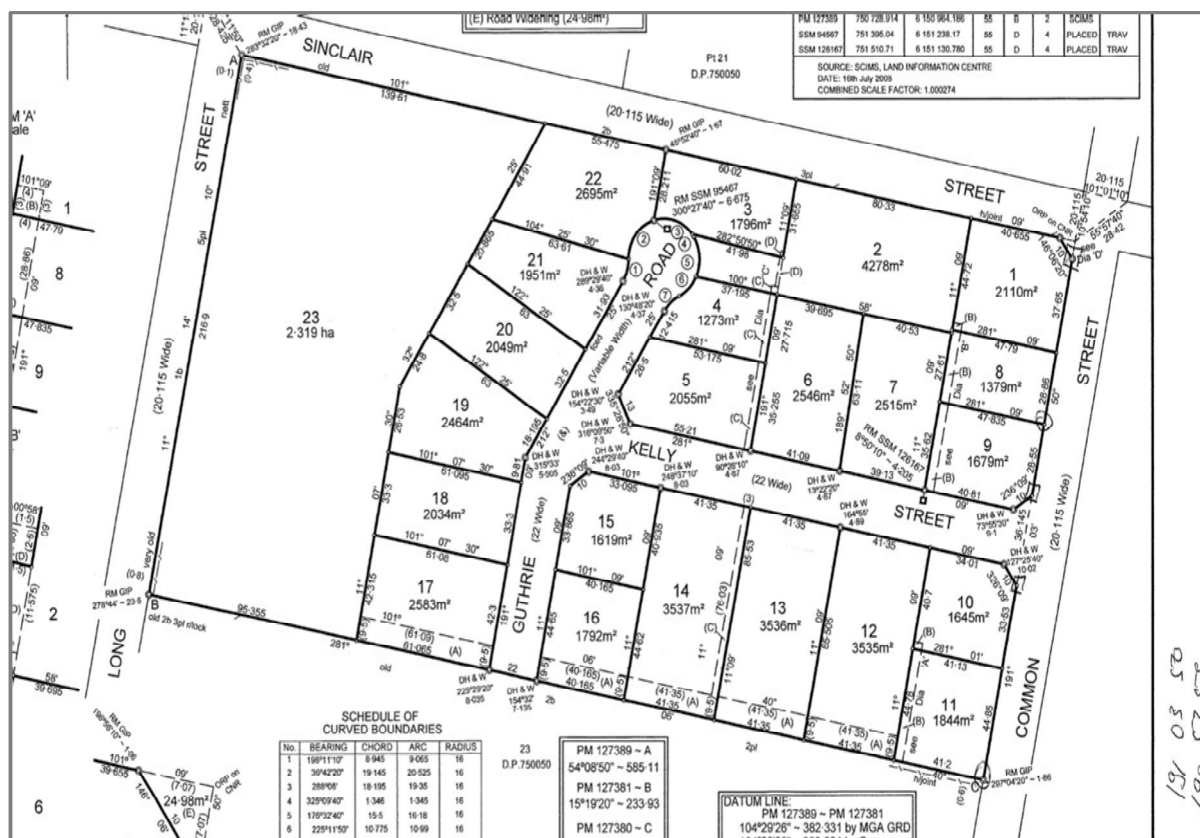
The Site is primarily flat with the exception of the north west corner which slopes upward to the adjoining property. This section of the Site is zoned E3 Environmental Management and contains a number of scattered trees. The remainder of the Site has been previously cleared and consists of grass cover and weeds.

In the vicinity of the Site are rural residential lots and other commercial and industrial uses including a sand and soil supplier, café, motel and resource recovery facility. The nearest residential receiver is located approximately 60m from the Site. There are a further five residences within 200m of the Site. The nearest watercourse is an unnamed tributary approximately 80m to the south and Mulwaree Creek 900m to the north west (see Figure 3).

## 2.3 Site History

Development consent has been granted for the subdivision of the Site into 23 new lots ranging in size from approximately 1200m<sup>2</sup> to 4500m<sup>2</sup> (refer to Figure 5). 22 of the 23 lots were approved for light industrial purposes. Lot 23 located on the western site boundary is the largest lot with an area of 2.27 hectares and approved as a vegetated reserve. The subdivision, although approved by Council, was not registered and currently remains as one lot. The Site is vacant land and is currently fenced to prohibit unauthorised access given that vandalism has been a problem in the past.

**Figure 5 – 23 Lot Subdivision**



## 2.4 Site Selection and Layout

At a regional scale, Goulburn has been selected by WRP as a preferred location for the poultry processing plant given:

- it is centrally located between Sydney and Canberra with accessible road, rail and airport links;
- a suitable supply chain exists in the region which includes grain (i.e. chicken food) from Griffith and a small number of existing breeder and broiler farms in close proximity to the Site;

- There region is not constrained by population growth and is considered appropriate for the expansion of a poultry hub; and
- The climatic conditions are suitable for the production of cold climate birds.

Similarly, the cold storage and distribution centre is ideally positioned at the Site given the proximity to Sydney and Canberra and accessible road, rail and airport links. Demand in the region for such a centre is expected to be strong and is likely to create regional opportunities for fresh produce farming.

At a local scale, within the Goulburn local government area, the Site has been selected as it provides good access to the Hume Highway, is connected by B-double haul roads, is large enough to accommodate the Proposal and can be serviced by essential public infrastructure. Importantly, the Site is located an adequate distance from existing poultry hatcheries and broiler farms so that it does not present a quarantine or biosecurity risk to the industry.

A number of other locations within the region have been investigated including Ducks Lane Precinct, Rosemont Road and the redundant waste water treatment plant at Kenmore. These alternate sites have been discounted given the proximity to existing hatcheries, incompatible land uses and the absence of essential public infrastructure.

The site layout has been designed to avoid the E3 Environmental Management zoned land and minimise impact to any sensitive vegetation should it occur within the zone. Furthermore, the buffer created in the northwest corner of the Site, maximises distance from the Goulburn town centre and more densely populated areas. The childcare centre has been located at the front of the site given the relatively small scale of development which is likely to be less visually obtrusive and the fact that it will serve clients who are not associated with the processing and storage operations on Site.

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## 3 Project Description

The Proposal consists of a:

- cold storage and distribution centre;
- poultry processing plant;
- child care facility; and
- other associated infrastructure.

Each of these components are considered separate and independent uses from each other which do not inextricably require the other. The only exception is the associated infrastructure such as car parking, office buildings and amenities which are ancillary to the entire Proposal. The independent nature of the uses is further explained as follows:

- Packaged poultry from the poultry processing plant will either be immediately transported off site, stored at the processing plant's short-term storage area or transferred to the cold storage and distribution centre;
- The cold storage and distribution centre has a capacity which far exceeds the poultry processing plant and has an intended use beyond the poultry processing plant for broader unrelated uses; and
- The childcare facility, as well as being used by employees at the Site, is intended to be used by others not employed at the Site.

The facility will ultimately operate 24 hours per day, 7 days per week, however initially it will operate at lower production levels until full production is achieved.

The Proposal will be constructed and operated in stages. Stage 1 involves construction and operation of the cold storage and distribution centre. Stage 2 involves construction and operation of the poultry processing plant. The timing will be determined by market demand and the supply of poultry in the region. The childcare facility will be constructed and operated concurrently with stage 1 and 2 to meet the demands of local workers and the broader community.

Whilst still in design phase, the capital investment value (CIV) is estimated at \$90 million. The proposed layout of the Site is shown in a figure contained within Appendix A.

