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21 July 2020

Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Ania Dorocinska – ania.dorocinska@planning.nsw.gov.au

Dear Ania,

RE: BAIADA INTEGRATED POULTRY PROCESSING FACILITY (SSD 9394)

Further to our discussions on 16 July 2020, we are pleased to provide the further information requested in relation to the timeframes for delivery of the project and the status of existing consents.

PROJECT TIMEFRAMES:

The anticipated project timeframes are as follows:

- Detailed Design (from commissioning to Construction Certificate): Approximately 37 Weeks.
- Construction (from commissioning a builder to completion): Approximately 101 Weeks.

EXISTING CONSENTS:

There are a number of existing consents authorising development on the site. These are summarised in the following table. As discussed, the Applicant is willing to relinquish all existing development consents, following receipt of the Occupation Certificate for the new processing plant proposed as part of SSD 9394.

DATE & REFERENCE	CONSENT AUTHORITY	DETAILS	STATUS
9/02/1998 DA53/97(6)	Minister for Urban Affairs and Planning	Poultry Processing Complex to be developed in four stages (as modified).	- Stage 1 Rendering Plant Completed. - Remaining Stages (processing plant) to be superseded by SSD 9394.
10/09/2009 DA0775/2008	Tamworth Regional Council	Wastewater treatment plant and extensions to existing industrial shed.	- Works completed. - This WWTP is now redundant and will be demolished.
4/07/2009 DA0080/2010	Tamworth Regional Council	Construction of new equipment/storage shed	- Works never completed.
12/08/2010 DA0571/2010	Tamworth Regional Council	Additions to Rendering Plant (Storage tanks, maintenance shed and boiler room)	- Works completed. - Buildings were lost in Rendering Plant fire
29/07/2016 DA2016/0551	Tamworth Regional Council	Alterations and additions to the existing Oakburn Waste Water Treatment Plant	- Partially completed (one condensate tank installed. - This WWTP is now redundant and will be demolished.

Certified System Quality ISO 9001 SAI GLOBAL

DATE & REFERENCE	CONSENT AUTHORITY	DETAILS	STATUS
23/01/2017 DA2017/0278	Tamworth Regional Council	Entrance Signage	- Works Completed.
13/02/2017 DA2017/0282	Tamworth Regional Council	Replacement of biofilter and additional air ducting system to existing wastewater treatment plant	- Works completed. - This WWTP is now redundant and will be demolished.
20/07/2018 DA2018/0443	Tamworth Regional Council	Waste Water Treatment Plant	- Works completed. - The upgraded WWTP will be retained on site and will continue to process waste water from the Rendering Plant.

A copy of each of the above consents is provided in **Attachment 1.**

I trust this information is of assistance. Should you require any further information or wish to discuss, please do not hesitate to contact either Nicole Boulton or myself on 07 3220 0288.

Kind Regards,

David Ireland
Director - Planning
PSA Consulting (Australia) Pty Ltd

APPENDIX 1: EXISTING CONSENTS

AP01

New South Wales Government

Department of Urban Affairs and Planning

NORTHERN REGIONS OFFICE Attn: Kevin White,

Mr B F Pullinger
General Manager
Tamworth City Council
PO Box 555
TAMWORTH NSW 2340

49 Victoria Street, Grafton 2460
PO Box 5 Grafton 2460
Telephone : (066) 42 0822 02 93912000
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Approved 9/2/98

Doc No.	5904.98	File	DA53/97
Cur.Loc	D Lewis		
PFN	197.1.50		
Folio #	197.1.80		
Copies	S 20 FEB 1998		
Officer Use		Notes	
Replied		Records	

Contact:

Our Reference : G91/00339

Your Reference :

18 FEB 1998

Dear Mr Pulling

DETERMINATION OF DEVELOPMENT APPLICATION NO 53/97 TO DEVELOP A POULTRY PROCESSING COMPLEX IN TAMWORTH BY BAIADA POULTRY PTY LTD

Att

Date

I refer to the development application and environmental impact statement lodged by Baiada Poultry Pty Ltd for determination under State Environmental Planning Policy No 34 - Major Employment Generating Industrial Development.

I am pleased to advised that the Minister has now determined the application in accordance with section 91 of the Environmental Planning and Assessment Act, 1979 (the Act), by granting consent.

In approving the development, the Minister imposed 74 conditions designed to protect the environment, minimise any adverse impact on the existing and future amenity of Tamworth, modify details of the proposed development, and to provide for environmental monitoring and reporting of the future performance of the development.

A copy of the signed determination by the Minister is enclosed. Under section 93(1) of the Act, the development consent takes effect and operates 28 days from the date of the notice of determination. The Department will be giving public notice of the Minister's determination shortly. It would be appreciated if the consent is made available at the Council's office should any person wish to view the document.

Finally, I would like to take this opportunity to thank the Council and its officers for their co-operation and assistance in processing the development application.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

DETERMINATION OF A DEVELOPMENT APPLICATION

PURSUANT TO SECTION 91 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

I, the Minister for Urban Affairs and Planning, in pursuance of section 91 of the Environmental Planning and Assessment Act 1979 and Clause 8 of State Environmental Planning Policy No 34 - Major Employment Generating Industrial Development (SEPP 34), determine the development application referred to in Schedule 1 by granting consent to that application subject to the conditions set out in Schedule 2 (File No G91/00339/002).

The reasons for the imposition of conditions are to ensure that potential hazards do not pose an unacceptable off-site risk, and to ensure the minimisation of any adverse impact from the construction and operation of the development.

Minister for Urban Affairs and Planning

Sydney, 9. 2. 1998

SCHEDULE 1

Application made by:	Baiada Poultry Pty Ltd
To:	Minister for Urban Affairs and Planning
In respect of land being:	Part Lot 18, DP 865930 and Part Lot 3, DP 857742, referred to as "Oakburn", Oxley Highway, Tamworth.
For the following development:	A poultry processing complex to be developed in four stages.
Development Application:	The Development Application (DA No 53/97) lodged with the Department of Urban Affairs and Planning on 15 September 1997 accompanied by the environmental impact statement (EIS) entitled *An Environmental Impact Statement for a Poultry Processing Complex at "Oakburn", Oxley Highway Tamworth, New South Wales* prepared by Ellis Environmental Services Pty Ltd.

ABBREVIATIONS

The Department	Department of Urban Affairs and Planning
The Director-General	Director-General of Urban Affairs and Planning
The Council	Tamworth City Council
EPA	Environment Protection Authority
DLaWC	Department of Land and Water Conservation
NSW Agriculture	Department of NSW Agriculture
NPWS	NSW National Parks and Wildlife Service
The Complex	The chicken processing complex development described under DA 53/97
The Site	16.7 ha of land on which the complex is to be constructed - Site Plan in Appendix 8 of the EIS
The Applicant	Baiada Poultry Pty Ltd
DA	Development application
BA	Building application
EIS	Environmental impact statement
TSC Act	Threatened Species Conservation Act 1995
EP&A Act	Environmental Planning and Assessment Act 1979

SCHEDULE 2

CONDITIONS OF DEVELOPMENT CONSENT

A. GENERAL

1. The Applicant shall carry out the development generally in accordance with:-

   (a) the development application DA 53/97;
   (b) the environmental impact statement titled "An Environmental Impact Statement for a Poultry Processing Complex at 'Oakburn', Oxley Highway Tamworth NSW", dated September 1997 prepared by Ellis Environmental Services Pty Ltd;
   (c) site plans for proposed poultry processing complex, dated 18 August 1997 - prepared by Blekton Pty Ltd;
   (d) the conditions of this consent.

   Note: A building application must be submitted to the Council and approval given for all buildings to be erected on the site prior to the commencement of any building works.

Staging of Development

2. Prior to proceeding to a subsequent stage of the development, the applicant shall certify in writing to the Director-General that the relevant conditions of this consent and any other statutory requirements for the previous stage(s) have been met and receive the Director-General's agreement to proceed.

Operating Capacity

3. The maximum capacity of the protein recovery plant (stage 1 of the complex) shall not exceed 120 tonnes of material per day. The kill capacity of the processing plant (stage 4 of the complex) shall not exceed a total of 750,000 birds per week.

   Note: Any increase in capacity beyond 120 tonnes of material per day or 750,000 birds per week will require further assessment under the EP & A Act 1979.

B. ENVIRONMENTAL MANAGEMENT PLANS

Environmental Management Plans listed below shall be prepared by the applicant in accordance with the pertinent condition, and be approved by the relevant agency prior to the applicable stage of the complex proceeding.

- **Soil and Water Management Plan;**
- **Waste Management Plan;**
- **Emergency Plan;**
- **Landscape Plan.**

Soil and Water Management Plan

4. Prior to commencing construction on stage 1 of the development, a **Soil and Water Management Plan** shall be prepared that will generally include the aspects contained in the Integrated Soil, Water and Landscape Plan included as Appendix 7 of the EIS. The **Plan** shall be prepared in consultation with the NPWS and the Council and approved by the DLaWC.

   The **Plan** shall include the following:-

   (a) the soil and water management controls identified in the EIS and any other relevant controls required to minimise erosion, sedimentation and contamination of ground and surface water;
   (b) controls for dealing with any increased run-off from the site as a result of the development, including those recommended in the Integrated Soil, Water and Landscaping Concept Plan at Appendix 7 of the EIS;
   (c) mechanisms for controlling any residual flows draining from the complex after a storm event;
   (d) details of the rehabilitation works, including those listed on page 31 of the EIS, to be carried out if the operation of the abattoir development ceases.

5. The plan shall be reviewed in consultation with DLaWC prior to subsequent stages of the development proceeding and amended if necessary. Any amended plan should be approved by DLaWC.

6. The approved **Plan** is to be implemented during the construction and operation of the complex to the satisfaction of the DLaWC. Implementation of the **Plan** is only to cease when the site has been rehabilitated to the satisfaction of the Director-General and in accordance with the **Soil and Water Management Plan**.

Waste Management Plan

7. Prior to stage 1 of the complex commencing operations, a **Waste Management Plan** shall be prepared in consultation with the Council, and be approved by the EPA. The **Plan** shall demonstrate how liquid and solid wastes are to be managed for each stage of the complex and shall be updated, by the addition of greater detail or amendment, prior to the commencement of a subsequent stage of the operations.

8. The **Plan** shall include a program for the design and operation of all the components of the proposed waste management systems for each stage of the complex, in particular the method for treating sodium and fat levels. The waste management system shall generally be in accordance with the process described on page 22 of the EIS and shall meet the requirements of conditions 16 to 22 of this consent.

9. The **Plan** shall include the following for liquid waste management:

   - the dimensions and construction details of the various components of each waste water treatment system including details of any earthen structure for the storage of waste water;

- a chart showing the layout and treatment sequence including the retention times for the effluent polishing tanks;
- the volume, rate of discharge and method for disposal of waste water;
- details of the maximum pollutant levels for effluent resulting from each treatment sequence, including figures on hydraulic and organic loading;
- an estimate of raw or post treatment effluent water quality parameters;
- details of the methods and equipment proposed to be installed to eliminate odours that may emanate from the treatment system for the complex.

10. The **Plan** shall identify the method for solid waste disposal including effluent sludge. If on-site sludge drying is proposed, the **Plan** shall provide details relating to:

    - the location of the operation;
    - the details of the volume, frequency and method of sludge removal and drying;
    - the on-site storage of dried sludge; and
    - the management of the operation.

11. The **Plan** is to be implemented throughout the operation of the complex to the satisfaction of the EPA.

Emergency Plan

12. Prior to stage 1 of the complex commencing operations, an **Emergency Plan** shall be prepared in consultation with the Council and other relevant government agencies and organisations, and approved by the EPA.

    The **Plan** shall:

    - identify potential emergencies or breakdowns that may occur in each stage of the complex's development and operation;
    - include an assessment of the related sewerage treatment system;
    - identify the likely impact each breakdown or emergency scenario will have on the environment surrounding the complex;
    - identify the fire controls and procedures to be undertaken on the site and the safety related equipment to be installed in the complex;
    - detail actions or contingencies to be put in place to deal with each of the identified emergencies of breakdowns. These actions or contingencies must be designed to minimise the impact these emergencies or breakdowns will have on the surrounding environment.

    The **Plan** shall be reviewed in consultation with the relevant agencies prior to subsequent stages of the development proceeding and amended if necessary to the satisfaction of the EPA.

13. In the event of an emergency or breakdown identified in the **Plan**, the **Plan** is to be implemented to the satisfaction of the Council.

Landscape Plan

14. Prior to stage 1 of the complex commencing operations, a **Landscape Plan** shall be prepared for the site in consultation with and approved by the Council. The **Plan** shall retain as much of the existing vegetation as possible and demonstrate how the proposed sitting, external building materials, design and landscape features will combine to provide an acceptable visual impact. The **Plan** is to include details of the types and location of all species to be used in the landscaping and how these species blend in with the overall theme for the site, and the materials used in the buildings and structures for the complex. The **Plan** shall be integrated with the **Soil and Water Management Plan**.

15. The **Plan** shall detail the staging of the landscaping on the site as it relates to the staging of the construction of the complex. Each stage of the landscaping shall be completed prior to commencing construction of the following stage of the complex.

C. ENVIRONMENTAL STANDARDS

Waste System

16. Waste water from the complex shall be treated in accordance with the **Waste Management Plan**. Effluent discharged from the complex to the Council's sewerage system shall not exceed the following maximum pollutant levels:

• BOD_5 and suspended solids	300mg/L each;
• COD	not to exceed BOD_5 by more than 3 times;
• Total dissolved solids	up to 4000 mg/L may be accepted;
• Temperature	less than 38 degrees;
• pH	within the range 7.0 to 9.0;
• Oil and grease	100mg/L;
• Detergents	all to be biodegradable;
• Colour	no visible colour when the waste is diluted to the equivalent dilution afforded by domestic sewerage flow;

17. The waste water treatment system for stages 1, 2 and 3 of the complex is to be designed to cater for at least 215kL of waste water per day. The final treated effluent shall be discharges to the Tamworth sewerage system to the satisfaction of the Council.

18. All waste water from staff and other facilities for stages 1, 2 and 3 of the complex shall be discharged direct to the sewerage system to the satisfaction of the Council.

19. The treatment system installed for stage 4 (processing plant) of the complex shall be designed to cater for at least 655 kilolitres of waste water per day and in accordance with current standards to the satisfaction of the EPA. The final treated effluent shall be disposed to the Tamworth sewerage system to the satisfaction of the Council.

Note: The plant will need to be designed and constructed to the satisfaction of the EPA and any system that includes on-site disposal will be subject to a fresh Development Application accompanied by an EIS.

20. All effluent storage dams or tanks shall be lined and sealed to prevent the infiltration of groundwater.

21. Solid waste from the complex including any sludge from the sewerage treatment system is to be disposed of in accordance with the **Waste Management Plan** to the satisfaction of the Council.

22. The waste water treatment systems proposed for the complex shall not be commissioned until the company has signed a Trade Waste Agreement with the Council.

Air Quality/Odour

23. Dust suppression techniques shall be implemented during the construction and operation of the complex to ensure dust generation is kept to a minimum.

24. Potentially odorous air generated from any process or activity (including the waste water treatment system) on the premises shall be controlled and treated to ensure that the development does not cause or permit the emission of any offensive odour from the complex.

    For the purpose of this condition, an offensive odour means an odour:

    (a) that by reason of its strength, nature, duration, character or quality, or the time at which it is emitted, or any other circumstance:
        i. is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted, or
        ii. interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it emitted, or

    (b) that is of a strength, nature, duration, character or quality, prescribed by the regulations of that is emitted at the time, or in other circumstances, prescribed by the regulations.

25. Prior to proceeding with stages 2, 3 or 4 of the development, an assessment report of the cumulative odour impact from previous stage of the complex shall be prepared. The report shall demonstrate, to the satisfaction of the EPA, that acceptable environmental performance relating to the emission of offensive odours from existing operations have been achieved. The assessment report shall detail control measures required to comply with condition 24 prior to the commencement of each stage.

Stormwater Drainage

26. Provisions for the control of stormwater from the site shall be designed so that the rate of discharge from the site for a 1 in 20 year rainfall event is not greater than the discharge which would flow from the undeveloped land.

Noise

27. The construction and operation of the development shall comply with the EPA's "Environmental Noise Control Manual" in regard to acceptable noise limits for construction and industrial sites.

28. Prior to finalising the design of the relevant stage of the complex, an acoustic assessment of all potential noise sources shall be undertaken to ensure the EPA's Maximum Planning Noise Level is not exceeded.

29. Reversing alarms on vehicles involved in the construction and operation of the complex shall be located behind a panel at the lowest practical height above ground level and be directed towards the ground so that the maximum radiated sound pressure level does not exceed the vehicle's engine noise (including exhaust) by more than 10dB(A).

Archaeology

30. The two artefacts located on the site during the Archaeological survey shall be collected, analysed and stored at the Department of Archaeology and Palaeoanthropology at the University of New England in Armidale or other suitable location to the satisfaction of the NPWS, prior to the area around the artefact being disturbed.

31. The applicant shall meet the cost of the artefact collection and the writing of any subsequent analyses report required by the NPWS which examines the artefact.

32. A representative of the Tamworth Local Aboriginal Land Council shall be given the opportunity, in writing by the applicant, to monitor and investigate any areas disturbed by earthworks during the construction of the development. Should any additional relics be discovered during construction of the complex, works shall cease in the vicinity of that relic until suitable action has been taken in to protect and preserve the relic and an officer of the NPWS Northern Zone advises that work can recommence.

D. CONSTRUCTION

Airport Consideration

33. No buildings or other structures shall be taller than the maximum allowable height of structures for the site as set down in the Tamworth Airport Obstacle Height Limitations Plan.

34. All external lighting on the site shall be directed downwards with appropriate shields installed to the satisfaction of the Council to prevent radiation of glare in an upwards direction so as not to distract pilots on approach to the airport.

35. The materials used for external walls and roofs in the construction of any buildings or other structures on the site shall be non-reflective to the satisfaction of the Council to avoid distraction to air crews.

36. All large water/effluent storage tanks or dams and solid waste receptacles must be constructed and covered so as to not present an attraction to birds.

Fire Protection

37. Bushfire breaks shall be established and maintained around the complex as specified in the **Emergency Plan.**

Contributions

Note: A compliance certificate under Division 2 of Part 3 of the Water Supply Authorities Act 1987 must be obtained from the Council (as the local water supply authority) certifying that the requirements of that Division have been complied with. Under S. 27 (1) (d) of that Act, the Council may require a payment towards the cost of such works, or the construction of those works before it grants a compliance certificate.

All payments must be received prior to release of the Building Application and all works completed prior to the occupation of the development.

Complex Design

38. All equipment installed and used in the complex shall be operated and maintained in accordance with the manufacturers specifications and good engineering practice.

39. Stage 4 of the complex (Poultry Processing Plant) shall be designed and operated in accordance with the Model Code of Practice for Livestock at Slaughtering Establishments prepared by NSW Agriculture as it applies at the time of development of this stage and to the satisfaction of NSW Agriculture.

Dangerous Goods

40. The on-site storage and handling of dangerous goods shall be in accordance with all relevant Acts, Regulations, Australian Standards and Industry Guidelines and is to meet the licence requirements of Workcover.

41. The gas pipeline to the complex shall be installed with an excess flow valve at either the source of the gas or at the property boundary to provide for the shutdown of the line due to excess flow as a result of a break in the line or other cause.

42. Any increase in the quantity of Dangerous goods on the site shall be subject to the screening process of SEPP 33 Hazardous and Offensive Industries as outlined in the Department's publication "Applying SEPP 34" and the necessary approval procedures followed as appropriate.

    Note: *For example, the installation of an ammonia refrigeration plant during a subsequent upgrade should be subjected to the above screening procedure. The requirements of other relevant agencies such as WorkCover and the EPA may also need to be met.*

Utility Services

Water

43. The water supply to be used by the development is to be provided by the Council in accordance with its requirements.

Roads, Access and Parking

44. Roadworks are to be carried out in accordance with the specifications listed in the RTA letter dated 8 May, 1997, included in Appendix One of the EIS and to the satisfaction of the RTA.

45. The roadworks for stage 1 of the complex shall be completed prior to any construction works commencing on the site and shall include the following:

- a type "AUR" right turn treatment constructed on State highway 11 (Oxley Highway) in accordance with figure 4.8.16 of the Authority's Road Design Guide 1991. This design is to be read in conjunction with figure 4.5.3(a), Rural Type Layout, of the above publication;
- the access road shall be sealed from the property boundary to the bitumen edge of the Oxley Highway;
- the access road shall be designed in accordance with the Authority's Road Design Guide 1991 "BAL" Figure 4.8.26;
- the access road must be able to accommodate the turning movements of B-Doubles so that no portion of the B-Double will cross the centre line of the Highway when making left turns into or out of the site.

46. Road works for stages 2, 3 and 4 of the complex shall be completed prior to the completion of any construction for stage 2 of the development and shall include the following:

- a type "CHR" right turn treatment constructed on State Highway 11 (Oxley Highway) in accordance with figure 4.8.17 of the Authority's Road Design Guide 1991;
- an acceleration lane discharge will also be required from the access road onto the Oxley Highway in accordance with the Road Design Guide Figure 4.8.11.

47. Parking areas shall be established on site for all vehicles expected to use the site with a minimum of 280 car and 20 truck spaces to be provided for the total complex. A program for the provision and construction of on-site car parking shall be submitted to and approved by the Council prior to each stage. Sufficient parking spaces shall be provided for each stage of the development prior to that stage of the complex commencing.

48. All internal roads, driveways, parking areas, loading bays and vehicular turning areas are to be constructed in accordance with the requirements of the Council.

49. The access road from the Oxley Highway to the complex is to be tar sealed and designed to accommodate two passing semi-trailers to the satisfaction of the Council. A 1 metre wide, graded, gravel shoulder is to be constructed on either side of the road.

50. All parking spaces shall be marked out on the pavement surface and their location clearly indicated by appropriate directional signs.

51. The construction of all road works, access roads and parking areas for each stage of the development shall be completed prior to that stage of the complex commencing operation.

52. Internal roads, driveways, parking areas, loading bays and vehicular turning areas shall be maintained clear of obstruction and used exclusively for the purposes of parking, vehicle access and loading and unloading respectively and under no circumstances are such areas to be used for the storage of goods or waste materials or other purposes.

53. During the construction phase of the new access road and "turnout" to the Oxley Highway, warning signs advising people of road work activities are to be provided in appropriate locations along the Oxley Highway in accordance with the RTA's publication "Traffic Control at Work Sites".

54. The cost of all road works and warning signs is to be borne by the applicant.

Electricity

55. Electricity is to be provided to the site in accordance with the requirements of and to the satisfaction of NorthPower.

Note: A connection agreement is to be entered into with NorthPower which complies with the provisions of Chapter 5, Network Rules of the New South Wales Electricity Market Code.

E. MONITORING

Environmental Monitoring Program

56. Prior to stage 1 of the complex commencing operation, an **Environmental Monitoring Program** is to be prepared and approved by the Director-General in consultation with the Council, the EPA and the DLaWC. The **Environmental Monitoring Program** is to include:

- baseline information on the quality of soil and water on the site (including groundwater) and dust deposition rates prior to any earthworks being undertaken on the site;
- details of the components in the complex to be monitored;
- details of the timing and procedures for the monitoring of the complex;
- information on the people proposed to undertake the monitoring including their qualifications and experience in the particular field relating to the monitoring;
- details of the periods for monitoring the various components.

57. The **Program** shall monitor the following aspects of the construction and operation of the complex:

- the quality and quantity of effluent generated by the operation of the complex and being discharged to the Tamworth Sewerage Treatment System at each stage of the development of the complex;
- air, water, and soil quality at the site during the construction and the operation of the complex;
- the quality of the groundwater in the vicinity of the site;
- the residual flows draining from the site after a major storm event to ensure the provisions for catchment drainage is maintained in any adjacent development;

- the drainage control measures during and after major storm events;
- whether offensive odour, as defined in condition 24, has been emitted from the complex;
- the effectiveness of the **Soil and Water Management Plan**; the **Waste Management Plan** and the **Emergency Plan** prepared in accordance with conditions of this consent.

58. Prior to the commencement of further stages of the development, the **Environmental Monitoring Program** shall be reviewed and if appropriate amended, in consultation with the relevant government agencies, to include monitoring for the subsequent stages. Any amended **Program** shall be approved by the Director-General.

59. The **Environmental Monitoring Program** shall be implemented during the operation of the development to the satisfaction of the Director-General.

Note: *Base line data to the satisfaction of the EPA and the DLaWC will need to have been obtained prior to any construction occurring on the site.*

60. All monitoring required under the **Environmental Monitoring Program** is to be undertaken by a suitably qualified person agreed to by the Director-General.

61. If monitoring shows that the EPA Pollution Control Licence limits or other pollution requirement are not being met, the relevant agency is to be consulted immediately. Within a time frame set by the agency, amelioration work is to be carried out to their satisfaction as long as the work is generally consistent with this consent.

62. Within 3 months of monitoring showing that an **Environmental Management Plan** or aspects of the **Plan** are not effective, the applicant is to revise the **Plan** and re-submit it to the relevant government agency or Council for approval.

F. MONITORING REPORT

63. An annual **Environmental Monitoring Report** shall be prepared and made available to the EPA, the DLaWC, the Council and the Director-General. The **Report** shall containing all monitoring results arising from the implementation of the **Environmental Monitoring Program** including a review of the development's performance against conditions of this consent and any conditions applying to any EPA licenses. It shall also include a summary of the enquiries and complaints from the public and the dates on which they occurred and the actions taken by the applicant and the date on which the actions were performed.

64. The raw data presented in the **Report** is to be interpreted to a level which identifies the extent of the environmental impacts, if any, caused by the development to the satisfaction of the Director-General.

G. MAINTENANCE

65. All facilities at the development site including effluent pipelines and drains, stormwater and diversion drains, pumps, sumps and bund walls shall be inspected on a weekly basis and after any significant rainfall event. Maintenance work is to be carried out immediately

if any facility is not operating to its design capacity.

66. The development site is to be maintained at all times so health risks to both people and birds are avoided.

67. A record of all maintenance site inspections and any completed maintenance work is to be kept and included in the annual **Environmental Monitoring Report** required by condition 63 of this consent.

H. COMMUNITY CONSULTATION

68. The applicant shall establish a complaints protocol to the satisfaction of the Council, including the appointment of a complaints officer and the maintenance of a complaints and enquiries register which is to be used to record details of all enquiries and complaints received from members of the public and actions taken in response to such complaints. The applicant is to address all enquiries and complaints within 2 weeks of receiving them.

I. INDEPENDENT ENVIRONMENTAL AUDIT REPORT

69. The Director-General may request in writing, that the applicant make arrangements for and bear the cost of, an independent **Environmental Audit** of the development. On receipt of such a request the **Audit** is to be carried out by a qualified independent person or persons approved by the Director-General.

70. The results of any independent **Environmental Audit** are to be documented in a report which includes a review of the development's performance against conditions of consent and the conditions of any other licenses or other approval from the relevant government agency or Council.

71. Within a time frame notified by the Director-General the applicant shall comply with any requirements of the Director-General arising from, or recommended by the **Environmental Audit.**

J. DISPUTES IN CONDITIONS

72. Any dispute arising between the applicant and government agencies or Council over the interpretation of these conditions, shall be referred to the Director-General for final resolution.

