

# Development Consent

## Section 89E of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 14 September 2011, the Planning Assessment Commission of NSW (the Commission) approves the Development Application referred to in Schedule 1, subject to the conditions in Schedules 2 to 4.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the Development.

Member of the Commission

Member of the Commission

Sydney

2015

File: 15/01330

### SCHEDULE 1

**Application No.:**

SSD 6882

**Applicant:**

ProTen Limited

**Consent Authority:**

Minister for Planning

**Land:**

Part lot 39 DP 750876, part lots 12 and 15 DP 750898, Lots 1, 41, 42, 44, 45 and 54 in Deposited Plan 750898, and Lot 1 in Deposited Plan 1054064, Euroley, Narrandera Local Government Area

**Development:**

Construction and operation of the Euroley Poultry Production Complex, including:

- five Poultry Production Units (PPU), consisting of 16 tunnel ventilated, fully enclosed, climate controlled poultry sheds (a total of 80 sheds);
- a maximum operational capacity of 3.92 million broilers at any one time;
- bulk earthworks;
- internal access roads and construction pads;
- 10 residential dwellings for farm manager accommodation;
- on-site water detention dams;
- four new groundwater bores, located in pairs;
- stormwater management infrastructure;
- intersection upgrade works along the Sturt Highway;
- eight (8) above ground LPG storage tanks per PPU, with a capacity of 7,500 litres each (300,000 litres and 40 tanks in total);
- feed, bedding, chemical and dead broiler storage; and
- supporting infrastructure, services and utilities.

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## DEFINITIONS

Act, the	<i>Environmental Planning and Assessment Act, 1979</i>
Applicant, the	ProTen Limited, or anyone else entitled to act on this consent
BCA	<i>Building Code of Australia</i>
Broiler	A breed of chicken bred and raised specifically for chicken meat production
CEMP	Construction Environmental Management Plan
Certifying Authority	Means a person who is authorised by or under section 109D of the <i>Environmental Planning and Assessment Act 1979</i> to issue certificates
Construction	The demolition of buildings or works, the carrying out of works, including bulk earthworks, and erection of buildings and other infrastructure covered by this consent
Council	Narrandera Shire Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Department	Department of Planning and Environment and its successors
Development	The Development to which this consent applies, the scope of which is described in Schedules 1, being for the construction and operation of an intensive livestock agriculture facility
DPI	NSW Department of Primary Industries
EEC	Endangered Ecological Communities
EIS	Environmental Impact Statement titled, “ <i>Euroley Poultry Production Complex – SSD 6882</i> ”, prepared by SLR Consulting Australia Pty Ltd, dated 20 May 2015
EPA	Environment Protection Authority
EPL	Environment Protection Licence under the <i>Protection of the Environment Operations Act 1997</i>
Evening	The period from 6pm to 10pm
Feasible	Feasible relates to engineering considerations and what is practical to build
Heavy vehicle	Any vehicle with a gross vehicle mass of 5 tonnes or more
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement such as a shared associations in pastoral landscapes as well as associations linked with the mission period
Heritage Item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i>
ICNG	NSW Interim Construction Noise Guideline, DECC 2009
Incident	A set of circumstances that: <ul style="list-style-type: none"> <li>causes or threatens to cause material harm to the environment; and/or</li> <li>breaches or exceeds the limits or performance measures/criteria in this consent</li> </ul>
INP	NSW Industrial Noise Policy, EPA 2000
Management and Mitigation Measures	The Management and Mitigation Measures at Appendix 1 of this consent
Minister	Minister for Planning
Mitigation	Activities associated with reducing the impacts of the Development prior to or during those impacts occurring
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays

NOW	NSW Office of Water
OEH	Office of Environment and Heritage
OEMP	Operational Environmental Management Plan
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
PPU	Poultry Production Unit, a group of poultry sheds, feed and water storage, workshop, staff amenities, stormwater and wastewater infrastructure
Reasonable	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements
Regulation, the	<i>Environmental Planning and Assessment Regulation 2000</i>
RMS	Roads and Maritime Services
RTS	Response to Submissions titled, “Euroley Poultry Production Complex (SSD 6882), <i>Response to Submissions</i> ”, prepared by SLR Consulting Australia Pty Ltd, dated 1 September 2015
Secretary	Secretary of the Department of Planning and Environment, or nominee
Site	Land referred to in Schedule 1

## SCHEDULE 2

### PART A: ADMINISTRATIVE CONDITIONS

#### 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 any harm to the environment that may result from the construction or operation of the Development.

#### TERMS OF CONSENT

- A2. The Applicant shall carry out the Development in accordance with the:
- (a) State Significant Development Application SSD 6882;
  - (b) Environmental Impact Statement, titled "*Euroley Poultry Production Complex – SSD 6882*" volumes one to three, prepared by SLR Consulting Australia Pty Ltd, dated 20 May 2015;
  - (c) Response to Submissions report, titled "*Euroley Poultry Production Complex (SSD 6882), Response to Submissions*" prepared by SLR Consulting Australia Pty Ltd dated 1 September 2015;
  - (d) the Management and Mitigation Measures located at Appendix 1; and
  - (e) the plans and drawings located at Appendix 2.
- A3. If there is any inconsistency between the plans and documentation referred to in Condition A2 above, the most recent document shall prevail to the extent of the inconsistency. However, conditions of this consent prevail to the extent of any inconsistency.
- A4. The Applicant shall comply with any reasonable requirement(s) of the Secretary arising from the Department's assessment of:
- (a) any reports, plans or correspondence that are submitted in accordance with this consent; and
  - (b) the implementation of any actions or measures contained within these documents.

#### LIMITS OF CONSENT

- A5. This consent lapses five years after the date from which it operates, unless the Development has physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse under Section 95 of the Act.

#### Farm Operations

- A6. The Applicant shall ensure that:
- (a) the Development does not exceed a maximum population of 3.92 million broilers at any one time;
  - (b) the stocking densities of the Development comply at all times with the standards detailed in *National Animal Welfare Standards for the Chicken Meat Industry* (Barnett et al, 2008), as amended;
  - (c) the Development is not populated with 3.92 million broilers in one day at the commencement of each production cycle;
  - (d) the commencement of broiler population for each PPU is separated by a minimum of 36 hours; and
  - (e) the time period for the population of the entire farm (all five PPUs) shall be a minimum of 10 days.

#### Farm manager accommodation

- A7. The ten residential dwellings for farm manager's accommodation as described in the EIS are only to be occupied by persons employed by the Applicant, their spouse and dependants for the operational life of the Development to manage poultry operations on-site and shall not be occupied or let for any other purpose.

## STATUTORY REQUIREMENTS

- A8. The Applicant shall ensure that all licences, permits and approvals are obtained and kept up to date as required throughout the life of the Development. No condition of this consent removes the obligation the Applicant to obtain, renew or comply with such licences, permits or approvals.

## STRUCTURAL ADEQUACY

- A9. The Applicant shall ensure that all new buildings and structures on the site are constructed in accordance with the relevant requirements of the *Building Code of Australia* (BCA).

### Notes:

- Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.
- Part 8 of the EP&A Regulation sets out the requirements for the certification of the project.

## RESIDENTIAL WORKS

- A10. The Applicant shall ensure that any residential works work must be carried out:

- (a) in accordance with the requirements of the BCA; and
- (b) in accordance with Part 6, Division 8A of the Regulation.

## STAGED SUBMISSION OF PLANS AND PROGRAMS

- A11. With the approval of the Secretary, the Applicant may:

- (a) submit any strategy, plan or program required by this consent on a progressive basis; and/or
- (b) combine any strategy, plan or program required by this consent.

## DISPUTE RESOLUTION

- A12. In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this consent or relevant matter relating to the Development, either party may refer the matter to the Secretary for resolution. The Secretary's determination of any such dispute shall be final and binding on the parties.

## SECTION 94A CONTRIBUTIONS

- A13. In accordance with Division 6 of Part 4 of the EP&A Act, the Applicant shall pay Narrandera Shire Council Section 94A contributions to the sum 0.5% of construction cost in the form of cash of bank cheque made out to Narrandera Shire Council. Evidence of payment to Council shall be submitted to the Certifying Authority prior to the issue of a Construction Certificate.