The four components of the Proposal, cold storage and distribution centre, poultry processing plant, childcare facility and other associated infrastructure, are described in the following pages.

### 3.1 Cold storage and distribution centre

The cold storage and distribution centre is proposed to be located in the north eastern corner of the Site and is planned to include a cold storage area of approximately 10,600m<sup>2</sup>, staff and visitor car parking, an attached corporate office, security office, despatch office, amenities and truck loading / unloading bays.

The cold storage area is intended to be leased to a number tenants for the storage of refrigerated goods, including poultry from the poultry processing plant, for distribution to retailers and wholesalers. There will be no retail sales from the cold storage and distribution centre.

### 3.2 Poultry processing plant

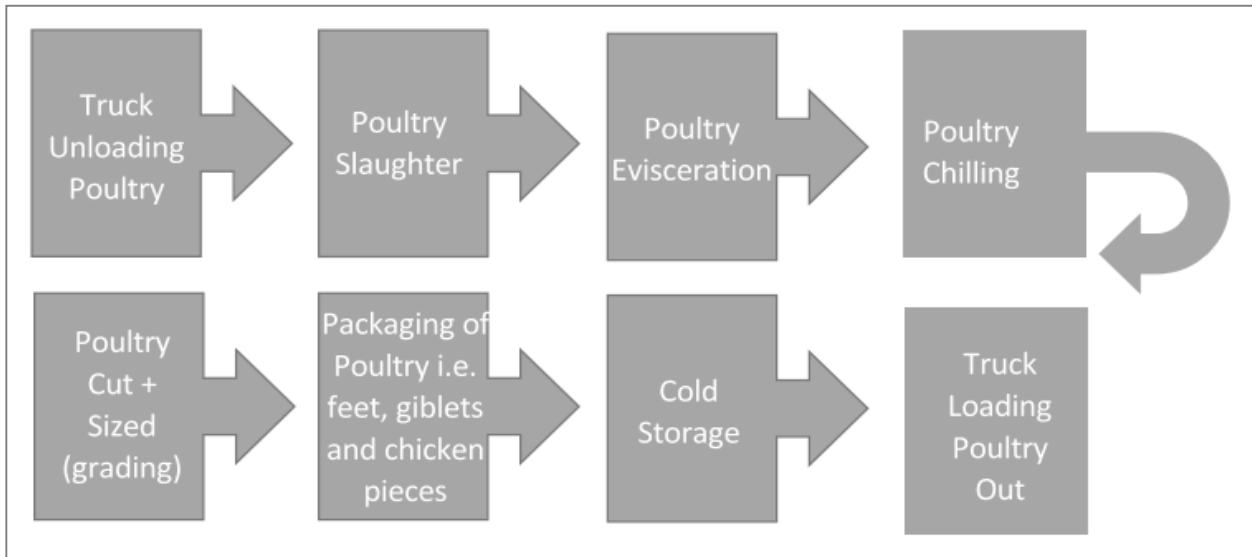
The poultry processing plant is proposed to be located in the western portion of the Site and is planned to include the processing plant (approximately 9,150m<sup>2</sup>), office, amenities, truck loading and unloading bay and a rendering plant. Poultry, including chicken, duck, turkey, geese and quail, are proposed to be brought from broiler farms for onsite slaughter, processing and packaging. At maximum capacity approximately 1,000,000 birds per week are intended to be processed and packaged for sale to local and international markets.

Poultry waste is proposed to be sent to the rendering plant for the manufacture of recycled meat, bone meal and animal fat products. This process ensures there is no poultry waste taken to nearby landfill thereby

reducing the potential for disease and odour. It also promotes the efficient reuse of poultry waste for other consumer markets.

The following process flow diagram illustrates the processing arrangement for the poultry.

**Figure 6 – Poultry Process**



Poultry is trucked in crates to the Site from broiler farms. The crates are unloaded and placed onto conveyors for cleaning. Poultry is removed from the crates and transported inside the poultry processing building and into a quarantined area for slaughtered. During the slaughter process the poultry is washed, blood waste is drained to a blood storage tank and other waste generated is transported to the rendering plant.

Following slaughter, poultry is eviscerated and then send to the chilling room to lower the body temperature of the poultry prior to cutting and sizing. During both the evisceration and cutting process, waste generated is taken to the rendering plant.

Poultry is then packaged according to the size and cut which generally includes feet, giblets, chicken pieces and whole pieces. Packaged poultry is stored in cold storage prior to transport and distribution off Site.

### 3.3 Childcare facility

A childcare facility is proposed in the south east corner of the Site. It is intended primarily to accommodate children of staff working at the Site, however if capacity exists will accept children from families not associated with this project. The proposed childcare facility is approximately 665m<sup>2</sup> in size, includes an outdoor play ground and is proposed to provide 21 car parking spaces for child care staff and visitors.

### 3.4 Ancillary development

Other infrastructure proposed in association with the Project include:

- Visitor and staff car parking (approximately 350 car parking spaces in total across the site);
- Truck and trailer parking (approximately 25 truck parking spaces);
- Truck maintenance and workshop area;
- Office buildings and amenities;
- Internal roads and services;
- Walkways and awnings; and
- Weighbridge and guard house.

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### 3.5 Traffic and access

Access to the Site will be via B-double haul routes during construction and operation. Most traffic travelling from Sydney and Canberra will travel along the Hume Highway, exit the Highway onto Sydney Road (toward Goulburn and turn left into Common Street where the Site is located (Refer Figure 3). Traffic travelling south from the Site are not able to access the Hume Highway from Sydney Road and are required to travel south through Goulburn township to an alternate interchange (located approximately 10km south) accessing the Hume Highway.

During construction and operation workers and support services are anticipated to originate from the Goulburn township and surrounding areas. Construction equipment and deliveries are most likely to originate from Sydney and Canberra. During operation it is estimated that approximately 48 truck movements will be made per day to the Site and include livestock and refrigerated trucks, most on short haul journeys from Sydney, Canberra and the surrounding areas.

### 3.6 Demand on Infrastructure

There will be an increased demand on essential public infrastructure including local road networks, sewer and water. Where possible design and management measures will be put in place to reduce demand.

It is intended that both potable water and grey water will be used during operation. Potable water is required for hygiene when coming into contact with poultry. Water harvesting will be maximised through roof collection systems and water detention areas. Where possible waste water will be collected, treated and reused on site. It is unlikely that groundwater will be sourced for operational purposes.

Road works will be required to upgrade local intersections to cater for intended traffic volumes.

Throughout the design, and as information becomes available, consultation with Council will be undertaken to inform infrastructure requirements and to discuss funding arrangements.

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## 4 Planning Approval Framework

### 4.1 Environmental Planning and Assessment Act, 1979

The EPA Act provides the statutory framework for environmental assessment and planning approval within NSW. Subject to Part 4, Section 89C of the EPA Act certain development is declared as SSD. Specifically, Section 89C states:

***89C Development that is State significant development***

*(1) For the purposes of this Act, State significant development is development that is declared under this section to be State significant development.*

*(2) A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.*

Subject to Section 89C (2), the development is declared to be SSD as it is described by Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD) as an *Agricultural produce industries and food and beverage processing and Warehouses and Distribution Centres*. The definitions of these land uses are provided in the following section of this report.