General Notes

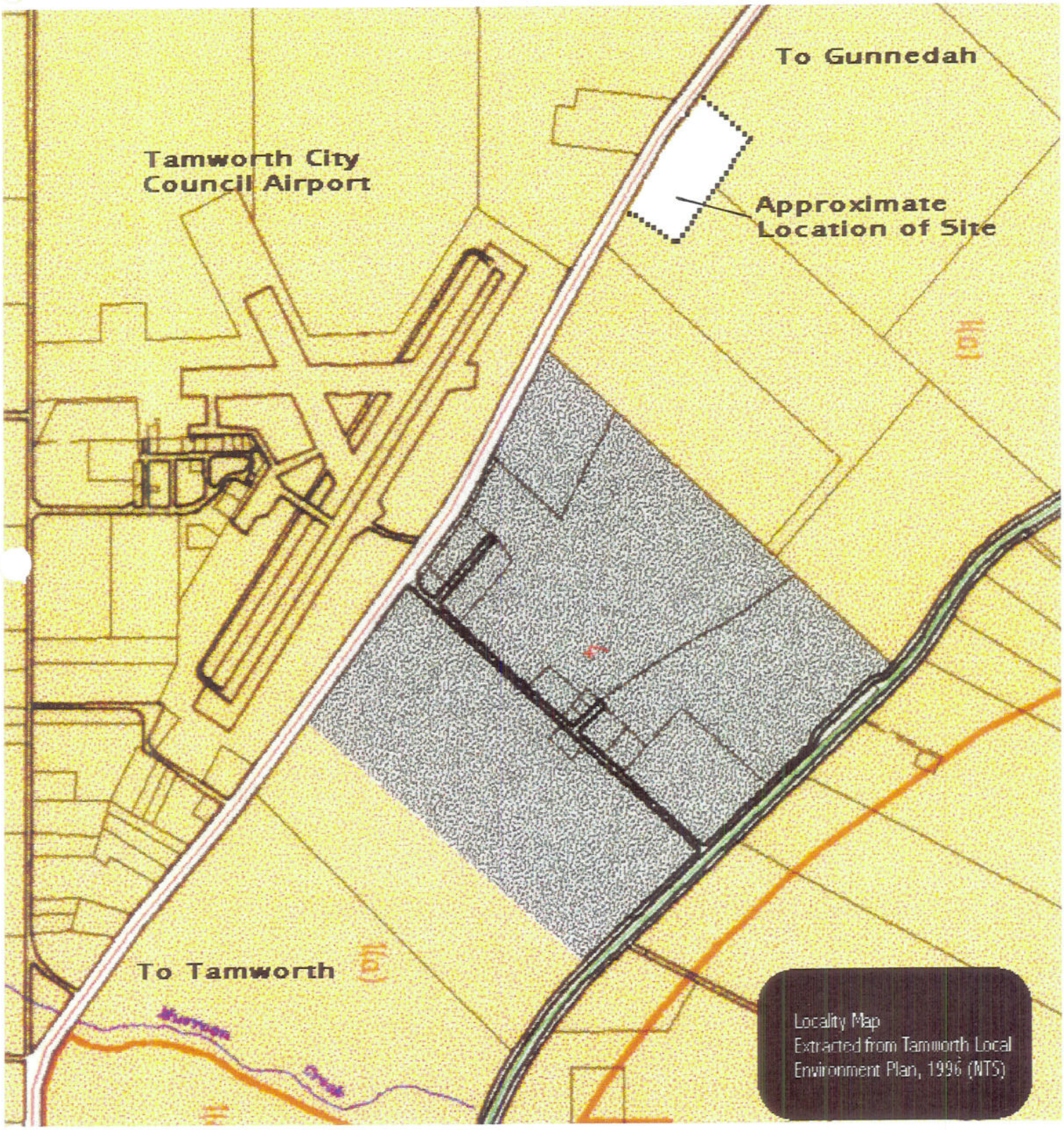
- *This approval does not relieve the applicant of the obligation to obtain other approvals required under any other Act.*
- *Any agreement referred to in this consent is expected to be implemented and will be followed up by the Department.*
- *To ascertain the date upon which the consent becomes effective refer to section 93 of the EP & A Act.*
- *To ascertain the date upon which the consent is liable to lapse refer to section 99 of the EP & A Act.*
- *Any agreement referred to in this consent is expected to be implemented and will be followed up by the Department and the Council.*

Reasons for conditions:

- *To protect the environment and minimise adverse impact.*
- *To modify details of the poultry processing complex development.*
- *To provide for environmental monitoring and reporting on the performance of the development.*
- *To ensure that concerns by the public about the operation of the complex are adequately addressed.*

Right of appeal:

- *If you are dissatisfied with this decision, section 97 of the EP & A Act gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.*



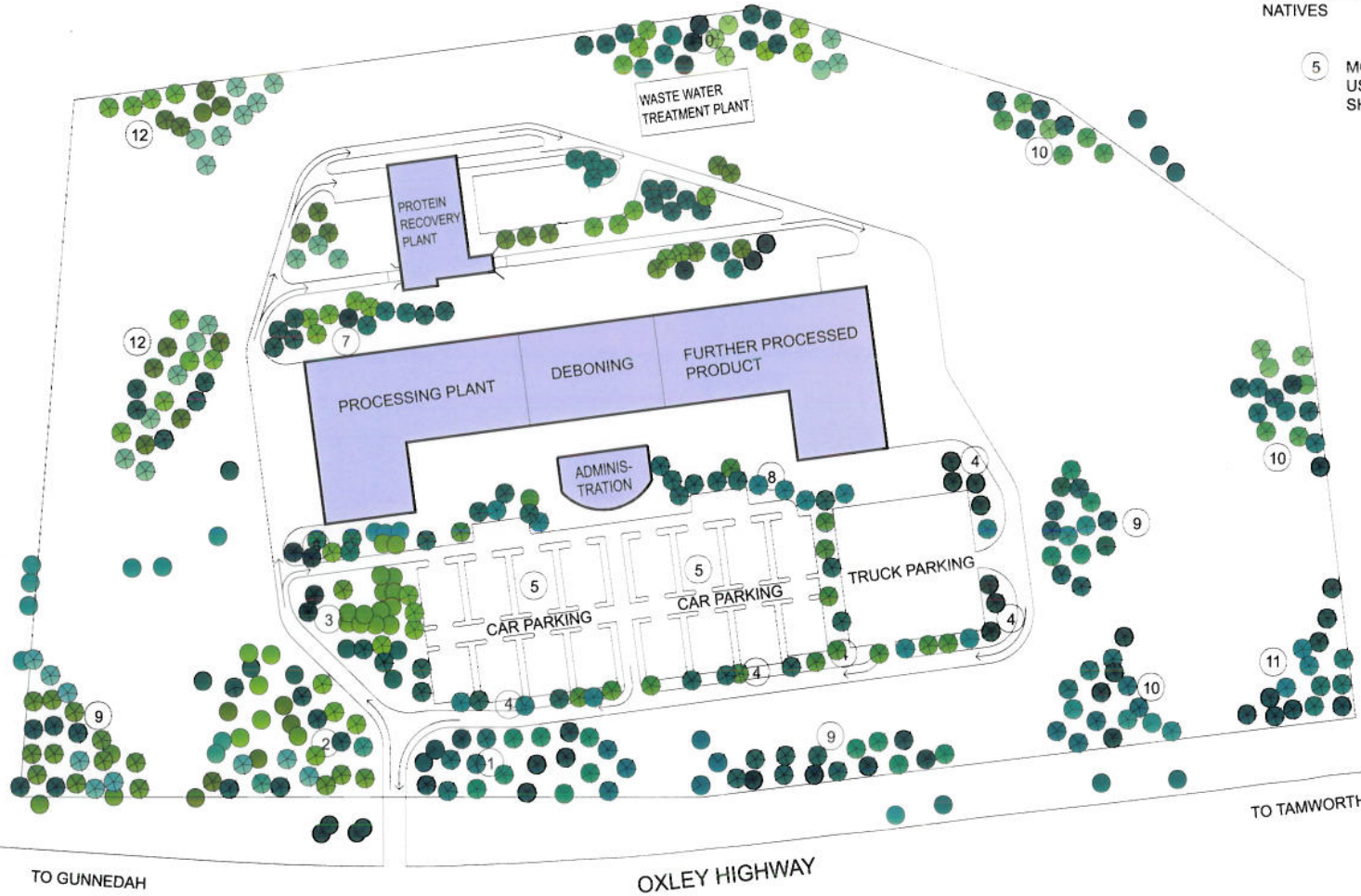
Locality Map
Extracted from Tamworth Local Environment Plan, 1996 (NTS)

1. FEATURE AREA OF PLANTING WITH BOTH SILKY OAK & JACARANDA THE TREE FLOWERING COLORS ALSO REPRESENT BAIADA PTY LTD CORPORATE COLORS

2. AREA OF ORIGINAL VEGETATION DOMINATED BY BLAKLEYS RED GUM INCREASED PLANTING OF BLAKLEYS RED GUM FOR WOODLAND EFFECT

3. ORIGINAL ..KBURN HOMESTEAD SITE DOMINATED BY KURRAJONG TREES INCREASED PLANTING OF KURRAJONG & WILGA TREES IN THIS AREA

4. SCREEN PLANTING TO CAR & TRUCK PARKING AREAS USING MIXED HAKEAS, MELALAEUCAS & BOTTLEBRUSHES IN ADDITION TO TWO NON-NATIVES



5. MOULDED GARDENS BETWEEN EACH PARKING AREA USING A MIXURE OF SMALL TO MEDIUM SIZE SHRUBS & GROUND COVERS

6. CLUMPED PLANTING OF RIVER SHE OAK OR SILVER BIRCH WITH NANDINA DOMESTICA & GOLDEN DIOSMA IN FOREGROUND

7. SCREEN PLANTINGS OF PORT JACKSON PINE & A MIXTUR OF SMALLER NATIVE SHRUBS

8. STAFF AREA WITH PLANTINGS OF DECIDUOUS TREES & SHRUBS FOR SUMMER SHADE & WINTER SUN LIGHT

9. NATIVE SCREEN PLANTINGS USING A MIXTURE OF WATTLES BOTTLEBRUSHES GREVILLEAS HAKEN MELALEUCAS WILGAS & MYALL SHRUBS & TALL TREES OF MIXED EUCALYPTUS WHITE BOX YELLOW BOX BLAKELYS RED GUM & PINK FLOWERING IRONBARK

10. NATIVE SCREEN PLANTINGS USING A MIXTURE OF WATTLES BOTTLEBRUSHES GREVILLEAS HAKEN MELALEUCAS WILGAS & MYALL SHRUBS & TALL TREES OF MIXED EUCALYPTUS WHITE BOX YELLOW BOX BLAKELYS RED GUM & PINK FLOWERING IRONBARK

11. PLANTED TO FEATURE A MIXTURE OF FLOWERING EUCALYPTUS TREES UP TO 20m HIGH

12. TALL EUCALYPT TREE PLANTINGS

SITE PLAN 1.2000

SITE PLAN FOR PROPOSED POULTRY PROCESSING COMPLEX AT OAKBURN OXLEY HIGHWAY TAMWORTH

Baiada
select poultry

STRUCTURAL ENGINEER :

W.J. BRYAN B.E. (Syd.) M.I.E. (Aust.)
CONSULTING CIVIL & STRUCTURAL ENGINEER

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DATE: 18 AUG 1997
SCALE: 1 : 200
REF No:

18/09/03.

NOTICE OF AMENDMENT OF DEVELOPMENT CONSENT GRANTED UNDER SECTION 91 OF THE UNAMENDED ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

I, the Minister for Urban Affairs and Planning, pursuant to Section 96(2) of the Environmental Planning and Assessment Act, 1979, modify the development consent referred to in Schedule 1 in the manner set out in Schedule 2 (S98/00928/Pt3).

Craig Knowles MP
Minister for Urban Affairs and Planning
Minister for Housing

Sydney 22/2/ **1999**

SCHEDULE 1

Development consent granted by the Minister for Urban Affairs and Planning on 9 February 1998, (DA 53/97) for Baiada Poultry Pty Limited to develop a poultry-processing complex on land described as part Lot 18, DP 865930 and Part Lot 3, DP 857742, Oxley Highway, Tamworth.

SCHEDULE 2

The development consent is modified:

(a) by replacing Condition 1 with the following words:

1. The Applicant shall carry out the development generally in accordance with:

   (a) the development application DA 53/97;
   (b) the environmental impact statement titled "An Environmental Impact Statement for a Poultry Processing Complex at 'Oakburn', Oxley Highway Tamworth NSW", dated September 1997 prepared by Ellis Environmental Services Pty Ltd;
   (c) site plans for proposed poultry processing complex, dated 18 August 1997 – prepared by Blekton Pty Ltd;
   (d) site plans for amenities building, dated 3 October 1998 Ref. No. 2002A/97 prepared by Blekton Pty Ltd; and
   (e) the conditions of consent.

   Note: A building application must be submitted to the Council and approval given for all buildings to be erected on the site prior to the commencement of any building works.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

DETERMINATION OF A DEVELOPMENT APPLICATION

PURSUANT TO SECTION 91 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

I, the Minister for Urban Affairs and Planning, in pursuance of section 91 of the Environmental Planning and Assessment Act 1979 and Clause 8 of State Environmental Planning Policy No 34 - Major Employment Generating Industrial Development (SEPP 34), determine the development application referred to in Schedule 1 by granting consent to that application subject to the conditions set out in Schedule 2 (File No G91/00339/002).

The reasons for the imposition of conditions are to ensure that potential hazards do not pose an unacceptable off-site risk, and to ensure the minimisation of any adverse impact from the construction and operation of the development.

Minister for Urban Affairs and Planning

Sydney, 9. 2. 1998

SCHEDULE 1

Application made by:	Baiada Poultry Pty Ltd
To:	Minister for Urban Affairs and Planning
In respect of land being:	Part Lot 18, DP 865930 and Part Lot 3, DP 857742, referred to as "Oakburn", Oxley Highway, Tamworth
For the following development:	A poultry processing complex to be developed in four stages.
Development Application:	The Development Application (DA No 53/97) lodged with the Department of Urban Affairs and Planning on 15 September 1997 accompanied by the environmental impact statement (EIS) entitled *An Environmental Impact Statement for a Poultry Processing Complex at "Oakburn", Oxley Highway Tamworth, New South Wales* prepared by Ellis Environmental Services Pty Ltd.

ABBREVIATIONS

The Department	Department of Urban Affairs and Planning
The Director-General	Director-General of Urban Affairs and Planning
The Council	Tamworth City Council
EPA	Environment Protection Authority
DLaWC	Department of Land and Water Conservation
NSW Agriculture	Department of NSW Agriculture
NPWS	NSW National Parks and Wildlife Service
The Complex	The chicken processing complex development described under DA 53/97
The Site	16.7 ha of land on which the complex is to be constructed Site Plan in Appendix 8 of the EIS
The Applicant	Baiada Poultry Pty Ltd
DA	Development application
BA	Building application
EIS	Environmental impact statement
TSC Act	Threatened Species Conservation Act 1995
EP&A Act	Environmental Planning and Assessment Act 1979

SCHEDULE 2

CONDITIONS OF DEVELOPMENT CONSENT

A. GENERAL

1. The Applicant shall carry out the development generally in accordance with:-

   (a) the development application DA 53/97;
   (b) the environmental impact statement titled "An Environmental Impact Statement for a Poultry Processing Complex at 'Oakburn', Oxley Highway Tamworth NSW", dated September 1997 prepared by Ellis Environmental Services Pty Ltd;
   (c) site plans for proposed poultry processing complex, dated 18 August 1997 - prepared by Blekton Pty Ltd;
   (d) the conditions of this consent.

   Note: A building application must be submitted to the Council and approval given for all buildings to be erected on the site prior to the commencement of any building works.

Staging of Development

2. Prior to proceeding to a subsequent stage of the development, the applicant shall certify in writing to the Director-General that the relevant conditions of this consent and any other statutory requirements for the previous stage(s) have been met and receive the Director-General's agreement to proceed.

Operating Capacity

3. The maximum capacity of the protein recovery plant (stage 1 of the complex) shall not exceed 120 tonnes of material per day. The kill capacity of the processing plant (stage 4 of the complex) shall not exceed a total of 750,000 birds per week.

   Note: Any increase in capacity beyond 120 tonnes of material per day or 750,000 birds per week will require further assessment under the EP & A Act 1979.

B. ENVIRONMENTAL MANAGEMENT PLANS

Environmental Management Plans listed below shall be prepared by the applicant in accordance with the pertinent condition, and be approved by the relevant agency prior to the applicable stage of the complex proceeding.

- **Soil and Water Management Plan;**
- **Waste Management Plan;**
- **Emergency Plan;**
- **Landscape Plan.**

Soil and Water Management Plan

4. Prior to commencing construction on stage 1 of the development, a **Soil and Water Management Plan** shall be prepared that will generally include the aspects contained in the Integrated Soil, Water and Landscape Plan included as Appendix 7 of the EIS. The **Plan** shall be prepared in consultation with the NPWS and the Council and approved by the DLaWC.

   The **Plan** shall include the following:-

   (a) the soil and water management controls identified in the EIS and any other relevant controls required to minimise erosion, sedimentation and contamination of ground and surface water;
   (b) controls for dealing with any increased run-off from the site as a result of the development, including those recommended in the Integrated Soil, Water and Landscaping Concept Plan at Appendix 7 of the EIS;
   (c) mechanisms for controlling any residual flows draining from the complex after a storm event;
   (d) details of the rehabilitation works, including those listed on page 31 of the EIS, to be carried out if the operation of the abattoir development ceases.

5. The plan shall be reviewed in consultation with DLaWC prior to subsequent stages of the development proceeding and amended if necessary. Any amended plan should be approved by DLaWC.

6. The approved **Plan** is to be implemented during the construction and operation of the complex to the satisfaction of the DLaWC. Implementation of the **Plan** is only to cease when the site has been rehabilitated to the satisfaction of the Director-General and in accordance with the **Soil and Water Management Plan**.

Waste Management Plan

7. Prior to stage 1 of the complex commencing operations, a **Waste Management Plan** shall be prepared in consultation with the Council, and be approved by the EPA. The **Plan** shall demonstrate how liquid and solid wastes are to be managed for each stage of the complex and shall be updated, by the addition of greater detail or amendment, prior to the commencement of a subsequent stage of the operations.

8. The **Plan** shall include a program for the design and operation of all the components of the proposed waste management systems for each stage of the complex, in particular the method for treating sodium and fat levels. The waste management system shall generally be in accordance with the process described on page 22 of the EIS and shall meet the requirements of conditions 16 to 22 of this consent.

9. The **Plan** shall include the following for liquid waste management:

   - the dimensions and construction details of the various components of each waste water treatment system including details of any earthen structure for the storage of waste water;

- a chart showing the layout and treatment sequence including the retention times for the effluent polishing tanks;
- the volume, rate of discharge and method for disposal of waste water;
- details of the maximum pollutant levels for effluent resulting from each treatment sequence, including figures on hydraulic and organic loading;
- an estimate of raw or post treatment effluent water quality parameters;
- details of the methods and equipment proposed to be installed to eliminate odours that may emanate from the treatment system for the complex.

10. The **Plan** shall identify the method for solid waste disposal including effluent sludge. If on site sludge drying is proposed, the **Plan** shall provide details relating to:

- the location of the operation;
- the details of the volume, frequency and method of sludge removal and drying;
- the on-site storage of dried sludge; and
- the management of the operation.

11. The **Plan** is to be implemented throughout the operation of the complex to the satisfaction of the EPA.

Emergency Plan

12. Prior to stage 1 of the complex commencing operations, an **Emergency Plan** shall be prepared in consultation with the Council and other relevant government agencies and organisations, and approved by the EPA.

The **Plan** shall:

- identify potential emergencies or breakdowns that may occur in each stage of the complex's development and operation;
- include an assessment of the related sewerage treatment system;
- identify the likely impact each breakdown or emergency scenario will have on the environment surrounding the complex;
- identify the fire controls and procedures to be undertaken on the site and the safety related equipment to be installed in the complex;
- detail actions or contingencies to be put in place to deal with each of the identified emergencies of breakdowns. These actions or contingencies must be designed to minimise the impact these emergencies or breakdowns will have on the surrounding environment.

The **Plan** shall be reviewed in consultation with the relevant agencies prior to subsequent stages of the development proceeding and amended if necessary to the satisfaction of the EPA.

13. In the event of an emergency or breakdown identified in the **Plan**, the **Plan** is to be implemented to the satisfaction of the Council.

Landscape Plan

14. Prior to stage 1 of the complex commencing operations, a **Landscape Plan** shall be prepared for the site in consultation with and approved by the Council. The **Plan** shall retain as much of the existing vegetation as possible and demonstrate how the proposed sitting, external building materials, design and landscape features will combine to provide an acceptable visual impact. The **Plan** is to include details of the types and location of all species to be used in the landscaping and how these species blend in with the overall theme for the site, and the materials used in the buildings and structures for the complex. The **Plan** shall be integrated with the **Soil and Water Management Plan**.

15. The **Plan** shall detail the staging of the landscaping on the site as it relates to the staging of the construction of the complex. Each stage of the landscaping shall be completed prior to commencing construction of the following stage of the complex.

C. ENVIRONMENTAL STANDARDS

Waste System

16. Waste water from the complex shall be treated in accordance with the **Waste Management Plan**. Effluent discharged from the complex to the Council's sewerage system shall not exceed the following maximum pollutant levels:

• BOD_5 and suspended solids	300mg/L each;
• COD	not to exceed BOD_5 by more than 3 times;
• Total dissolved solids	up to 4000 mg/L may be accepted;
• Temperature	less than 38 degrees;
• pH	within the range 7.0 to 9.0;
• Oil and grease	100mg/L;
• Detergents	all to be biodegradable;
• Colour	no visible colour when the waste is diluted to the equivalent dilution afforded by domestic sewerage flow;

17. The waste water treatment system for stages 1, 2 and 3 of the complex is to be designed to cater for at least 215kL of waste water per day. The final treated effluent shall be discharges to the Tamworth sewerage system to the satisfaction of the Council.

18. All waste water from staff and other facilities for stages 1, 2 and 3 of the complex shall be discharged direct to the sewerage system to the satisfaction of the Council.

19. The treatment system installed for stage 4 (processing plant) of the complex shall be designed to cater for at least 655 kilolitres of waste water per day and in accordance with current standards to the satisfaction of the EPA. The final treated effluent shall be disposed to the Tamworth sewerage system to the satisfaction of the Council.

Note: The plant will need to be designed and constructed to the satisfaction of the EPA and any system that includes on-site disposal will be subject to a fresh Development Application accompanied by an EIS.

20. All effluent storage dams or tanks shall be lined and sealed to prevent the infiltration of groundwater.

21. Solid waste from the complex including any sludge from the sewerage treatment system is to be disposed of in accordance with the **Waste Management Plan** to the satisfaction of the Council.

22. The waste water treatment systems proposed for the complex shall not be commissioned until the company has signed a Trade Waste Agreement with the Council.

Air Quality/Odour

23. Dust suppression techniques shall be implemented during the construction and operation of the complex to ensure dust generation is kept to a minimum.

24. Potentially odorous air generated from any process or activity (including the waste water treatment system) on the premises shall be controlled and treated to ensure that the development does not cause or permit the emission of any offensive odour from the complex.

    For the purpose of this condition, an offensive odour means an odour:

    (a) that by reason of its strength, nature, duration, character or quality, or the time at which it is emitted, or any other circumstance:
        i. is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted, or
        ii. interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it emitted, or

    (b) that is of a strength, nature, duration, character or quality, prescribed by the regulations of that is emitted at the time, or in other circumstances, prescribed by the regulations.

25. Prior to proceeding with stages 2, 3 or 4 of the development, an assessment report of the cumulative odour impact from previous stage of the complex shall be prepared. The report shall demonstrate, to the satisfaction of the EPA, that acceptable environmental performance relating to the emission of offensive odours from existing operations have been achieved. The assessment report shall detail control measures required to comply with condition 24 prior to the commencement of each stage.

Stormwater Drainage

26. Provisions for the control of stormwater from the site shall be designed so that the rate of discharge from the site for a 1 in 20 year rainfall event is not greater than the discharge which would flow from the undeveloped land.

Noise

27. The construction and operation of the development shall comply with the EPA's "Environmental Noise Control Manual" in regard to acceptable noise limits for construction and industrial sites.

28. Prior to finalising the design of the relevant stage of the complex, an acoustic assessment of all potential noise sources shall be undertaken to ensure the EPA's Maximum Planning Noise Level is not exceeded.

29. Reversing alarms on vehicles involved in the construction and operation of the complex shall be located behind a panel at the lowest practical height above ground level and be directed towards the ground so that the maximum radiated sound pressure level does not exceed the vehicle's engine noise (including exhaust) by more than 10dB(A).

Archaeology

30. The two artefacts located on the site during the Archaeological survey shall be collected, analysed and stored at the Department of Archaeology and Palaeoanthropology at the University of New England in Armidale or other suitable location to the satisfaction of the NPWS, prior to the area around the artefact being disturbed.

31. The applicant shall meet the cost of the artefact collection and the writing of any subsequent analyses report required by the NPWS which examines the artefact.

32. A representative of the Tamworth Local Aboriginal Land Council shall be given the opportunity, in writing by the applicant, to monitor and investigate any areas disturbed by earthworks during the construction of the development. Should any additional relics be discovered during construction of the complex, works shall cease in the vicinity of that relic until suitable action has been taken in to protect and preserve the relic and an officer of the NPWS Northern Zone advises that work can recommence.

D. CONSTRUCTION

Airport Consideration

33. No buildings or other structures shall be taller than the maximum allowable height of structures for the site as set down in the Tamworth Airport Obstacle Height Limitations Plan.

34. All external lighting on the site shall be directed downwards with appropriate shields installed to the satisfaction of the Council to prevent radiation of glare in an upwards direction so as not to distract pilots on approach to the airport.

35. The materials used for external walls and roofs in the construction of any buildings or other structures on the site shall be non-reflective to the satisfaction of the Council to avoid distraction to air crews.

36. All large water/effluent storage tanks or dams and solid waste receptacles must be constructed and covered so as to not present an attraction to birds.

Fire Protection

37. Bushfire breaks shall be established and maintained around the complex as specified in the **Emergency Plan**.

Contributions

Note: *A compliance certificate under Division 2 of Part 3 of the Water Supply Authorities Act 1987 must be obtained from the Council (as the local water supply authority) certifying that the requirements of that Division have been complied with. Under S. 27 (1) (d) of that Act, the Council may require a payment towards the cost of such works, or the construction of those works before it grants a compliance certificate.*

All payments must be received prior to release of the Building Application and all works completed prior to the occupation of the development.

Complex Design

38. All equipment installed and used in the complex shall be operated and maintained in accordance with the manufacturers specifications and good engineering practice.

39. Stage 4 of the complex (Poultry Processing Plant) shall be designed and operated in accordance with the Model Code of Practice for Livestock at Slaughtering Establishments prepared by NSW Agriculture as it applies at the time of development of this stage and to the satisfaction of NSW Agriculture.

Dangerous Goods

40. The on-site storage and handling of dangerous goods shall be in accordance with all relevant Acts, Regulations, Australian Standards and Industry Guidelines and is to meet the licence requirements of Workcover.

41. The gas pipeline to the complex shall be installed with an excess flow valve at either the source of the gas or at the property boundary to provide for the shutdown of the line due to excess flow as a result of a break in the line or other cause.

42. Any increase in the quantity of Dangerous goods on the site shall be subject to the screening process of SEPP 33 Hazardous and Offensive Industries as outlined in the Department's publication "Applying SEPP 34" and the necessary approval procedures followed as appropriate.

Note: *For example, the installation of an ammonia refrigeration plant during a subsequent upgrade should be subjected to the above screening procedure. The requirements of other relevant agencies such as WorkCover and the EPA may also need to be met.*

Utility Services

Water

43. The water supply to be used by the development is to be provided by the Council in accordance with its requirements.

Roads, Access and Parking

44. Roadworks are to be carried out in accordance with the specifications listed in the RTA letter dated 8 May, 1997, included in Appendix One of the EIS and to the satisfaction of the RTA.

45. The roadworks for stage 1 of the complex shall be completed prior to any construction works commencing on the site and shall include the following:

- a type "AUR" right turn treatment constructed on State highway 11 (Oxley Highway) in accordance with figure 4.8.16 of the Authority's Road Design Guide 1991. This design is to be read in conjunction with figure 4.5.3(a), Rural Type Layout, of the above publication;
- the access road shall be sealed from the property boundary to the bitumen edge of the Oxley Highway;
- the access road shall be designed in accordance with the Authority's Road Design Guide 1991 "BAL" Figure 4.8.26;
- the access road must be able to accommodate the turning movements of B-Doubles so that no portion of the B-Double will cross the centre line of the Highway when making left turns into or out of the site.

46. Road works for stages 2, 3 and 4 of the complex shall be completed prior to the completion of any construction for stage 2 of the development and shall include the following:

- a type "CHR" right turn treatment constructed on State Highway 11 (Oxley Highway) in accordance with figure 4.8.17 of the Authority's Road Design Guide 1991;
- an acceleration lane discharge will also be required from the access road onto the Oxley Highway in accordance with the Road Design Guide Figure 4.8.11.

47. Parking areas shall be established on site for all vehicles expected to use the site with a minimum of 280 car and 20 truck spaces to be provided for the total complex. A program for the provision and construction of on-site car parking shall be submitted to and approved by the Council prior to each stage. Sufficient parking spaces shall be provided for each stage of the development prior to that stage of the complex commencing.

48. All internal roads, driveways, parking areas, loading bays and vehicular turning areas are to be constructed in accordance with the requirements of the Council.

49. The access road from the Oxley Highway to the complex is to be tar sealed and designed to accommodate two passing semi-trailers to the satisfaction of the Council. A 1 metre wide, graded, gravel shoulder is to be constructed on either side of the road.

50. All parking spaces shall be marked out on the pavement surface and their location clearly indicated by appropriate directional signs.

51. The construction of all road works, access roads and parking areas for each stage of the development shall be completed prior to that stage of the complex commencing operation.

52. Internal roads, driveways, parking areas, loading bays and vehicular turning areas shall be maintained clear of obstruction and used exclusively for the purposes of parking, vehicle access and loading and unloading respectively and under no circumstances are such areas to be used for the storage of goods or waste materials or other purposes.

53. During the construction phase of the new access road and "turnout" to the Oxley Highway, warning signs advising people of road work activities are to be provided in appropriate locations along the Oxley Highway in accordance with the RTA's publication "Traffic Control at Work Sites".

54. The cost of all road works and warning signs is to be borne by the applicant.

Electricity

55. Electricity is to be provided to the site in accordance with the requirements of and to the satisfaction of NorthPower.

Note: A connection agreement is to be entered into with NorthPower which complies with the provisions of Chapter 5, Network Rules of the New South Wales Electricity Market Code.

E. MONITORING

Environmental Monitoring Program

56. Prior to stage 1 of the complex commencing operation, an **Environmental Monitoring Program** is to be prepared and approved by the Director-General in consultation with the Council, the EPA and the DLaWC. The **Environmental Monitoring Program** is to include:

- baseline information on the quality of soil and water on the site (including groundwater) and dust deposition rates prior to any earthworks being undertaken on the site;
- details of the components in the complex to be monitored;
- details of the timing and procedures for the monitoring of the complex;
- information on the people proposed to undertake the monitoring including their qualifications and experience in the particular field relating to the monitoring;
- details of the periods for monitoring the various components.