*Note: The contributions shall be adjusted in accordance with the requirements of the current Narrandera Shire Council s94A Contributions Plan, February 2014, as amended.*

## UTILITIES AND SERVICES

- A14. Utilities, services and other infrastructure potentially affected by the construction and operation of the Development shall be identified prior to construction to determine requirements for access to, diversion, protection, and/or support. Consultation with the relevant owner and/or provider of services that are likely to be affected by the Development shall be undertaken to make suitable arrangements for access to, diversion, protection, and/or support of the affected infrastructure as required. The cost of any such arrangements shall be borne by the Applicant.

## EASEMENTS

- A15. An easement for access to the Development site shall be created through the privately owned land described as lots 12 and 15 in Deposited Plan 750898 and Lot 39 in Deposited Plan 750876 between the Development site and the intersection with the Sturt Highway.
- A16. A section 88B restriction as to user shall be created so that the owner of the 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 Development. The restriction as to user shall detail the required standard for maintenance including 50 m seal

extending from the Sturt Highway intersection and all weather gravel construction for the remainder in accordance with Austroads Guidelines.

- A17. 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.

## SCHEDULE 3

### PART B: ENVIRONMENTAL PERFORMANCE

#### AIR QUALITY AND ODOUR

##### Air Quality Discharges

- B1. The Applicant shall install and operate equipment in line with best practice to ensure that the Development complies with all load limits, air quality criteria and air quality monitoring requirements as specified in the EPL for the site.

##### Odour

- B2. The Applicant shall ensure the Development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

##### Air Quality Management Plan

- B3. Prior to the commencement of operation, the Applicant shall prepare an **Air Quality Monitoring Program** (AQMP) for the Development, to the satisfaction of the Secretary. The AQMP shall form part of the OEMP in Condition C4 and be prepared in accordance with Condition C6 and any other requirements of the EPL for the site. The AQMP shall:
- (a) be prepared in consultation with the EPA;
  - (b) detail and rank all emissions from all sources of the Development, including particulate emissions;
  - (c) describe a program that is capable of evaluating the performance of the operation and determining compliance with key performance indicators;
  - (d) identify the control measures that will be implemented for each emission source; and
  - (e) nominate the following for each of the proposed controls:
    - (i) key performance indicator;
    - (ii) monitoring method;
    - (iii) location, frequency and duration of monitoring;
    - (iv) record keeping;
    - (v) complaints register;
    - (vi) response procedures; and
    - (vii) compliance monitoring.

##### Odour Validation Audit

- B4. When directed by the EPA, the Applicant must submit an Odour Validation Report (OVR) to the EPA. The OVR must:
- (a) be carried out by a suitably qualified independent expert experienced in the characterisation and treatment of odours from chicken broiler farms from the Development;
  - (b) include a summary of any odour complaints received and actions taken to reduce odour emissions where complaints are verified;
  - (c) where possible include a field odour survey that characterises the frequency, intensity, duration, offensiveness, location and extent of off-site odours;
  - (d) benchmark the design and management practices at the premises against industry best practice for minimising odour emissions, including investigation of newly developed and emerging control technology;
  - (e) within six (6) weeks after being directed by the EPA, present a report to the EPA that determines compliance with S129 of the POEO Act and recommend if additional odour mitigation measures are required;
  - (f) consider odour generation associated with stocking densities and rates and PPU population practices outlined in Condition A6;



- (g) where additional odour measures are recommended or odour issues are identified as being from stocking densities, rates or PPU population practices, appropriate mitigation measures or management practices must be nominated to ensure that odour is minimised as far as practicable; and
- (h) any odour mitigation measures nominated must include a timetable for implementation.

### **Meteorological Monitoring**

- B5. During the operational life of the Development, the Applicant shall ensure that there is a suitable meteorological station on the site that complies with the requirements in the latest version of the *Approved Methods for Sampling of Air Pollutants in New South Wales* guideline. The meteorological station must be maintained so as to be capable of continuously monitoring the following parameters: air temperature, wind direction, wind speed, rainfall and relative humidity and any other requirements specified in the EPL.

### **Dust Management**

- B6. The Applicant shall carry out all reasonable and feasible measures to minimise dust generated by the Development.
- B7. During construction and operation of the Development, the Applicant shall ensure that:
- (a) all vehicles on-site do not exceed a speed limit of 60 kilometres per hour;
  - (b) all loaded vehicles entering or leaving the site have their loads covered;
  - (c) all loaded vehicles leaving the site are cleaned of dirt, sand and other materials before they leave the site, to avoid tracking these materials on public roads; and
  - (d) all heavy vehicles do not use engine brakes.

### **ANIMAL WELFARE AND BEST PRACTICE**

- B8. The Applicant shall ensure that the Development complies with the relevant requirements for the welfare of the broilers, particularly health, housing, watering, feeding, handling and transport, including, but not limited to those contained within the:
- (a) National Animal Welfare Standards for the Chicken Meat Industry (Barnett et al. 2008)
  - (b) NSW DPI *Best Practice Management for Meat Chicken Production in NSW* – Manual 2 (2012);
  - (c) National Farm Biosecurity Manual for Chicken Growers (ACMF, 2000);
  - (d) Model Code of Practice for the Welfare of Animals – Domestic Poultry, 4<sup>th</sup> Edition (PISC, 2002);
  - (e) Model Code of Practice for the Welfare of Animals, Land Transport of Poultry (PISC, 2006); and
  - (f) Management and Mitigation Measures located at Appendix 1.

### **Disease Management**

- B9. Prior to the commencement of operation, the Applicant shall prepare an **Emergency Disposal and Bio-security Protocol**, detailing the disposal procedures for a mass mortality event, to the satisfaction of the Secretary. The protocol shall form part of the OEMP in Condition C4 and be prepared in accordance with Condition C6. The protocol shall:
- (a) be prepared in consultation with Council, DPI and other relevant government agencies;
  - (b) be consistent with the relevant AUSTVETPLAN manuals and supporting documents;
  - (c) describe the notification procedures;
  - (d) detail all transport routes to be used in a mass mortality event;
  - (e) detail any requirements to stage the mass disposal of dead broilers;
  - (f) detail the burial location(s) for the disposal of dead broilers, including plans and drawings;
  - (g) detail the measures to maintain quarantine control; and

- (h) detail the mass mortality disposal procedures and options, consistent with section 6.12.2 of the EIS and section 2.1.10 of the RTS.

## BIODIVERSITY

### Biodiversity Offset Strategy

- B10. The Applicant shall implement the strategy for offsetting impacts as described in the *Biodiversity Offset Strategy* at Appendix K of the RTS prepared by SLR (dated 31 August 2015) and developed in accordance with the *Framework for Biodiversity Assessment* (OEH 2014) and the *NSW Biodiversity Offsets Policy for Major Projects* (OEH 2014). The advertisement period for the Expression of Interest on the Office of Environment and Heritage's 'Credit Wanted' register will be 12 months.
- B11. Within three months of the conclusion of the advertisement period, or as otherwise agreed to by the Secretary, the Applicant shall demonstrate to the satisfaction of the Secretary that the offset strategy actions set out in Section 4.3 of the *Biodiversity Offset Strategy* at Appendix K of the RTS prepared by SLR (dated 31 August 2015) have been completed.

### Biodiversity Management Plan

- B12. Prior to the commencement of operation, the Applicant shall prepare a **Biodiversity Management Plan** (BMP) for the Development to the satisfaction of the Secretary. The Biodiversity Management Plan shall form part of the OEMP in Condition C4 and be prepared in accordance with Condition C6 and the *Biodiversity Offset Strategy* prepared by SLR, dated 31 August 2015 (Appendix K of the RTS) and in consultation with the OEH.

## TRAFFIC AND TRANSPORT

### Site Access, Internal Roads and Parking

- B13. The Applicant shall ensure that:
- (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the Development are constructed and maintained in accordance with the latest versions of AS 2890.1 and AS 2890.2;
  - (b) the sweep path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, is in accordance with AUSTROADS;
  - (c) the Development does not result in any vehicles queuing on the public road network;
  - (d) heavy vehicles and bins associated with the Development do not park or stand on local roads or footpaths in the vicinity of the site;
  - (e) all vehicles are wholly contained on site before being required to stop;
  - (f) all loading and unloading of materials is carried out on site;
  - (g) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.
  - (h) all trucks entering or leaving the site with loads have their loads covered;
  - (i) trucks associated with the Development do not track dirt onto the public road network; and
  - (j) vehicles larger than B-Double class do not enter the site.