### 4.2 State Environmental Planning Policy (State and Regional Development) 2011

Subject to Clause 8 and Schedule 1 of the SEPP SRD (and further to Section 89C of the EPA Act, as referenced above), the Project is declared SSD. Clause 8 states:

***8 Declaration of State significant development: section 89C***

*(1) Development is declared to be State significant development for the purposes of the Act if:*

*(a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and*

*(b) the development is specified in Schedule 1 or 2.*

*(2) If a single proposed development the subject of one development application comprises development that is only partly State significant development declared under subclause (1), the remainder of the development is also declared to be State significant development, except for:*

*(a) so much of the remainder of the development as the Director-General determines is not sufficiently related to the State significant development, and*

*(b) coal seam gas development on or under land within a coal seam gas exclusion zone or land within a buffer zone (within the meaning of clause 9A of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007), and*

*(c) development specified in Schedule 1 to State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.*

The warehouse and distribution centre components of the proposed development are permissible with consent in the B6 Enterprise Corridor zone. The childcare facility is permissible with consent in all three zones; B6 Enterprise Corridor, RU6 Transition and E3 Environmental Management. The livestock processing facility (a rural industry) is prohibited in all three zones.

Although the livestock processing facility is a prohibited development the Minister can grant development consent where the development is only partly prohibited pursuant to Section 89E(3) of the EPA Act. Section 89E states:

## **89E Consent for State significant development**

(1) *The Minister is to determine a development application in respect of State significant development by:*

- (a) granting consent to the application with such modifications of the proposed development or on such conditions as the Minister may determine, or*
- (b) refusing consent to the application.*

**Note.** *Section 380AA of the Mining Act 1992 provides that an application in respect of State significant development for the mining of coal can only be determined if it is made by or with the consent of the holder of an authority under that Act in respect of coal and the land concerned.*

(2) *Development consent may not be granted if the development is wholly prohibited by an environmental planning instrument.*

(3) *Development consent may be granted despite the development being partly prohibited by an environmental planning instrument.*

As part of the development, including the *Childcare Facility* and the *Warehouse and Distribution Centres*, is permissible within the 6B Enterprise Corridor zone development consent can be granted for the project.

Schedule 1 of SEPP SRD contains definitions for both *Agricultural produce industries and food and beverage processing* and *Warehouse and Distribution Centres*. These land uses are defined as follows:

### **3 Agricultural produce industries and food and beverage processing**

*Development that has a capital investment value of more than \$30 million for any of the following purposes:*

- (a) abattoirs or meat packing, boning or products plants, milk or butter factories, fish packing, processing, canning or marketing facilities, animal or pet feed production, gelatine plants, tanneries, wool scouring or topping or rendering plants,*
- (b) cotton gins, cotton seed mills, sugar mills, sugar refineries, grain mills or silo complexes, edible or essential oils processing, breweries, distilleries, ethanol plants, soft drink manufacture, fruit juice works, canning or bottling works, bakeries, small goods manufacture, cereal processing, margarine manufacturing or wineries,*
- (c) organic fertiliser plants or composting facilities or works.*

## **12 Warehouses or distribution centres**

(1) *Development that has a capital investment value of more than \$50 million for the purpose of warehouses or distribution centres (including container storage facilities) at one location and related to the same operation.*

(2) *This clause does not apply to development for the purposes of warehouses or distribution centres to which clause 18 or 19 applies.*

The poultry processing plant which includes the poultry processing plant and rendering plant has a CIV over \$30 million and meets the definition for *agricultural produce industries and food and beverage processing*.

The largest part of the project by area and value is the cold storage and distribution centre which has a CIV over \$50 million and meets the definition for *warehouses or distribution centres*.

Given this, and having regard to Clause 8(2) of SEPP SRD, the entire project can be classified as SSD.

### 4.3 Goulburn Mulwaree Local Environmental Plan 2009

The proposed mixed use development comprise the following uses under the LEP 2009:

#### Definitions

**warehouse or distribution centre** means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made.

**livestock processing industry** means a building or place used for the commercial production of products derived from the slaughter of animals (including poultry) or the processing of skins or wool of animals and includes abattoirs, knackerries, tanneries, wool scours and rendering plants. Note - Livestock processing industries are a type of rural industry.

**centre-based child care facility** means:

(a) a building or place used for the education and care of children that provides any one or more of the following:

- (i) long day care,
- (ii) occasional child care,
- (iii) out-of-school-hours care (including vacation care),
- (iv) preschool care, or

(b) an approved family day care venue (within the meaning of the [Children \(Education and Care Services\) National Law \(NSW\)](#)),

**Note.** An approved family day care venue is a place, other than a residence, where an approved family day care service (within the meaning of the [Children \(Education and Care Services\) National Law \(NSW\)](#)) is provided.

but does not include:

- (c) a building or place used for home-based child care or school-based child care, or
- (d) an office of a family day care service (within the meanings of the [Children \(Education and Care Services\) National Law \(NSW\)](#)), or
- (e) a babysitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or
- (f) a child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium) to care for children while the children's parents are using the facility, or
- (g) a service that is concerned primarily with providing lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or providing private tutoring, or
- (h) a child-minding service that is provided by or in a health services facility, but only if the service is established, registered or licensed as part of the institution operating in the facility.

#### Zoning

Under LEP 2009 the Site is zoned B6 Enterprise Corridor, RU6 Transition and E3 Environmental Management and is subject to the land uses permissible within the zones. See Figure 7 for LEP 2009 land zoning map extract. Figure 8 shows the proposed site layout overlaid with the zoning plan.

Figure 7 – Land Zoning Map from Goulburn Mulwaree Local Environmental Plan 2009 (LZN\_001)