57. The **Program** shall monitor the following aspects of the construction and operation of the complex:

- the quality and quantity of effluent generated by the operation of the complex and being discharged to the Tamworth Sewerage Treatment System at each stage of the development of the complex;
- air, water, and soil quality at the site during the construction and the operation of the complex;
- the quality of the groundwater in the vicinity of the site;
- the residual flows draining from the site after a major storm event to ensure the provisions for catchment drainage is maintained in any adjacent development;

- the drainage control measures during and after major storm events;
- whether offensive odour, as defined in condition 24, has been emitted from the complex;
- the effectiveness of the **Soil and Water Management Plan**; the **Waste Management Plan** and the **Emergency Plan** prepared in accordance with conditions of this consent.

58. Prior to the commencement of further stages of the development, the **Environmental Monitoring Program** shall be reviewed and if appropriate amended, in consultation with the relevant government agencies, to include monitoring for the subsequent stages. Any amended **Program** shall be approved by the Director-General.

59. The **Environmental Monitoring Program** shall be implemented during the operation of the development to the satisfaction of the Director-General.

Note: *Base line data to the satisfaction of the EPA and the DLaWC will need to have been obtained prior to any construction occurring on the site.*

60. All monitoring required under the **Environmental Monitoring Program** is to be undertaken by a suitably qualified person agreed to by the Director-General.

61. If monitoring shows that the EPA Pollution Control Licence limits or other pollution requirement are not being met, the relevant agency is to be consulted immediately. Within a time frame set by the agency, amelioration work is to be carried out to their satisfaction as long as the work is generally consistent with this consent.

62. Within 3 months of monitoring showing that an **Environmental Management Plan** or aspects of the **Plan** are not effective, the applicant is to revise the **Plan** and re-submit it to the relevant government agency or Council for approval.

F. MONITORING REPORT

63. An annual **Environmental Monitoring Report** shall be prepared and made available to the EPA, the DLaWC, the Council and the Director-General. The **Report** shall containing all monitoring results arising from the implementation of the **Environmental Monitoring Program** including a review of the development's performance against conditions of this consent and any conditions applying to any EPA licenses. It shall also include a summary of the enquiries and complaints from the public and the dates on which they occurred and the actions taken by the applicant and the date on which the actions were performed.

64. The raw data presented in the **Report** is to be interpreted to a level which identifies the extent of the environmental impacts, if any, caused by the development to the satisfaction of the Director-General.

G. MAINTENANCE

65. All facilities at the development site including effluent pipelines and drains, stormwater and diversion drains, pumps, sumps and bund walls shall be inspected on a weekly basis and after any significant rainfall event. Maintenance work is to be carried out immediately

if any facility is not operating to its design capacity.

66. The development site is to be maintained at all times so health risks to both people and birds are avoided.

67. A record of all maintenance site inspections and any completed maintenance work is to be kept and included in the annual **Environmental Monitoring Report** required by condition 63 of this consent.

H. COMMUNITY CONSULTATION

68. The applicant shall establish a complaints protocol to the satisfaction of the Council, including the appointment of a complaints officer and the maintenance of a complaints and enquiries register which is to be used to record details of all enquiries and complaints received from members of the public and actions taken in response to such complaints. The applicant is to address all enquiries and complaints within 2 weeks of receiving them.

I. INDEPENDENT ENVIRONMENTAL AUDIT REPORT

69. The Director-General may request in writing, that the applicant make arrangements for and bear the cost of, an independent **Environmental Audit** of the development. On receipt of such a request the **Audit** is to be carried out by a qualified independent person or persons approved by the Director-General.

70. The results of any independent **Environmental Audit** are to be documented in a report which includes a review of the development's performance against conditions of consent and the conditions of any other licenses or other approval from the relevant government agency or Council.

71. Within a time frame notified by the Director-General the applicant shall comply with any requirements of the Director-General arising from, or recommended by the **Environmental Audit.**

J. DISPUTES IN CONDITIONS

72. Any dispute arising between the applicant and government agencies or Council over the interpretation of these conditions, shall be referred to the Director-General for final resolution.

General Notes

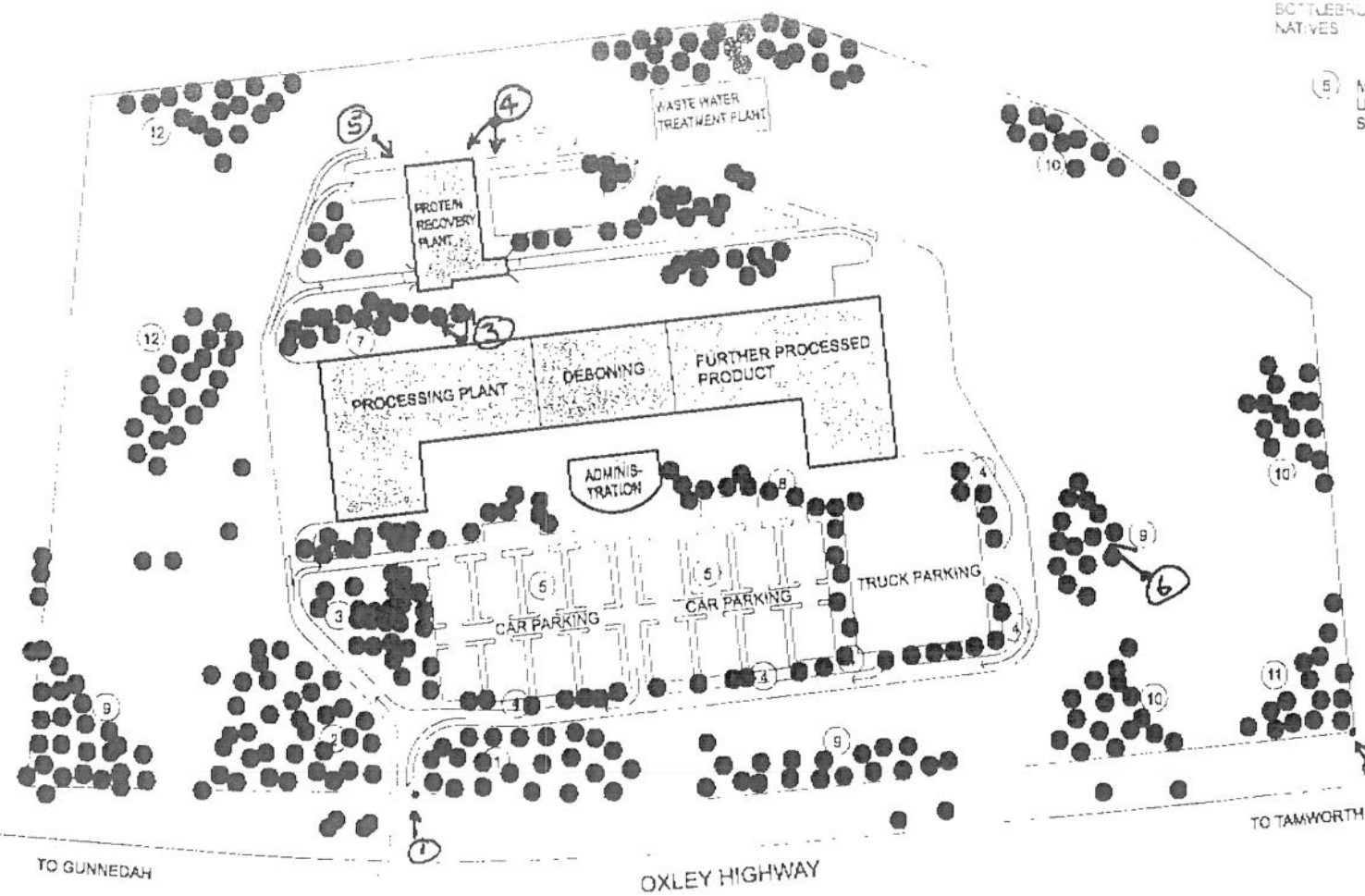
- *This approval does not relieve the applicant of the obligation to obtain other approvals required under any other Act.*
- *Any agreement referred to in this consent is expected to be implemented and will be followed up by the Department.*
- *To ascertain the date upon which the consent becomes effective refer to section 93 of the EP & A Act.*
- *To ascertain the date upon which the consent is liable to lapse refer to section 99 of the EP & A Act.*
- *Any agreement referred to in this consent is expected to be implemented and will be followed up by the Department and the Council.*

Reasons for conditions:

- *To protect the environment and minimise adverse impact.*
- *To modify details of the poultry processing complex development.*
- *To provide for environmental monitoring and reporting on the performance of the development.*
- *To ensure that concerns by the public about the operation of the complex are adequately addressed.*

Right of appeal:

- *If you are dissatisfied with this decision, section 97 of the EP & A Act gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.*



(4) BOUNDARY PLANTINGS OF SHRUBS & GROUND COVERS AREAS USING MIXED HARDIES MELALEUCAS & BOTTLEBRUSHES IN ADDITION TO TWO NOS NATIVES

(5) MOULDED GARDENS BETWEEN EACH PARKING AREA USING A MIXURE OF SMALL TO MEDIUM SIZE SHRUBS & GROUND COVERS

(6) CLUMPED PLANTING OF RIVER SHE OAK OR SILVER BIRCH WITH NANDINA DOMESTICA & GOLDEN DIOSMA IN FOREGROUND

(7) SCREEN PLANTINGS OF PORT JACKSON PINE & A MIXTUR OF SMALLER NATIVE SHRUBS

(8) STAFF AREA WITH PLANTINGS OF DECIDUOUS TREES & SHRUBS FOR SUMMER SHADE & WINTER SUN LIGHT

(9) NATIVE SCREEN PLANTINGS USING A MIXTURE OF WATTLES BOTTLEBRUSHES GREVILLEAS HAKEN MELALEUCAS WILGAS & MYALL SHRUBS & TALL TREES OF MIXED EUCALYPTUS WHITE BOX YELLOW BOX BLAKELYS RED GUM & PINK FLOWERING IRONBARK

(10) NATIVE SCREEN PLANTINGS USING A MIXTURE OF WATTLES BOTTLEBRUSHES GREVILLEAS HAKEN MELALEUCAS WILGAS & MYALL SHRUBS & TALL TREES OF MIXED EUCALYPTUS WHITE BOX YELLOW BOX BLAKELYS RED GUM & PINK FLOWERING IRONBARK

(11) PLANTED TO FEATURE A MIXTURE OF FLOWERING EUCALYPTUS TREES UP TO 20m HIGH

(12) TALL EUCALYPT TREE PLANTINGS

SITE PLAN 1.2000

SITE PLAN FOR PROPOSED POULTRY PROCESSING COMPLEX AT OAKBURN OXLEY HIGHWAY TAMWORTH

Baiada
select poultry

STRUCTURAL ENGINEER :
W.J. BRYAN B.E.(Syd) M.I.E. (Aust.)
CONSULTING CIVIL & STRUCTURAL ENGINEER
"WOODSTOCK" MANILLA NSW 2346
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ACN 003 067 752
Architectural Drafting & Design Service
TAMWORTH 2340, PO Box 845 - TEL (02) 6766 5412 - FAX (02) 6766 5844
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DATE: 18 AUG 1997
SCALE: 1 : 200
REF No:

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

NOTICE OF AMENDMENT OF DEVELOPMENT CONSENT GRANTED UNDER SECTION 80 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

I, the Minister for Urban Affairs and Planning, under section 96(1A) of the Environmental Planning and Assessment Act 1979, (EP&A Act), modify the development consent referred to in Schedule 1 in the manner set out in Schedule 2.

Andrew Refshauge MP
Minister for Urban Affairs and Planning

Sydney, 13 AUG 2001

File No. S98/00928 Pt 3
(DA 53/97)

SCHEDULE 1

Development consent granted by the Minister for Urban Affairs and Planning on 9 February 1998, to a Development Application submitted by Baiada Poultry Pty Ltd, for the construction and operation of a poultry processing complex at Tamworth NSW. (DA 53/97).

SCHEDULE 2

(a) Delete existing Condition 1 and replace with the following words:

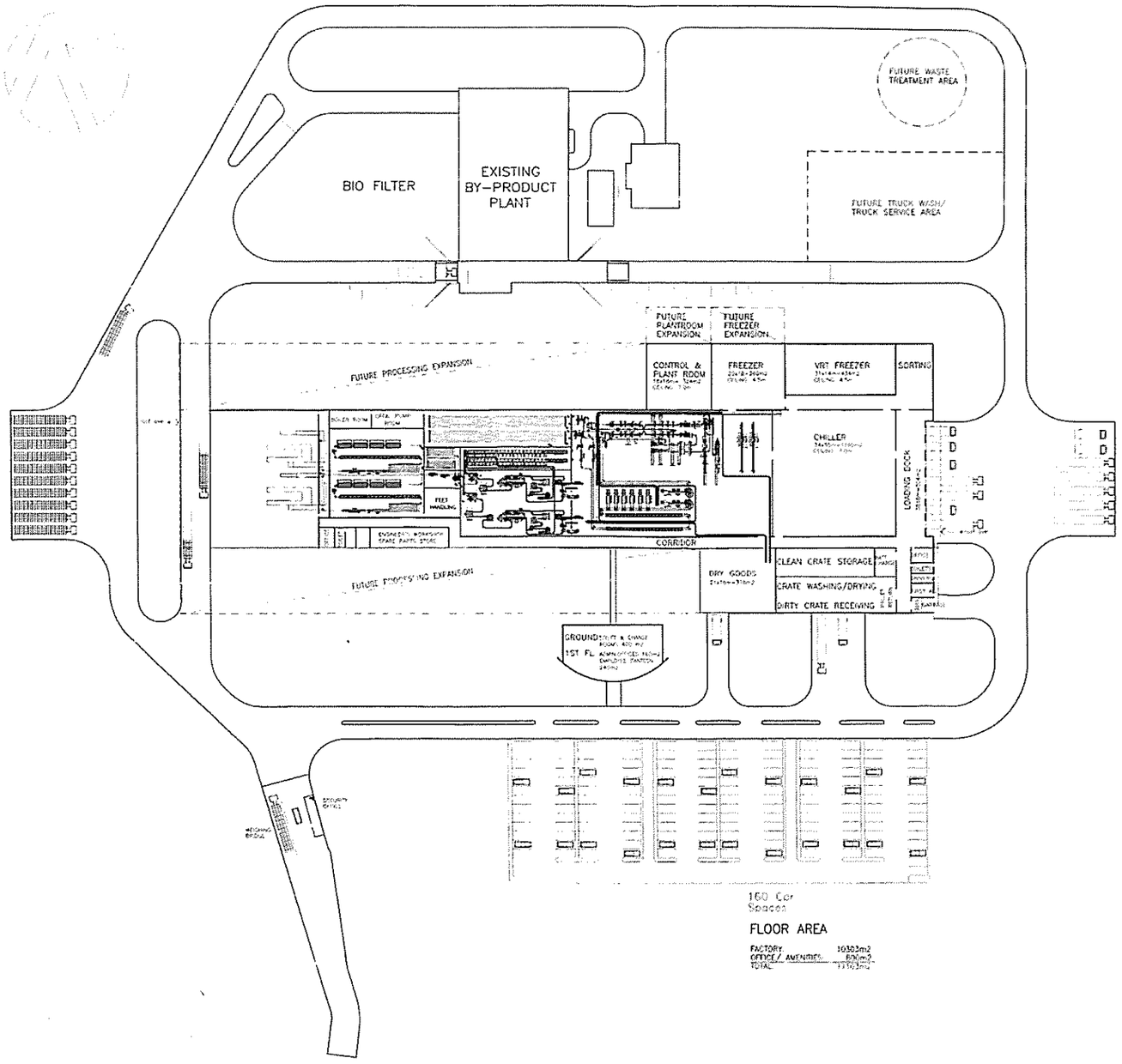
'1. The Applicant shall carry out the development generally in accordance with:

(a) the Development Application DA 53/97;
(b) the Environmental Impact Statement titled 'An Environmental Impact Statement for a Poultry Processing Complex at 'Oakburn', Oxley Highway Tamworth NSW', dated September 1997 prepared by Ellis Environmental Services Pty Ltd;
(c) site plan E00795-00-00K006-P1 prepared by Wiley Australia Pty Ltd, dated June 2001, and submitted to the Department on 12 July 2001;
(d) the conditions of this consent.

***Note:** A building application must be submitted to the Council and approval given for all buildings to be erected on the site prior to the commencement of any building works.'*

WILEY AUSTRALIA

WILEY DESIGN PTY LTD A.C.N. 075 407 94



FLOOR AREA

FACTORY	10303m2
OFFICE / AMENITIES	800m2
TOTAL	11103m2

TO GUNNEDAH

OXLEY HIGHWAY

TO TAMWORTH

Date	Issue	Amendment	Init

WILEY AUSTRALI

Consulting Engineers & Construction Mana

WILEY

Incorporated in Queensla
45 Logan Road Woolloong
Brisbane Queensland 4101
Telephone (07) 3891 8831
Facsimile (07) 3891 6341
E-mail wileybr@w3ey.co

Project

PROPOSED PROCESSIN
PLANT FOR
BAIADA POULTRY PTY

Drawing Title

CONCEPT SITE PLAN
OPTION 6

Scales 1:500 (A3=1:1500)

Drawn Ken C. | Date June

Approved | Designed

Project No. E00795 | Bldg 0(

Drawing No. 00K006 | Issue F

Notice of Modification

Section 96(2) of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning, I modify the development consent DA 53/97 referred to in Schedule 1, subject to the conditions set out in Schedule 2, 3 and 4.

Chris Wilson
Executive Director
Major Project Assessment

Sydney 27 FEBRUARY 2009

The consent is modified by:

1. Replacing Schedule 1 and Schedule 2 with the following:

SCHEDULE 1

Development Application:	DA 53/97.
Applicant:	Baiada Poultry Pty Ltd.
Consent Authority:	Minister for Planning.
Land:	Lot 100 DP 1094741, Oakburn, in the Tamworth local government area.
Development:	A poultry processing complex to be developed in two stages.

DEFINITIONS

AEMR	Annual Environmental Management Report
Applicant	Baiada Poultry Pty Ltd, or its successor
BCA	Building Code of Australia
Council	Tamworth Regional Council
DA	Development Application DA 53/97
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
DECC	Department of Environment and Climate Change
Department	Department of Planning
Director-General	Director-General of the Department (or delegate)
DWE	Department of Water and Energy
EIS	Environmental Impact Statement
SEE	Statement of Environmental Effects titled *Statement of Environmental Effects, Section 96(2) Modification Application, Oakburn Processing Complex, Lot 100 in DP 1097471, Oxley Highway, Tamworth NSW*, volumes 1 and 2, dated 28 May 2008 and additional information dated 29 September 2008 and 13 November 2008.
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	*Environmental Planning & Assessment Regulation 2000*
EPL	Environmental Protection Licence
Evening	The period from 6pm to 10pm
Minister	Minister for Planning
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
Development	A chicken processing facility (with an input capacity of 1 million birds per week), a deboning plant, processed product plant, protein recovery plant and associated infrastructure
Reasonable and Feasible	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. Feasible relates to engineering considerations and what is practical to build
RTA	Roads and Traffic Authority
Applicant	Baiada Poultry Pty Ltd
Site	Land to which the development application applies
Stage 1	Construction and operation of the Protein Recovery Plant
Stage 2	Construction and operation of the Poultry Processing Facility including a processed products plant, deboning plant and processing plant with a kill capacity of 1 million birds per week.

SCHEDULE 2

ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

1) 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, operation or decommissioning of the development.

Terms of Approval

2) The development shall be carried out generally in accordance with:
   a) Development Application 53/97 and supporting Environmental Impact Statement titled "*An Environmental Impact Statement for a Poultry Processing Complex at 'Oakburn', Oxley Highway Tamworth NSW"* prepared by Ellis Environmental Services Pty Ltd. dated September 1997.
   b) DA 53/97 Mod 1, dated 22/02/1999;
   c) DA 53/97 Mod 2, dated13 August 2001;
   d) DA 53/97 Mod 3 and supporting Statement of Environmental Effects titled "*Statement of Environmental Effects, Section 96(2) Modification Application, Oakburn Processing Complex, Lot 100 in DP 1097471, Oxley Highway, Tamworth NSW";*
   e) Site plan (see Appendix A); and
   f) The conditions of this consent.

3) If there is any inconsistency between the above, then the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency.

4) Approval for stage 2 of the development shall lapse if the Applicant does not commence construction of stage 2 within 5 years of the date of DA 53/97 Mod 3.

5) The Applicant shall comply with any reasonable requirement/s of the Director-General arising from the Department's assessment of:
   a) any reports, plans, strategies, programs or correspondence that are submitted in accordance with this approval; and
   b) the implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.

Limits on Approval

6) The Applicant shall ensure the development does not exceed a maximum processing volume of:
   a) 120 tonnes of material per day in the protein recovery plant; and
   b) 1 million birds per week in the processing plant (Stage 2).

Management Plans/Monitoring Programs

7) With the approval of the Director-General, the Applicant may submit any management plan or monitoring program required by this approval on a progressive basis.

Structural Adequacy

8) The Applicant shall ensure that any new buildings and structures on the site are constructed in accordance with the relevant requirements of the 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 development.*

Protection of Public Infrastructure

9) The Applicant shall:
   a) prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters, footpaths, etc) in consultation with Council and the RTA to the satisfaction of the Director-General, prior to the commencement of construction of Stage 2;
   b) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
   c) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

10) Prior to the issue of a construction certificate for any utility works, the Applicant shall obtain the relevant approvals from service providers, including Council.

Operation of Plant and Equipment

11) The Applicant shall ensure that all plant and equipment used on the site is maintained and operated in a proper and efficient manner, and in accordance with relevant Australian Standards.

Compliance

12) Prior to the commencement of construction of Stage 2, and again prior to the commencement of operations of Stage 2, or within such period otherwise agreed by the Director-General, the Applicant must certify in writing to the satisfaction of the Director-General, that it has complied with all conditions of this consent applicable prior to that event.

13) Notwithstanding condition 12) of this consent, the Director-General may require an update on compliance with all, or any part, of the conditions of this consent. Any such update shall meet the reasonable requirements of the Director-General and be submitted within a period determined by the Director-General.

SCHEDULE 3
SPECIFIC ENVIRONMENTAL CONDITIONS

SOIL AND WATER

Discharge Limits

14) Except as may be expressly provided in an Environmental Protection Licence for the development, the Applicant shall comply with Section 120 of the *Protection of the Environment Operations Act 1997*.

15) All wastewater from staff facilities shall be discharged direct to the sewerage system to the satisfaction of Council.

Bunding

16) All chemicals, fuels, oils and wastewater shall be stored in appropriately bunded areas, with impervious flooring and sufficient capacity to contain 110% of the largest container stored within the bund. The bund(s) shall be designed and installed in accordance with the:
    a) requirements of all relevant Australian Standards; and
    b) DECC's *Storing and Handling Liquids: Environmental Protection – Participants Manual*.

Erosion and Sediment Controls

17) The Applicant shall implement Erosion and Sediment Controls for the development which must:
    a) be consistent with the requirements of Landcom's (2004) *Managing Urban Stormwater: Soils and Construction* manual;
    b) manage activities that could cause soil erosion and generate sediment;
    c) minimise soil erosion and the potential for the transport of sediment to downstream waters;
    d) be maintained throughout construction; and
    e) be upgraded if required by the Director-General.

Stormwater Management Plan

18) The Applicant shall prepare and implement a Stormwater Management Plan for the development to the satisfaction of the Director-General. The plan must:
    a) be prepared in consultation with Council and DWE, and be approved by the Director-General prior to the commencement of construction of Stage 2;
    b) be prepared in accordance with DECC's *Managing Urban Stormwater: Council Handbook*; and
    c) include details of:
        - pre and post development flows;
        - water quality;
        - the existing and proposed stormwater detention, treatment and control infrastructure; and
        - measures to maintain this infrastructure and the proposed monitoring of stormwater quantity and quality during operation of the development.

Wastewater Management

19) The Applicant shall prepare and implement a Wastewater Management Plan for the development to the satisfaction of the Director-General. The plan must:
    a) be prepared in consultation with Council and the DECC, and be approved by the Director-General within 3 months of the date of approval of DA 53/97 Mod 3;
    b) be updated and approved by the Director-General, prior to the commencement of construction of Stage 2;
    c) include the final design of the trade waste facility (for stage 2);
    d) characterise the quantity and quality of wastewater produced by the development;
    e) detail the measures to treat and dispose of wastewater;
    f) identify the criteria/limits for the disposal of treated wastewater;
    g) confirm Council are able to accept this wastewater; and
    h) include:
        - detailed plans of pipelines, pumps and other infrastructure and connections to Council's system, to be upgraded during Stage 2, ensuring the infrastructure is designed to the relevant Australian Standards and alarms and monitoring systems would detect any leaks or failures;
        - details of the additional odour capture, treatment and mitigation required as a result of the wastewater treatment plant (for stage 2);
        - a program to monitor and report the quantity and quality of treated wastewater;
        - a maintenance program and contingencies should a breakdown occur; and
        - a protocol for the investigation, notification and mitigation of identified exceedances of the criteria/limits for the disposal of treated wastewater.

WASTE

20) During the construction and operation of the development the Applicant shall implement all reasonable and feasible measures to minimise the waste generated by the development.

21) The Applicant shall ensure that all waste generated on the site is classified in accordance with the DECC's *Waste Classification Guidelines: Part 1 Classifying Waste* and disposed of to a facility that may lawfully accept the waste, or managed in accordance with resource recovery exemptions as approved by the DECC.

Waste Management Plan

22) The Applicant shall update the Solid Waste Management Plan for the site in consultation with DECC and to the satisfaction of the Director-General. This plan must:
    a) be submitted to the Director-General for approval within 3 months of the approval of DA 53/97 MOD 3;
    b) be revised and submitted to the Director-General for approval prior to the commencement of operation of Stage 2;
    c) characterise (or provide a program to characterise) all waste imported, exported and re-used on site according to the current waste classification guidelines, and include procedures for classifying each of the waste materials;
    d) include details of the quantities and destinations of all waste materials;
    e) describe the measures in place to minimise and manage waste, including any existing and proposed land application;
    f) describe the options available to further reduce and reuse waste;
    g) confirm that all waste materials are sent to sites that can lawfully accept the waste; and
    h) include a:
        - a program to monitor and report the quantity and quality of waste and any impacts associated with land application of the waste; and
        - a protocol for the investigation, notification and mitigation of identified impacts or exceedances of the criteria/limits for the disposal of treated waste.

AIR

23) The Applicant shall carry out all reasonable and feasible measures to minimise dust generated by the development.

24) During construction, the Applicant shall ensure that:
    a) all trucks entering or leaving the site with loads have their loads covered;
    b) trucks associated with the development do not track dirt onto the public road network; and
    c) public roads used by these trucks are kept clean.

Odour

25) Except as may be expressly provided in an EPL for the development, the Applicant shall ensure that the development complies with Section 129 of the *Protection of the Environment Operations Act, 1997*.

    Note: Section 129 of the Protection of the Environment Operations Act 1997, provides that the Applicant must not cause or permit the emission of any offensive odour from the site, but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

26) The Applicant shall prepare and implement an Odour Management Plan, in consultation with the DECC, outlining measures to minimise odour impacts associated with the operation. The Plan must:
    a) be approved by the Director-General with 3 months of the approval of DA 53/97 Mod 3;
    b) be revised and approved by the Director-General prior to commencement of operation of Stage 2;
    c) identify all point and diffuse sources of odour associated with the operation;
    d) confirm (with engineering details where relevant) that the odour control equipment has the design capacity to treat odour from all captured point sources (for stage 2);
    e) include best practice odour mitigation and management practices to be implemented to ensure offensive odour impacts do not occur off-site (for stage 2);
    f) include a program to monitor the effectiveness of the odour mitigation and management practices, associated with the operation of the development;
    g) detail the proposed contingency measures should odour impacts occur;
    h) detail the proposed maintenance procedures to ensure potential odour impacts are managed; and
    i) detail the odour complaints system to be implemented to record, investigate, report and action any odour complaints received.

NOISE

Construction and Operation Hours

27) The Applicant shall comply with the construction and operation hours in Table 1.

Table 1: Construction Hours

Activity	Day	Time
Construction	Monday – Friday	7am to 6pm
	Saturday	8am to 1pm
	Sunday and Public Holidays	Nil
Operation	All Days	Any time

Notes:

- *Construction activities may be conducted outside the hours in Table 1 provided that the activities are not audible at any residence beyond the boundary of the site; and*
- *Emergency work to avoid the loss of life, property and/or prevent environmental harm may be undertaken outside the hours in Table 1.*

Noise Limits

28) The Applicant shall ensure that noise generated by the development does not exceed the noise limits presented in Table 2.

Table 2: Construction and Operation Noise Limits (dB(A))

Location	**Construction**	**Operation**			
		Day	Evening	Night	
	$L_{Aeq(15\ min)}$ dB(A)	$L_{Aeq(15\ min)}$ dB(A)	$L_{Aeq(15\ min)}$ dB(A)	$L_{Aeq(15\ min)}$ dB(A)	$L_{A1(1\ min)}$ dB(A)
Girrawheen	40	35	35	35	45
Abbeylands	42	37	36	35	45
The Billabong	48	43	39	37	47
Airport South	50	45	41	39	49

Note: Noise generated by the project is to be measured in accordance with the relevant requirements of the NSW Industrial Noise Policy.