### Road Works

- B14. Prior to the commencement of construction of any poultry shed, residential dwelling or structure on-site, the Applicant shall construct an intersection between the Sturt Highway and the proposed site access identified in the EIS to a Basic Right Turn (BAR) and Basic Left Turn (BAL) intersection treatment, in consultation with, and to the satisfaction of the RMS.
- B15. Any works associated with the proposed Development shall be at no cost to RMS.

## Traffic Management Plan

- B16. Prior to the commencement of construction, the Applicant shall prepare a **Traffic Management Plan** (TMP) for the Development in consultation with Council and the RMS, to the satisfaction of the Secretary. The plan shall form part of the CEMP required under Condition C1. The TMP shall:
- (a) detail the measures that would be implemented to ensure road safety, network efficiency and access during construction;
  - (b) contain a drivers code of conduct to:
    - (i) minimise the impacts of construction on the local and regional road network; and
    - (ii) minimise conflicts with other road users.
  - (c) detail heavy vehicle routes, access and parking arrangements; and
  - (d) if necessary, detail procedures for notifying any nearby residents of any potential disruptions to routes.

## WASTE MANAGEMENT

- B17. All waste materials removed from the site shall only be directed to a waste management facility or premises lawfully permitted to accept the materials.
- B18. Waste generated outside the site shall not be received at the site for storage, treatment, processing, reprocessing, or disposal on the site, except as expressly permitted by a licence under the *Protection of the Environment Operations Act 1997*, if such a licence is required in relation to that waste.
- B19. The Applicant shall not stockpile, store or utilise spent bedding material in any way within the Development site.
- B20. Broiler mortalities shall not be disposed to land by burial or any other method at the premises, for the life of the Development, unless otherwise permitted by a relevant authority during a bio-security emergency at the site (refer to Condition B9 for further requirements for broiler disposal).

## Waste Management Plan

- B21. Prior to the commencement of operation, the Applicant shall prepare a **Waste Management Plan** for the Development to the satisfaction of the Secretary. The Waste Management Plan shall form part of the OEMP in Condition C4 and be prepared in accordance with Condition C6. The WMP shall:
- (a) detail the type and quantity of waste to be generated during construction and operation of the Development;
  - (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Waste) Regulation 2014* and the *Waste Classification Guideline* (Department of Environment, Climate Change and Water, 2009);
  - (c) detail the materials to be reused or recycled, either on or off site; and
  - (d) include the Management and Mitigation Measures included in Appendix 1.

## HAZARD AND RISK

### Dangerous goods

- B22. Dangerous goods, as defined by the *Australian Dangerous Goods Code*, shall be stored and handled strictly in accordance with:
- (a) all relevant Australian Standards;
  - (b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and

- (c) the *Environment Protection Manual for Authorised Officers: Bunding and Spill Management, technical bulletin* (Environment Protection Authority, 1997).

In the event of an inconsistency between the requirements listed from a) to c) above, the most stringent requirement shall prevail to the extent of the inconsistency.

- B23. The Applicant shall ensure that the storage and transport of LPG for the Development complies with AS/NZS 1596:2014 - The Storage and Handling of LP Gas.

#### **Pre-construction**

- B24. Prior to the commencement of construction of the Development, other than site preparation works, or as otherwise agreed by the Secretary, the following studies shall be prepared:

- (a) a **Fire Safety Study** for the Development, covering relevant aspects detailed in the Department's publication *Hazardous Industry Planning Advisory Paper No. 2 - Fire Safety Guidelines* and the New South Wales Government's *Best Practice Guidelines for Contaminated Water Retention and Treatment Systems*. The Study shall include a strict maintenance schedule for essential services and other safety measures. The Study shall meet the requirements of the NSW Fire Brigades; and
- (b) a **Final Hazard Analysis** prepared in accordance with the Department's *Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis*.

#### **Pre-commissioning**

- B25. Prior to the commencement of commissioning of the Development, the Applicant shall prepare a comprehensive **Emergency Plan** and detailed emergency procedures for the Development. The Plan shall be prepared in accordance with the Department's publication *Hazardous Industry Planning Advisory Paper No. 1 - Industry Emergency Planning Guidelines*.

#### **Pre-Startup**

- B26. The Applicant shall submit to the Secretary a report detailing compliance with Condition B24 and Condition B25 one month prior to the commencement of operation of the development.

### **NOISE**

#### **Construction Noise**

- B27. Construction activities associated with the Development shall be undertaken during the following construction hours:

- (a) 7:00am to 6:00pm Mondays to Fridays, inclusive; and
- (b) 8:00am to 1:00pm Saturdays; and
- (c) at no time on Sundays or public holidays.

- B28. Construction works outside of the standard construction hours identified in Condition B27 may be undertaken in the following circumstances:

- (a) construction works that generate noise that is:
  - (i) no more than 5 dB(A) above rating background level at any residence in accordance with the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009); and
  - (ii) no more than the noise management levels specified in Table 3 of the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009) at other sensitive receivers; or
- (b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
- (c) where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm;

- (d) works approved through an EPL, or by the Secretary; and
- (e) works as approved through the out-of-hours work protocol outlined in the CEMP.

B29. Except as expressly permitted by the EPL, activities resulting in impulsive or tonal noise emission (such as rock breaking, rock hammering, pile driving) shall only be undertaken:

- (a) between the hours of 8:00 am to 5:00 pm Monday to Friday;
- (b) between the hours of 8:00 am to 1:00 pm Saturday; and
- (c) in continuous blocks not exceeding three hours each with a minimum respite from those activities and works of not less than one hour between each block.

For the purposes of this condition 'continuous' includes any period during which there is less than a one hour respite between ceasing and recommencing any of the work the subject of this condition.

B30. The Development shall be constructed with the aim of achieving the construction noise management levels detailed in the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009). All feasible and reasonable noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the CEMP.

*Note: The Interim Construction Noise Guideline identifies 'particularly annoying' activities that require the addition of 5dB(A) to the predicted level before comparing to the construction NML.*

B31. Where Feasible and Reasonable, operation noise mitigation measures shall be implemented at the start of Construction (or at other times during Construction) to minimise Construction noise impacts.

### Operational Noise Limits

B32. The Applicant shall ensure that noise from the operation does not exceed the limits in Table 1 below

**Table 1 – Noise Limits dB(A)**

Location	Day	Evening	Night	
	L <sub>Aeq</sub> (15 minute)	L <sub>Aeq</sub> (15 minute)	L <sub>Aeq</sub> (15 minute)	L <sub>A1</sub> (1 minute)
All privately owned residential premises	35	35	35	45

*Note: Noise generated by the Development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the INP. Appendix 9 of the INP sets out the meteorological conditions under which this criterion applies.*

### Noise Modifying Factors

B33. If noise from an activity is substantially tonal, intermittent or impulsive in nature or contains major components within the low frequency range (as described in Chapter 4 of the *NSW Industrial Noise Policy* (Environment Protection Authority, 2000)), 5 dB(A) shall be added to the measured noise level when comparing the measured noise with the limits specified in Table 4.1 of the INP.

*Note: Low frequency noise is currently under review by the Environment Protection Authority and the Department of Planning and Environment.*

## SOIL, WATER QUALITY AND HYDROLOGY

### Flooding

- B34. The design of the rice hull storage structures must incorporate flood proofing to ensure that broiler feed remains dry in the event of a 1 in 100 year flood event.
- B35. Minimum floor levels for habitable buildings should be based on protection from the 1 in 100 year flood event plus 500 mm freeboard.
- B36. Prior to the commencement of operation, the Applicant shall prepare an **Emergency and Evacuation Plan** to the satisfaction of the Secretary. The Emergency and Evacuation Plan shall form part of the OEMP in Condition C4 and be prepared in accordance with Condition C6. The Emergency and Evacuation Plan shall:
- (a) be prepared in consultation with Narrandera Shire Council and the NSW State Emergency Service;
  - (b) describe all reasonable flood recovery measures;
  - (c) detail assembly and evacuation points;
  - (d) detail transportation routes and procedures in a flood event;
  - (e) incorporate the Flood Management Plan at Section 6.5.6 of the EIS;
  - (f) detail the procedures for managing flood risks during construction and operation of the development, including procedures for the protection of infrastructure, staff and broilers; and
  - (g) detail the management measures for the supply of feed in a flood event.

### Construction Soil and Water Management

- B37. Soil and water management measures consistent with *Managing Urban Stormwater - Soils and Construction Vol. 1* (Landcom, 2004) (the Blue Book) shall be employed during the construction of the Development to minimise soil erosion and the discharge of sediment and other pollutants to land and/or waters.