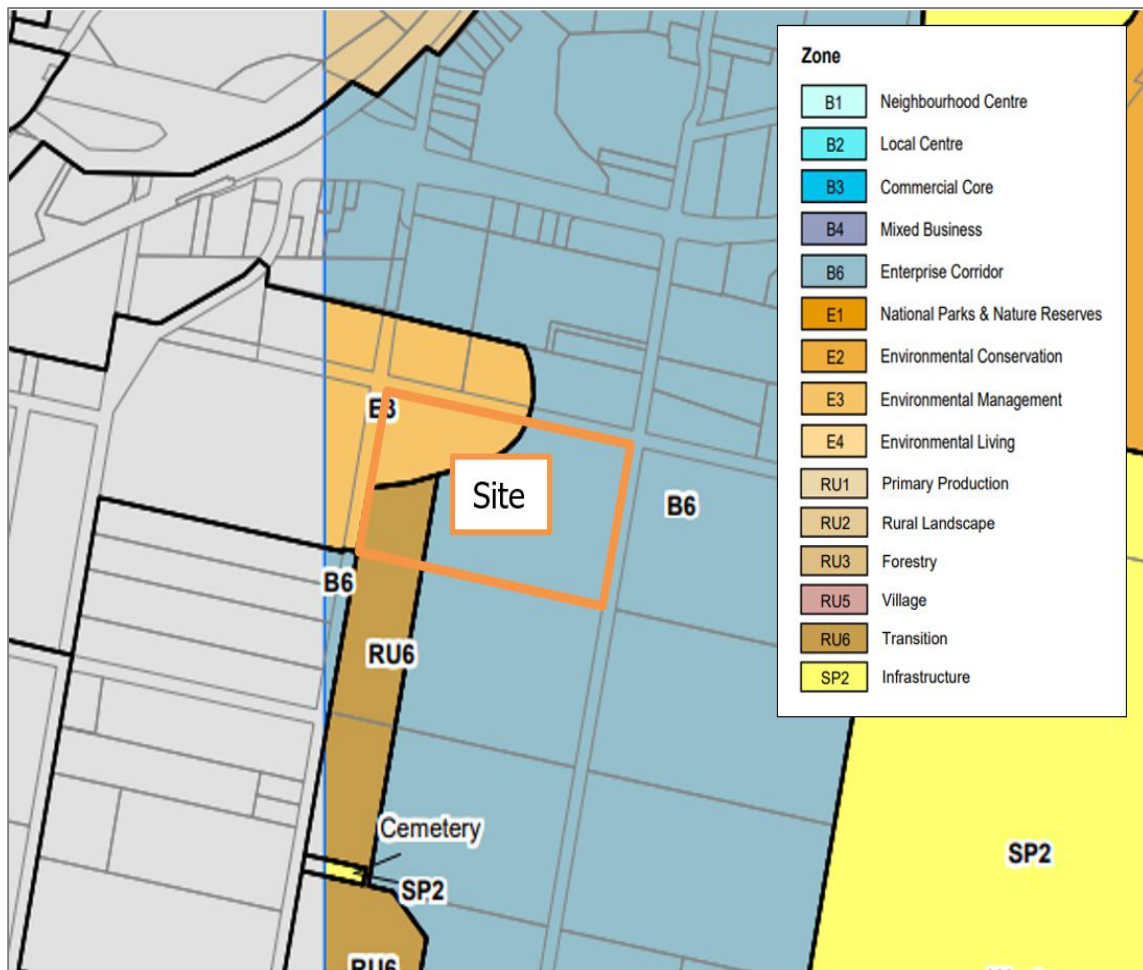


Figure 8 – Site layout and zoning plan



## **Zone B6 Enterprise Corridor**

### **1 Objectives of zone**

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting the retailing activity.

### **2 Permitted without consent**

Roads

### **3 Permitted with consent**

Agricultural produce industries; Business premises; Commercial premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Passenger transport facilities; Plant nurseries; **Warehouse or distribution centres**; Any other development not specified in item 2 or 4

### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Helipads; Home-based child care; Home businesses; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Waste or resources management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities

## **Zone RU6 Transition**

### **1 Objectives of zone**

- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

### **2 Permitted without consent**

Environmental facilities; Environmental protection works; Extensive agriculture; Home occupations; Roads

### **3 Permitted with consent**

Backpackers' accommodation; Bed and breakfast accommodation; Cellar door premises; Dwelling houses; Farm stay accommodation; Home industries; Kiosks; Landscaping material supplies; Markets; Plant nurseries; Roadside stalls; Rural supplies; Timber yards; Any other development not specified in item 2 or 4

### **4 Prohibited**

Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Boat building and repair facilities; Business premises; Camping grounds; Caravan parks; Crematoria; Dual occupancies; Electricity generating works; Exhibition homes; Exhibition villages; Group homes; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Intensive plant agriculture; Livestock processing industries; Marinas; Mooring pens; Mortuaries; Multi dwelling housing; Passenger transport facilities; Recreation facilities (major); Registered clubs; Residential flat buildings; Restricted premises; Retail premises; Rural workers' dwellings; Sawmill or log processing works; Semi-detached dwellings; Seniors housing; Service stations; Sex services premises; Shop top housing; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies



## Zone E3 Environmental Management

### 1 Objectives of zone

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To facilitate the management of water catchment areas, environmentally sensitive land and areas of high conservation value.

### 2 Permitted without consent

*Environmental protection works; Extensive agriculture; Home occupations*

### 3 Permitted with consent

*Agriculture; Air strips; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; **Centre-based child care facilities**; Community facilities; Depots; Dwelling houses; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Farm buildings; Forestry; Home-based child care; Home businesses; Home industries; Information and education facilities; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Research stations; Roads; Rural workers' dwellings; Secondary dwellings; Signage; Stock and sale yards; Tourist and visitor accommodation; Water recycling facilities*

### 4 Prohibited

*Industries; Intensive livestock agriculture; Multi dwelling housing; Residential flat buildings; Retail premises; Rural industries; Seniors housing; Service stations; Serviced apartments; Warehouse or distribution centres; Any other development not specified in item 2 or 3*

#### Permissibility

The Warehouse and distribution centre component of the propose development is permissible with consent in the B6 Enterprise Corridor zone. The childcare facility is permissible with consent in all three zones; B6 Enterprise Corridor RU6 Transition and E3 Environmental Management. The livestock processing facility (a rural industry) is prohibited in all three zones.

The Proposal is considered consistent with the objectives of each zone as outlined below:

- B6 Enterprise Corridor – the proposal will provide numerous opportunity for direct employment during construction and operation. It is also envisaged that support industries will also be attracted to the area and being in proximity to the development. As there will be no retailing it will not detract from the economic strength of the Goulburn City Centre;
- RU6 Transition – with appropriate management and mitigation of environmental impacts such as noise, air and odour the proposal will provide a suitable transition between rural lands, employment land (as proposed in the Strategy) and the Goulburn City Centre; and
- E3 Environmental Management – the proposal is being designed to minimise direct impact on the E3 Environmental Management zone and removal of trees. The development footprint is consistent with the approved subdivision layout and aims to limit disturbance to the ecological habitat within the zone.

## 4.4 Other LEP 2009 Provisions

Relevant provisions from LEP 2009 are summarised in Table 1.

**Table 1 – LEP 2009 provisions**

LEP Clause	Comment
LEP Clause 4.4 Floor Space Ration	The Site is subject to a floor space ratio of 0.8:1. The floor space ratio of the proposed development will easily meet this requirement.
LEP Clause 5.10 Heritage Conservation	There are no LEP heritage listed items at the Site. The closest is item 1141 Brick Words, Chimneys,

	Kilns, Dwelling, "The Potteries" (c 1985) (2-12, 14 Common Street Lot 12 DP 861360 Lot 2 DP 740958), located approximately 300m to the north.
LEP Clause 7.1 Flood Planning	The Site is outside the mapped flood planning area.
LEP Clause 7.2 Terrestrial Biodiversity	The Site is outside the mapped terrestrial biodiversity area.
Planning for Bushfire Protection 2006	The Site is within the mapped bushfire prone land. As such a bushfire assessment will be prepared.

## 4.5 State Environmental Planning Policies

A number of State Environmental Planning Policies (SEPPs) may be triggered by the proposed development. Relevant SEPPs have been identified as relevant in the following sub-sections and will be considered in the EIS.