Noise Monitoring Program

29) The Applicant shall prepare and implement a Noise Validation Monitoring Program for the development to the satisfaction of the Director-General. The program must:
   a) be prepared in consultation with DECC, and be approved by the Director-General prior to the commencement of operations of Stage 2;
   b) provide for monitoring and reporting of noise from the facility;
   c) validate the monitoring data against the development noise limits; and
   d) detail the contingencies that would be implemented should complaints or exceedances occur.

TRANSPORT

Road Upgrades

30) The Applicant shall ensure the following roadworks are completed prior to the commencement of construction of Stage 2, to the satisfaction of the RTA:
   a) the existing modified type B right-turn bay must be upgraded to an AUSTROAD CHR right turn bay with adequate storage for B-Doubles;
   b) the highway must be widened to provide an AUSTROAD AUL left turn deceleration lane. The deceleration lane (including taper) must be at least 150m long; and
   c) the existing access seal needs to be further extended into the property to prevent the fouling of the highways pavement.

Vehicle Queuing, Parking and Transport

31) The Applicant shall ensure that:
   a) the internal road network and parking on site complies with Australian Standards *AS 2890.1:2004 and AS 2890.2:2002*;

b) vehicular access to the site is constructed in accordance with the requirements of Council and the RTA;
c) all parking generated by the development is accommodated on site, and that no vehicles associated with the development shall park on the public road system at any stage;
d) the development does not result in any vehicles queuing on the public road network;
e) a travel demand management plan is prepared and implemented; and
f) suitable parking for bicycles and associated facilities including change rooms are provided at the facility,

to the satisfaction of the Director-General.

ABORIGINAL AND CULTURAL HERITAGE

32) In the event that Aboriginal objects are uncovered during the course of the development, then work in the immediate areas shall cease, the Director-General, the DECC and relevant Aboriginal Groups shall be notified and expert archaeological advice must be sought from an appropriately qualified professional. Works may only commence in this area with the written approval of the Director-General.

VISUAL

Lighting

33) The Applicant shall ensure that the lighting associated with the development:
    a) *complies with the latest version of Australian Standard* AS 4282(INT) - Control of Obtrusive Effects of Outdoor Lighting*; and*
    b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties, the airport or the public road network.

Airport

34) The external materials and finishes of the buildings shall be non-reflective to the satisfaction of the Council, to avoid distraction to air crews.

35) All water and effluent storage tanks, dams and solid waste receptacles must be constructed and covered so as not to present an attraction to birds.

Landscape

36) The Applicant shall prepare and implement a revised Landscape Management Plan for the development to the satisfaction of the Director-General. The plan must:
    a) be prepared in consultation with Council and be approved by the Director-General prior to the commencement of construction of Stage 2;
    b) specify the number and species of trees to be planted along key boundaries, ensuring the plan uses endemic species only; and
    c) provide for the maintenance of landscaping on the site.

37) Any proposed landscaping, fencing or signage is not to impede the desired sight lines of all road users including pedestrians and cyclists.

Advertising Structures

38) The Applicant shall not install any signage, advertising or fencing, without the written approval of the Director-General. In seeking this approval the Applicant shall:
    a) submit detailed plans of the proposed signage, advertising or fencing, which have been prepared in consultation with Council; and
    b) demonstrate that the proposed signage, advertising or fencing is consistent with the relevant requirements in the DCP.

HAZARDS

39) During the detailed design of the development the Applicant must consider the potential hazards on site in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* and the Department's publication "*Applying SEPP 33*". The Applicant must prepare hazards report to be approved by the Director-General prior to the commencement of operation of Stage 2. The report must include:
    a) details of the potential hazards on site;
    b) details of the ammonia refrigeration plant; and
    c) the measures undertaken to minimise and manage the potential hazards of the facility.

40) The Applicant must update the Emergency Plan for the development, to the satisfaction of the Director-General prior to the commencement of operations of stage 2. The plan must:
    a) identify the likely impact of breakdown and emergency scenarios;

b) describe the controls and procedures that would be implemented to prevent emergencies, including fire controls and maintenance schedules;
c) describe the management measures that would be implemented should an emergency occur.

41) The gas pipeline to the complex shall be installed with an excess flow valve at either the source of the gas, or at the property boundary to provide for the shutdown of the line due to excess flow as a result of a break in the line or other cause.

42) The Applicant must ensure fire trucks access around the development is not restricted, to minimise the risk from bushfire.

ANIMAL WELFARE

43) The Applicant must ensure the development is designed and operated in accordance with the latest version of the:
    a) *Model Code of Practice for the Welfare of Animals: Livestock at Slaughtering Establishments*; and
    b) *National Animal Welfare Standards at Livestock Processing Establishments Preparing Meat for Human Consumption, 2005: Standards & Work Manual*.

WATER AND ENERGY EFFICIENCY

44) The Applicant shall ensure the development is energy and water efficient, in accordance with industry best practice, to the satisfaction of the Director-General.

45) The Applicant shall prepare and implement a Water and Energy Efficiency Program for the development, to the satisfaction of the Director-General. The program must:
    a) be submitted to the Director-General for approval within 6 months of the approval of DA 53/97 MOD 3;
    b) compare the proposed energy and water usage ratio of the development to other existing chicken processing facilities, and set benchmarks for industry best practice;
    c) investigate energy and water efficiency measures available;
    d) describe the measures that would be implemented onsite, demonstrating the use of best available technology;
    e) include a program to monitor and report on the efficiency of the development, ensuring the development would continue to operate at industry best practice overtime.

SCHEDULE 4
ENVIRONMENTAL MANAGEMENT AND MONITORING

ENVIRONMENTAL MANAGEMENT STRATEGY

46) The Applicant shall prepare and implement an Environmental Management Strategy for the development, to the satisfaction of the Director-General. The Strategy must:
    a) be approved by the Director-General prior to construction of Stage 2;
    b) be updated and approved by the Director-General prior to operation of Stage 2, and every 3 years thereafter, unless otherwise agreed by the Director-General;
    c) provide the strategic context for environmental management of the development;
    d) identify the statutory and other obligations that apply to the development;
    e) describe in general how the environmental performance of the development would be monitored and managed;
    f) describe the procedures that would be implemented to:
        - keep the local community and relevant agencies informed about the, construction/operation and environmental performance of the development;
        - receive, handle, respond to, and record any complaints that are received;
        - resolve any disputes that may arise during the course of the development;
        - respond to any non-compliance; and
        - respond to emergencies;
    g) describe the role, responsibility, authority, and accountability of all the key personnel involved in environmental management of the development; and
    h) incorporate the various studies, plans and programs required under this approval.

ENVIRONMENTAL MONITORING

47) The Applicant must ensure all facilities at the site, including effluent pipelines and drains, stormwater drains, pumps, sumps and bund walls, are inspected on a weekly basis and after any significant rainfall event. Maintenance work is to be carried out immediately if any facility in not operating to its design capacity.

ENVIRONMENTAL REPORTING

Incident Reporting

48) As soon as practicable, and with the 24 hours following detection of an exceedance of the limits/performance criteria in this approval or the occurrence of an incident that causes (or may cause) harm to the environment, the Applicant shall notify the Department and other relevant agencies of the exceedance/incident.

49) Within 6 days of notifying the Department and other relevant agencies of an exceedance/incident, the Applicant shall provide the Department and these agencies with a written report that:
    a) describe the date, time, and nature of the exceedance/incident;
    b) identify the cause (or likely cause) of the exceedance/incident;
    c) describe what action has been taken to date; and
    d) describe the proposed measures to address the exceedance/incident.

Annual Reporting

50) The Applicant shall submit an Annual Environmental Monitoring Report, every 12 months, to the Director-General and make copies available to the DECC, DWE and Council. This report must:
    a) be prepared by a suitably qualified expert approved by the Director-General;
    b) be prepared to the satisfaction of the Director-General;
    c) identify the standards and performance measures that apply to the development;
    d) include a summary of the complaints received during the year, and compare this to the complaints received in the previous years;
    e) include a summary of the monitoring results for the development during the past year;
    f) include an analysis of these monitoring results against the relevant:
        i. impact assessment criteria/limits specified in this consent and the EPL;
        ii. monitoring results from previous years; and
        iii. predictions in the SEE supporting DA 53/97 Mod 3;
    g) identify any trends in the monitoring results over the life of the development;
    h) identify any non-compliance during the previous year;
    i) describe what actions were, or are being, taken to ensure compliance and improve the environmental performance of the facility; and
    j) must include a copy of:
        i. the Wastewater Monitoring Report;
        ii. the Solid Waste Monitoring Report;
        iii. the Odour Monitoring Report;
        iv. the Water and Energy Efficiency Monitoring Report; and

v. the DECC EPL Annual Return.

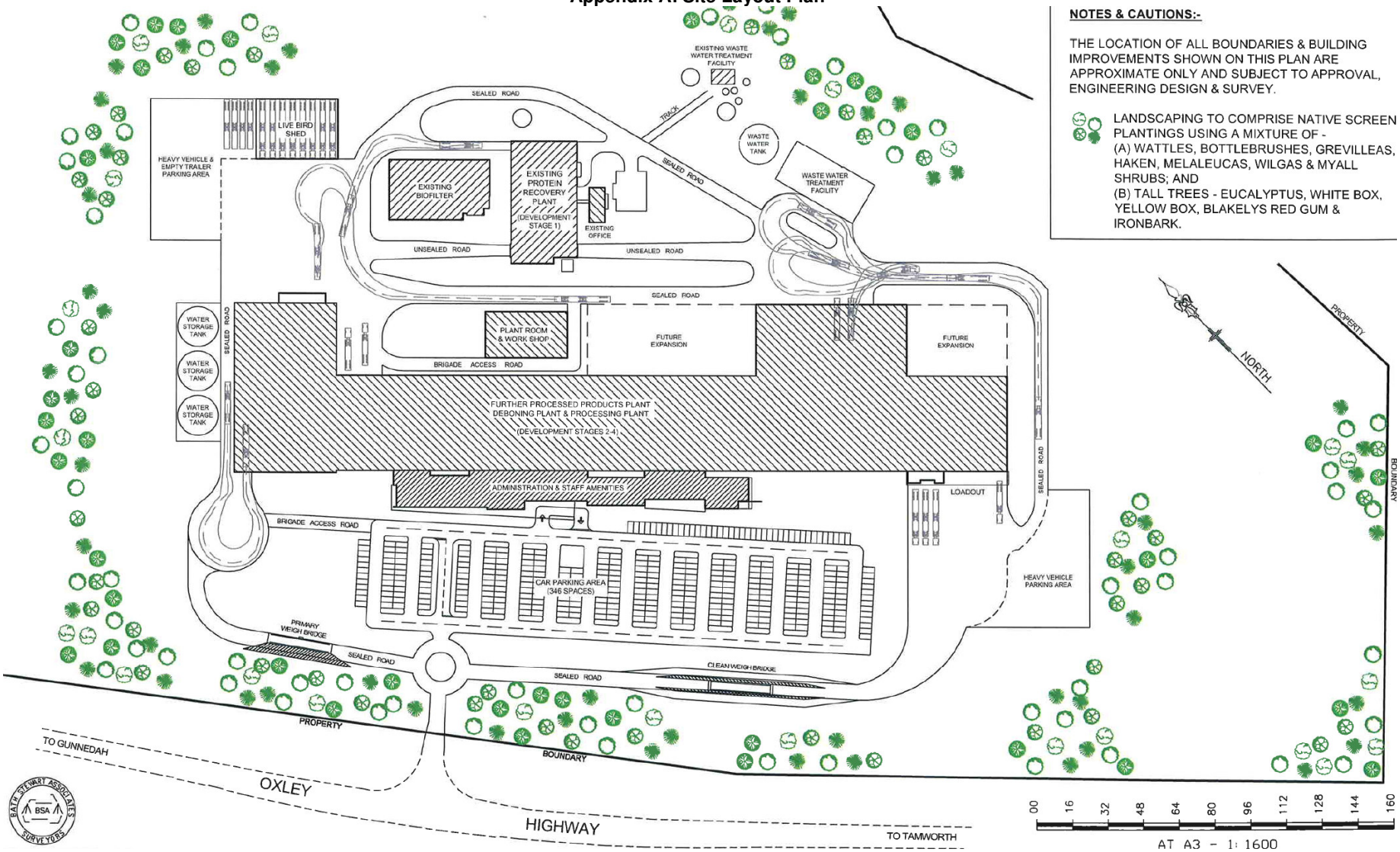
INDEPENDENT ENVIRONMENTAL AUDIT

51) Within 12 months of the approval of DA 53/97 Mod 3, and every 3 years thereafter, unless the Director-General 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, including an odour expert, whose appointment has been endorsed by the Director-General;
    b) be undertaken in consultation with DECC, DWE and Council;
    c) assess whether the development is being carried out in accordance with industry best practice;
    d) assess the environmental performance of the development, and its effects on the surrounding environment and sensitive receivers;
    e) assess whether the development is complying with the relevant standards, performance measures, and statutory requirements;
    f) review the adequacy of any strategy/plan/program required under this approval; and, if necessary,
    g) recommend measures or actions to improve the environmental performance of the development, and/or any strategy/plan/program required under this approval.

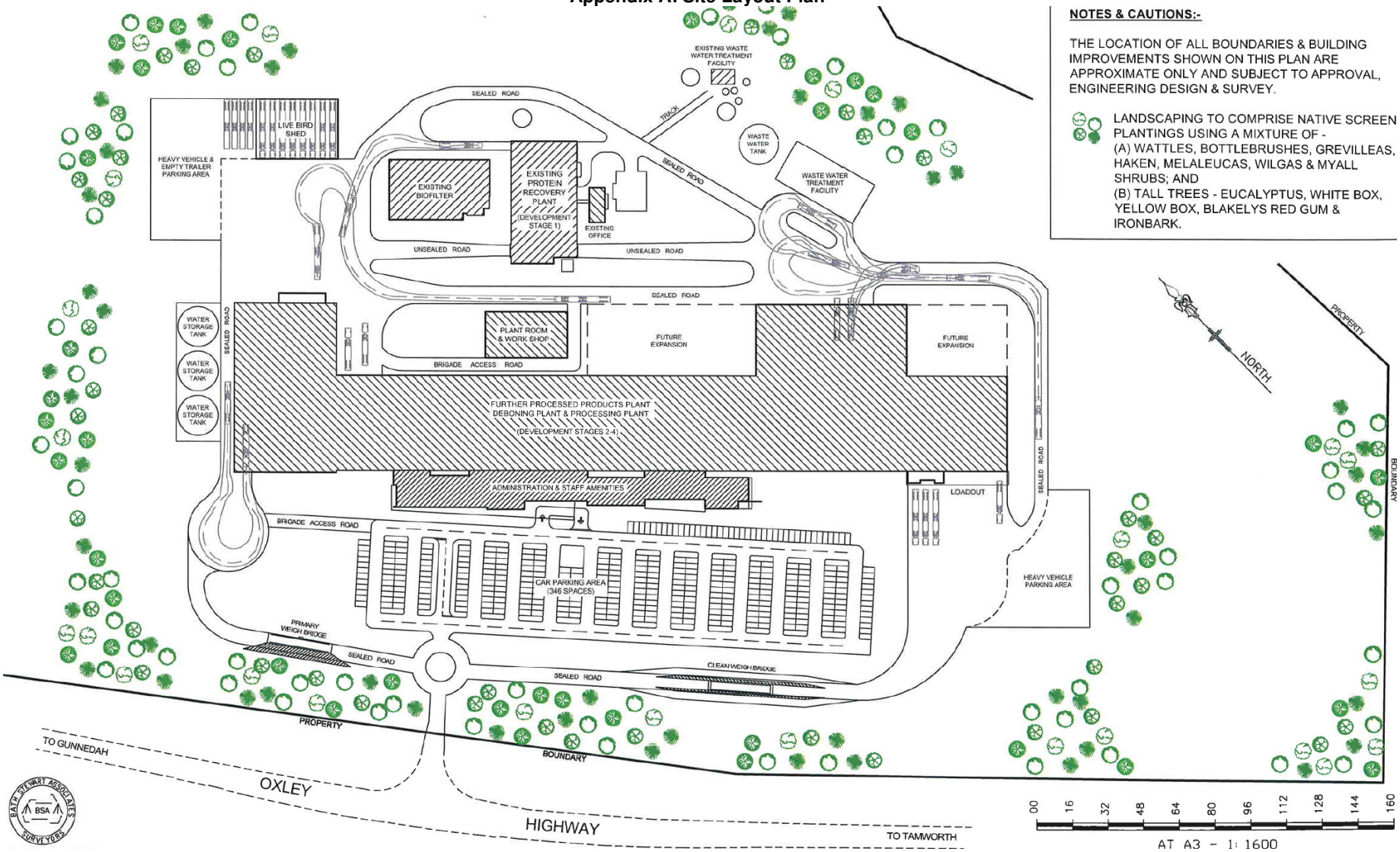
52) Within 6 weeks of completing this audit, or as otherwise agreed by the Director-General, the Applicant shall submit a copy of the audit report to the Director-General with a response to any recommendations contained in the audit report.

53) Within 3 months of submitting an audit report to the Director-General, the Applicant shall review and if necessary revise the strategy/plans/programs required under this approval to the satisfaction of the Director-General.

Appendix A: Site Layout Plan



Appendix A: Site Layout Plan



Notice of Modification

Section 96(1A) of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning, I modify the development consent DA 53/97 referred to in Schedule 1, subject to the conditions set out in Schedule 2, 3 and 4.

David Kitto
Director
Mining and Industry

Sydney 2 DECEMBER 2009

The consent is modified by:

1. Replacing Schedule 1 with the following:

SCHEDULE 1

Development Application:	DA 53/97.
Applicant:	Baiada Poultry Pty Ltd.
Consent Authority:	Minister for Planning.
Land:	Lot 100 DP 1094741, Oakburn, in the Tamworth local government area.
Development:	A poultry processing complex.

DEFINITIONS

AEMR	Annual Environmental Management Report
Applicant	Baiada Poultry Pty Ltd, or its successor
BCA	Building Code of Australia
Council	Tamworth Regional Council
DA	Development Application DA 53/97
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
DECCW	Department of Environment, Climate Change and Water
Department	Department of Planning
Director-General	Director-General of the Department (or delegate)
NOW	NSW Office of Water
EIS	Environmental Impact Statement
SEE	Statement of Environmental Effects titled *Statement of Environmental Effects, Section 96(2) Modification Application, Oakburn Processing Complex, Lot 100 in DP 1097471, Oxley Highway, Tamworth NSW*, volumes 1 and 2, dated 28 May 2008 and additional information dated 29 September 2008 and 13 November 2008.
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	*Environmental Planning & Assessment Regulation 2000*
EPL	Environmental Protection Licence
Evening	The period from 6pm to 10pm
Minister	Minister for Planning
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
Development	A chicken processing facility (with an input capacity of 1 million birds per week), a deboning plant, processed product plant, protein recovery plant and associated infrastructure
Reasonable and Feasible	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. Feasible relates to engineering considerations and what is practical to build
RTA	Roads and Traffic Authority
Applicant	Baiada Poultry Pty Ltd
Site	Land to which the development application applies
Stage 1	Construction and operation of the Protein Recovery Plant
Stage 2	Poultry Processing Facility (includes a processed products plant, deboning plant and processing plant with a kill capacity of 1 million birds per week).

SCHEDULE 2

1. Replacing existing Condition 2 with the following:

   2) The development shall be carried out generally in accordance with:
      i. Development Application 53/97 and supporting Environmental Impact Statement titled "*An Environmental Impact Statement for a Poultry Processing Complex at 'Oakburn', Oxley Highway Tamworth NSW*" prepared by Ellis Environmental Services Pty Ltd. dated September 1997.
      ii. DA 53/97 Mod 1, dated 22/02/1999;
      iii. DA 53/97 Mod 2, dated13 August 2001;
      iv. DA 53/97 Mod 3 and supporting Statement of Environmental Effects titled "*Statement of Environmental Effects, Section 96(2) Modification Application, Oakburn Processing Complex, Lot 100 in DP 1097471, Oxley Highway, Tamworth NSW*";
      v. DA 53/97 Mod 4 and supporting Statement of Environmental Effects titled *"Modification of Development Consent (DA 53/97) on Land at Oxley Highway, Tamworth (Lot 100 DP1097471)"*;
      vi. Site plan (see Appendix A); and
      vii. The conditions of this consent.

2. Delete existing Condition 4:

   4) Deleted.

SCHEDULE 3

3. Replacing all references to "DECC" with "DECCW".
4. Replacing all references to "DWE" with "NOW".

SCHEDULE 4

4. Replacing all references to "DECC" with "DECCW".
5. Replacing all references to "DWE" with "NOW".

Development Consent (Consolidated version)

Section 91 of the *Environmental Planning and Assessment Act 1979*

Chris Wilson
Executive Director
Major Project Assessment

MOD 4 - December 2009 (Remove unlawful condition, redefining stages)
MOD 5 - January 2014 (Replacement rendering plant)

Sydney 2009

SCHEDULE 1

Development Application:	DA 53/97.
Applicant:	Baiada Poultry Pty Ltd.
Consent Authority:	Minister for Planning.
Land:	Lot 100 DP 1097471, “Oakburn”, in the Tamworth local government area.
Development:	A poultry processing complex.

DEFINITIONS

AEMR	Annual Environmental Management Report
Applicant	Baiada Poultry Pty Ltd, or its successor
BCA	Building Code of Australia
Council	Tamworth Regional Council
DA	Development Application DA 53/97
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 Infrastructure
Development	A chicken processing facility (with an input capacity of 1 million birds per week), a deboning plant, processed product plant, protein recovery plant and associated infrastructure
Director-General	Director-General of the Department (or delegate)
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	*Environmental Planning & Assessment Regulation 2000*
EPL	Environmental Protection Licence
Evening	The period from 6pm to 10pm
Minister	Minister for Planning and Infrastructure
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
Reasonable and Feasible	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. Feasible relates to engineering considerations and what is practical to build
Replacement rendering plant	The development described by application to modify consent number DA53/97 Mod 5
RMS	Roads and Maritime Services
SEE	Statement of Environmental Effects titled *Statement of Environmental Effects, Section 96(2) Modification Application, Oakburn Processing Complex, Lot 100 in DP 1097471, Oxley Highway, Tamworth NSW*, volumes 1 and 2, dated 28 May 2008 and additional information dated 29 September 2008 and 13 November 2008.
Site	the land described in Schedule 1
Stage 1	Construction and operation of the Protein Recovery Plant
Stage 2	Poultry Processing Facility (includes a processed products plant, deboning plant and processing plant with a kill capacity of 1 million birds per week).

SCHEDULE 2

ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

1) 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, operation or decommissioning of the development.

Terms of Approval

2) The development shall be carried out generally in accordance with:
   a) Development Application 53/97 and supporting Environmental Impact Statement titled "*An Environmental Impact Statement for a Poultry Processing Complex at 'Oakburn', Oxley Highway Tamworth NSW"* prepared by Ellis Environmental Services Pty Ltd. dated September 1997.
   b) DA 53/97 Mod 1, dated 22/02/1999;
   c) DA 53/97 Mod 2, dated 13/08/2001;
   d) DA 53/97 Mod 3 and supporting Statement of Environmental Effects titled "*Statement of Environmental Effects, Section 96(2) Modification Application, Oakburn Processing Complex, Lot 100 in DP 1097471, Oxley Highway, Tamworth NSW";*
   e) DA 53/97 Mod 4 and supporting Statement of Environmental Effects titled *"Modification of Development Consent (DA 53/97) on Land at Oxley Highway, Tamworth (Lot 100 DP1097471)";*
   f) DA53/97 Mod 5 and the report titled "*Environmental Assessment Report*", dated 29 November 2013 and prepared by PSA Consulting;
   g) the site plan in Appendix A except as modified by the Development Application plans in Appendix B; and
   h) the conditions of this consent.

3) If there is any inconsistency between the above, then the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency.

4) Deleted.

5) The Applicant shall comply with any reasonable requirement/s of the Director-General arising from the Department's assessment of:
   a) any reports, plans, strategies, programs or correspondence that are submitted in accordance with this approval; and
   b) the implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.

Limits on Approval

6) The Applicant shall ensure the development does not exceed a maximum processing volume of:
   a) 120 tonnes of material per day in the protein recovery plant; and
   b) 1 million birds per week in the processing plant (Stage 2).

Statutory Requirements

6a) The Applicant shall ensure that all licences, permits and approval/consents are obtained as required by law and maintained as required throughout the life of the Development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits or approval/consents.

Management Plans/Monitoring Programs

7) With the approval of the Director-General, the Applicant may submit any management plan or monitoring program required by this approval on a progressive basis.

7a) Within 3 months of any modification approval, the Applicant must prepare and implement a revised version of any relevant management plan or monitoring program required by this approval to the satisfaction of the Director-General.

Structural Adequacy

8) The Applicant shall ensure that any new buildings and structures on the site are constructed in accordance with the relevant requirements of the 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 development.*

Protection of Public Infrastructure

9) The Applicant shall:
   a) prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters, footpaths, etc) in consultation with Council and the RMS to the satisfaction of the Director-General, prior to the commencement of construction of Stage 2;
   b) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
   c) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

10) Prior to the issue of a construction certificate for any utility works, the Applicant shall obtain the relevant approvals from service providers, including Council.

Operation of Plant and Equipment

11) The Applicant shall ensure that all plant and equipment used on the site is maintained and operated in a proper and efficient manner, and in accordance with relevant Australian Standards.

Compliance

12) Prior to the commencement of construction of Stage 2, and again prior to the commencement of operations of Stage 2, or within such period otherwise agreed by the Director-General, the Applicant must certify in writing to the satisfaction of the Director-General, that it has complied with all conditions of this consent applicable prior to that event.

13) Notwithstanding condition 12) of this consent, the Director-General may require an update on compliance with all, or any part, of the conditions of this consent. Any such update shall meet the reasonable requirements of the Director-General and be submitted within a period determined by the Director-General.

SCHEDULE 3
SPECIFIC ENVIRONMENTAL CONDITIONS

SOIL AND WATER

Discharge Limits

14) Except as may be expressly provided in an Environmental Protection Licence for the development, the Applicant shall comply with Section 120 of the *Protection of the Environment Operations Act 1997*.

15) All wastewater from staff facilities shall be discharged direct to the sewerage system to the satisfaction of Council.

Bunding

16) All chemicals, fuels, oils and wastewater shall be stored in appropriately bunded areas, with impervious flooring and sufficient capacity to contain 110% of the largest container stored within the bund. The bund(s) shall be designed and installed in accordance with the:
    a) requirements of all relevant Australian Standards; and
    b) EPA's *Storing and Handling Liquids: Environmental Protection – Participants Manual*.

Erosion and Sediment Controls

17) The Applicant shall implement Erosion and Sediment Controls for the development which must:
    a) be consistent with the requirements of Landcom's (2004) *Managing Urban Stormwater: Soils and Construction* manual;
    b) manage activities that could cause soil erosion and generate sediment;
    c) minimise soil erosion and the potential for the transport of sediment to downstream waters;
    d) be maintained throughout construction; and
    e) be upgraded if required by the Director-General.

Stormwater Management Plan

18) The Applicant shall prepare and implement a Stormwater Management Plan for the development to the satisfaction of the Director-General. The plan must:
    a) be prepared in consultation with Council and NOW, and be approved by the Director-General prior to the commencement of construction of Stage 2;
    b) be prepared in accordance with EPA's *Managing Urban Stormwater: Council Handbook*; and
    c) include details of:
        - pre and post development flows;
        - water quality;
        - the existing and proposed stormwater detention, treatment and control infrastructure; and
        - measures to maintain this infrastructure and the proposed monitoring of stormwater quantity and quality during operation of the development.

18a) The Applicant shall prepare and implement a Stormwater Management Plan for the replacement rendering plant to the satisfaction of the Director-General. The plan must:
    a) be prepared in consultation with Council and the EPA, and be approved by the Director-General by the end of March 2014;
    b) be generally consistent with the *Oakburn Rendering Plant Stormwater Management Plan* dated 25 November 2013 prepared by J. Wyndham Prince Pty Ltd, except for revisions that may be required by Council or the EPA.

Wastewater Management

19) The Applicant shall prepare and implement a Wastewater Management Plan for the development to the satisfaction of the Director-General. The plan must:
    a) be prepared in consultation with Council and the EPA, and be approved by the Director-General within 3 months of the date of approval of DA 53/97 Mod 3;
    b) be updated and approved by the Director-General, prior to the commencement of construction of Stage 2;
    c) include the final design of the trade waste facility (for stage 2);
    d) characterise the quantity and quality of wastewater produced by the development;
    e) detail the measures to treat and dispose of wastewater;
    f) identify the criteria/limits for the disposal of treated wastewater;
    g) confirm Council are able to accept this wastewater; and
    h) include:
        - detailed plans of pipelines, pumps and other infrastructure and connections to Council's system, to be upgraded during Stage 2, ensuring the infrastructure is designed to the relevant Australian Standards and alarms and monitoring systems would detect any leaks or failures;

- details of the additional odour capture, treatment and mitigation required as a result of the wastewater treatment plant (for stage 2);
- a program to monitor and report the quantity and quality of treated wastewater;
- a maintenance program and contingencies should a breakdown occur; and
- a protocol for the investigation, notification and mitigation of identified exceedances of the criteria/limits for the disposal of treated wastewater.