### Surface Water Discharge Limits

- B38. The Applicant shall ensure that all licensed surface water discharges from the site comply with the discharge limits (volume and quality) set for the Development in any EPL or relevant provisions of the POEO Act.

### Stormwater

- B39. 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 a minimum permeability of  $1 \times 10^{-9}$  metres per second and a clay liner thickness of no less than 600mm, or an equivalent alternative.

### Groundwater

- B40. The groundwater bores for the Development shall be constructed in accordance with the *Minimum Construction Requirements for Water Bores in Australia, Third Edition, February 2012*, (National Uniform Drillers Licensing Committee, 2012).
- B41. Groundwater extracted from the bores shall be treated in accordance with the standards contained within the *National Water Biosecurity Manual – Poultry Production* (DAFF, 2009).
- B42. Groundwater extraction for the purposes of the Development shall be limited to the provisions of any water access licence(s) issued by the DPI.

## Bunding

- B43. The Applicant shall store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's *Storing and Handling Liquids: Environmental Protection – Participants Handbook*.

## Domestic Effluent

- B44. The Applicant shall obtain the relevant license/approval from Council under section 68 of the *Local Government Act 1996* prior to the commencement of construction for all domestic effluent disposal and management systems on-site.

## Water Management Plan

- B45. Prior to the commencement of operation, the Applicant shall prepare a **Water Management Plan** to the satisfaction of the Secretary. The Water Management Plan shall form part of the OEMP in Condition C4 and be prepared in accordance with Condition C6. The WMP shall:

- (a) be prepared in consultation with the DPI;
- (b) detail water use, metering, disposal and management on-site;
- (c) detail the number and location of piezometers on-site;
- (d) detail the water licence requirements for the Development;
- (e) detail the management of wastewater streams on-site;
- (f) contain a Surface Water Management Plan, including:
  - (i) a program to monitor:
    - surface water flows and quality;
    - surface water storage and use; and
    - sediment basin operation;
  - (ii) sediment and erosion control plans;
  - (iii) surface water impact assessment criteria, including trigger levels for investigating any potentially adverse surface water impacts;
  - (iv) a protocol for the investigation and mitigation of identified exceedances of the surface water impact assessment criteria; and
- (g) contain a Groundwater Management Plan, including:
  - (i) baseline data on groundwater levels and quality;
  - (ii) a program to monitor groundwater levels and quality;
  - (iii) groundwater impact assessment criteria, including trigger levels for investigating any potentially adverse groundwater impacts; and
  - (iv) a protocol for the investigation and mitigation of identified exceedances of the groundwater impact assessment criteria.

## LANDSCAPE

### External Lighting

- B46. All external lighting associated with the Development shall be mounted, screened, and directed in such a manner so as not to create a nuisance to the surrounding environment, properties and roadways. The lighting shall be the minimum level of illumination necessary and shall comply with Australian Standard *AS4282 1997 – Control of the Obtrusive Effects of Outdoor Lighting*.

### Landscape Management Plan

- B47. Prior to the commencement of operation, the Applicant shall prepare a **Landscape Management Plan** (LMP) to manage the revegetation and landscaping works on-site, to the satisfaction of the Secretary. The LMP shall form part of the OEMP in Condition C4 and be prepared in accordance with Condition C6. The LMP shall:

- (a) detail the species to be planted on-site to achieve a vegetation buffer of 40 metres around each PPU;

- (b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and
- (c) be consistent with the Management and Mitigation Measures at Appendix 1.

## **GREENHOUSE GAS**

B48. The Applicant shall implement all reasonable and feasible measures to minimise energy use on site and greenhouse gas emissions produced on-site.

## **HERITAGE**

### **Protection of Aboriginal Heritage Items**

- B49. Prior to the commencement of construction of any poultry shed, residential dwelling or structure on-site, the Applicant shall undertake a pre-clearance pedestrian archaeological survey for linear alignments. Representatives from relevant Registered Aboriginal Parties are to be included in this assessment.
- B50. Prior to the commencement of construction of any poultry shed, residential dwelling or structure on-site, the Applicant shall undertake a pre-clearance archaeological survey for the internal road alignment and impact area associated with the revised location of PPU5. Representatives from relevant Registered Aboriginal Parties should be included in this assessment.
- B51. Any subsequent alterations to the Development footprint that are outside the study areas of the Aboriginal Heritage Impact assessment (prepared by OzArk, dated April 2015 at Appendix J of the EIS) and pre-clearance surveys, should be assessed in accordance with the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (OEH, 2010) as amended.
- B52. The three known Aboriginal sites (EPPC-ST1, EPPC-ST2 and EPPC-H1) shall be fenced during construction and operation of the Development to exclude vehicles, pedestrians and animals from the sites.

### **Unexpected Finds Protocol**

- B53. If any archaeological relics are uncovered during the course of construction of the Development, then all works shall stop immediately in that area and the OEH Heritage Branch contacted. Depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the *NSW Heritage Act 1977* may be required before further work can continue in that area.
- B54. If any Aboriginal objects are uncovered during work, excavation or disturbance of the work area, work must stop immediately and the Regional Operations Group of the OEH is to be contacted. If Aboriginal objects/places are known to be directly or indirectly adversely affected, the Applicant 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*.

### **Aboriginal Cultural Heritage Management Plan**

- B55. Prior to the commencement of operation, the Applicant shall prepare an **Aboriginal Cultural Heritage Management Plan** to the satisfaction of the Secretary. The plan shall form part of the OEMP in Condition C4 and be prepared in accordance with Condition C6 and shall:
  - (a) describe the management actions, including fencing, for the three known Aboriginal sites (EPPC-ST1, EPPC-ST2 and EPPC-H1) during construction and operation; and
  - (b) incorporate any additional sites found during pre-clearance surveys.



## SCHEDULE 4

### ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

#### CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- C1. The Applicant shall prepare a **Construction Environmental Management Plan** to the satisfaction of the Secretary. The Plan must:
- (a) be approved by the Secretary prior to the commencement of construction;
  - (b) identify the statutory approvals that apply to the Development;
  - (c) outline all environmental management practices and procedures to be followed during construction works associated with the Development;
  - (d) describe all activities to be undertaken on the site during construction of the Development, including a clear indication of construction stages;
  - (e) detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts;
  - (f) describe the roles and responsibilities for all relevant employees involved in construction works associated with the Development; and
  - (g) include the management plans under Condition C2 of this consent.
- C2. As part of the Construction Environmental Management Plan for the Development, required under condition C1 of this consent, the Applicant shall include the following:
- (a) Dust Management (see Condition B6 and B7);
  - (b) Traffic Management (see Condition B16);
  - (c) Construction Soil and Water Management (see Condition B37); and
  - (d) Community Consultation and Complaints Handling.
- C3. The Applicant shall carry out the construction of the Development in accordance with the CEMP approved by the Secretary (and as revised and approved by the Secretary from time to time), unless otherwise agreed by the Secretary.

#### OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN

- C4. The Applicant shall prepare an **Operational Environmental Management Plan (OEMP)** for the Development to the satisfaction of the Secretary. The OEMP must:
- (a) be submitted to the Secretary for approval prior to the commencement of operation;
  - (b) be consistent with the NSW DPIs *Best Practice Management for Meat Chicken Production in New South Wales – Manual 2 (Meat Chicken Growing Management)*;
  - (c) be prepared by a suitably qualified and experienced expert;
  - (d) provide the strategic framework for environmental management of the Development;
  - (e) identify the statutory approvals that apply to the Development;
  - (f) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the Development;
  - (g) describe the procedures that would be implemented to:
    - (i) keep the local community and relevant agencies informed about the operation and environmental performance of the Development;
    - (ii) receive, handle, respond to, and record complaints;
    - (iii) resolve any disputes that may arise;
    - (iv) respond to any non-compliance;
    - (v) respond to emergencies; and
  - (h) include the following environmental management plans:
    - (i) Air quality (see Condition B3, B4 and B5);
    - (ii) Emergency Disposal and Bio-security Protocol (see Condition B9);
    - (iii) Biodiversity (see Condition B10 to Condition B12 inclusive);
    - (iv) Waste (see Condition B21);
    - (v) Emergency and evacuation (see Condition B36);
    - (vi) Water (see Condition B45);

- (vii) Landscaping (see Condition B47); and
- (viii) Aboriginal Cultural Heritage (see Condition B55).