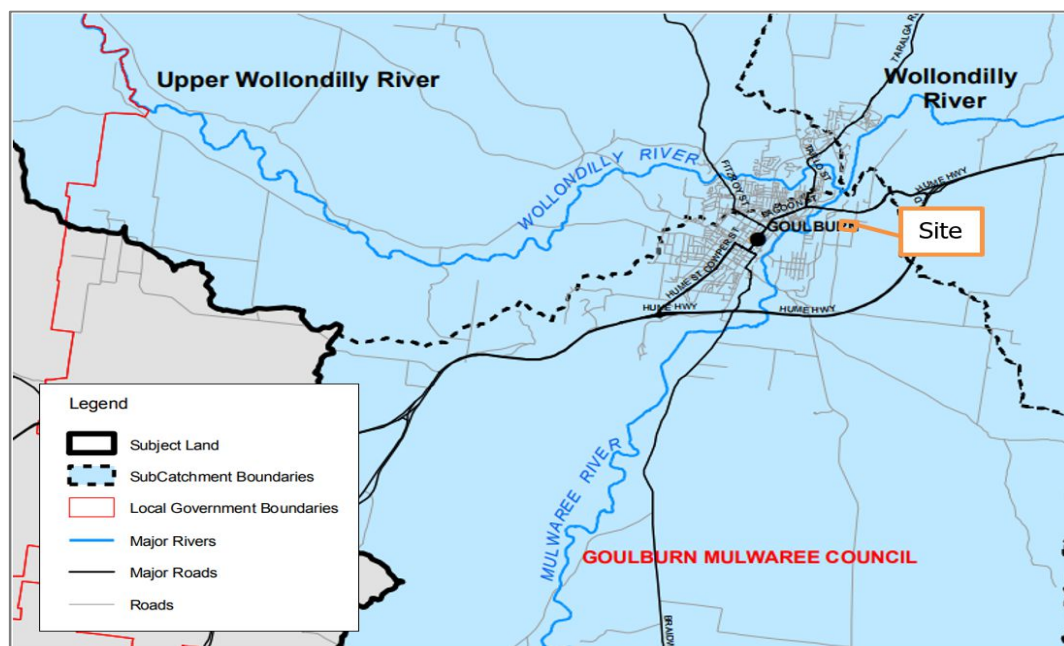
### 4.5.1 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

The aim of this Policy is to facilitate the effective delivery of educational establishments and early education and care facilities across the State. The proposed development comprises a childcare facility and therefore triggers this SEPP.

### 4.5.2 State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

The proposed development is located within the Sydney Drinking Water Catchment (refer to Figure 8) and therefore triggers the in the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2001.

**Figure 9 - Sydney Drinking Water Catchment Map**



### 4.5.3 State Environmental Planning Policy (Infrastructure) 2007

Subject to Clause 104 and Schedule 3 of SEPP (Infrastructure) 2007 the Proposal must be referred to NSW Roads and Maritime Services (RMS) as a traffic generation development as it is intended to accommodate in excess of 200 motor vehicles.

## 4.5.4 State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

Clause 12 of SEPP 33 – Hazardous and Offensive Development states:

*A person who proposes to make a development application to carry out development for the purposes of a potentially hazardous industry must prepare (or cause to be prepared) a preliminary hazard analysis in accordance with the current circulars or guidelines published by the Department of Planning and submit the analysis with the development application.*

The EIS will consider whether the development is a potentially hazardous industry and if required will be furnished with a Preliminary Hazard Analysis.

## 4.5.5 State Environmental Planning Policy SEPP 55 – Remediation of Land

Clause 7 of SEPP 55 – Remediation of Land states:

*1) A consent authority must not consent to the carrying out of any development on land unless:*

*(a) it has considered whether the land is contaminated, and*

*(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*

*(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The Site has not been identified as being contaminated on the NSW EPA Contaminated Land Public Record. However, Council have advised the presence of contaminated land on the adjoining property and identified the sensitive nature of the childcare facility. As such the EIS will include a site contamination assessment.

## 4.6 Other Approvals, Licences, Permits

It is anticipated that the following approvals, licences and permits may be required for construction and / or operation of the Proposal:

- An environmental Protection Licence under the *Protection of the Environment Operations Act, 1997* for Livestock Processing Activities;
- A works and structures approval under the *Roads Act, 1993* for associated work works; and
- A liquid trade waste approval under the *Local Government Act, 1993* for discharge to sewer of liquid trade waste.

## 4.7 Commonwealth Legislation

### 4.7.1 Environmental Protection and Biodiversity Conservation Act 1999

The *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) is administered by the Department of Environment and Energy (DEE) and requires approval from the Environment Minister for Controlled Actions. Controlled Actions are those that have a significant impact on matters of national environmental significance (MNES).

The EPBC Act lists the following MNES:

- world heritage properties;
- national heritage places;



- 
- wetlands of international importance (listed under the Ramsar Convention);
  - listed threatened species and ecological communities;
  - migratory species protected under international agreements;
  - Commonwealth marine areas;
  - the Great Barrier Reef Marine Park;
  - nuclear actions (including uranium mines); and
  - a water resource, in relation to coal seam gas development and large coal mining development.

The DEEs Protected Matters Search Tool identified the presence of 2 listed threatened ecological communities, 28 listed threatened species and 12 listed migratory species that may occur within 1km of the Site. Preliminary assessment indicates that there is unlikely to be a significant impact on these MNES, and therefore approval from the Environment Minister will not likely to be required.

This will be further confirmed during preparation of the EIS with reference to flora and fauna surveys undertaken at the Site (as discussed in Section 5.5).

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## 5 Environmental Assessment

### 5.1 General

Based on a preliminary environmental assessment of the project and site characteristics, the following key issues have been identified for further assessment in the EIS:

- Heritage;
- Noise and Vibration;
- Air and Odour;
- Flora and Fauna;
- Traffic, Access and Parking;
- Visual Amenity;
- Socio-economics;
- Land Use and Site Suitability;
- Soil and Water;
- Surface Water and Hydrology;
- Servicing considerations;
- Contamination;
- Animal Welfare and Biosecurity;
- Hazard and risk;
- Bushfire risk; and
- Cumulative impacts.

These key issues are discussed in the following pages.

### 5.2 Air and Odour

Potential air and odour impact is likely to occur during operation and is a key environmental consideration for the poultry processing plant. Sources of odour can include:

- The rendering plant;
- Slaughter house;
- Poultry transport vehicles;
- Effluent and effluent treatment areas;
- Waste materials including waste water;
- Poultry holding pens;
- Poultry and processing areas; and
- Warehouse refrigerators and fans.

Air and odour impacts are likely to be considerably reduced through good design, modern technology and operational procedures. For example, it is proposed to incorporate a closed system where all poultry components will be packaged for sale generating very little poultry waste. Mechanical ventilation and odour control equipment, enclosed work and storage areas and rapid processing of materials are all likely to help reduce any odour impacts.

A quantitative air and odour assessment will be undertaken by a suitably qualified consultant and in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales* (DEC, 2005). Consideration will be given to likely impacts on surrounding properties and the broader region and inclusion of a worse case emission scenarios. The EIS will provide a description and appraisal of the design measures, emission control technology and operational processes to mitigate any deleterious impacts.

A qualitative assessment of air and odour impact during construction will be undertaken. It is anticipated that these impacts can be appropriately mitigated with management measures which will be documented in a construction environmental management plan.

### 5.3 Noise and Vibration

Potential noise sources from the Project include:

- Construction activities and vehicle movements;

- Ventilation, fans and air conditioners;
- Idling trucks and truck movements;
- Live poultry; and
- Operation of the rendering plant.

A quantitative noise and vibration assessment will be prepared by a suitably qualified acoustic consultant to assess construction and operational noise impacts in accordance with the *Construction Noise Guideline*, (EPA, 2009) and *Noise Policy for Industry*, (EPA, 2017). An assessment of traffic noise along primary haulage routes will also be undertaken in accordance with the *NSW Road Noise Policy* (DECCW, 2011).

It is anticipated that with appropriate shielding, acoustic enclosures and operational procedures, noise impact can be appropriately mitigated.

## 5.4 Traffic, Access and Parking

Additional traffic will be generated during both construction and operation. Access is via Common Street which joins Sydney Street 400m to the north provides access to the Goulburn city centre and the Hume Highway (refer to Figure 3). Parking will be accommodated on site during construction and operation with approximately 350 car parking spaces proposed to be made available (refer to the plan located in Appendix A).