WASTE

20) During the construction and operation of the development the Applicant shall implement all reasonable and feasible measures to minimise the waste generated by the development.

21) The Applicant shall ensure that all waste generated on the site is classified in accordance with the EPA's *Waste Classification Guidelines: Part 1 Classifying Waste* and disposed of to a facility that may lawfully accept the waste, or managed in accordance with resource recovery exemptions as approved by the EPA.

Waste Management Plan

22) The Applicant shall update the Solid Waste Management Plan for the site in consultation with EPA and to the satisfaction of the Director-General. This plan must:
    a) be submitted to the Director-General for approval within 3 months of the approval of DA 53/97 MOD 3;
    b) be revised and submitted to the Director-General for approval prior to the commencement of operation of Stage 2;
    c) characterise (or provide a program to characterise) all waste imported, exported and re-used on site according to the current waste classification guidelines, and include procedures for classifying each of the waste materials;
    d) include details of the quantities and destinations of all waste materials;
    e) describe the measures in place to minimise and manage waste, including any existing and proposed land application;
    f) describe the options available to further reduce and reuse waste;
    g) confirm that all waste materials are sent to sites that can lawfully accept the waste; and
    h) include a:
        - a program to monitor and report the quantity and quality of waste and any impacts associated with land application of the waste; and
        - a protocol for the investigation, notification and mitigation of identified impacts or exceedances of the criteria/limits for the disposal of treated waste.

AIR

23) The Applicant shall carry out all reasonable and feasible measures to minimise dust generated by the development.

24) During construction, the Applicant shall ensure that:
    a) all trucks entering or leaving the site with loads have their loads covered;
    b) trucks associated with the development do not track dirt onto the public road network; and
    c) public roads used by these trucks are kept clean.

Odour

25) Except as may be expressly provided in an EPL for the development, the Applicant shall ensure that the development complies with Section 129 of the *Protection of the Environment Operations Act, 1997*.

    Note: Section 129 of the Protection of the Environment Operations Act 1997, provides that the Applicant must not cause or permit the emission of any offensive odour from the site, but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

26) The Applicant shall prepare and implement an Odour Management Plan, in consultation with the EPA, outlining measures to minimise odour impacts associated with the operation. The Plan must:
    a) be approved by the Director-General with 3 months of the approval of DA 53/97 Mod 3;
    b) be revised and approved by the Director-General prior to commencement of operation of Stage 2;
    c) identify all point and diffuse sources of odour associated with the operation;
    d) confirm (with engineering details where relevant) that the odour control equipment has the design capacity to treat odour from all captured point sources (for stage 2);
    e) include best practice odour mitigation and management practices to be implemented to ensure offensive odour impacts do not occur off-site (for stage 2);
    f) include a program to monitor the effectiveness of the odour mitigation and management practices, associated with the operation of the development;
    g) detail the proposed contingency measures should odour impacts occur;
    h) detail the proposed maintenance procedures to ensure potential odour impacts are managed; and

i) detail the odour complaints system to be implemented to record, investigate, report and action any odour complaints received.

NOISE

Construction and Operation Hours

27) The Applicant shall comply with the construction and operation hours in Table 1.

Table 1: *Construction Hours*

Activity	Day	Time
Construction	Monday – Friday	7am to 6pm
	Saturday	8am to 1pm
	Sunday and Public Holidays	Nil
Operation	All Days	Any time

Notes:

- *Construction activities may be conducted outside the hours in Table 1 provided that the activities are not audible at any residence beyond the boundary of the site; and*
- *Emergency work to avoid the loss of life, property and/or prevent environmental harm may be undertaken outside the hours in Table 1.*

Noise Limits

28) The Applicant shall ensure that noise generated by the development does not exceed the noise limits presented in Table 2.

Table 2: *Construction and Operation Noise Limits (dB(A))*

Location	**Construction**	**Operation**			
		Day	Evening	Night	
	$L_{Aeq(15\ min)}$ dB(A)	$L_{Aeq(15\ min)}$ dB(A)	$L_{Aeq(15\ min)}$ dB(A)	$L_{Aeq(15\ min)}$ dB(A)	$L_{A1(1\ min)}$ dB(A)
Girrawheen	40	35	35	35	45
Abbeylands	42	37	36	35	45
The Billabong	48	43	39	37	47
Airport South	50	45	41	39	49

Note: Noise generated by the project is to be measured in accordance with the relevant requirements of the NSW Industrial Noise Policy.

Noise Monitoring Program

29) The Applicant shall prepare and implement a Noise Validation Monitoring Program for the development to the satisfaction of the Director-General. The program must:
   a) be prepared in consultation with EPA, and be approved by the Director-General prior to the commencement of operations of Stage 2;
   b) provide for monitoring and reporting of noise from the facility;
   c) validate the monitoring data against the development noise limits; and
   d) detail the contingencies that would be implemented should complaints or exceedances occur.

TRANSPORT

Road Upgrades

30) The Applicant shall ensure the following roadworks are completed prior to the commencement of construction of Stage 2, to the satisfaction of the RMS:
   a) the existing modified type B right-turn bay must be upgraded to an AUSTROAD CHR right turn bay with adequate storage for B-Doubles;
   b) the highway must be widened to provide an AUSTROAD AUL left turn deceleration lane. The deceleration lane (including taper) must be at least 150m long; and
   c) the existing access seal needs to be further extended into the property to prevent the fouling of the highways pavement.

Vehicle Queuing, Parking and Transport

31) The Applicant shall ensure that:
   a) the internal road network and parking on site complies with Australian Standards *AS 2890.1:2004 and AS 2890.2:2002*;

b) vehicular access to the site is constructed in accordance with the requirements of Council and the RMS;
c) all parking generated by the development is accommodated on site, and that no vehicles associated with the development shall park on the public road system at any stage;
d) the development does not result in any vehicles queuing on the public road network;
e) a travel demand management plan is prepared and implemented; and
f) suitable parking for bicycles and associated facilities including change rooms are provided at the facility,

to the satisfaction of the Director-General.

ABORIGINAL AND CULTURAL HERITAGE

32) In the event that Aboriginal objects are uncovered during the course of the development, then work in the immediate areas shall cease, the Director-General, the OEH and relevant Aboriginal Groups shall be notified and expert archaeological advice must be sought from an appropriately qualified professional. Works may only commence in this area with the written approval of the Director-General.

VISUAL

Lighting

33) The Applicant shall ensure that the lighting associated with the development:
    a) *complies with the latest version of Australian Standard* AS 4282(INT) - Control of Obtrusive Effects of Outdoor Lighting*; and*
    b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties, the airport or the public road network.

Airport

34) The external materials and finishes of the buildings shall be non-reflective to the satisfaction of the Council, to avoid distraction to air crews.

35) All water and effluent storage tanks, dams and solid waste receptacles must be constructed and covered so as not to present an attraction to birds.

Landscape

36) The Applicant shall prepare and implement a revised Landscape Management Plan for the development to the satisfaction of the Director-General. The plan must:
    a) be prepared in consultation with Council and be approved by the Director-General prior to the commencement of construction of Stage 2;
    b) specify the number and species of trees to be planted along key boundaries, ensuring the plan uses endemic species only; and
    c) provide for the maintenance of landscaping on the site.

37) Any proposed landscaping, fencing or signage is not to impede the desired sight lines of all road users including pedestrians and cyclists.

Advertising Structures

38) The Applicant shall not install any signage, advertising or fencing, without the written approval of the Director-General. In seeking this approval the Applicant shall:
    a) submit detailed plans of the proposed signage, advertising or fencing, which have been prepared in consultation with Council; and
    b) demonstrate that the proposed signage, advertising or fencing is consistent with the relevant requirements in the DCP.

HAZARDS

39) During the detailed design of the development the Applicant must consider the potential hazards on site in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* and the Department's publication "*Applying SEPP 33*". The Applicant must prepare hazards report to be approved by the Director-General prior to the commencement of operation of Stage 2. The report must include:
    a) details of the potential hazards on site;
    b) details of the ammonia refrigeration plant; and
    c) the measures undertaken to minimise and manage the potential hazards of the facility.

40) The Applicant must update the Emergency Plan for the development, to the satisfaction of the Director-General prior to the commencement of operations of stage 2. The plan must:
    a) identify the likely impact of breakdown and emergency scenarios;
    b) describe the controls and procedures that would be implemented to prevent emergencies, including fire controls and maintenance schedules;

c) describe the management measures that would be implemented should an emergency occur.

41) The gas pipeline to the complex shall be installed with an excess flow valve at either the source of the gas, or at the property boundary to provide for the shutdown of the line due to excess flow as a result of a break in the line or other cause.

42) The Applicant must ensure fire trucks access around the development is not restricted, to minimise the risk from bushfire.

ANIMAL WELFARE

43) The Applicant must ensure the development is designed and operated in accordance with the latest version of the:
    a) *Model Code of Practice for the Welfare of Animals: Livestock at Slaughtering Establishments*; and
    b) *National Animal Welfare Standards at Livestock Processing Establishments Preparing Meat for Human Consumption, 2005: Standards & Work Manual*.

WATER AND ENERGY EFFICIENCY

44) The Applicant shall ensure the development is energy and water efficient, in accordance with industry best practice, to the satisfaction of the Director-General.

45) The Applicant shall prepare and implement a Water and Energy Efficiency Program for the development, to the satisfaction of the Director-General. The program must:
    a) be submitted to the Director-General for approval within 6 months of the approval of DA 53/97 MOD 3;
    b) compare the proposed energy and water usage ratio of the development to other existing chicken processing facilities, and set benchmarks for industry best practice;
    c) investigate energy and water efficiency measures available;
    d) describe the measures that would be implemented onsite, demonstrating the use of best available technology;
    e) include a program to monitor and report on the efficiency of the development, ensuring the development would continue to operate at industry best practice overtime.

SCHEDULE 4
ENVIRONMENTAL MANAGEMENT AND MONITORING

ENVIRONMENTAL MANAGEMENT STRATEGY

46) The Applicant shall prepare and implement an Environmental Management Strategy for the development, to the satisfaction of the Director-General. The Strategy must:
    a) be approved by the Director-General prior to construction of Stage 2;
    b) be updated and approved by the Director-General prior to operation of Stage 2, and every 3 years thereafter, unless otherwise agreed by the Director-General;
    c) provide the strategic context for environmental management of the development;
    d) identify the statutory and other obligations that apply to the development;
    e) describe in general how the environmental performance of the development would be monitored and managed;
    f) describe the procedures that would be implemented to:
        - keep the local community and relevant agencies informed about the, construction/operation and environmental performance of the development;
        - receive, handle, respond to, and record any complaints that are received;
        - resolve any disputes that may arise during the course of the development;
        - respond to any non-compliance; and
        - respond to emergencies;
    g) describe the role, responsibility, authority, and accountability of all the key personnel involved in environmental management of the development; and
    h) incorporate the various studies, plans and programs required under this approval.

ENVIRONMENTAL MONITORING

47) The Applicant must ensure all facilities at the site, including effluent pipelines and drains, stormwater drains, pumps, sumps and bund walls, are inspected on a weekly basis and after any significant rainfall event. Maintenance work is to be carried out immediately if any facility in not operating to its design capacity.

ENVIRONMENTAL REPORTING

Incident Reporting

48) As soon as practicable, and with the 24 hours following detection of an exceedance of the limits/performance criteria in this approval or the occurrence of an incident that causes (or may cause) harm to the environment, the Applicant shall notify the Department and other relevant agencies of the exceedance/incident.

49) Within 6 days of notifying the Department and other relevant agencies of an exceedance/incident, the Applicant shall provide the Department and these agencies with a written report that:
    a) describe the date, time, and nature of the exceedance/incident;
    b) identify the cause (or likely cause) of the exceedance/incident;
    c) describe what action has been taken to date; and
    d) describe the proposed measures to address the exceedance/incident.

Annual Reporting

50) The Applicant shall submit an Annual Environmental Monitoring Report, every 12 months, to the Director-General and make copies available to the EPA, NOW and Council. This report must:
    a) be prepared by a suitably qualified expert approved by the Director-General;
    b) be prepared to the satisfaction of the Director-General;
    c) identify the standards and performance measures that apply to the development;
    d) include a summary of the complaints received during the year, and compare this to the complaints received in the previous years;
    e) include a summary of the monitoring results for the development during the past year;
    f) include an analysis of these monitoring results against the relevant:
        i. impact assessment criteria/limits specified in this consent and the EPL;
        ii. monitoring results from previous years; and
        iii. predictions in the SEE supporting DA 53/97 Mod 3;
    g) identify any trends in the monitoring results over the life of the development;
    h) identify any non-compliance during the previous year;
    i) describe what actions were, or are being, taken to ensure compliance and improve the environmental performance of the facility; and
    j) must include a copy of:
        i. the Wastewater Monitoring Report;
        ii. the Solid Waste Monitoring Report;
        iii. the Odour Monitoring Report;
        iv. the Water and Energy Efficiency Monitoring Report; and
        v. the EPA EPL Annual Return.

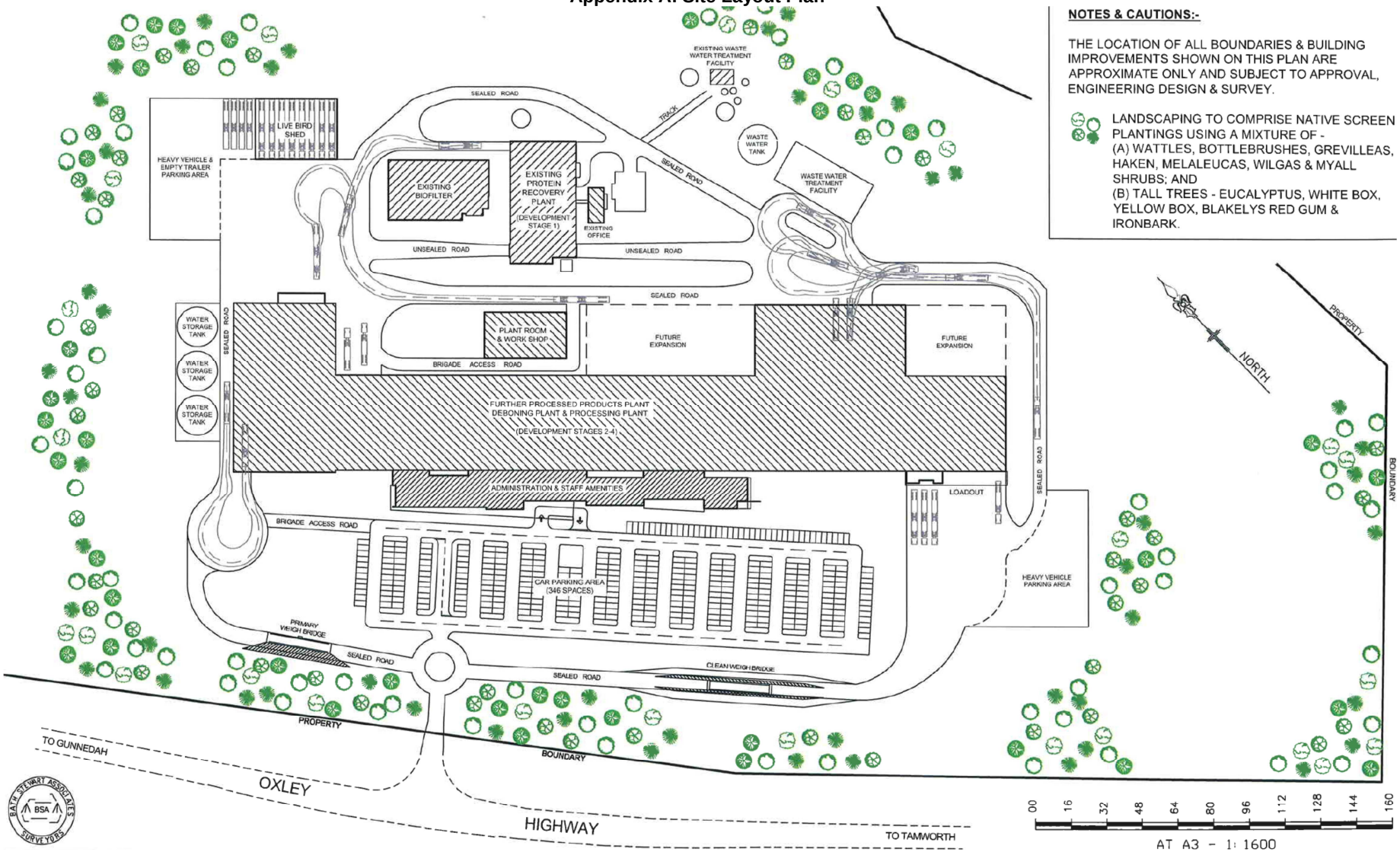
INDEPENDENT ENVIRONMENTAL AUDIT

51) Within 12 months of the approval of DA 53/97 Mod 3, and every 3 years thereafter, unless the Director-General 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, including an odour expert, whose appointment has been endorsed by the Director-General;
    b) be undertaken in consultation with EPA, NOW and Council;
    c) assess whether the development is being carried out in accordance with industry best practice;
    d) assess the environmental performance of the development, and its effects on the surrounding environment and sensitive receivers;
    e) assess whether the development is complying with the relevant standards, performance measures, and statutory requirements;
    f) review the adequacy of any strategy/plan/program required under this approval; and, if necessary,
    g) recommend measures or actions to improve the environmental performance of the development, and/or any strategy/plan/program required under this approval.

52) Within 6 weeks of completing this audit, or as otherwise agreed by the Director-General, the Applicant shall submit a copy of the audit report to the Director-General with a response to any recommendations contained in the audit report.

53) Within 3 months of submitting an audit report to the Director-General, the Applicant shall review and if necessary revise the strategy/plans/programs required under this approval to the satisfaction of the Director-General.

Appendix A: Site Layout Plan



REAL PROPERTY DESCRIPTION

OXLEY HIGHWAY
TAMWORTH NSW 2340

LOT 100 ON DP1097471
(TOTAL LAND PARCEL 57.64ha)

LOCAL GOVNT: TAMWORTH REGIONAL COUNCIL

N

0 25m 50m 75m 125m
SCALE = 1:1250 @ A1

DEVELOPMENT APPLICATION

APPENDIX B – DEVELOPMENT APPLICATION PLANS (REPLACEMENT RENDERING PLANT)

DATE	ISSUE	AMENDMENT	INITIAL
26.11.13	A	DA ISSUE	JP
25.11.13	P1	PRELIMINARY ISSUE FOR REVIEW	JP

AMENDMENTS

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Baiada select poultry
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Telephone: (02) 9842 1000
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Fortitude Valley Qld 4006
Fax: (07) 3251 6362
Phone : (07) 3251 6300
Website: www.watpac.com.au

PROJECT
OAKBURN PROTEIN RECOVERY PLANT
OAKBURN NSW

DRAWING TITLE
PROPOSED SITE PLAN

SCALE: @ A1 = 1:1250 @ A3 = NTS
Do Not Scale from Drawings, Verify all Dimensions and Levels on Site
DRAWN: JP
CHECKED: PS
DATE: NOVEMBER 2013
APPROVED: -

PROJECT NUMBER: W414
BLDG NUMBER: 01
DRAWING NUMBER: DA02
ISSUE: A

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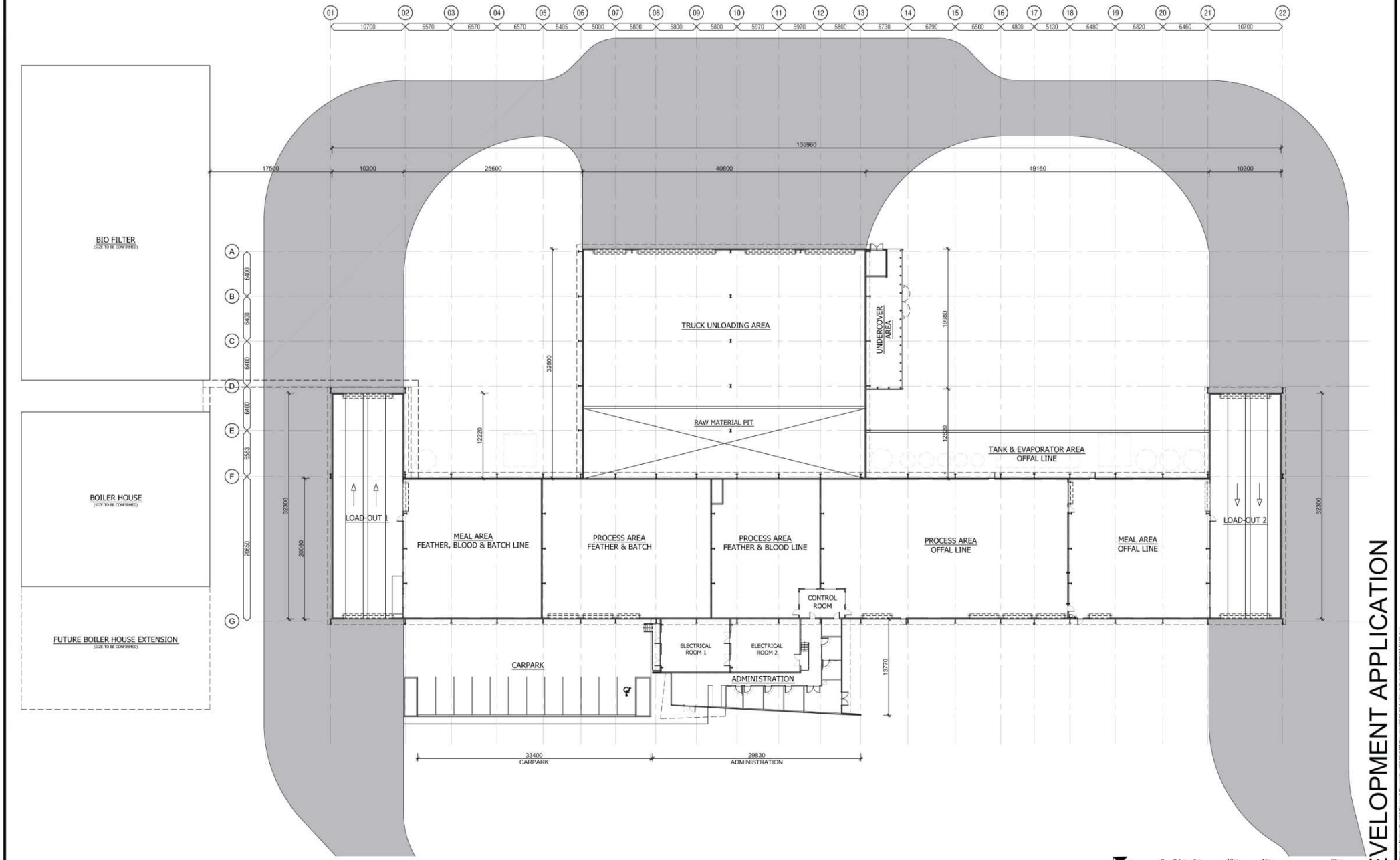

DEVELOPMENT APPLICATION

DATE	ISSUE	AMENDMENT	INITIAL
26.11.13	A	DA ISSUE	JP
25.11.13	P1	PRELIMINARY ISSUE FOR REVIEW	JP

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Website: www.watpac.com.au

PROJECT
OAKBURN PROTEIN RECOVERY PLANT
OAKBURN NSW

DRAWING TITLE
PROPOSED GENERAL ARRANGEMENT PLAN

SCALE: @ A1 = 1:250 @ A3 = NTS
Do Not Scale from Drawings. Verify all Dimensions and Levels on Site

DRAWN: JP
CHECKED: PS
DATE: NOVEMBER 2013
APPROVED: -

PROJECT NUMBER: W414
BLDG NUMBER: 01
DRAWING NUMBER: DA03
ISSUE: A

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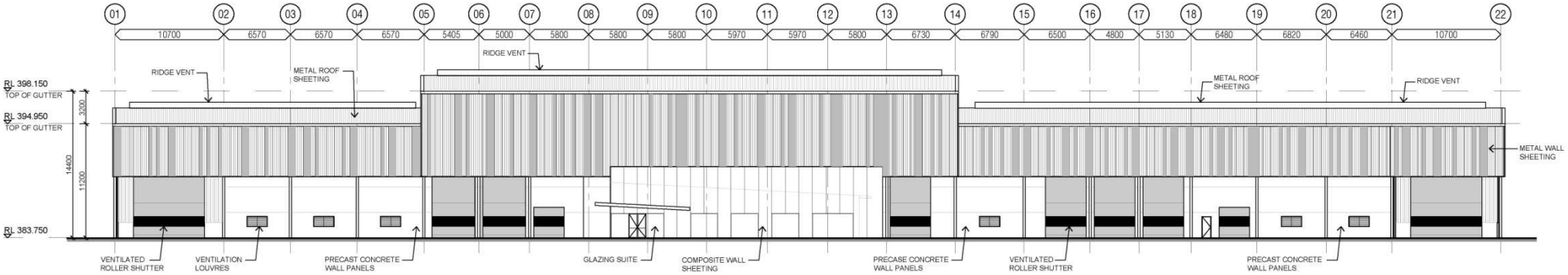
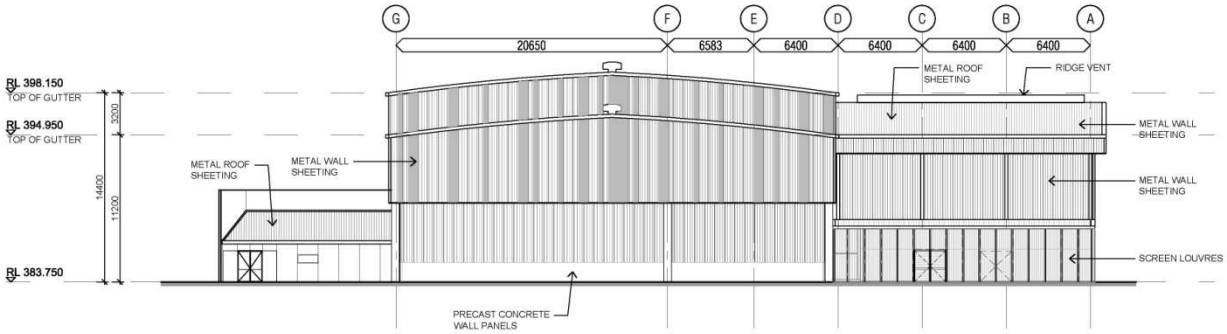


01 SOUTH ELEVATION
1:200



02 EAST ELEVATION
1:200

DEVELOPMENT APPLICATION

DATE	ISSUE	AMENDMENT	INITIAL
26.11.13	A	DA ISSUE	JP
25.11.13	P1	PRELIMINARY ISSUE FOR REVIEW	JP

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Phone : (07) 3251 6300
Website: www.watpac.com.au

PROJECT
OAKBURN PROTEIN RECOVERY PLANT
OAKBURN NSW

DRAWING TITLE
PROPOSED ELEVATIONS

SCALE
@ A1 = 1:200 @ A3 = NTS
Do Not Scale from Drawings, Verify all Dimensions and Levels on Site

DRAWN JP
CHECKED PS
DATE NOVEMBER 2013
APPROVED -

PROJECT NUMBER W414
BLDG NUMBER 01
DRAWING NUMBER DA04
ISSUE A

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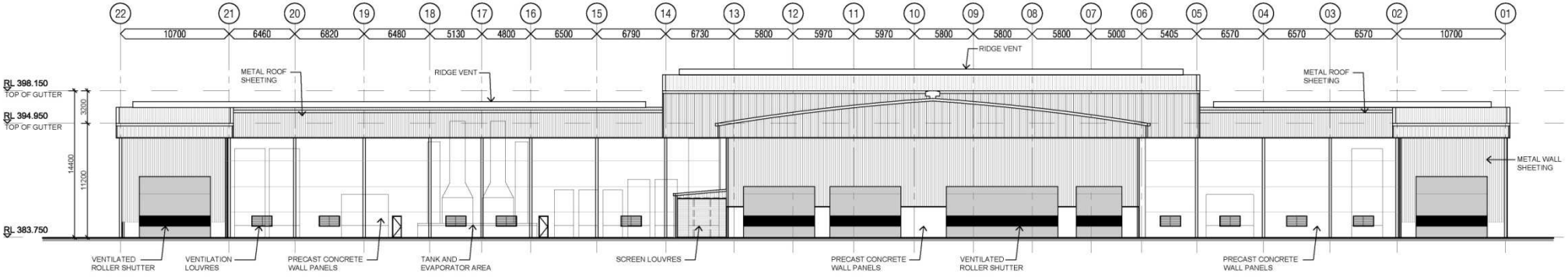
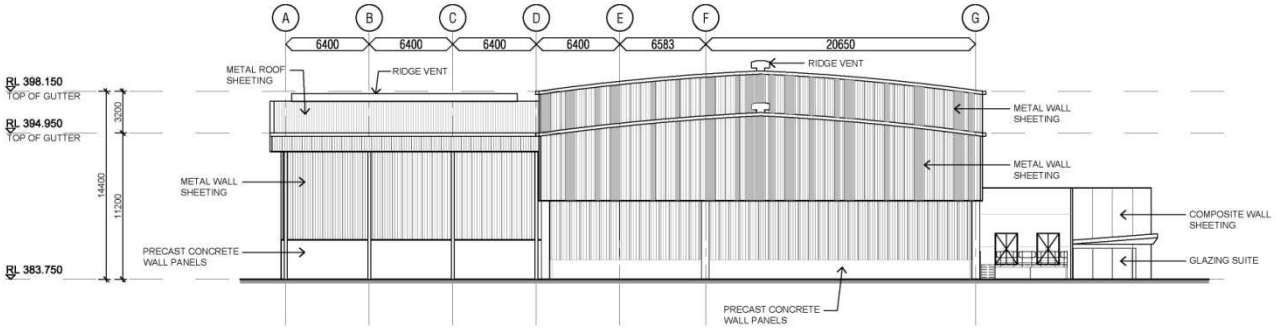


01 NORTH ELEVATION
1:200



02 WEST ELEVATION
1:200

DEVELOPMENT APPLICATION

DATE	ISSUE	AMENDMENT	INITIAL
26.11.13	A	DA ISSUE	JP
25.11.13	P1	PRELIMINARY ISSUE FOR REVIEW	JP

AMENDMENTS

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Phone: (07) 3251 6300
Website: www.watpac.com.au

PROJECT
OAKBURN PROTEIN RECOVERY PLANT
OAKBURN NSW

DRAWING TITLE
PROPOSED ELEVATIONS

SCALE @ A1 = 1:200 @ A3 = NTS
Do Not Scale from Drawings. Verify all Dimensions and Levels on Site
DRAWN JP
CHECKED PS
DATE NOVEMBER 2013
APPROVED -

PROJECT NUMBER W414
BLDG NUMBER 01
DRAWING NUMBER DA05
ISSUE A

Tuesday, 26 November 2013 1:07:49 PM || 1W414 - Oakburn Protein Plant\3D Dwgs & Presentations\00 EC\AD Drawings\00 02 02 Architect Current CAD\W414-DA05.dwg

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate for the Minister for Planning, under delegation executed on 11 October 2017, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions outlined in Schedule 2.