C5. The Applicant shall operate the Development in accordance with the OEMP approved by the Secretary (and as revised and approved by the Secretary from time to time), unless otherwise agreed by the Secretary.

## MANAGEMENT PLAN REQUIREMENTS

C6. The Applicant shall ensure that the environmental management plans required under Condition C4 of this consent are prepared by a suitably qualified person or persons in accordance with best practice and include:

- (a) detailed baseline data;
- (b) a description of:
  - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
  - (ii) any relevant limits or performance measures/criteria; and
  - (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the Development or any management measures;
- (c) a description of the measures that would be implemented to comply with the relevant statutory requirements, limits, or performance measures/criteria;
- (d) a program to monitor and report on the:
  - (i) impacts and environmental performance of the Development;
  - (ii) effectiveness of any management measures (see (c) above);
- (e) a contingency plan to manage any unpredicted impacts and their consequences;
- (f) a program to investigate and implement ways to improve the environmental performance of the Development over time;
- (g) a protocol for managing and reporting any:
  - (i) incidents;
  - (ii) complaints;
  - (iii) non-compliances with statutory requirements; and
  - (iv) exceedances of the impact assessment criteria and/or performance criteria; and
- (h) a protocol for periodic review of the plan.

## Revision of Strategies, Plans and Programs

C7. Within 3 months of the submission of an:

- (a) annual review under Condition C8;
- (b) incident report under Condition C10; or
- (c) audit under Condition C12.

The Applicant shall review, and if necessary revise, the strategies, plans, and programs required under this consent to the satisfaction of the Secretary.

*Note: This is to ensure the strategies, plans and programs are updated on a regular basis, and incorporate any recommended measures to improve the environmental performance of the Development.*

## ANNUAL REVIEW

C8. Each year, the Applicant shall review the environmental performance of the Development to the satisfaction of the Secretary. This review must:

- (a) describe the Development that was carried out in the previous calendar year, and the Development that is proposed to be carried out over the next year;

- (b) include a comprehensive review of the monitoring results and complaints records of the Development over the previous calendar year, which includes a comparison of these results against the:
  - (i) the relevant statutory requirements, limits or performance measures/criteria;
  - (ii) requirements of any plan or program required under this consent;
  - (iii) the monitoring results of previous years; and
  - (iv) the relevant predictions in the EIS;
- (c) identify any non-compliance over the last year, and describe what actions were (or are being) taken to ensure compliance;
- (d) identify any trends in the monitoring data over the life of the Development;
- (e) identify any discrepancies between the predicted and actual impacts of the Development, and analyse the potential cause of any significant discrepancies; and
- (f) describe what measures will be implemented over the next year to improve the environmental performance of the Development.

## REPORTING

### Incident Reporting

- C9. Within 24 hours of the occurrence of an incident that causes (or may cause) harm to the environment, the Applicant shall notify the Secretary and any other relevant agencies of the incident.
- C10. Within seven (7) days of the detection of the incident, the Applicant shall provide the Secretary and any relevant agencies with a detail report on the incident.

### Regular Reporting

- C11. The Applicant shall provide regular reporting on the environmental performance of the Development on its website, in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent.

## AUDITING

### Independent Environmental Audit

- C12. Within 2 years of the date of this consent, and every 3 years thereafter, unless the Secretary directs otherwise, the Applicant shall commission and pay the full cost of an Independent Environmental Audit of the Development. This audit must:
  - (a) be conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Secretary;
  - (b) include consultation with the relevant agencies;
  - (c) assess the environmental performance of the Development and assess whether it is complying with the requirements in this consent, and any other relevant approvals, relevant EPL(s) (including any assessment, plan or program required under these approvals);
  - (d) review the adequacy of any approved strategy, plan or program required under the abovementioned consents; and
  - (e) recommend measures or actions to improve the environmental performance of the Development, and/or any strategy, plan or program required under these consents.

*Note: This audit team must be led by a suitably qualified auditor, and include relevant experts in any other fields specified by the Secretary.*

- C13. Within 3 months of commissioning this audit, or as otherwise agreed by the Secretary, the Applicant shall submit a copy of the audit report to the Secretary, together with its response to any recommendations contained in the audit report.

## ACCESS TO INFORMATION

- C14. Within 6 months of the date of this consent, the Applicant shall:

- (a) make copies of the following publicly available on its website:
  - (i) the documents referred to in Condition A2;
  - (ii) all current statutory approvals for the Development;
  - (iii) all approved strategies, plans and programs required under the conditions of this consent;
  - (iv) a comprehensive summary of the monitoring results of the Development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
  - (v) a complaints register consistent with that provided in Appendix C of the EIS, updated on a monthly basis;
  - (vi) the annual reviews of the Development;
  - (vii) any independent environmental audit of the Development, and the Applicant's response to the recommendations in any audit;
  - (viii) any other matter required by the Secretary; and
- (b) keep this information up to date,

to the satisfaction of the Secretary.

## **ENVIRONMENTAL REPRESENTATIVE**

C15. Prior to the commencement of construction of the Development, or as otherwise agreed by the Secretary, the Applicant shall nominate for the approval of the Secretary a suitably qualified and experienced Environment Representative(s) that is independent of the design and construction personnel. The Applicant shall employ the Environment Representative(s) for the duration of construction through the life of the Development, or as otherwise agreed by the Secretary. The Environment Representative(s) shall:

- (a) be the principal point of advice in relation to the environmental performance of the Development;
- (b) monitor the implementation of environmental management plans and monitoring programs required under this consent and advise the Applicant upon the achievement of these plans/ programs;
- (c) have responsibility for considering and advising the Applicant on matters specified in the conditions of this consent, and other licences and approvals related to the environmental performance and impacts of the Development;
- (d) be given the authority to approve / reject minor amendments to the OEMP. What constitutes a "minor" amendment shall be clearly explained in the Construction Environment Management Plan required under condition C1;
- (e) be given the authority and independence to require reasonable steps be taken to avoid or minimise unintended or adverse environmental impacts, and failing the effectiveness of such steps, to direct that relevant actions be ceased immediately should an adverse impact on the environment be likely to occur; and
- (f) be consulted in responding to the community concerning the environmental performance of the Development where the resolution of points of conflict between the Applicant and the community is required.

## APPENDIX 1: MANAGEMENT AND MITIGATION MEASURES

(Source: EIS)

Aspect/Commitment	EIS Section
<b>General</b>	
<ul style="list-style-type: none"> <li>ProTen will carry out the Development at Euroley generally in accordance with the Development application and this EIS report.</li> <li>The Development site will not accommodate more than 3.92 million birds at any one time.</li> <li>Construction will be undertaken within the hours of:               <ol style="list-style-type: none"> <li>Monday to Friday, 7.00 am to 6.00 pm;</li> <li>Saturday, 8.00 am to 1.00 pm; and</li> <li>No construction work on Sunday and public holidays</li> </ol> </li> <li>The poultry Development will operate 24 hours a day, seven days a week, with the majority of activities carried out between 7.00 am and 7.00 pm.</li> <li>The Complaints and Incident Management Strategy contained within <b>Appendix C</b> of the EIS will be implemented to ensure that all complaints and incidents relating to the poultry operation, if they occur, are promptly and effectively addressed.</li> </ul>	Section 3
<b>Air Quality and Odour</b>	
<p><u>During Construction</u></p> <ul style="list-style-type: none"> <li>No disturbance will occur outside of the nominated disturbance footprint, and disturbed areas will be promptly rehabilitated and revegetated to a stable landform to minimise dust emissions.</li> <li>Dust will be minimised by 'wetting' down surfaces being worked or carrying traffic in dry periods.</li> </ul> <p><u>During Operation</u></p> <ul style="list-style-type: none"> <li>A meteorological station will be installed within the Development site to collect on- going and up-to-date weather data.</li> <li>The poultry sheds and feed silos will be fully enclosed to reduce the level of moisture and to minimise emissions of dust/particulate matter.</li> <li>The insides of the poultry sheds and the surrounds will be maintained at all times to ensure a clean and sanitary environment, including regular monitoring and maintenance of the tunnel ventilation systems and bird drinkers to avoid spillage, leaks and uneven distribution.</li> <li>Stocking densities and bird health within each of the poultry sheds will be regularly checked and, if necessary, appropriate corrective measures will be implemented.</li> <li>Daily monitoring and maintenance of the bedding material will be undertaken to identify, remove and replace any caked material beneath drinking lines and/or areas with excessive moisture content.</li> <li>Internal access roads will be appropriately maintained to minimise dust and noise emissions.</li> </ul>	Section 6.2.5
<b>Noise</b>	
<ul style="list-style-type: none"> <li>A 60 km/hr speed limit will be adopted on the site access road between the Development site and the Sturt Highway.</li> <li>Plant and equipment will be maintained in good repair and operators will be appropriately instructed on how to minimise noise generation at all times.</li> <li>Noise generating equipment purchased by the operator will comply with relevant occupational health and safety requirements.</li> <li>Emergency standby diesel generators will only be used when power from the electricity grid is lost and they will be appropriately sited and housed to minimise noise emissions.</li> <li>A unidirectional traffic movement system, via a one-way circulation road around each PPU site, will be established with appropriate signage to minimise the use of reversing alarms.</li> </ul>	Section 6.3.5