During operation, vehicle access to the Site will be via one of the four access points, off Common Street, depending on the nature of the visit. Trucks will access the Site via the main site entry and travel over a weighbridge once inside the Site to either of the cold storage and distribution centre or poultry processing plant. There are two other access points to the north and south of the main entry which provide access to the childcare centre and staff car parking areas.

A quantitative traffic impact assessment will be prepared by a suitably qualified traffic engineer to assess traffic generated and the impact on surrounding road networks, intersections and site access and parking arrangement. The assessment would be in accordance with relevant Roads and Maritime Services (RMS) and Council requirements for traffic generating developments.

## 5.5 Land Use and Site Suitability

As described above the Site is currently vacant, within a locality characterised by rural residential and industrial development and is zoned B6 Enterprise Corridor, RU6 Transition and E3 Environmental Management in accordance with LEP 2009. Components of the Proposal, such as the poultry processing plant, are classified as prohibited development.

Despite the prohibited land use, the Proposal is consistent with the zone objectives and aligns with the recommendations made in the Goulbourn Mulwaree Employment Land Strategy. In summary, the Strategy states:

- That the area has seen little development over recent times and vacancy rates in the area remain high;
- Councils Waste Management Facility is located in the area and surrounding land uses must be compatible with its operation given traffic movements are regular, and odour and noise potential impacts; and
- Land immediately to the east of the Site should be rezoned to IN1 General Industrial given the potential for new manufacturing industries.

The suitability of the Site will be further investigated with reference to the Strategy, surrounding land uses, likely environmental impacts (particularly noise and vibration and air quality and odour), site constraints, infrastructure and servicing, and biosecurity.

Furthermore, safety and amenity consideration will be given to accommodating three uses on the one Site, ensuring impacts from the warehouse and distribution centre and the poultry processing plant do not impact upon children and others frequenting the childcare centre for example.

## 5.6 Flora and Fauna

The majority of the Site has been previously cleared of native vegetation and primarily consists of grass and weeds. There remains a number of scattered trees in the north west corner of the Site which is zoned E3 Environmental Management. Early indications are that this vegetation may in part constitute the Box Gum Woodland endangered ecological community.

Flora and fauna surveys of the Site will be undertaken by a suitably qualified consultant and an assessment of impact provided against State and Commonwealth listed species, populations and ecological communities and their habitats will be prepared for inclusion in the EIS. Consideration will be given to the Biodiversity Conservation Act 2016, the biodiversity offset scheme and a bushfire threat assessment.

## 5.7 Visual Amenity

The Site is rural in nature with open paddocks dominating the immediate landscape. More broadly, there are heavily treed areas, rolling hills and urban environments more distant from the Site.

A visual impact assessment will be undertaken by a suitably qualified consultant to identify scenic and significant vistas. The visual assessment will describe the visual catchment evaluate the change in the amenity from the view points and degree of impact which may be experienced from these viewpoints.

## 5.8 Socio-economics

A socio-economic assessment will be prepared to assess the social and economic impacts of the project both in terms of the local economy and more broadly. This will include construction and operational phases and consider factors such as employment generation, community acceptance, investment and implications for the poultry industry in the region and NSW.

Community consultation would be undertaken during the preparation of the EIS and is further described in Section 6 of this report.

## 5.9 Heritage

Two Aboriginal objects have been recorded within and adjacent to the Site on the Aboriginal Heritage Information Management System (AHIMS).

Further assessment of the Aboriginal archaeological and cultural heritage value of the Site is proposed to be undertaken by suitably qualified archaeologist and undertaken in accordance with the *Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW* (OEH, 2011), *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (DECCW, 2010), *Aboriginal Cultural Heritage Consultation requirements for proponents* (DECCW, 2010) and the *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (DECCW, 2010).

No known non-Aboriginal heritage items have been identified within the Site. This will be further confirmed in the EIS and any heritage values of the Site and surrounding area will be assessed.

## 5.10 Soil and Water

A description of the landscape features, soil type and water sources will be provided. This will include:

- Details of erosion and sediment controls during construction;

- Description of operational water management systems including on site detention, surface water diversions, flood mitigation and water reuse and treatment;
- An assessment of potential surface water and groundwater impacts; and
- Identification of water extraction points.

## 5.11 Servicing Considerations

Details of the essential public infrastructure (including road, electricity, sewer, water and telecommunication) to support the Proposal will be described and quantified and a description and assessment of any infrastructure upgrades or extensions will be provided.

## 5.12 Contamination

Contamination at the Site is considered unlikely given the absence of known polluting land uses and the approved subdivision of the Site. It is noted that the Site adjoins land that is identified on Councils contaminated land register.

An assessment of potential soil contamination in accordance with Managing Land Contamination Planning Guidelines: SEPP55 – Remediation of Land will be undertaken to determine the suitability of the Site for the intended childcare facility, poultry processing plant and cold storage and warehouse.

## 5.13 Animal Welfare and Biosecurity

The transport, handling and slaughter of poultry is governed by various industry standards to ensure the welfare of the animal. The EIS will outline how the Proposal will comply with industry codes and guidelines for the welfare of poultry.

Biosecurity measures will also be described in the EIS to prevent the introduction and spread of infectious diseases.

## 5.14 Hazard and Risk

Refrigerants will be required for the cold storage components. Consideration will be given to State Environmental Planning Policy N0 33 Hazardous and Offensive Development and if required a Preliminary Hazard Analysis will be undertaken in accordance with Applying SEPP 33 Hazardous and Offensive Development Application Guidelines.

## 5.15 Bushfire Risk

As the site is mapped as bushfire prone an assessment for bushfire risk under Planning for Bushfire Protection will be prepared. This will address asset protection zones and bushfire protection measures for the site (particularly the childcare facility).

## 5.16 Cumulative Impacts

A cumulative impact assessment will be undertaken to assess the impact of the Proposal within the local environment and more broadly on the poultry industry. Consideration will be given to new developments in the area, traffic impact and demand on public infrastructure and resources.

## 6 Consultation

A number of government agencies and Council were contacted and offered the opportunity to provide early comment / advice to inform the request for SEARs. A summary of the agency responses is provided in Table 2 and copies of the correspondence are reproduced in Appendix B.

**Table 2 - Summary of government agency consultation**

Government Agency Consulted	Agency Response
Office of Environment and Heritage (OEH)	<p>The OEH advised as follows:</p> <ul style="list-style-type: none"> <li>• The site is constrained by an E3 Environmental Management zone, which coincides with indicative mapping of the Box Gum Woodland endangered ecological community and that the development is unlikely to be compatible with the zoning;</li> <li>• The 'biodiversity offset scheme' under the Biodiversity Conservation Act 2016 will likely apply; and</li> <li>• Given the presence of Aboriginal objects, a full Aboriginal cultural heritage assessment will be required.</li> </ul>
NSW Environment Protection Authority (EPA)	The EPA advised of concerns regarding the siting of the proposal, particularly with regard to potential odour and noise impacts.
NSW Department of Primary Industries (DPI)	No response received to date.
Goulburn Mulwaree Council (Council)	<p>Council raised the following matters for consideration:</p> <ul style="list-style-type: none"> <li>• Land use zoning and permissibility;</li> <li>• Context and future character of the precinct;</li> <li>• Landscaping and amenity;</li> <li>• Safety, amenity and operational considerations;</li> <li>• Traffic and access;</li> <li>• Trade waste approval requirements; and</li> <li>• Consultation with local landowners.</li> </ul>

In addition, a meeting and site visit was held on 9<sup>th</sup> February 2018 which was attended by Council, OEH and EPA. Project specific issues that were identified and discussed include:

- possible requirement to offset some clearing in the E3 Environmental Management zone;
- necessity to upgrade the intersection of Sydney Road and Common Street with a roundabout and consult with Council and the RMS given the classified road status of Sydney Road;
- provision of early advice on the consultation strategy to be provided Council;
- concerns were raised by EPA in relation to odour particularly in relation to the rendering plant;
- EPA request to maximise recycling and reduce water usage and offsite discharges from Site;
- EPA request to undertake modelling of both operation noise and traffic noise along the road corridors with consideration given to traffic travelling south through the Goulbourn City Centre;

- preference for one sewer system collection point; and
- design to include bushfire asset protection zone (APZ) and bushfire protection measures.