Chris Ritchie
Director
Industry Assessments

Sydney 10 APRIL 2019 File: DOC/19/70166

SCHEDULE 1

Application No:	DA 53/97 MOD6
Applicant:	Baiada Poultry Processing Facility
Consent Authority:	Minister for Planning
Development:	Poultry Processing Complex
Date of Original Consent:	9 February 1998
Modification:	DA 53/97 MOD 6

SCHEDULE 2

This consent is modified as follows:

1. Delete the definitions for "Department", "Director-General" and "Minister for Planning and Infrastructure" and insert the following definitions in alphabetical order:

Department	Department of Planning and Environment
Minister	Minister for Planning
Secretary	Planning Secretary of the Department of Planning and Environment (or delegate)

In Schedule 2: Administrative Conditions

2. Delete all references to "Director-General" and replace with "Secretary".

3. Delete all references to "shall" and replace with "must".

4. In Condition 2 g) delete the word 'and' after the words 'Appendix B'.

5. Delete Condition 2 h) and replace wit replace with the following:

   h) DA 53/97 MOD 6 and the report titled "S4.55(1A) Modification Application Planning Report" dated 7 January 2019 and prepared by PSA Consulting; and
   i) the conditions of this consent.

6. Delete Condition 6 and replace with the following;

   6) The Applicant must ensure the development does not exceed:

   a) A processing volume of 530 tonnes of raw material per day;
   b) 160 tonnes of finished product per day (24 hour period), averaged over seven days, with a maximum of 180 tonnes of finished product on any individual day (24 hour period), in the protein recovery plant; and
   c) 1 million birds per week in the processing plants (Stage 2).

In Schedule 3: Specific Environmental Conditions

7. Delete Condition 28 and replace with the following:

   28) The Applicant must ensure that noise generated by the development does not exceed the noise limits presented in Table 1. The locations referred to in the table are indicated by the 'Noise Impact Assessment', prepared by Revere Acoustics, dated October 2018.

Table 1: *Operation Noise Limits (dB(A))*

Location	Noise Limits, dB(A)			
	Day	Evening	Night	Night
	$L_{Aeq(15\ min)}$	$L_{Aeq(15\ min)}$	$L_{Aeq(15\ min)}$	L_{Amax}
'Girrawheen', Old Winton Road, Westdale	40	35	35	52
'Abbeylands', Bowlers Lane, Westdale	40	37	37	52
'The Billabong', Wallamore Road, Westdale	41	38	37	52
Various Residences, Old Winton Road, south of Tamworth Airport	40	36	35	52

Baiada Poultry (Tamworth) Pty Limited
C/- PSA Consulting Australia
PO Box 10824
Adelaide Street
BRISBANE QLD 4000

Dear Sir/Madam

DEVELOPMENT APPLICATION NO. DA2018-0443 FOR NEW WASTE WATER TREATMENT PLANT ON LOT 100 DP 1097471, GUNNEDAH ROAD WESTDALE.

I refer to the subject development application and advise that Council has completed its assessment of the application to modify the conditions of development consent in the following manner:

Add Condition:

37a) To ensure potential noise impacts associated with the development are mitigated where possible.

37b) To address potential contamination discovery (including resultant reporting measures) during the construction phase of the development.

Amend Condition:

10) To refer to modified development plan set.

Pursuant to Section 4.55(1A) of the Environmental Planning and Assessment Act 1979, Council has approved the application to amend conditions. In this regard, conditions of the development consent now comprise:

Prior to Work Commencing

1) The approved development which is the subject of this development consent must not be commenced until:

   a) A construction certificate for the building work has been issued by the consent authority, the council (if the council is not the consent authority) or an accredited Certifier, and
   b) The person having the benefit of the development consent has;
      i) Appointed a Principal Certifying Authority for the building work, and
      ii) Notified the Principal Certifying that the person will carry out the building work as an owner-builder, if that is the case, and;
   c) The principal certifying authority has, no later than 2 days before the building work commences;
      i) Notified the consent authority and the council (if the council is not the consent authority) of his or her appointment, and

ii) Notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and

d) The person having the benefit of the development consent, if not carrying out the work as an owner-builder, has

i) Appointed a principal contractor for the building work who must be the holder of a contractor license if any residential building work is involved, and

ii) Notified the Principal Certifying Authority of any such appointment, and

iii) Unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and

iv) Give at least 2 days notice to the council of the persons intention to commence the erection of the building.

2) Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided:

a) Must be a standard flushing toilet, and

b) Must be connected to a public sewer, or

c) If connection to a public sewer is not practicable, to an accredited sewage management facility approved by the council, or

The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.

3) The applicant must ensure that a sign containing the following information is erected in a prominent position and maintained on the site at all times:

a) The name, address and telephone number of the principal certifying authority for the work, and

b) The name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

c) A statement that unauthorised entry to the work site is prohibited.

The sign is to be removed when the work has been completed.

4) Erosion and sediment control measures that will minimise damage to and avoid pollution of the environment are required for this development. An erosion and sediment control plan (ESCP) is to be prepared in accordance with the "Blue Book" Managing Urban Stormwater –Soils and Construction (Landcom 2004). THE ESCP is to be implemented prior to the commencement of any construction works.

5) The contractors engaged to undertake development on public land and infrastructure must maintain public liability insurance cover to the minimum value of $20 million. The policy shall specifically indemnify Council from all claims arising from the execution of the works. Documentary evidence of the currency of the policy shall be provided to Council prior to the commencement of work and upon request, during the progress of the work.

Prior to the release of a Construction Certificate

6) a) In accordance with Section 80A(1) of the Environmental Planning and Assessment Act 1979 and the Tamworth Regional Council Section 94A Development Contributions Plan 2013, a levy of 1% of the development cost, as determined by a Quantity Surveyors Detailed Cost Report, shall be paid to Council to cater for the increased demand for community infrastructure resulting from the development.

b) The monetary contributions shall be paid to Council prior to the issue of the first Construction Certificate.

The Tamworth Regional Council Section 94A Development Contributions Plan may be viewed at www.tamworth.nsw.gov.au or a copy may be inspected at Council's Administration Centre during normal business hours.

7) Certification shall be provided in accordance with Annexure A of Council's current version of the Engineering Design Guidelines for Subdivisions and Developments.

8) A stormwater servicing strategy for the development site shall be prepared and submitted to Council for approval in accordance with the requirements of Part 3 of Council's current version of the Engineering Design Guidelines for Subdivisions and Developments. The stormwater servicing strategy for this development must also include calculations and associated commentary for the following at a minimum:

a) Minor stormwater network

b) Q100 overland flow paths

c) Any proposed areas of retention or detention

d) Contingency management for any overflow from the proposed WWTP SBR/lagoons/ponds into Boltons Creek or the unnamed natural watercourse

The stormwater servicing strategy to be approved by Council shall be used to address the required stormwater drainage design for the development site.

9) Detailed engineering drawings and construction specifications, specific to the works, prepared in accordance with Council's Engineering Design Guidelines for Subdivisions and Developments, are required. Completed 'Information to be shown on drawings' and 'Checklists' contained within Councils Engineering Design Guidelines for Subdivisions and Developments shall be submitted to ensure all works are designed and constructed in accordance with recognised and accepted standards and guidelines for the following at minimum:

a) Where applicable - retention/detention system;

b) A safety in design report in line with section 1.4.2 of the current version of Council's Engineering Design Guidelines for Subdivisions and Developments shall be submitted to and approved by Council for all external works;

c) Where applicable - An operations and maintenance plan for any retention/detention system.

All plans are to include details of the location of all existing utility services.

The engineering drawings shall be submitted to Council for approval prior to the issue of a Construction Certificate.

General

10) Development shall take place in accordance with the attached endorsed plans:

a) Development Plans prepared by Bath Stewart Associates Pty Ltd, Drawing No. 02, 51,52,53,54 & 100 (Revision F), Ref. No. 17426-CAL, dated 13 February 2019.

11) The development must be carried out in accordance with the Development Application and accompanying plans, drawings and other documents as amended by conditions of this consent. Any amendment to the development or to these conditions will require the consent of the Council.

12) All proposed building, site works or property improvement indicated on the submitted plans or otherwise required under the terms of this consent shall be completed prior to occupation of

the premises to ensure compliance with the provisions of the Environmental Planning and Assessment Act, 1979.

13) All building work must be carried out in accordance with the provisions of the National Construction Code (NCC).

14) Any outdoor lighting shall be designed to comply with, where relevant, AS/NZ1158 and AS4282.

15) To ensure the safety, all demolition work shall be carried out in accordance with Workcover Authority requirements and Australian Standard2601 - The Demolition of Structures.

16) The development shall be sited and constructed in accordance with the approved site plan. No portion of any proposed structures including any fences or gates shall encroach upon an adjoining property or the road reserve area.

17) It is the responsibility of the developer to meet all expenses incurred in undertaking the development, including expenses incurred in complying with conditions imposed under this approval.

18) Any existing State Survey Mark or Cadastral Survey Mark shall be preserved during construction and not disturbed unless authority has been obtained from the Surveyor-General in accordance with the Surveyor-General's Directions published by the NSW Land and Property Information Service. In this regard, the Principal Contractor is responsible for the protection of the mark.

19) The Applicant shall consult with, as required:

    a) Essential Energy;
    b) Natural gas company; and
    c) A telecommunications carrier

    regarding their requirements for the provision of services to the development and the location of existing services that may be affected by the proposed works, either on site or on the adjacent public road(s).

EPA Licencing Requirements

20) The development shall be carried out in accordance with the conditions provided by NSW Environmental Protection Authority (EPA) – Attachments 1 & 2, dated 12th April 2018 as contained in Annexure A of this consent.

Operation of the Waste Water Treatment Facility

21) The discharge of treated effluent to Council's reticulated sewerage system from the waste water treatment plant shall be in accordance with the requirements of the existing Liquid Trade Waste Services Agreement, Oakburn Protein Recovery Plant 2017-2019 executed by Tamworth Regional Council on 23rd November 2017.

22) Effluent discharge shall be at the existing connection point via Baiada's existing private rising main.

During Construction or Works

General

23) Work on the project shall be limited to the following hours to prevent unreasonable disturbance to the amenity of the area:-

Monday to Friday - 7.00am to 5.00pm;
Saturday - 8.00am to 1.00pm if audible on other residential premises, otherwise 7.00am to 5.00pm;
No work to be carried out on Sunday or Public Holidays if it is audible on other residential premises.

The applicant shall be responsible to instruct and control any sub-contractors regarding the hours of work.

24) All building works shall be constructed in accordance with safe work practices and complying with the relevant Australian Standards, Codes of Practice and the National Construction Code (NCC).

25) The applicant must maintain the installed water pollution, erosion and sedimentation controls in accordance with the "Managing Urban Stormwater - Soils and Construction" published by the NSW Department of Housing ("The Blue Book").

26) The Developer shall ensure that dust suppression is undertaken to ensure there is no visible dust emitted due to any works associated with the works associated with the development. This can be in the form of constant water spraying or other natural based proprietary dust suppressant, to ensure that dust caused by any vehicles moving in, out or within the development site does not cause a nuisance to surrounding properties.

27) Any spillage of materials onto Council infrastructure, as a result of delivery or handling for this development, must be removed as soon as practicable by the developer and placed into suitable receptacles for reclamation or disposal in a manner that does not cause pollution of the environment.

28) The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all work on site.

29) The footpath and/or road reserve are not to be used for construction purposes or placing of building materials (without Council's prior consent) to ensure safe an unobstructed access for pedestrians. Where necessary, application may be made by contacting Council.

30) Any damage caused to Council infrastructure during building operations shall be rectified by the owner or the builder to the satisfaction of Council to ensure the integrity of Council's infrastructure is maintained to an acceptable standard.

Stormwater

31) All hardstand runoff discharging from the proposed development site, buildings and works must be conveyed to the approved point of discharge by underground pipe drains complying with AS3500.3 (as amended) and in accordance with the current version of the Engineering Design Guidelines for Subdivisions and Developments. No effluent or polluted water of any type may be allowed to enter the Council's stormwater drainage system.

32) Additionally, the stormwater discharge drainage system must be constructed to comply with the following requirements as a minimum:

a) All plumbing within the site must be carried out in accordance with relevant provisions of Australian Standard AS/NZS 3500.3 (as amended) Plumbing and Drainage – Stormwater Drainage;

b) Temporary down pipes shall be connected as soon as the roof has been covered so as to not cause a nuisance to adjoining properties;

c) All overland surface flow paths must have a practical and satisfactory destination with due consideration to erosion and sediment control during all stages of development. A system to prevent overland flows discharging onto adjoining properties shall be implemented;

d) Any interruption to the natural overland flow of stormwater drainage which could result in the disruption of amenity, or drainage or deterioration to any other property is not permitted;

e) All overflow from any retention/ detention devices shall be collected and piped to the approved point of discharge.

The approved point of discharge for the development site is defined as Boltons Creek or alternatively the unnamed watercourse at the northern boundary of the development site.

33) The onsite stormwater systems shall be designed in accordance with Councils current version of the Engineering Design Guidelines for Subdivisions and Developments.

Traffic & Parking

34) The internal driveways and parking areas are to be constructed with a base course of adequate depth to accommodate the anticipated vehicle loadings over its design life (including construction traffic).

35) All internal parking areas shall be designed to comply with Australian Standard 2890.1-2004 'Off-street car parking'.

36) To provide for the safety and security of employees and users of the facility, outdoor lighting in accordance with AS1158.3.1 Pedestrian Area (Category P) Lighting shall be provided to all off-street parking areas. The lighting installed must comply with AS4282 Control of Obtrusive Effects of Outdoor Lighting.

Allotment Filling

37) All allotment filling that is required for the development site shall meet the requirements of AS3798 (as amended) – Guidelines on Earthworks for Commercial and Residential Developments. Certification of the allotment filling shall be provided by a geotechnical testing authority registered under NATA. The testing authority shall be required to certify whether the fill complies with the requirements of AS2870.1 (as amended) – Residential Slabs and Footings – Construction, as "controlled fill".

Noise

37a) Consideration is to be given to the location and positioning of noise generating equipment during the construction phase and continued operation of the development activity so as to mitigate noise nuisance to adjoining landowners.

Contamination

37b) In the event that any contamination (a concentration of substances above that naturally present that poses, or is likely to pose an immediate or long term risk to human health or environment) is discovered, work must immediately cease and the Councils Manager Regulatory Services must be contacted to arrange an inspection in accordance with State Environmental Planning Policy No 55 - Remediation of Land.

Inspections

38) It is required that a Principal Certifying Authority (PCA) be appointed to undertake all critical stage inspections as prescribed under the Environmental Planning and Assessment

Regulations, 2000. The owner may appoint either the Council or an accredited certifier to be the PCA.

Prior to Occupation

39) The occupation or use of the whole or any part of a new building must not commence unless an occupation certificate has been issued in relation to the building or part

Prior to the release of an Occupation Certificate

40) All open, standing water bodies associated with the waste water treatment plant must be covered with bird netting or the like prior to issue of any Occupation Certificate, and in perpetuity, to prevent bird attraction and subsequently minimise the potential for bird strike at the Tamworth Regional Airport.

41) A Contingency Plan with respect to the management of waste water and associated operations shall be prepared to address the possibility of mechanical failure. A copy of the Contingency Plan is required to be submitted to Council and the Principal Certifying Authority prior to issue of any Occupation Certificate.

42) For developments where allotment filling has been undertaken, a copy of the NATA testing authority certification for compliance to the requirements of AS2870.1 (as amended) – Residential Slabs and Footings – Construction shall be provided to Council.

43) Easements for utilities and services, including stormwater and sewer, in favour of the lots benefiting and/or Council shall be provided where services are located on private properties and/or overland flows traverse private property.

Ongoing Requirements

44) The on-site stormwater systems shall be maintained at all times so as to ensure their effective operation for their intended purpose.

Advice

Note 1: The proponent is required to submit an application to NSW EPA's Armidale office to vary the existing licence (EPL No. 7566), before operations commence under this approval. If the operation commences and the licence is not varied, the operator may be in breach of conditions in the current licence.

Note 2: The Odour Management Plan for the premises will need to be updated to reflect the changes to the wastewater treatment at the premises once the new plant becomes operational. Consultation with the consent authority, being the Department of Planning and Environment is recommended in this regard.

Note 3: The development must be undertaken in accordance with the State Significant Development approval issued by the Department of Planning and Environment, being DA53/97 MOD 5.

Please note that this approval remains effective from the original date of consent, being 20th June 2018.

Under the provisions of Section 8.7 of the Act you may (within six (6) months from the date of this development consent) appeal to the Land and Environment Court against conditions imposed should you feel they are unreasonable.

We are progressively introducing new e-planning tools which will transform the way we deliver our services. The first steps completed have made more information available to you online, including access to an electronic copy of this development consent. Visit Council's Application Tracking Portal at www.tamworth.nsw.gov.au to view your documentation.

Yours faithfully,

Brent McAlister
Director Planning & Compliance

Contact: Dan Whale (02) 6767 5532 or d.whale@tamworth.nsw.gov.au

Reference: MOD2019-0077

05 March 2019

Annexure A

Attachment 1: Consent Approval Conditions Recommended by EPA

Administrative conditions

A1. Information supplied to the EPA

A1.1 Except as expressly provided by these general terms of approval, works and activities must be carried out in accordance with the proposal contained in:

- the development application DA2018-0443 submitted to Tamworth Regional Council on 9 March 2018;
- the Statement of Environmental Effects, 'Oakburn Waste Water Treatment Facility Oxley Highway, Tamworth', prepared by PSA Consulting Australia, dated 6 March 2018 relating to the development; and
- all additional documents supplied to the EPA in relation to the development.

A2. Fit and Proper Person

A2.1 The applicant must, in the opinion of the EPA, be a fit and proper person to hold a licence under the *Protection of the Environment Operations Act 1997*, having regard to the matters in s.83 of that Act.

Limit conditions

L1. Pollution of waters

L.1.1 Except as may be expressly provided by a licence under the *Protection of the Environment Operations Act 1997* in relation of the development, section 120 of the *Protection of the Environment Operations Act 1997* must be complied with in and in connection with the carrying out of the development.

L5. Waste

L5.1 The licensee must not cause, permit or allow any waste generated outside the premises to be received at the premises for storage, treatment, processing, reprocessing or disposal or any waste generated at the premises to be disposed of at the premises, except as expressly permitted by a licence under the *Protection of the Environment Operations Act 1997.*

L5.2 This condition only applies to the storage, treatment, processing, reprocessing or disposal of waste at the premises if it requires an environment protection licence under the *Protection of the Environment Operations Act 1997.*

Operating conditions

O1. Odour

O1.1 No condition of this licence identifies a potentially offensive odour for the purposes of section 129 of the *Protection of the Environment Operations Act 1997.*

Note: Section 129 of the *Protection of the Environment Operations Act 1997*, provides that the licensee must not cause or permit the emission of any offensive odour from the premises but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

O2. Dust

O2.1 Activities occurring at the premises must be carried out in a manner that will minimise emissions of dust from the premises.

O2.2 Trucks entering and leaving the premises that are carrying loads must be covered at all times, except during loading and unloading.

O3. Stormwater/sediment control - Construction Phase

O3.1 An Erosion and Sediment Control Plan (ESCP) must be prepared and implemented. The plan must describe the measures that will be employed to minimise soil erosion and the discharge of sediment and other pollutants to lands and/or waters during construction activities. The ESCP should be prepared in accordance with the requirements for such plans outlined in *Managing Urban Stormwater: Soils and Construction* (available from the Department of Housing).

O4. Stormwater/sediment control - Operation Phase

O4.1 A Stormwater Management Scheme must be prepared for the development and must be implemented. Implementation of the Scheme must mitigate the impacts of stormwater run-off from and within the premises following the completion of construction activities. The Scheme should be consistent with the Stormwater Management Plan for the catchment. Where a Stormwater Management Plan has not yet been prepared the Scheme should be consistent with the guidance contained in *Managing Urban Stormwater: Council Handbook* (available from the EPA).

Note: This condition would normally only be used where a SWMP is required and stormwater management would be incorporated into EPA's licence. For other proposals the EPA may suggest that the consent authority include a similar condition where appropriate. Information relating to structural and non-structural options for managing site stormwater is provided in the "Managing Urban Stormwater: Source Control" and "Managing Urban Stormwater: Treatment Techniques" documents respectively.

O5. Operation of the gas flare

O5.1 Any flare used to burn biogas must be designed and operated in such a manner that a flame is present at all times.

Reporting conditions

R1.1 The applicant must provide an annual return to the EPA in relation to the development as required by any licence under the *Protection of the Environment Operations Act 1997* in relation to the development. In the return the applicant must report on the annual monitoring undertaken (where the activity results in pollutant discharges), provide a summary of complaints relating to the development, report on compliance with licence conditions and provide a calculation of licence fees (administrative fees and, where relevant, load based fees) that are payable. If load based fees apply to the activity the applicant will be required to submit load-based fee calculation worksheets with the return.

Special Conditions

E1 Decommissioning the biofilter

E1.1 Before decommissioning the biofilter, the Applicant must provide to the EPA an estimate of the consequential change to odour emissions and mitigating actions to be implemented to ensure compliance with section 129 of the *Protection of the Environment Operations Act 1997*.

Attachment 2 – Mandatory Conditions for all EPA licences

Operating conditions

Activities must be carried out in a competent manner

Licensed activities must be carried out in a competent manner.

This includes:

a. the processing, handling, movement and storage of materials and substances used to carry out the activity; and
b. the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity.

Maintenance of plant and equipment

All plant and equipment installed at the premises or used in connection with the licensed activity:

a. must be maintained in a proper and efficient condition; and
b. must be operated in a proper and efficient manner.

Monitoring and recording conditions

Recording of pollution complaints

The licensee must keep a legible record of all complaints made to the licensee or any employee or agent of the licensee in relation to pollution arising from any activity to which this licence applies.

The record must include details of the following:

a. the date and time of the complaint;
b. the method by which the complaint was made;
c. any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;
d. the nature of the complaint;
e. the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and
f. if no action was taken by the licensee, the reasons why no action was taken.

The record of a complaint must be kept for at least 4 years after the complaint was made.

The record must be produced to any authorised officer of the EPA who asks to see them.

Telephone complaints line

The licensee must operate during its operating hours a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or by the vehicle or mobile plant, unless otherwise specified in the licence.

The licensee must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint.

This condition does not apply until 3 months after this condition takes effect.

Reporting conditions

Annual Return documents

What documents must an Annual Return contain?

The licensee must complete and supply to the EPA an Annual Return in the approved form comprising:

a. Statement of Compliance; and
b. Monitoring and Complaints Summary.

A copy of the form in which the Annual Return must be supplied to the EPA accompanies this licence. Before the end of each reporting period, the EPA will provide to the licensee a copy of the form that must be completed and returned to the EPA.

Period covered by Annual Return

An Annual Return must be prepared in respect of each reporting, except as provided below

Note: The term "reporting period" is defined in the dictionary at the end of this licence. Do not complete the Annual Return until after the end of the reporting period.

Where this licence is transferred from the licensee to a new licensee,

a. the transferring licensee must prepare an annual return for the period commencing on the first day of the reporting period and ending on the date the application for the transfer of the licence to the new licensee is granted; and

b. the new licensee must prepare an annual return for the period commencing on the date the application for the transfer of the licence is granted and ending on the last day of the reporting period.

Note: An application to transfer a licence must be made in the approved form for this purpose.

Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an annual return in respect of the period commencing on the first day of the reporting period and ending on

a. in relation to the surrender of a licence - the date when notice in writing of approval of the surrender is given; or

b. in relation to the revocation of the licence – the date from which notice revoking the licence operates.

Deadline for Annual Return

The Annual Return for the reporting period must be supplied to the EPA by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date').

Licensee must retain copy of Annual Return

The licensee must retain a copy of the annual return supplied to the EPA for a period of at least 4 years after the annual return was due to be supplied to the EPA.

Certifying of Statement of Compliance and Signing of Monitoring and Complaints Summary

Within the Annual Return, the Statement of Compliance must be certified and the Monitoring and Complaints Summary must be signed by:

a. the licence holder; or

b. by a person approved in writing by the EPA to sign on behalf of the licence holder.

A person who has been given written approval to certify a Statement of Compliance under a licence issued under the Pollution Control Act 1970 is taken to be approved for the purpose of this condition until the date of first review this licence.

Notification of environmental harm

Note: The licensee or its employees must notify the EPA of incidents causing or threatening material harm to the environment immediately after the person becomes aware of the incident in accordance with the requirements of Part 5.7 of the Act

Notifications must be made by telephoning the EPA's Pollution Line service on 131 555.

The licensee must provide written details of the notification to the EPA within 7 days of the date on which the incident occurred.

Written report

Where an authorised officer of the EPA suspects on reasonable grounds that:

a. where this licence applies to premises, an event has occurred at the premises; or

b. where this licence applies to vehicles or mobile plant, an event has occurred in connection with the carrying out of the activities authorised by this licence,

and the event has caused, is causing or is likely to cause material harm to the environment (whether the harm occurs on or off premises to which the licence applies), the authorised officer may request a written report of the event.

The licensee must make all reasonable inquiries in relation to the event and supply the report to the EPA within such time as may be specified in the request.

The request may require a report which includes any or all of the following information:

a. the cause, time and duration of the event;

b. the type, volume and concentration of every pollutant discharged as a result of the event;

c. the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event; and

d. the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort;

e. action taken by the licensee in relation to the event, including any follow-up contact with any complainants;

f. details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event;

g. any other relevant matters.

The EPA may make a written request for further details in relation to any of the above matters if it is not satisfied with the report provided by the licensee. The licensee must provide such further details to the EPA within the time specified in the request.

General conditions

Copy of licence kept at the premises or on the vehicle or mobile plant

A copy of this licence must be kept at the premises or on the vehicle or mobile plant to which the licence applies.

The licence must be produced to any authorised officer of the EPA who asks to see it.

The licence must be available for inspection by any employee or agent of the licensee working at the premises or operating the vehicle or mobile plant.