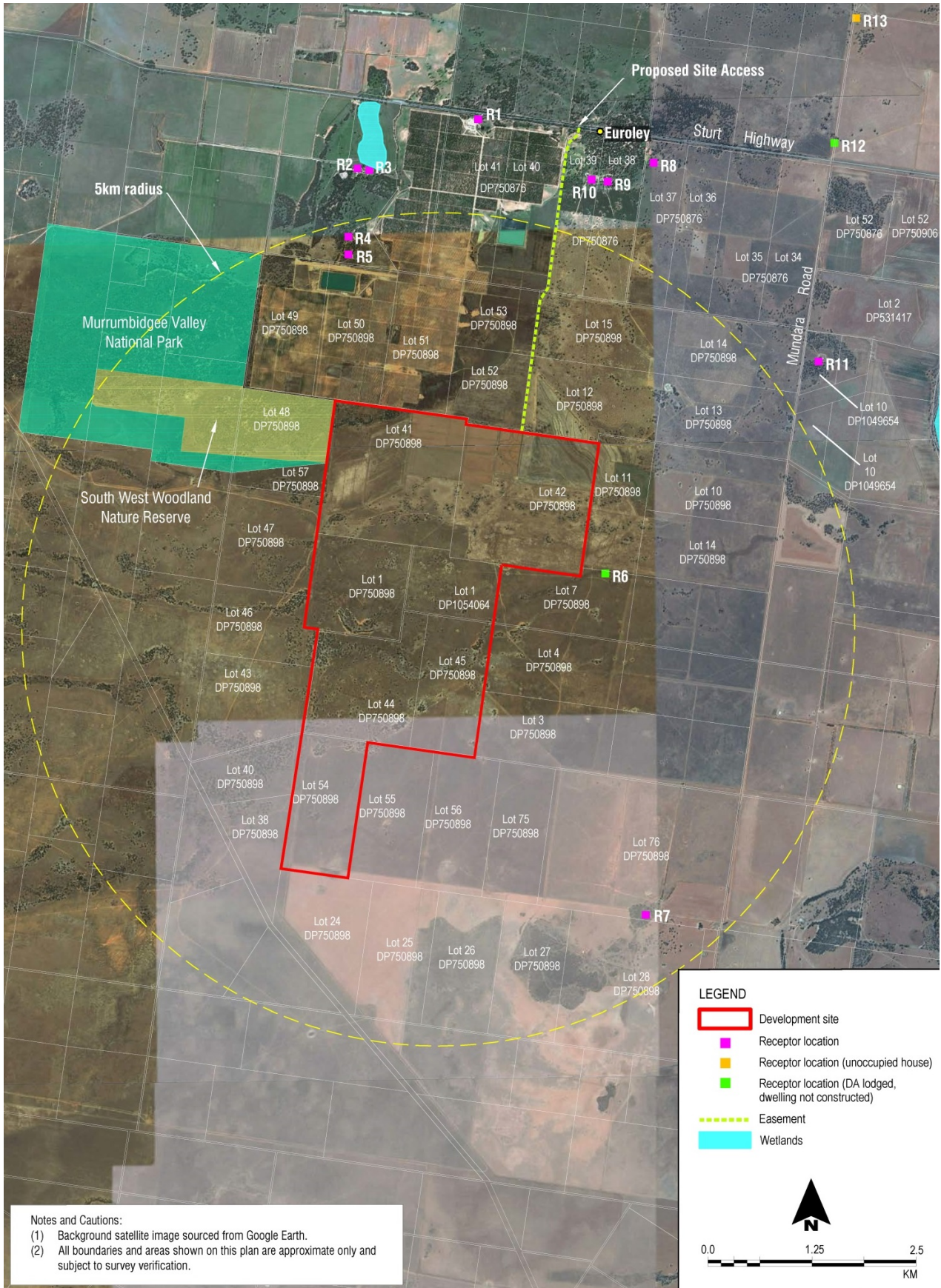
Traffic and Transport	
<ul style="list-style-type: none"> <li>An intersection between the Sturt Highway and the Development site access road will be constructed at the location shown on <b>Figure 1.2</b> (in the EIS), with a basic right turn treatment (BAR) and basic left turn treatment (BAL) intersection in accordance with <i>Austrroads Guide to Road Design, Part 4A: Unsignalised and Signalised Intersections</i>.</li> <li>The site access road from the Sturt Highway to the Development site will be constructed to a minimum width of 6.5 metres, with a pavement and road surface suitable for B-doubles.</li> <li>The access road will be bitumen sealed for a minimum length of 50 metres from the Sturt Highway intersection.</li> <li>Advance signposting on the approach to the Sturt Highway intersection will be erected in both directions warning of trucks turning. In addition, an intersection direction sign opposite the access will be erected to further help identify the access point.</li> <li>The farm access will meet the minimum requirements of AS 2890.2, to accommodate the turning movements of the largest vehicles generated by the poultry Development.</li> <li>The internal PPU access roads will be constructed as one-way circulation roads (ring roads) around the perimeter of each PPU to enable traffic to enter, exit and manoeuvre in a forward direction. The roads will be constructed as all-weather rural-type roads able to carry the anticipated heavy vehicle movements.</li> <li>Suitable signage will be erected indicating internal traffic direction and speed limits to ensure the orderly and safe use of the site, as well as to minimise the potential for traffic conflict and noise.</li> <li>All internal roads will be maintained clear of obstruction and used exclusively for the purposes of transport, loading-unloading and parking.</li> </ul>	Section 6.4.4
Surface Water and Flooding	
<ul style="list-style-type: none"> <li>Temporary erosion and sediment control structures, such as hay bales and silt fencing, will be used during construction and regularly maintained to prevent soil loss and sediment-laden runoff.</li> <li>All clean extraneous surface water from upslope will be diverted around areas of disturbance.</li> <li>The stormwater management system described in <b>Section 3.12</b> (of the EIS) will be constructed and appropriately maintained.</li> <li>Staff members will be instructed in the proper use and handling of all chemicals used on-site. If appropriate, this will include completion of training such as SMARTtrain or ChemCert (or similar).</li> <li>All chemical use will be undertaken in full compliance with the relevant statutory requirements, including the <i>Pesticides Act 1999</i>.</li> <li>Wastewater generated by the on-site staff amenities and accommodation will be appropriately treated and disposed of via on-site wastewater management systems installed and operated in accordance with the requirements of Council and relevant standards/guidelines.</li> </ul>	Section 6.5.4
<p><b>Flooding</b></p> <ul style="list-style-type: none"> <li>Habitable finished floor levels within farm managers' accommodation will be set at a minimum of 500 mm above adjacent ground level to reduce the likelihood of floodwater ingress to buildings.</li> <li>Finished floor levels of the poultry sheds will be set at a minimum of 300 mm above adjacent ground level to reduce the likelihood of floodwater ingress to buildings.</li> <li>The flood management plan described in <b>Section 6.5.6</b> (of the EIS) will be implemented where necessary.</li> </ul>	Section 6.5.5 and 6.5.6
Groundwater	
<ul style="list-style-type: none"> <li>Groundwater wells will be designed by a suitably qualified engineer or hydrogeologist, and the design and construction will be undertaken in accordance with the <i>Minimum Construction Requirements for Water Bores in Australia</i> (National Uniform Drillers Licensing Committee, 2012). The</li> </ul>	Section 6.6.3