WRP has undertaken discussions with the poultry industry and various operators within the region. A newspaper article about the Proposal was placed in the Goulburn Post on 3<sup>rd</sup> April 2018. To date formal consultation with residents and the broader community has not been undertaken.

A consultation strategy will be prepared to provide a framework for ongoing consultation during the design of the Proposal and preparation of the EIS. The consultation strategy will include notification to the local community and stakeholders and targeted consultation with residents in the vicinity of the Site. The consultation strategy will also include face to face consultation with adjoining residents and those in the immediate vicinity. A community display will be prepared giving the broader community the opportunity to provide comment. Public notification will be provided in the local newspaper.

At a minimum consultation will be undertaken with the following:

- Relevant state government agencies including the Department of Planning and Environment (DoPE), Roads and Maritime Services (RMS), Office of Environment and Heritage (OEH), Environment Protection Authority (EPA) and Department of Primary Industry (DPI);
- Pejar Local Aboriginal Land Council PLALC);
- Local residents and community groups; and
- Goulburn Mulwaree Council.



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## 7 Conclusion

This request for SEARs has been prepared to describe the Proposal, outline potential environmental impacts and other matters of significance which will need to be considered in the EIS. Specialist assessments will be prepared including:

- Heritage;
- Noise and Vibration;
- Air and Odour;
- Flora and Fauna;
- Traffic, access and parking;
- Contamination; and
- Socio-economics.

Consultation with relevant government agencies and the community will continue through preparation of the EIS and development of the Proposal.

The issue of SEARs will enable the Proposal to move to the next stage when specialist studies such as those listed above are commissioned and more detailed investigations are undertaken.

Yours sincerely,



Leanne Cross  
**Senior Environmental Planner**  
**KDC Pty Ltd**



Steve O'Connor  
**Partner**  
**KDC Pty Ltd**

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## Appendix A - Concept Plans

W A Brown Building Pty Ltd

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F	Client Preliminary Review	28.07.2017	BS
D	Client Preliminary Review	27.07.2017	BS
C	Client Preliminary Review	24.07.2017	BS
B	Client Preliminary Review	20.07.2017	BS
Rev	Description	Date	Dwn

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**W.A.BROWN BUILDING PTY LTD**  
Industrial - Commercial - Project Management  
ABN : 50 079 852 690  
2 Elwell Close, Borefield  
P.O. Box 596 East Maitland NSW 2323  
Email : wbrown@wabbuilding.com.au  
Fax : 402 86945 - Ph : 4966 0218

Client :  
**KDC**

Project :  
**MIXED-USE PREMISES**

Site Address :  
**Lot 22  
No. 52,  
Sinclair Street  
Goulburn, NSW  
DP 750050**

Scale	1 : 500
Dwn By	BSIVA
Chked By	WBROWN
Sheet No	1 of 1
Sheet Size	A1 Drawing Sheet

Drawing  
**DRAFT SITE LAYOUT**

Job No  
**P653**

Issue  
**D**

Dwg No.  
**01**

PRELIM SUBMISSION SET

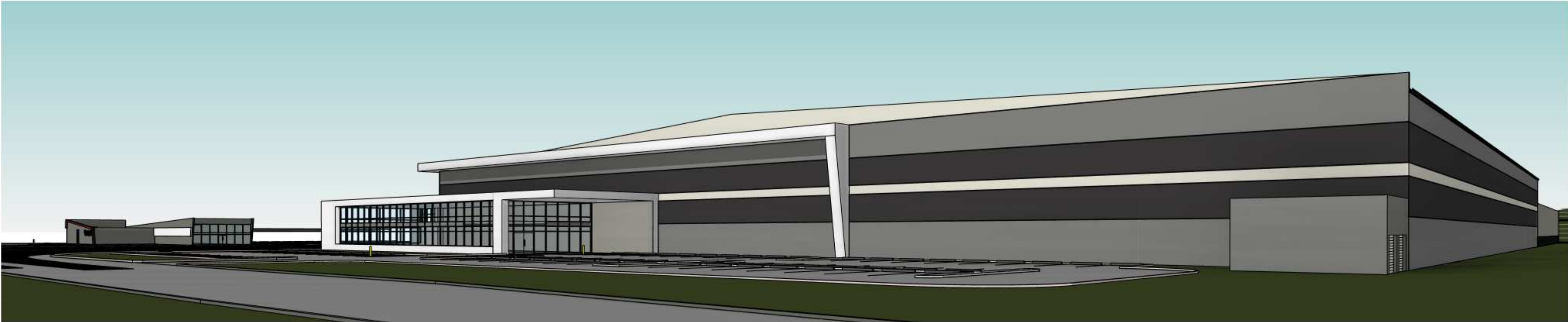




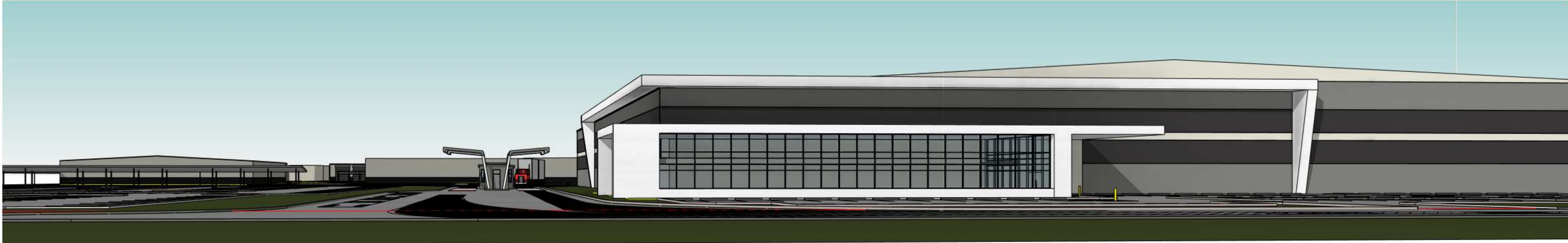
Western view of site from across Common Street at North Eastern corner of the site



North western view of site from across Common Street at heavy vehicle entrance



South western view of site from across Common Street at North Eastern corner of the site



West north west view of site from across Common Street at the heavy vehicle entrance

Rev	Description	Date

W.A.BROWN BUILDING PTY LTD

P.O.Box 596 East Maitland NSW 2323  
2 Elwell Close Beresfield - Ph (02) 4966 0218 - Fax (02) 4028 6945



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Client:  
KDC  
  
Project:  
Mixed-Use Premises

Location:	
Lot:	Lot 22
No:	52
Street:	Sinclair Street
Suburb:	Goulburn
DP:	DP750050

Scale	Render Only, Not to Scale
Drawn by	BSIVA
Checked by	WB
Sheet Size	A1

Drawing:  
Concept Design Render  
  
Job No: P653  
Issue: B

DWG No:

03



## Appendix B – Government agency consultation

Office of Environment and Heritage

NSW Environment Protection Authority

Goulburn Mulwaree Council

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Office of  
Environment  
& Heritage

DOC17/620759-2

Ms Leanne Cross  
Senior Environmental Planner  
KDC P/L  
leanne@kobydc.com.au

Dear Ms Cross

**52 Sinclair Street, Goulburn NSW - SSD application**

Thank you for requesting our early input in to the Secretary's Environmental Assessment Requirements (SEARs). As this is a state significant development application, the Department of Planning and Environment (DPE) will request our input into their standard SEARs later. We will provide our agency's advice to DPE at that time.