BAIADA PTY LTD

WASTE WATER TREATMENT PLANT
LOT 100 DP 1097471
1154 GUNNEDAH ROAD, WESTDALE
DA2018-0443
BULK EARTHWORKS

In accordance with s4.55 of the EPA Act consent is granted by

TAMWORTH REGIONAL COUNCIL

Modification No. 2019-0077
Approved. 05/03/2019 in relation to
Development Consent No. 2018-0443
Approved. 20/06/2018

SITE PLAN
Not to Scale

DRAWING INDEX

SHEET	DESCRIPTION
	ROADWORKS
00	Site Plan, Title Page & Drawing Index
01	General Notes & Typical Sections
50	Current Layout Plan
51	Proposed Layout Plan
52	Detail Plan
53	Sections A - B & B - B
54	Sections C - C & D - D
100	CAL Layout Plan & Typical Section
101	CAL - Control Line Longitudinal Section
102	CAL Cross Sections - CH 18.10 to 79.75
103	CAL Cross Sections - CH 80.00 to 120.00
104	CAL Cross Sections - CH 146.80 to 167.00
200	Access Road - Longitudinal Section
201	Access Road - Longitudinal Section & Typical Section
203	Access Road - Cross Sections CH 240.00 to 415.60
204	Access Road - Cross Sections CH 420.00 to 570.00
205	Access Road - Cross Sections CH 585.00 to 750.00
206	Access Road - Cross Sections CH 765.00 to 945.00

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Email: office@bathstewart.com.au

Ref: 17426–CC Revision F

GENERAL NOTES

A.GENERAL

A1. These notes are to be read in conjunction with the contract documents and specifications
A2. These drawings shall be read in conjunction with all other specifications and with such other written instructions that may be issued during the course of the contract. Any discrepancies in these documents shall be referred to Superintendent for a decision before proceeding with the work
A3. The contractor shall check and be responsible for the correctness of all dimensions. Any discrepancy shall be reported immediately to the Superintendent
A4. Do not scale from the drawings. Larger scale detail drawings and written dimensions take preference
A5. All work shall be carried out in accordance with the Construction Specifications or as directed by the Superintendent
A6. All new works shall make a smooth junction with existing conditions
A7. All workmanship and materials shall be in accordance with the requirements of the current S.A.A Codes, By-Laws, specifications and Ordinances of the relevant authorities
A8. It is the contractors responsibility to ensure that all survey marks are maintained during the course of construction. The contractor must supply adequate marks for re-establishment of the control marks, if the survey / control marks are destroyed during construction
A9. No changes to these drawings shall be made without the written consent of the Superintendent
A10. Forty eight (48) hours written notice in duplicate shall be given by the contractor to the Superintendent in respect of the following:
i) Opening of trenches ready for pipe laying
ii) Placing of pipe in trenches prior to backfilling
iii) Testing of water mains
iv) Completion of boxing before placing of basecourse
v) Completion of pavement ready for sealing
vi) Completion of formwork for drainage structures
A11. The contractor shall obtain ALL levels from established survey marks
A12. Although telecommunications and electrical conduits are indicated in this set of plans they shall be installed as part of these works. The design of such should be obtained from the relevant service authority prior to the commencement of any works. All conflicts with these services and the design information shown on this set of drawings shall be referred to the superintendent immediately for clarification or resolution (in writing)

B. SITE PREPARATION

B1. All existing topsoil material shall be stripped from the excavation areas and be stockpiled for later spreading on the finished surface to the satisfaction of the superintendent
B2. All existing trees on the site shall not to be disturbed other than those designated on the plans for removal
B3. Allotment fill material shall be carried out in accordance with AS3798 'Guidelines on Earthworks for Commercial and Residential Developments' to ensure that it is placed as "controlled fill"
B4. The material shall be placed / tested so that it meets the minimum requirement of "controlled fill" of AS2870.1 (as amended) - 'Residential Slabs and Footings - Construction'

C. SERVICES

C1. All relevant utility services are shown and are approximate only and have been located from survey data, site investigation and relevant authorities plans
C2. A field check shall be carried out by the contractor prior to construction to verify the exact location of cables / conduits with a qualified cable locator or relevant authorities representative. Telstra's network integrity unit shall be notified prior to commencement of any works to determine any network conflicts. (minimum 5 days prior to work commencement)
C3. All utility features, e.g. hydrants, telecommunication pits, shall be adjusted to suit finished surface
C4. Where existing services are affected by the work, any adjustment or protection measures are to be carried out as required by the relevant service authority
C5. Existing services are to be maintained or adjusted as detailed in the plans. Refer any conflicts or unidentified existing service to the Superintendent
C6. Although new services conduits are indicatively shown on these plans, the relevant service authorities approved design plans, specifications and directions will take precedent over these drawings. The Superintendent shall be informed of any alterations and conflicts between the authorities
C7. All service ducts / conduits to be laid prior to base course material
C8 The contractor is to excavate, supply and lay conduits, backfill (compacted) trench and mark locations in accordance with Electrical, Gas, Telecommunication & any other Service Authorities requirements, theirs and these plans for ALL service road crossings. Depths as per the Relevant Service Authority standards
C9. Prior to the commencement of excavation the contractor shall verify the position, diameter and level of all public utilities which may be interfered with or connected to during construction. Any discrepancies between these drawings and the contractors checks shall be reported to the superintendent immediately in writing.

D. CONCRETE WORKS

D1. All work shall have a smooth connection to existing
D2. Concrete to be in accordance with AS1379 and AS3600 (unless stated otherwise):
a) 20MPa
b) slump 75mm
c) aggregate size 20mm
D3. All concrete surfaces to be broom finished (unless stated otherwise)
D4. Clear cover to reinforcement is 40mm
D5. All formwork shall be in accordance with AS3610-1995 and shall not be removed for at least seven (7) days after pouring of concrete
D6. All concrete shall be mechanically vibrated into place to give maximum compaction without segregation of components
D7. No additives or curing compounds to be added unless approved in writing by the Superintendent. Technical specifications must be supplied for approval to be given

E. DRAINAGE

E1. All new pipes shall be reinforced concrete rubber ring joint, class 3 AS4058-2007 unless stated otherwise
E2. All drainage trenches shall be in sound excavated material. If soft spots exist, remove and replace with compacted road base with a minimum C.B.R. of twenty five (25). Compact to 95% standard maximum dry density to AS1289
E3. Bedding and backfilling of pipes shall be carried out in accordance with Tamworth Regional Council standard drawings - Type B
E4. Stormwater drainage pits shall:-
i) Be fitted with heavy duty bike safe grates including approved frame
ii) All existing pits within the limit of works to be cleaned of debris
E5. All clearances between pipes (stormwater and or service conduits) less than 100mm to be packed with polystyrene foam to the satisfaction of the Superintendent
E6. All rear block drainage connections shall be marked by a 75mm x 75mm peg painted blue and taped to the actual connection

J.REINFORCEMENT

J1. The contractor shall notify the Superintendent twenty four (24) hours before the reinforcement is completed. The contractor shall allow two (2) hours after the completion of the reinforcement for the Superintendents inspection. Concrete shall not be ordered until the reinforcement is approved by the Superintendent
J2. Reinforcement shall be free of mud, oil, grease, loose rust or other non-metallic coatings prior to placing of any concrete

In accordance with s4.55 of the EPA Act consent is granted by

TAMWORTH REGIONAL COUNCIL

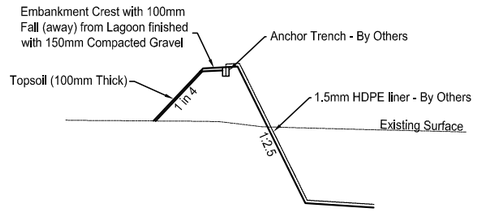
Modification No. 2019-0077
Approved. 05/03/2019 in relation to Development Consent No. 2018-0443
Approved. 20/06/2018

L. ENVIRONMENTAL

L1. Erosion and sedimentation controls and work practices are to be implemented as required to prevent loss from the construction site and contamination of receiving waters
L2. The contractor shall provide necessary measures in accordance with the specifications, the drawings and as deemed appropriate to prevent soil erosion of exposed areas, during the course of construction, or as directed by the Superintendent
L3. Sediment and erosion control measures shall be installed in accordance with NSW Department of Housing 'Managing Urban Stormwater Soils and Construction' and these plans
L4. All erosion and sediment control measures shall be maintained throughout the period of the works, including repair and / or replacement of damaged sections. Inspections are to be made periodically and after storm events for damage
L5. Sediment trapped by check dams / sediment trapping devices shall be cleared where >75% full. Collected sediment to be utilised for topsoil during revegetation of grassed areas where practical
L6. Spread flow area at outlet of perimeter banks past final checkdam / sediment trapping device to ensure flows are not concentrated
L7. Disturbed areas to be minimised. Stabilise and revegetate as soon as practical
L8. Stockpiles to be located at least 5m from existing vegetation, concentrated water flows, roads and hazard areas
L9. Construct earth bank on the upslope side of stockpile (to divert run off around the stockpile) and a sediment trapping device 1 to 2m downslope of stockpile

M. WORK HEALTH AND SAFETY

M1. It is the responsibility of the contractor to ensure that Work Health and Safety Regulations and Workcover requirements shall be complied with at all times during the course of the contract
M2. The contractor is responsible for the design and implementation of a Traffic Management Control Plan, which is to be approved by a suitably qualified person, prior to commencement of works
M3. The contractor is responsible for ensuring that appropriate safety procedures are followed when construction activity is in close proximity to overhead and / or underground power lines. All plant operators are to be made aware of the location of power lines by the contractor
M4. Where necessary, the contractor shall ensure that proper benching requirements are met during the construction of trenches
M5. The contractor shall ensure that all people on-site are provided with adequate personal protection (which includes, but is not limited to, ear protection, safety glasses, appropriate footwear, hard hats, reflective vests and dust masks)
M6. The contractor shall ensure that all lifting is carried out in a safe manner
M7. The contractor is responsible for the safe disposal and handling of asbestos materials, and for ensuring dangerous particulate material is contained on-site
M8. It is the responsibility of the contractor to ensure that all personnel on-site are aware of, understand and comply with Work Health and Safety Legislation



SBR - SEQUENCING BATCH REACTOR
CW - CLEAR WELL
TYPICAL DETAIL
Not to Scale

CONSTRUCTION NOTE

A. Contour bank to divert surface water away from site to be constructed prior commencement of works and maintained throughout works

B. Fence to be removed and idsposed of to an Authorised Waste facility

PIPELINE NOTE

1. The alignment, sizes, number, depth and type of pipelines shown within this set of plan are indicative only and shall not be used for construction, shown for Information ONLY

2. The final information on these services / pipelines shall be confirmd in the detail design and construction documentation phase of the development - By Others

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DIAL 1100 BEFORE YOU DIG

LEGEND (EXISTING – LIGHT PROPOSED – DARKER)
CENTRE LINE
KERB AND GUTTER
TOP OF BATTER
SURFACE DRAINAGE
EDGE OF BITUMEN SEAL
FENCELINE
SEWERMAIN
WATERMAIN (& SIZE)
STORMWATER DRAINAGE
OVERHEAD POWER
UNDERGROUND ELECTRICAL
TREE SHRUB SIGN
SEWER MANHOLE, INSPECTION PIT
DOWNPIPE & ROOFWATER OUTLET
POWER POLE
STREETLIGHT GUIDE POST
WATER (HYDRANT,VALVE,METER)
TELSTRA PIT AND CABLES

Rev.	DESCRIPTION	APPROVED	DATE
F	Issued for price confirmation & approval to proceed	M.Beath	13.02.19
E	CAL Revised Location - Earthworks	M.Beath	15.01.19

Cad: 17426-CC
Civilcad: 17426V24
Survey: J.D. & J.O'S
Drawn: M.Beath
Designed: M.Beath
Checked: D.Lord

Original A1 Drawing Scale Bar: A1 Scale 1:500 (5.0 0.0 5.0 10.0)

Datum Description:
SSM 39850 RL 387.674
Located on the Eastern side of Gunnedah Road, 105m north of Baiada Entrance

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BAIADA PTY LTD
OAKBURN RENDERING PLANT
1154 GUNNEDAH ROAD, WESTDALE
LOT 100 DP 1097471 – WASTE WATER TREATMENT PLANT
CAL EARTHWORKS (DA 2018–0443)
CAL LAYOUT PLAN

Ref. No: 17426-CAL
Sheet No 100 of 06
Revision : F
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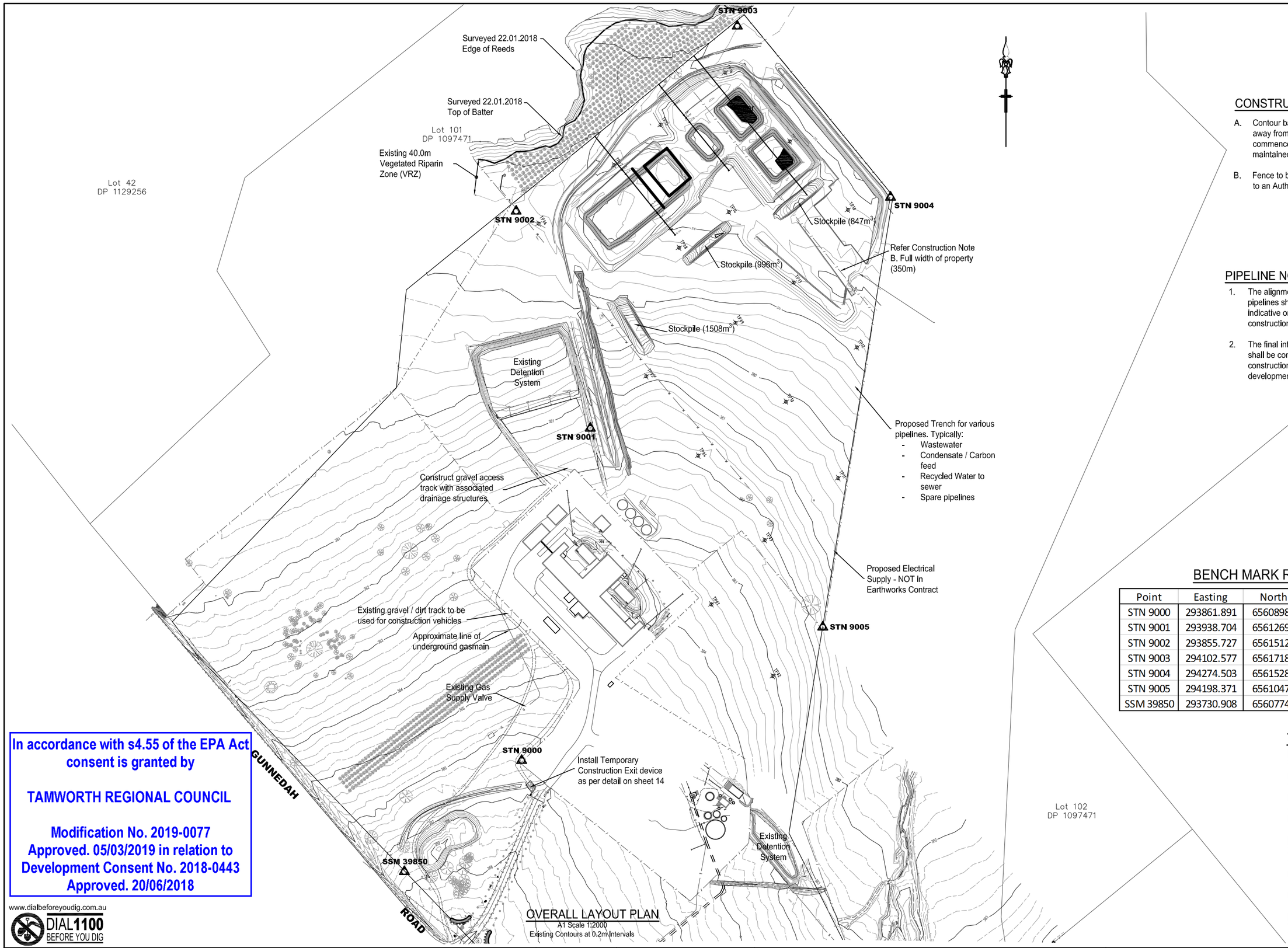

OVERALL LAYOUT PLAN

A1 Scale 1:2000
Existing Contours at 0.2m Intervals

CONSTRUCTION NOTE

A. Contour bank to divert surface water away from site to be constructed prior commencement of works and maintained throughout works

B. Fence to be removed and disposed of to an Authorised Waste facility

PIPELINE NOTE

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BENCH MARK REFERENCE

Point	Easting	Northing	Level	Description
STN 9000	293861.891	6560898.753	386.408	GIP
STN 9001	293938.704	6561269.750	381.812	GIP
STN 9002	293855.727	6561512.520	378.662	GIP
STN 9003	294102.577	6561718.983	376.759	GIP
STN 9004	294274.503	6561528.080	377.000	GIP
STN 9005	294198.371	6561047.979	381.622	GIP
SSM 39850	293730.908	6560774.748	387.674	State Survey

TREE PLANTING NOTE

NOTE 1

Two (2) row of trees at 4.0m centres
Rows to be 4m apart
Typically at bottom of batter works
Mimimum 4.0m from edge of pavement
Species
Mixed Eucalyptus and She-Oaks

NOTE 2

One (1) row Trees at 4.0m centres
Typically at top / bottom of batter works
Mimimum 4.0m from edge of pavement
Species
Mixed Eucalyptus and She-Oaks

NOTE 3

All trees to be 25 Litre

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DIAL1100 BEFORE YOU DIG

LEGEND (EXISTING – LIGHT PROPOSED – DARKER)
CENTRE LINE
KERB AND GUTTER
TOP OF BATTER
SURFACE DRAINAGE
EDGE OF BITUMEN SEAL
FENCELINE
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TREE SHRUB SIGN
SEWER MANHOLE, INSPECTION PIT
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Located on the Eastern side of Gunnedah Road, 105m north of Baiada Entrance

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LOT 100 DP 1097471 – WASTE WATER TREATMENT PLANT
CAL EARTHWORKS (DA 2018–0443)
OVERALL LAYOUT PLAN

Ref. No: 17426-CAL
Sheet No : 02 of 06
Revision : F

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Lot 101
DP 1097471

Lot 42
DP 1129256

STN 9004

STN 9005

STN 9003

STN 9001

STN 9002

Refer Tree Planting Note 1

Proposed Electrical Supply - NOT in Earthworks Contract

Refer to Site Note A

Refer to Site Note A

Refer to Site Note A

Refer Site Note 2

Refer Site Note 3

Refer Construction Note A

SBR 1
5 ML

CW 1
3.9 ML

CW 2
3.9 ML

CAL 1
25 ML

Building Pad

Beware
Approximate alignment of existing Ø150 Asbestos pipe

Refer Site Note 2

Refer Site Note 4

Flare, Biogas Hinding Area

Typical Note
The Building Pad area shall accommodate the Office, Motor Control Centre, Blowers and the break tank for recycled water with the actual configuration to be determined in the detail design and documentation phase.

Refer Tree Planting Note 2

3.5m Wide Access Road

Existing Detention System

Construct gravel access track with associated drainage structures

Existing Gas Supply Valve

SITE NOTE

1. Areas where materials have been won shall be re-shaped such that the "steps" are removed with 1 in 5 batters
2. Base of existing excavations shall be filled to ensure that water does not pond behind the embankments
3. Remove sections of the existing embankment to ensure that surface water is directed towards the outlet
4. Construct open swale drain to divert surface water away from the embankment

TREE PLANTING NOTE

NOTE 1

Two (2) row of trees at 4.0m centres
Rows to be 4m apart
Typically at bottom of batter works
Mimimum 4.0m from edge of pavement
Species
Mixed Eucalyptus and She-Oaks

NOTE 2

One (1) row Trees at 4.0m centres
Typically at top / bottom of batter works
Mimimum 4.0m from edge of pavement
Species
Mixed Eucalyptus and She-Oaks

NOTE 3

All trees to be 25 Litre

In accordance with s4.55 of the EPA Act consent is granted by

TAMWORTH REGIONAL COUNCIL

Modification No. 2019-0077
Approved. 05/03/2019 in relation to
Development Consent No. 2018-0443
Approved. 20/06/2018

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PROPOSED LAYOUT PLAN

A1 Scale 1:1,000
Contours at 0.2m Intervals

SERVICING NOTE

This set of plans have been issued for BULK EARTHWORKS construction ONLY. Any proposed services, pipelines, cables, conduits etc shall be issued in a stand alone set of drawings

LEGEND (EXISTING – LIGHT PROPOSED – DARKER)

CENTRE LINE
KERB AND GUTTER
TOP OF BATTER
SURFACE DRAINAGE
EDGE OF BITUMEN SEAL
FENCELINE
SEWERMAIN
WATERMAIN (& SIZE)
STORMWATER DRAINAGE
OVERHEAD POWER
UNDERGROUND ELECTRICAL

TREE
SHRUB
SIGN
SEWER MANHOLE, INSPECTION PIT
DOWNPIPE & ROOFWATER OUTLET
POWER POLE
STREETLIGHT
GUIDE POST
WATER (HYDRANT,VALVE,METER)
TELSTRA PIT AND CABLES

Rev.	DESCRIPTION	APPROVED	DATE
F	Issued for price confirmation & approval to proceed	M.Beath	13.02.19
E	CAL Revised Location - Earthworks	M.Beath	15.01.19

Cad: 17426-CC
Civilcad: 17426V24
Survey: J.D. & J.O'S
Drawn: M.Beath
Designed: M.Beath
Checked: D.Lord

Original A1 Drawing Scale Bar:
A1 Scale 1:1000
10.0 0.0 10.0 20.0

Datum Description:
SSM 39850 RL 387.674
Located on the Eastern side of Gunnedah Road, 105m north of Baiada Entrance

BATH STEWART ASSOCIATES
DEVELOPMENT CONSULTANTS
SURVEYORS – ENGINEERS – PLANNERS – PROJECT MANAGERS
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OAKBURN RENDERING PLANT
1154 GUNNEDAH ROAD, WESTDALE
LOT 100 DP 1097471 – WASTE WATER TREATMENT PLANT
CAL EARTHWORKS (DA 2018–0443)
PROPOSED LAYOUT PLAN

Ref. No: 17426-CAL
Sheet No: 51 of 06
Revision: F

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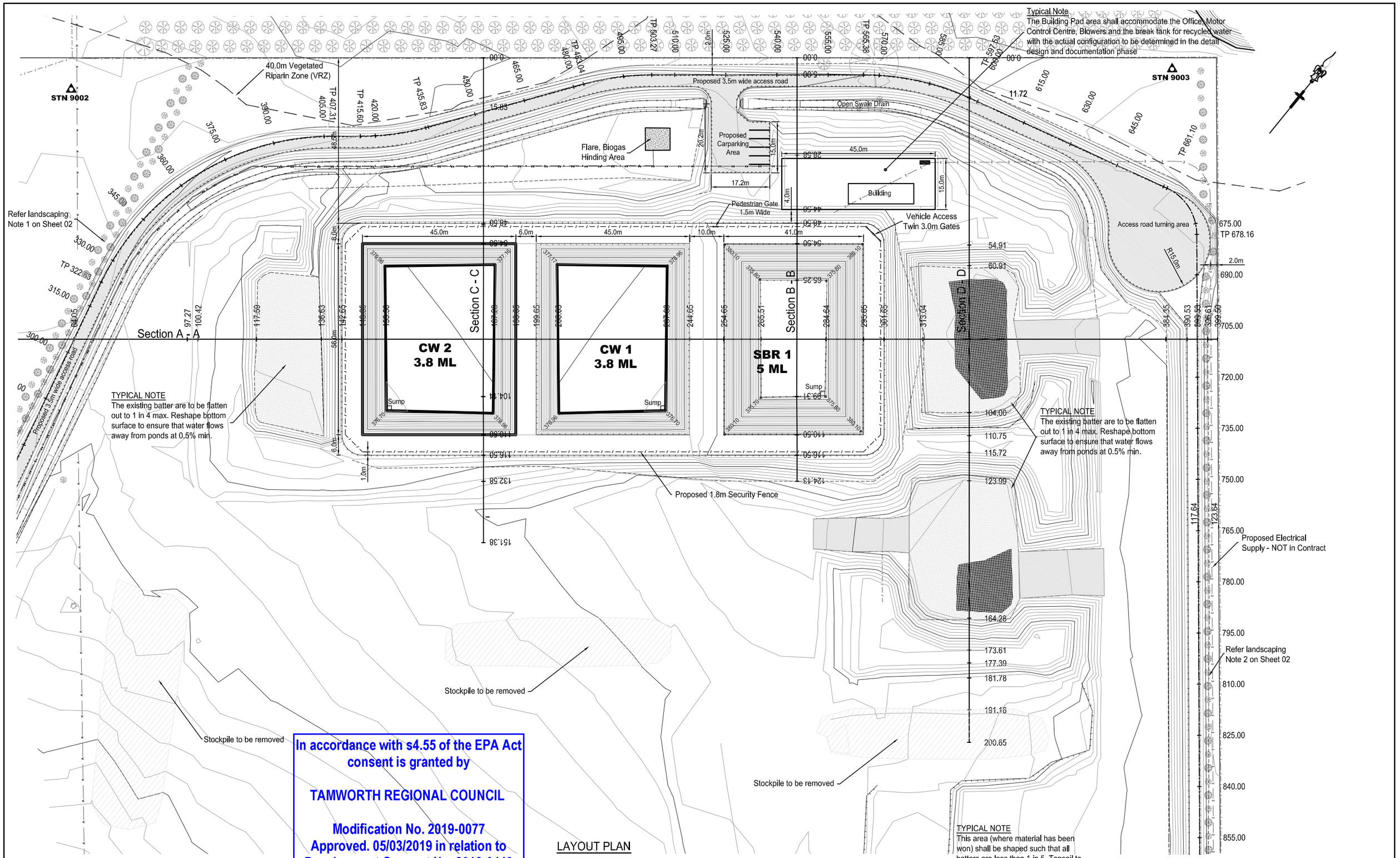

LEGEND (EXISTING – LIGHT PROPOSED – DARKER)

CENTRE LINE
KERB AND GUTTER
TOP OF BATTER
SURFACE DRAINAGE
EDGE OF BITUMEN SEAL
FENCELINE
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WATERMAIN (& SIZE)
STORMWATER DRAINAGE
OVERHEAD POWER
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LOT 100 DP 1097471 – WASTE WATER TREATMENT PLANT
CAL EARTHWORKS (DA 2018–0443)
DETAIL PLAN

Ref. No: 17426-CAL
Sheet No : 52 of 06
Revision : F

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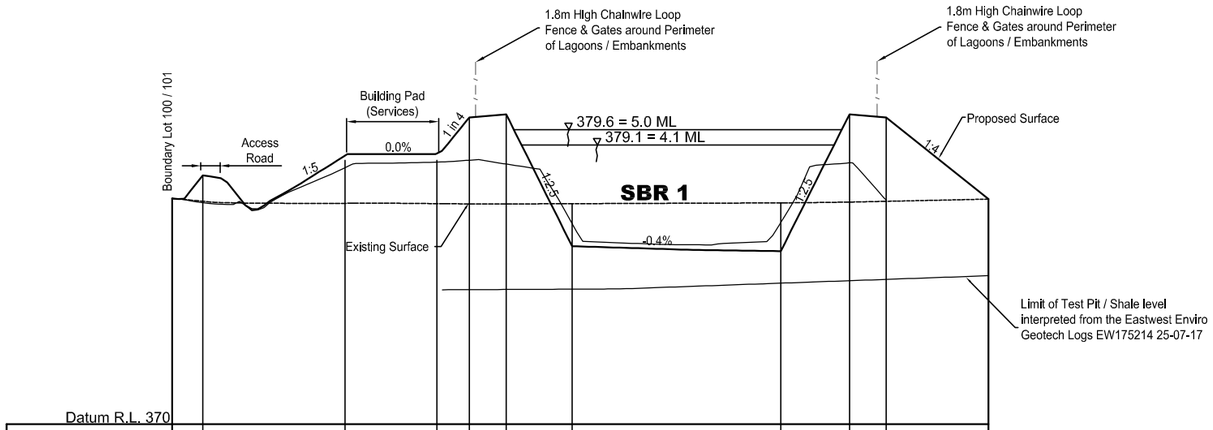

Datum R.L. 370

CUT/FILL	+2.24	+0.89	+0.40	+0.47	+1.40	+1.62	-0.74	-0.94	+1.58	+2.70	
Proposed Finish Surface Level	379.60	378.11	378.60	379.02	380.00	380.10	375.80	375.64	380.10	380.00	
Current Condition Surface Level	377.36	377.22	378.48	378.55	378.60	378.48	376.54	376.58	378.52	377.30	
Original Surface Level	377.36	377.27	377.20	377.19	377.18	377.18	377.19	377.21	377.24	377.26	377.33
CHAINAGE	0.00	5.00	28.58	44.50	48.50	54.50	65.25	99.31	110.50	116.50	133.14

SECTION B - B

A1 Scale 1:500 (H) 1:100 (V)

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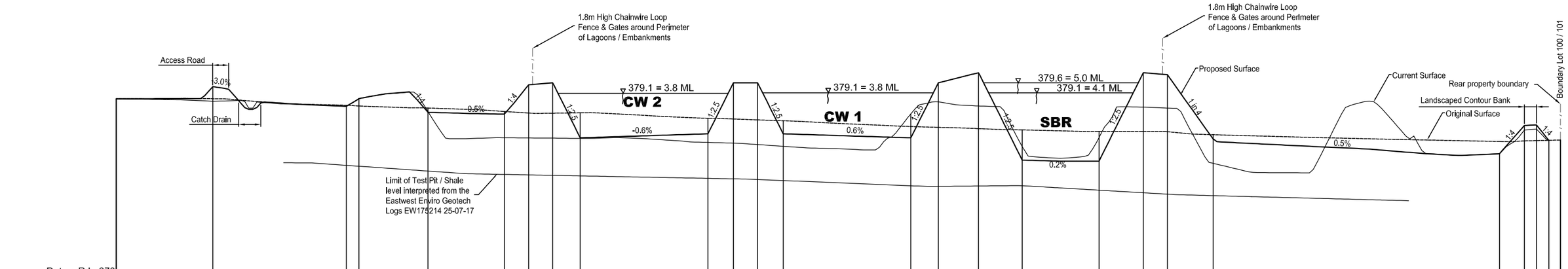

Datum R.L. 370

Cut / Fill Proposed / Current		+0.60		-0.06	+0.36		-0.21		-0.13	+1.41	+1.51	-1.25		-0.77	+1.80	+1.85	-0.65		-0.56	+2.22	+2.78	-1.50		-1.47	+2.92	+2.84		-0.21			-0.61	+0.77	+0.78	
Proposed Finish Surface Level		379.41		378.43	378.81		378.13		378.04	379.50	379.60	376.86		377.06	379.60	379.60	377.06		376.86	379.60	380.10	375.75		375.70	380.10	380.00		376.80			376.06	377.47	377.50	376.73
Current Condition Surface Level		378.68		378.43	378.81		378.17		376.86	376.85	376.85	376.83		376.63	376.59	376.52	376.43		378.05	378.65	378.44	376.43		376.87	378.39	378.34		375.59			376.07	377.24	377.30	
Original Surface Level	378.80	378.81		378.48	378.44		378.34		378.17	378.09	378.09	378.11		377.83	377.80	377.75	377.71		377.42	377.38	377.32	377.25		377.17	377.18	377.16		377.01			376.68	376.70	376.72	376.73	376.75
CHAINAGE	40.00	64.05		97.27	100.42		117.59		136.63	142.65	148.65	155.50		187.28	193.65	199.65	206.03		237.80	244.65	254.65	265.51		284.64	295.65	301.65		313.04			384.35	390.53	393.53	396.61	399.50