<p>installation of the wells should include normal Development practice, including a commissioning test on the well.</p> <ul style="list-style-type: none"> <li>Monitoring of wells will comply with the existing WAL conditions.</li> <li>There will be no on-site disposal of bird carcasses or associated waste in the event of a mass-mortality, unless directed to do so by the DPI.</li> </ul>	
<b>Biodiversity</b>	
<ul style="list-style-type: none"> <li>No disturbance will occur outside of the nominated disturbance footprint.</li> <li>Erosion and sediment control measures will be installed and maintained to prevent the erosion and sedimentation impact on any areas downstream supporting remnant vegetation.</li> <li>Weed management practices will be implemented to minimise the spread of exotic species into natural areas within the site.</li> <li>A biodiversity offset strategy for the Project will be finalised in accordance with the actions detailed in <b>Section 6.7.5</b> (of the EIS), in consultation with OEH and within 12 months of gaining Project Approval.</li> <li>Landscape plantings will be established in accordance with the Landscaping Strategy contained in <b>Section 3.13</b> of the EIS, which will increase the total area under vegetation within the locality, create habitat and increase the local biodiversity.</li> </ul>	Section 6.7.5
<b>Aboriginal Heritage</b>	
<ul style="list-style-type: none"> <li>No disturbance will occur outside of the nominated disturbance footprint.</li> <li>The three aboriginal sites identified on site will be fenced during construction activities. The hearth will remain fenced during operation of the poultry production complex.</li> <li>Should any Aboriginal artefact be uncovered all works will cease in that locale and the OEH will be notified. Works will only recommence when an appropriate and approved management strategy has been agreed to by all of the relevant stakeholders.</li> </ul>	Section 6.8.4
<b>Visual Amenity</b>	
<ul style="list-style-type: none"> <li>The luminaires on each poultry shed will be aimed downwards and only switched on during loading-unloading and servicing activities outside of daylight hours and during heavy fog.</li> <li>The landscaping strategy described in <b>Section 3.13</b> (of the EIS) will be implemented and maintained in order to improve the visual and environmental amenity of the poultry Development.</li> </ul>	Section 6.10.3
<b>Biosecurity and Poultry Disease</b>	
<ul style="list-style-type: none"> <li>ProTen will meet all standards of care and management for animal health and welfare detailed in the <i>National Animal Welfare Standards for the Chicken Meat Industry</i> (Barnett et al, 2008).</li> <li>ProTen will implement a suite of biosecurity measures in accordance with the <i>National Farm Biosecurity Manual for Chicken Growers</i> (Australian Chicken Meat Federation 2010). A copy of this manual will be kept at the Development site and staff will be provided with training in the relevant parts of the Manual.</li> <li>In the unlikely event of a major disease outbreak, the EPA and DPI will be contacted as soon as the breakout is suspected. Immediate measures will be implemented to isolate the infected PPU site(s), effect strict quarantine procedures to prevent the spread of the disease, and notify all relevant stakeholders. Where permitted, urgent ring vaccination of flocks within the controlled area will be organised.</li> <li>Upon confirmation that it is an exotic disease outbreak and immediate slaughter of farm stock is necessary, slaughter will be managed by the DPI in co-ordination with the EPA and technical service units of the poultry industry. The birds will be slaughtered within the poultry sheds.</li> <li>If ProTen's preferred option of disposal of infected birds at Baiada's protein recovery plant cannot be realised for various reasons such as quarantine requirements, disposal of diseased poultry via in-shed composting, or offsite burial at Jeanella will be undertaken in consultation with the DPI and EPA.</li> </ul>	Section 6.12

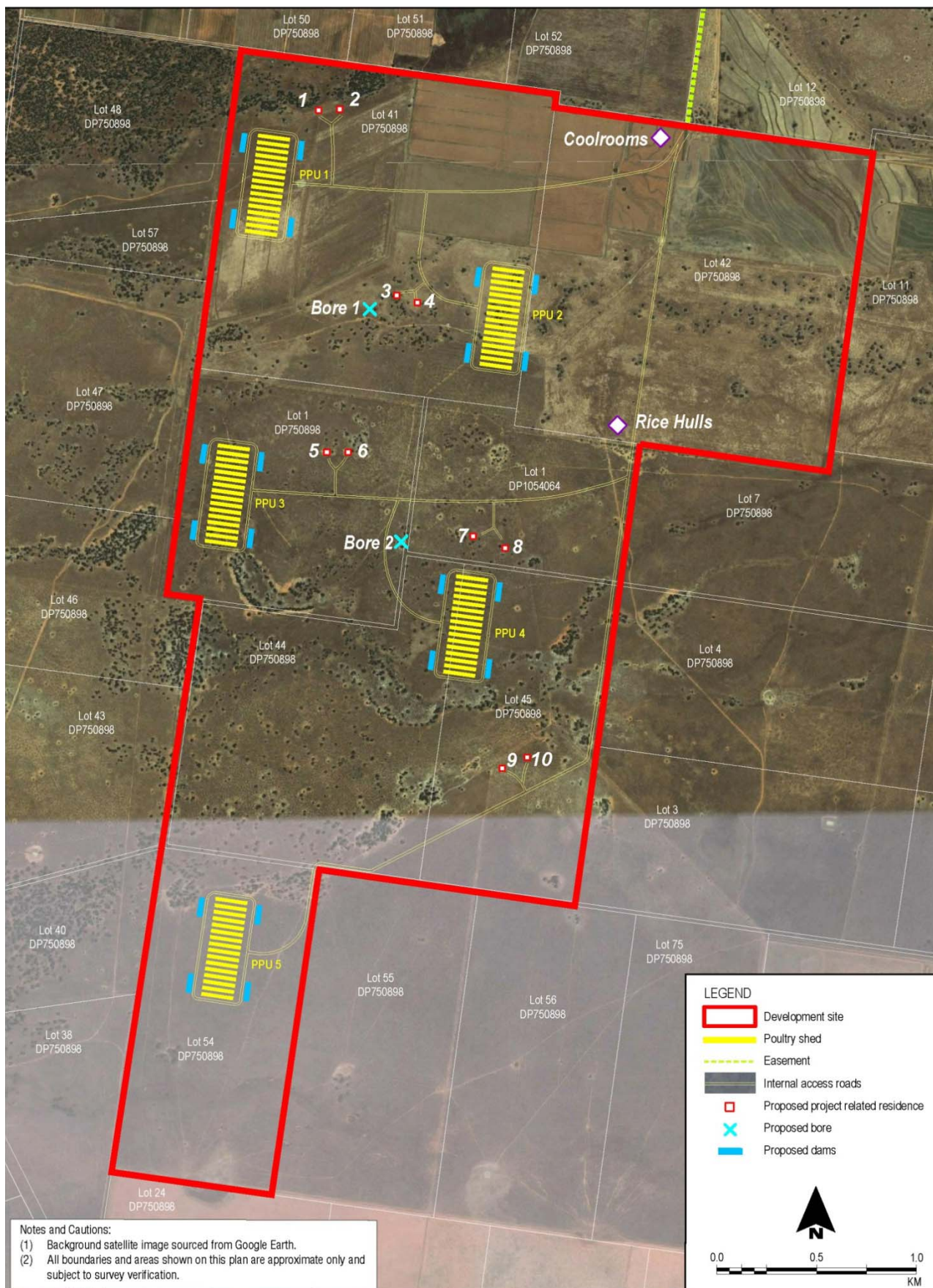
Waste Management	
<ul style="list-style-type: none"> <li>• No on-site stockpiling or disposal of waste materials will occur.</li> <li>• Day to day general waste will be placed into enclosed skips and removed from each PPU site by a licensed contractor on a regular basis.</li> <li>• Chemical Containers - a chemical supply company will be engaged to provide a chemical delivery and pickup service direct to the Development site. At each delivery of new chemical supplies, empty chemical containers will be retrieved by the chemical company for recycling or appropriate disposal.</li> <li>• Poultry litter will be promptly removed from the sheds and transported off-site in covered trucks by an approved contractor at the end of each production cycle during the clean-out phase.</li> <li>• Dead birds will be collected from the poultry sheds on a daily basis and stored in on-site chillers for daily removal to Baiada's rendering plant near Hanwood on Kidman Way.</li> </ul>	Section 3.10
Greenhouse Gas and Energy Efficiency	
<ul style="list-style-type: none"> <li>• Low lux internal shed lighting will be installed within the poultry sheds.</li> <li>• External shed lighting will only be used when necessary during times of low light and/or heavy fog.</li> <li>• The integrity of the poultry sheds will be regularly checked in order to identify and rectify any air leaks, which place additional load on ventilation fans.</li> <li>• Ventilation fans and heaters will be regularly maintained and serviced to ensure optimal performance and efficiency.</li> <li>• Automatic control systems will continuously monitor internal shed lighting, temperature, humidity and static pressure, and adjust the ventilation to suit conditions resulting in less energy to regulate the internal shed conditions.</li> </ul>	Section 6.11