However, it is worth noting three matters during this early consultation:

1. The site is constrained by an E3 Environmental Zone, which coincides with indicative vegetation mapping of the Box Gum Woodland endangered ecological community. This development is unlikely to be compatible with this zoning, and may require a planning proposal.
2. The new Biodiversity Conservation Act 2016 has commenced, which will mean the 'biodiversity offsets scheme' will likely apply to this development application.
3. There are Aboriginal objects that have been recorded within, and adjacent to, this lot. A full Aboriginal cultural heritage assessment will be required.

If you have any questions or wish to discuss this letter, please contact Suzie Lamb on 6229 7117 or by email [susan.lamb@environment.nsw.gov.au](mailto:susan.lamb@environment.nsw.gov.au).

Yours sincerely

ALLISON TREWEEK 15/12/17  
Senior Team Leader - Planning South East  
Regional Operations Division

cc: Goulburn Mulwaree Council

Contact: Emma-Jayne Leckie

4 January 2018

KDC Planning Development Property  
Suite 2B, 124 Bull Street  
NEWCASTLE WEST NSW 2302

Dear Ms Cross,

**Subject: State Significant Development at 52 Sinclair Street, Goulburn**  
**Proposal: Warehouse Distribution Centre, Poultry Processing & rendering plant and childcare facility**

---

Thank you for your correspondence dated 11 December 2017 requesting early input for the proposed State Significant Development Application for a warehouse distribution centre, poultry processing and rendering plant and childcare facility located at 52 Sinclair Street Goulburn (Lot 22 DP 750050).

The proposed uses are defined in Goulburn Mulwaree Local Environmental Plan (LEP) 2009 as a Livestock Processing Industry, Warehouse or distribution centre and Centre-based childcare facility. Livestock Processing Industries are prohibited in the B6 Enterprise Corridor Zone (as a Rural Industry), RU6 Transitional Zone and E3 Environmental Management Zone. Warehouse or distribution centres are only currently permissible in the B6 Enterprise Corridor zone.

It is unclear from the documentation provided whether the childcare centre will be ancillary to the operation or a stand-alone use. This is similarly the case with the cold storage facility. It appears that the development may be characterised as 'mixed use' and require a concurrent rezoning with the State Significant Development application to address permissibility.

Currently there is no one zone in Goulburn Mulwaree LEP 2009 that provides permissibility for all three uses therefore a combination of rezoning and Schedule 1 listing will likely be required. Council's strategic planning staff would be interested in discussing this further to determine the best land use planning outcome as the process proceeds.

Any such discussions should refer to Council's Employment Land Strategy 2016. This Strategy recommends that land to the east of the subject site bounded by Sinclair, Chiswick and Common Street (east) is rezoned to IN1 General industrial from B6 Enterprise corridor in the short term (between 2016 and 2020). There is another action in the Strategy related to the entire North East Goulburn Enterprise Precinct to:

*'Investigate the feasibility of improved access and connectivity within the Precinct to support existing and/or future industry'.*

Council supports economic activity in the precinct however the implications of significant intensification have not yet been fully considered in Council policy e.g. Section 94 Developer contributions and Development Servicing Plan. This includes the cumulative impact of increased traffic movements and increased demand on Council's water and sewer system. Council would welcome further discussion at an early stage to facilitate addressing the infrastructure needs of this development in the context of the future character of the precinct.

In terms of the broad issues identified in the accompanying written document that need to be addressed the existing are supported and the following are suggested additions: investigation of any environmental attributes (particularly in the western part of the block); investigation into the water cycle management requirements as required by SEPP (Sydney Drinking Water Catchment) 2011; servicing (the site is located on the extremity of both Council's water and sewer networks); operational details related to assessing traffic and pedestrian safety, waste management and site security; and a contamination assessment given the proposal adjoins land identified on Council's contaminated land register and a childcare centre is proposed.

It is noted that hard stand car parking areas are proposed at the front of the site. Given the intensification that may occur within the precinct and the scale of the development proposed it would be beneficial to consider the amenity of the development from Common Street. Matters such as landscape treatment, fencing and signage should be considered.

Related to this are the safety, amenity and operational considerations of accommodating three uses on the one site and ensuring the impacts from the warehouse and distribution centre and the processing and rendering plant do not impact upon children using the childcare centre and other sensitive receivers in the vicinity.

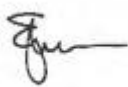
In terms of specific feedback regarding traffic movement and access to the north, the intersection of Sydney Road and Common St would prove inadequate for the necessary right turn from Common Street into Sydney Road. While the s94 Plan includes a roundabout at this intersection, this may not be in place to service this development.

Liquid trade waste approval would be required prior to any discharge from the development being accepted to sewer. Any trade waste approval if given would be subject to sufficient capacity being available in receiving sewer system.

As with any proposal of this nature it is recommended that contact is made with landowners in the locality to ensure their awareness of the project and to be able to respond to concerns at an early stage.

If you would like to discuss any of these matters further please feel free to contact me on 4823 4444 or email [emma-jayne.leckie@goulburn.nsw.gov.au](mailto:emma-jayne.leckie@goulburn.nsw.gov.au)

Yours sincerely,



Emma-Jayne Leckie

**Business Manager Planning & Strategic Outcomes**



EF17/313: DOC17/616585

Ms Leanne Cross  
Senior Environmental Planner  
KDC Planning Development Property  
Suite 2B, 125 Bull Street  
NEWCASTLE NSW 2302

Dear Ms Cross

**RE: State Significant Development Application - 52 Sinclair Street, Goulburn NSW 2580**

I refer to your email, received by the NSW Environment Protection Authority ("EPA") on 11 December 2017 regarding a poultry processing and rendering plant and associated infrastructure, proposed for 52 Sinclair Street, Goulburn NSW 2580 ("the proposal"). Though this letter serves to acknowledge receipt of your request for early comment on the proposal, please note that the EPA will formally submit Environmental Assessment requirements to the Department of Planning and Environment when they are requested.

Based on the brief information provided, the EPA has concerns regarding the siting of the proposal, particularly with regard to potential odour and noise impacts on the local area. At this stage, the EPA would envisage more suitable locations for this type of industry where potential odour, noise and waste related conflicts could be better managed. The EPA would be happy to meet with you and the proponent if necessary to discuss the EPA's concerns regarding the siting of the proposal. If you would like to organise such a meeting please contact Michael Heinze at the number below, noting the Christmas and New Year's shutdown period will see a period of limited availability until at least mid-January 2018.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J Goodwin'.

**JANINE GOODWIN**  
**Acting Manager – South East Region**  
**NSW Environment Protection Authority**

19/12/17

Contact officer: MICHAEL HEINZE  
6229 7002