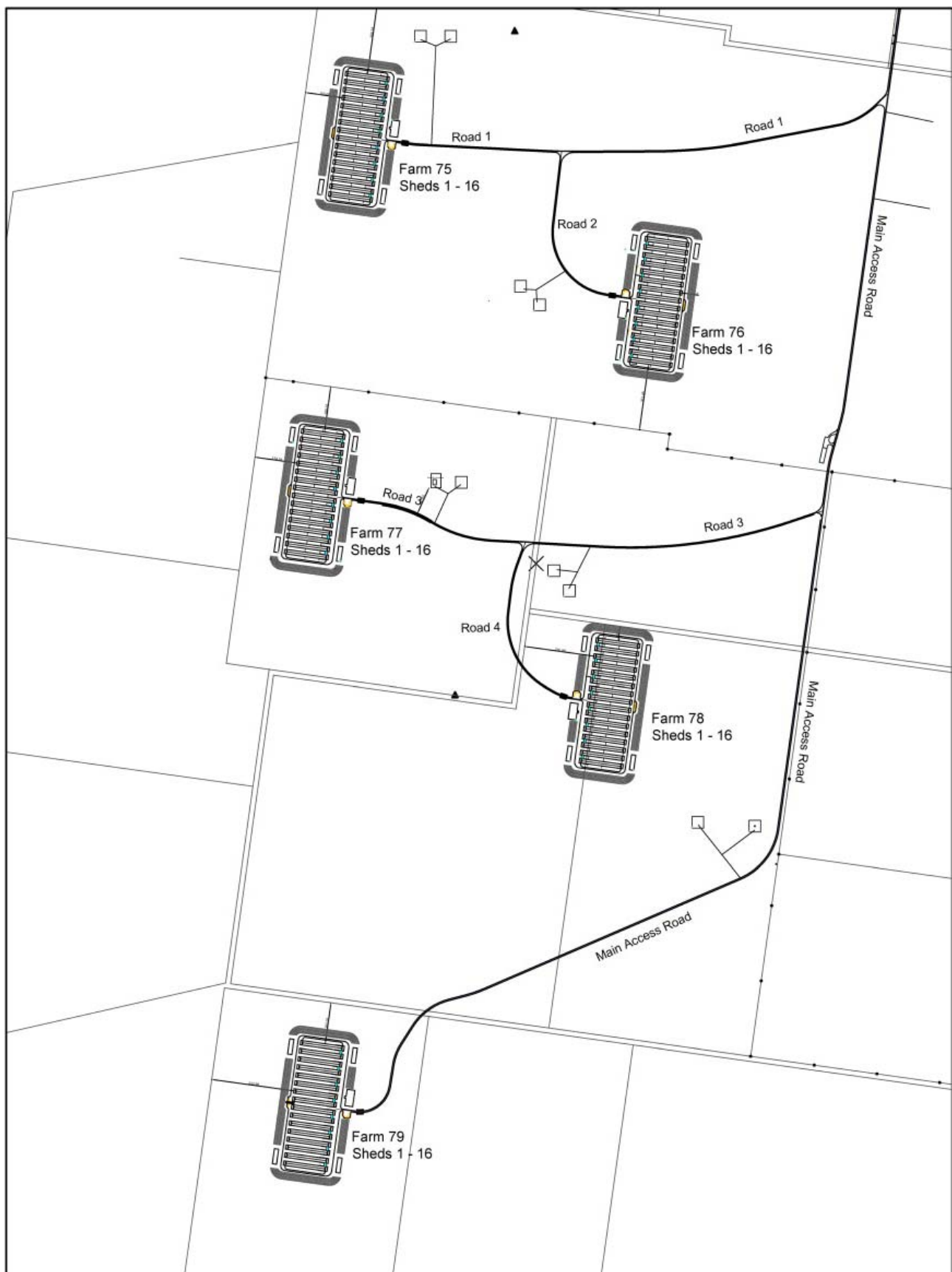


## APPENDIX 2: SITE PLANS

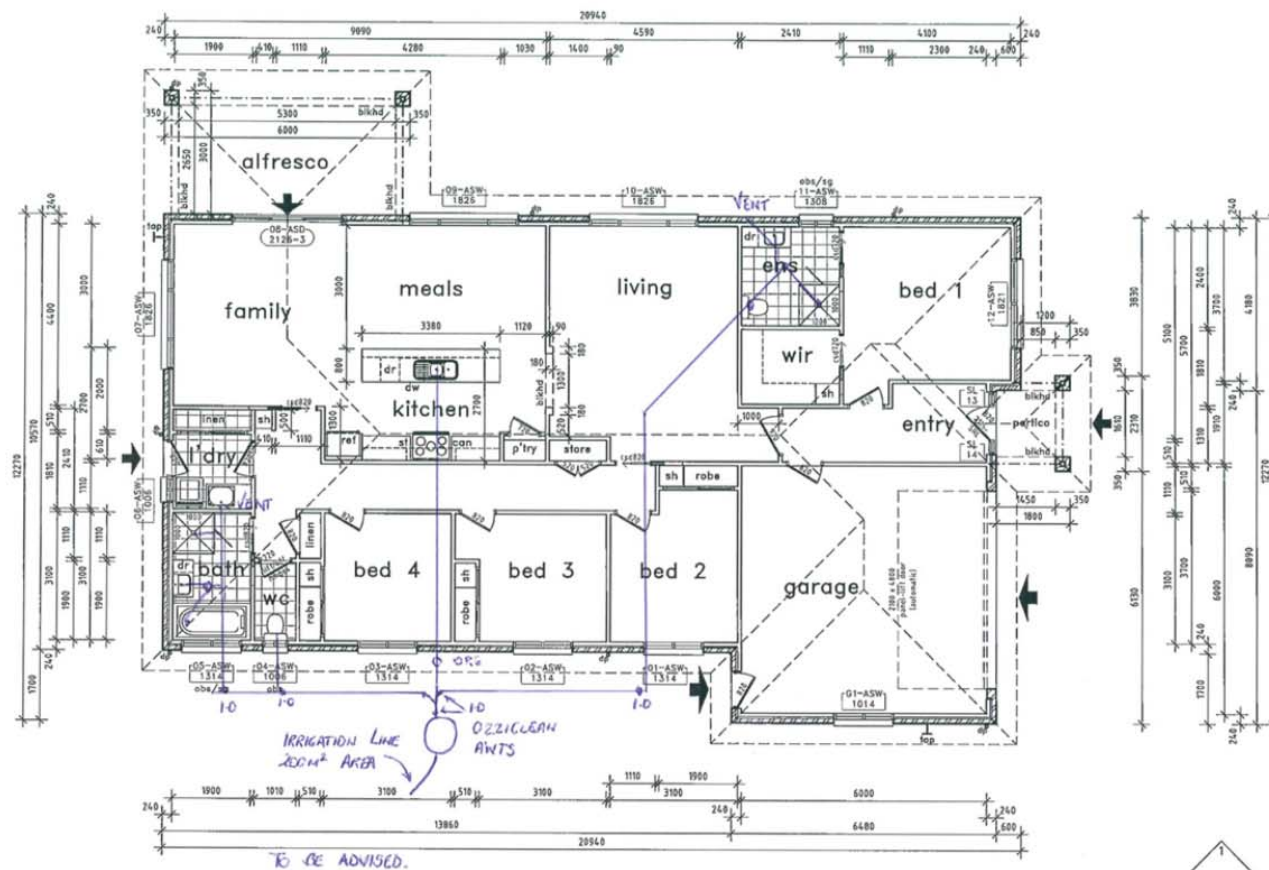












**Working Drawing**

Project/Client  
**Proposed dwellings for**  
**Proten Holdings Pty Ltd**  
**Lot 42 Sturt Highway**  
**Euroley, NSW 2700**  
**DP pending**

**ground floor plan**  
**(dwelling 1 & 2)**

floor area: 189.1m²  
 garage area: 38.4m²  
 perille area: 4.0m²  
 alfresco area: 18.0m²

external walls: 240mm  
 internal walls: 90mm  
 glazing to AS1288

Scale  
 Drawing Start  
 Signed off  
 Project Number  
 Drawing Number  
 Plot date

1:100  
 20.10.14  
 P2260  
 2 of 10  
 16.07.15



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