SECTION A - A

A1 Scale 1:500 (H) 1:100 (V)

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LEGEND (EXISTING – LIGHT PROPOSED – DARKER)

CENTRE LINE
KERB AND GUTTER
TOP OF BATTER
SURFACE DRAINAGE
EDGE OF BITUMEN SEAL
FENCELINE
SEWERMAIN
WATERMAIN (& SIZE) W100
STORMWATER DRAINAGE
OVERHEAD POWER
UNDERGROUND ELECTRICAL E

TREE SHRUB SIGN
SEWER MANHOLE, INSPECTION PIT
DOWNPIPE & ROOFWATER OUTLET
POWER POLE
STREETLIGHT GUIDE POST
WATER (HYDRANT,VALVE,METER)
TELSTRA PIT AND CABLES T

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Designed: M.Beath
Checked: D.Lord

Original A1 Drawing Scale Bar:
A1 Scale 1:500 (H) 5.0 0.0 5.0 10.0
1.0 0.0 1.0 2.0 A1 Scale 1:100 (V)

Datum Description:
SSM 39850 RL 387.674
Located on the Eastern side of Gunnedah Road, 105m north of Baiada Entrance

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1154 GUNNEDAH ROAD, WESTDALE
LOT 100 DP 1097471 – WASTE WATER TREATMENT PLANT
CAL EARTHWORKS (DA 2018–0443)

SECTIONS A – A & B – B

Ref. No: 17426-CAL
Sheet No: 53 of 06
Revision: F

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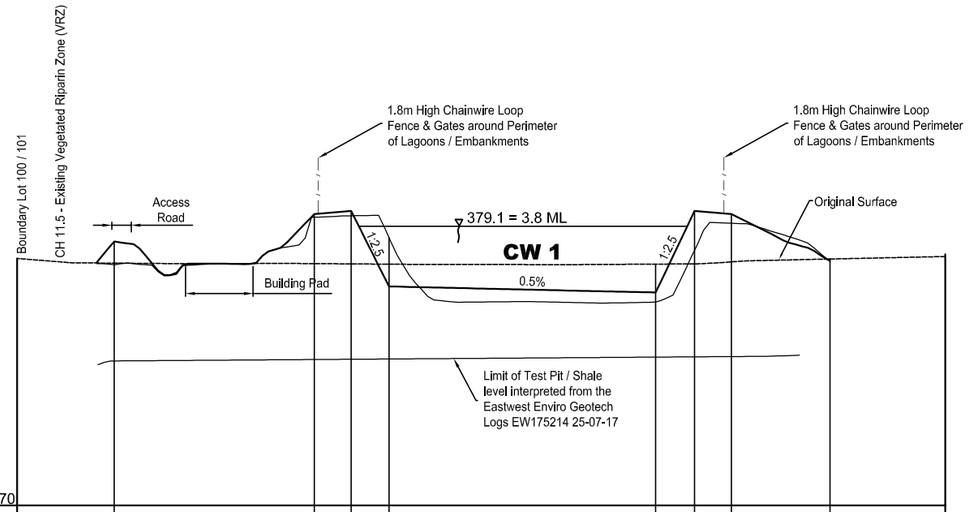
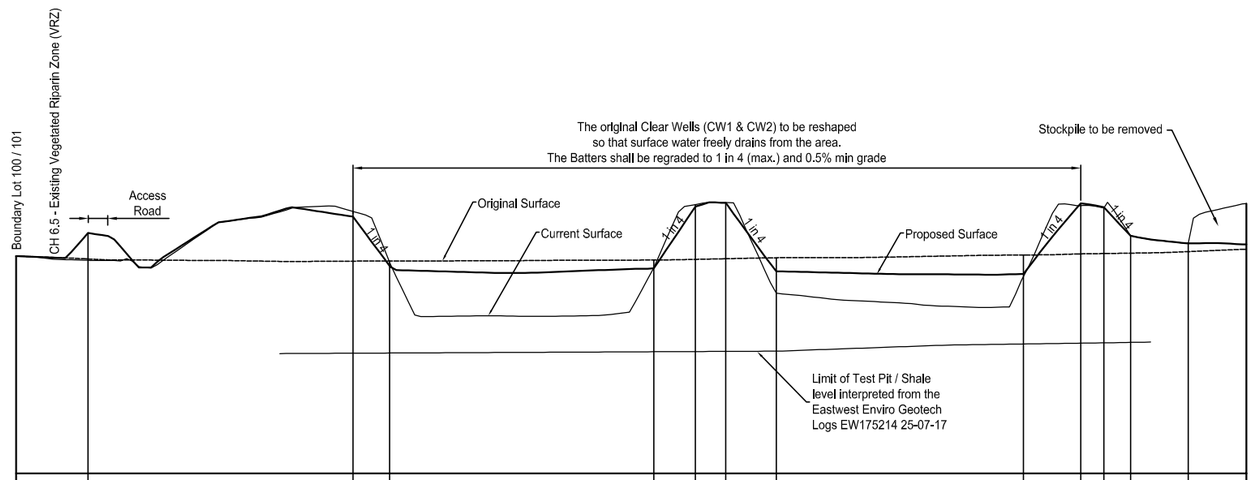


Datum R.L. 370

Cut / Fill Proposed / Current		+0.75		+0.10	+0.16	-1.59		+0.31	+1.28	+0.30			
Proposed Finish Surface Level		378.60		379.50	379.60	377.14		376.94	379.60	379.50			
Current Condition Surface Level		377.85		379.40	379.44	378.73		376.63	378.32	379.20			
Original Surface Level	378.05	377.90		377.88	377.87	377.86		377.87	377.87	377.94		377.97	378.11
CHAINAGE	0.00	15.83		48.50	54.50	60.67		104.14	110.50	116.50		132.58	151.38

SECTION C - C

A1 Scale 1:500 (H) 1:100 (V)



Cut / Fill Proposed / Current		+0.89		-0.17	-0.12		-0.01	-0.07	-0.01	+0.72		+0.09	+0.07	+0.02	+0.00	+0.00	-1.33
Proposed Finish Surface Level		377.84		378.37	376.77		376.69	378.70	378.82	376.59		376.50	378.81	378.68	377.74	377.50	377.46
Current Condition Surface Level		376.95		378.54	376.88		376.71	378.77	378.83	375.87		376.41	378.73	378.66	377.74	377.50	378.79
Original Surface Level	377.09	376.99		376.92	376.92		376.96	376.98	377.00	377.03		377.12	377.16	377.17	377.18	377.23	377.31
CHAINAGE	0.00	11.72		54.91	60.91		104.00	110.75	115.72	123.99		164.28	173.61	177.39	181.78	191.16	200.65

SECTION D - D

A1 Scale 1:500 (H) 1:100 (V)

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LEGEND (EXISTING – LIGHT PROPOSED – DARKER)
CENTRE LINE
KERB AND GUTTER
TOP OF BATTER
SURFACE DRAINAGE
EDGE OF BITUMEN SEAL
FENCELINE
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CAL EARTHWORKS (DA 2018–0443)

SECTIONS C – C & D – D

Ref. No: 17426-CAL
Sheet No : 54 of 06
Revision : F

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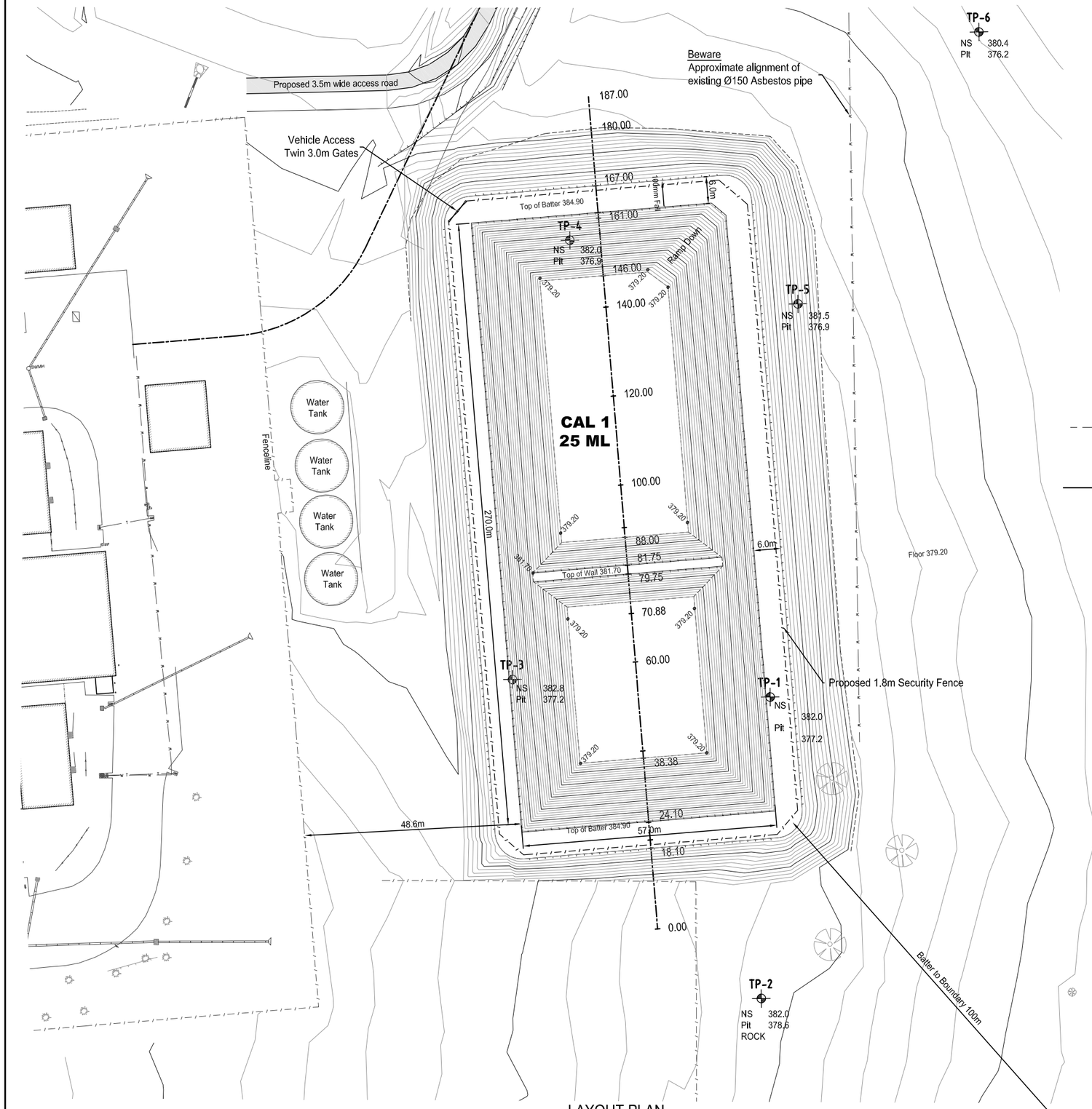
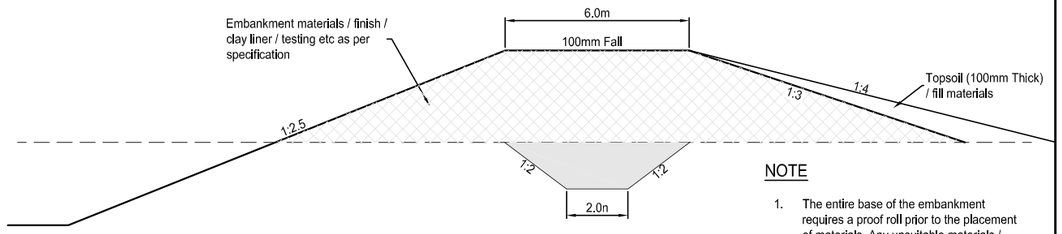


LAYOUT PLAN

A1 Scale 1:500
Design Contours at 0.2m Intervals

CONSTRUCTION NOTES

1. This set of plans marked as 17426-CC Revision E (100 series plans) has been produced for the earthworks associated with the relocation of the CAL
2. Additional infrastructure (pipes, fences, access road etc) shall be issued under a different series of plans
3. All survey control points are as previously supplied
4. The test pits shown were excavated on 07th November 2018
5. All works are to be completed in Accordance with the ORIGINAL CONTRACT DOCUMENTS. In there event that there are conflicts / discrepancies you are advised to contact the Superintendent immediately for resolution
6. Electronic construction model 17426V22 dated 15.01.2019 issued for construction

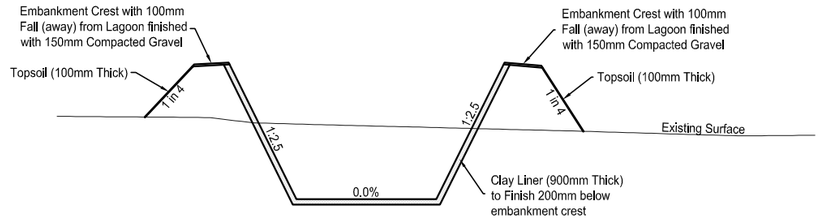


EMBANKMENT KEY TYPICAL DETAIL

Not to Scale

NOTE

1. The entire base of the embankment requires a proof roll prior to the placement of materials. Any unsuitable materials / areas shall be removed and replaced with approved fill material prior to proceeding
2. The interface between the remainder of the embankment and natural surface shall be ripped / scarified to provide a cohesive bond between materials



CAL COVERED ANAEROBIC LAGOON TYPICAL DETAIL

Not to Scale

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LOT 100 DP 1097471 – WASTE WATER TREATMENT PLANT
CAL EARTHWORKS (DA 2018–0443)
CAL LAYOUT PLAN & TYPICAL SECTION

Ref. No: 17426-CAL
Sheet No 100 of 06
Revision : F
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Environment Protection Licence

Licence - 7566

Licence Details	
Number:	7566
Anniversary Date:	19-March

Licensee
BAIADA POULTRY PTY LIMITED
PO BOX 21
PENDLE HILL NSW 2145

Premises
OAKBURN PROTEIN RECOVERY PLANT
1154 OXLEY HIGHWAY
TAMWORTH NSW 2340

Scheduled Activity
Chemical storage
Livestock processing activities

Fee Based Activity	Scale
General chemicals storage	0-5000 kL storage capacity
Rendering or fat extraction	> 4000 T annual production capacity

Region
North - Armidale
Ground Floor, NSW Govt Offices, 85 Faulkner Street ARMIDALE NSW 2350
Phone: (02) 6773 7000
Fax: (02) 6772 2336
PO Box 494
ARMIDALE NSW 2350

Environment Protection Licence

Licence - 7566

INFORMATION ABOUT THIS LICENCE ---------- 3

Dictionary ---------- 3

Responsibilities of licensee ---------- 3

Variation of licence conditions ---------- 3

Duration of licence ---------- 3

Licence review ---------- 3

Fees and annual return to be sent to the EPA ---------- 3

Transfer of licence ---------- 4

Public register and access to monitoring data ---------- 4

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R3 Written report ---------- 10

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Information about this licence

Dictionary

A definition of terms used in the licence can be found in the dictionary at the end of this licence.

Responsibilities of licensee

Separate to the requirements of this licence, general obligations of licensees are set out in the Protection of the Environment Operations Act 1997 ("the Act") and the Regulations made under the Act. These include obligations to:

- ensure persons associated with you comply with this licence, as set out in section 64 of the Act;
- control the pollution of waters and the pollution of air (see for example sections 120 - 132 of the Act);
- report incidents causing or threatening material environmental harm to the environment, as set out in Part 5.7 of the Act.

Variation of licence conditions

The licence holder can apply to vary the conditions of this licence. An application form for this purpose is available from the EPA.

The EPA may also vary the conditions of the licence at any time by written notice without an application being made.

Where a licence has been granted in relation to development which was assessed under the Environmental Planning and Assessment Act 1979 in accordance with the procedures applying to integrated development, the EPA may not impose conditions which are inconsistent with the development consent conditions until the licence is first reviewed under Part 3.6 of the Act.

Duration of licence

This licence will remain in force until the licence is surrendered by the licence holder or until it is suspended or revoked by the EPA or the Minister. A licence may only be surrendered with the written approval of the EPA.

Licence review

The Act requires that the EPA review your licence at least every 5 years after the issue of the licence, as set out in Part 3.6 and Schedule 5 of the Act. You will receive advance notice of the licence review.

Fees and annual return to be sent to the EPA

For each licence fee period you must pay:

- an administrative fee; and
- a load-based fee (if applicable).

The EPA publication “A Guide to Licensing” contains information about how to calculate your licence fees. The licence requires that an Annual Return, comprising a Statement of Compliance and a summary of any monitoring required by the licence (including the recording of complaints), be submitted to the EPA. The Annual Return must be submitted within 60 days after the end of each reporting period. See condition R1 regarding the Annual Return reporting requirements.

Usually the licence fee period is the same as the reporting period.

Transfer of licence

The licence holder can apply to transfer the licence to another person. An application form for this purpose is available from the EPA.

Public register and access to monitoring data

Part 9.5 of the Act requires the EPA to keep a public register of details and decisions of the EPA in relation to, for example:

- licence applications;
- licence conditions and variations;
- statements of compliance;
- load based licensing information; and
- load reduction agreements.

Under s320 of the Act application can be made to the EPA for access to monitoring data which has been submitted to the EPA by licensees.

This licence is issued to:

BAIADA POULTRY PTY LIMITED
PO BOX 21
PENDLE HILL NSW 2145

subject to the conditions which follow.

1 Administrative Conditions

A1 What the licence authorises and regulates

A1.1 This licence authorises the carrying out of the scheduled activities listed below at the premises specified in A2. The activities are listed according to their scheduled activity classification, fee-based activity classification and the scale of the operation.

Unless otherwise further restricted by a condition of this licence, the scale at which the activity is carried out must not exceed the maximum scale specified in this condition.

Scheduled Activity	Fee Based Activity	Scale
Chemical storage	General chemicals storage	0 - 5000 kL storage capacity
Livestock processing activities	Rendering or fat extraction	> 4000 T annual production capacity

A2 Premises or plant to which this licence applies

A2.1 The licence applies to the following premises:

Premises Details
OAKBURN PROTEIN RECOVERY PLANT
1154 OXLEY HIGHWAY
TAMWORTH
NSW 2340
LOT 100 DP 1097471

A3 Information supplied to the EPA

A3.1 Works and activities must be carried out in accordance with the proposal contained in the licence application, except as expressly provided by a condition of this licence.

In this condition the reference to "the licence application" includes a reference to:
a) the applications for any licences (including former pollution control approvals) which this licence replaces under the Protection of the Environment Operations (Savings and Transitional) Regulation 1998; and
b) the licence information form provided by the licensee to the EPA to assist the EPA in connection with the issuing of this licence.

2 Discharges to Air and Water and Applications to Land

P1 Location of monitoring/discharge points and areas

P1.1 The following points referred to in the table below are identified in this licence for the purposes of monitoring and/or the setting of limits for the emission of pollutants to the air from the point.

Air

EPA identification no.	Type of Monitoring Point	Type of Discharge Point	Location Description
1		Discharge to air	Biofilter marked as 'BIOFILTER 1' on the map titled 'SITE PLAN' (drawing number 01-002) received by the EPA on 8/4/15 (TRIM: DOC15/113473).
2		Discharge to air	Biofilter marked as 'BIOFILTER 2' on the map titled 'SITE PLAN' (drawing number 01-002) received by the EPA on 8/4/15 (TRIM: DOC15/113473).
3		Discharge to air	Boiler stack represented by the northernmost point within the area marked as 'NEW BOILER HOUSE' on the map titled 'SITE PLAN' (drawing number 01-002) received by the EPA on 8/4/15 (TRIM: DOC15/113473).
4		Discharge to air	Boiler stack represented by the middle point within the area marked as 'NEW BOILER HOUSE' on the map titled 'SITE PLAN' (drawing number 01-002) received by the EPA on 8/4/15 (TRIM: DOC15/113473).
5		Discharge to air	Boiler stack represented by the southernmost point within the area marked as 'NEW BOILER HOUSE' on the map titled 'SITE PLAN' (drawing number 01-002) received by the EPA on 8/4/15 (TRIM: DOC15/113473).

P1.2 The following utilisation areas referred to in the table below are identified in this licence for the purposes of the monitoring and/or the setting of limits for any application of solids or liquids to the utilisation area.

3 Limit Conditions

L1 Pollution of waters

L1.1 Except as may be expressly provided in any other condition of this licence, the licensee must comply with section 120 of the Protection of the Environment Operations Act 1997.

L2 Noise limits

L2.1 Noise from the premises must not exceed:
a) an LA10 (15 minute) noise emission criterion of 5 dB(A) above background level LA (90) dB(A) (7am to 6pm) Monday to Friday and 7am to 1pm Saturday ; and
b) an LA10 (15 minute) noise emission criterion of 5 dB(A) above background level LA (90) dB(A) during the evening (6pm to 10pm) Monday to Friday; and
c) at all other times, an LA10 (15 minutes) noise emission criterion of 5 dB(A) above background level LA (90) dB(A),
except as expressly provided by this licence.

L2.2 Noise from the premises is to be measured or computed at within one metre of the boundary of any residential premises or any other noise sensitive area to determine compliance with condition L2.1. 5dB(A) must be added to the measured level if the noise is substantially tonal or impulsive in character.

L3 Potentially offensive odour

L3.1 No condition of this licence identifies a potentially offensive odour for the purposes of section 129 of the Protection of the Environment Operations Act 1997.

Note: Section 129 of the Protection of the Environment Operations Act 1997, provides that the licensee must not cause or permit the emission of any offensive odour from the premises but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

4 Operating Conditions

O1 Activities must be carried out in a competent manner

O1.1 Licensed activities must be carried out in a competent manner.
This includes:
a) the processing, handling, movement and storage of materials and substances used to carry out the activity; and
b) the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity.

O2 Maintenance of plant and equipment

O2.1 All plant and equipment installed at the premises or used in connection with the licensed activity:
a) must be maintained in a proper and efficient condition; and
b) must be operated in a proper and efficient manner.

O3 Dust

O3.1 The premises must be maintained in a condition which minimises or prevents the emission of dust from the premises.

5 Monitoring and Recording Conditions

M1 Monitoring records

M1.1 The results of any monitoring required to be conducted by this licence or a load calculation protocol must be recorded and retained as set out in this condition.

M1.2 All records required to be kept by this licence must be:
a) in a legible form, or in a form that can readily be reduced to a legible form;
b) kept for at least 4 years after the monitoring or event to which they relate took place; and
c) produced in a legible form to any authorised officer of the EPA who asks to see them.

M1.3 The following records must be kept in respect of any samples required to be collected for the purposes of this licence:
a) the date(s) on which the sample was taken;
b) the time(s) at which the sample was collected;
c) the point at which the sample was taken; and
d) the name of the person who collected the sample.

M2 Recording of pollution complaints

M2.1 The licensee must keep a legible record of all complaints made to the licensee or any employee or agent of the licensee in relation to pollution arising from any activity to which this licence applies.

M2.2 The record must include details of the following:
a) the date and time of the complaint;
b) the method by which the complaint was made;
c) any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;
d) the nature of the complaint;
e) the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and
f) if no action was taken by the licensee, the reasons why no action was taken.

M2.3 The record of a complaint must be kept for at least 4 years after the complaint was made.

M2.4 The record must be produced to any authorised officer of the EPA who asks to see them.

M3 Telephone complaints line

M3.1 The licensee must operate during its operating hours a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or

by the vehicle or mobile plant, unless otherwise specified in the licence.

M3.2 The licensee must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint.

M3.3 The preceding two conditions do not apply until 3 months after: the date of the issue of this licence.

6 Reporting Conditions

R1 Annual return documents

R1.1 The licensee must complete and supply to the EPA an Annual Return in the approved form comprising:

1. a Statement of Compliance,
2. a Monitoring and Complaints Summary,
3. a Statement of Compliance - Licence Conditions,
4. a Statement of Compliance - Load based Fee,
5. a Statement of Compliance - Requirement to Prepare Pollution Incident Response Management Plan,
6. a Statement of Compliance - Requirement to Publish Pollution Monitoring Data; and
7. a Statement of Compliance - Environmental Management Systems and Practices.

At the end of each reporting period, the EPA will provide to the licensee a copy of the form that must be completed and returned to the EPA.

R1.2 An Annual Return must be prepared in respect of each reporting period, except as provided below.

R1.3 Where this licence is transferred from the licensee to a new licensee:
a) the transferring licensee must prepare an Annual Return for the period commencing on the first day of the reporting period and ending on the date the application for the transfer of the licence to the new licensee is granted; and
b) the new licensee must prepare an Annual Return for the period commencing on the date the application for the transfer of the licence is granted and ending on the last day of the reporting period.

R1.4 Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an Annual Return in respect of the period commencing on the first day of the reporting period and ending on:
a) in relation to the surrender of a licence - the date when notice in writing of approval of the surrender is given; or
b) in relation to the revocation of the licence - the date from which notice revoking the licence operates.

R1.5 The Annual Return for the reporting period must be supplied to the EPA via eConnect *EPA* or by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date').

R1.6 The licensee must retain a copy of the Annual Return supplied to the EPA for a period of at least 4 years after the Annual Return was due to be supplied to the EPA.

R1.7 Within the Annual Return, the Statements of Compliance must be certified and the Monitoring and Complaints Summary must be signed by:
a) the licence holder; or
b) by a person approved in writing by the EPA to sign on behalf of the licence holder.

Note: The term "reporting period" is defined in the dictionary at the end of this licence. Do not complete the Annual Return until after the end of the reporting period.

Note: An application to transfer a licence must be made in the approved form for this purpose.

R2 Notification of environmental harm

R2.1 Notifications must be made by telephoning the Environment Line service on 131 555.

R2.2 The licensee must provide written details of the notification to the EPA within 7 days of the date on which the incident occurred.

Note: The licensee or its employees must notify all relevant authorities of incidents causing or threatening material harm to the environment immediately after the person becomes aware of the incident in accordance with the requirements of Part 5.7 of the Act.

R3 Written report

R3.1 Where an authorised officer of the EPA suspects on reasonable grounds that:
a) where this licence applies to premises, an event has occurred at the premises; or
b) where this licence applies to vehicles or mobile plant, an event has occurred in connection with the carrying out of the activities authorised by this licence,
and the event has caused, is causing or is likely to cause material harm to the environment (whether the harm occurs on or off premises to which the licence applies), the authorised officer may request a written report of the event.

R3.2 The licensee must make all reasonable inquiries in relation to the event and supply the report to the EPA within such time as may be specified in the request.

R3.3 The request may require a report which includes any or all of the following information:
a) the cause, time and duration of the event;
b) the type, volume and concentration of every pollutant discharged as a result of the event;
c) the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event;
d) the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort;
e) action taken by the licensee in relation to the event, including any follow-up contact with any complainants;
f) details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event; and
g) any other relevant matters.

R3.4 The EPA may make a written request for further details in relation to any of the above matters if it is not satisfied with the report provided by the licensee. The licensee must provide such further details to the EPA within the time specified in the request.

7 General Conditions

G1 Copy of licence kept at the premises or plant

G1.1 A copy of this licence must be kept at the premises to which the licence applies.

G1.2 The licence must be produced to any authorised officer of the EPA who asks to see it.

G1.3 The licence must be available for inspection by any employee or agent of the licensee working at the premises.

Environment Protection Licence

Licence - 7566

Dictionary

General Dictionary

3DGM [in relation to a concentration limit]	Means the three day geometric mean, which is calculated by multiplying the results of the analysis of three samples collected on consecutive days and then taking the cubed root of that amount. Where one or more of the samples is zero or below the detection limit for the analysis, then 1 or the detection limit respectively should be used in place of those samples
Act	Means the Protection of the Environment Operations Act 1997
activity	Means a scheduled or non-scheduled activity within the meaning of the Protection of the Environment Operations Act 1997
actual load	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
AM	Together with a number, means an ambient air monitoring method of that number prescribed by the *Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales*.
AMG	Australian Map Grid
anniversary date	The anniversary date is the anniversary each year of the date of issue of the licence. In the case of a licence continued in force by the Protection of the Environment Operations Act 1997, the date of issue of the licence is the first anniversary of the date of issue or last renewal of the licence following the commencement of the Act.
annual return	Is defined in R1.1
Approved Methods Publication	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
assessable pollutants	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
BOD	Means biochemical oxygen demand
CEM	Together with a number, means a continuous emission monitoring method of that number prescribed by the *Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales*.
COD	Means chemical oxygen demand
composite sample	Unless otherwise specifically approved in writing by the EPA, a sample consisting of 24 individual samples collected at hourly intervals and each having an equivalent volume.
cond.	Means conductivity
environment	Has the same meaning as in the Protection of the Environment Operations Act 1997
environment protection legislation	Has the same meaning as in the Protection of the Environment Administration Act 1991
EPA	Means Environment Protection Authority of New South Wales.
fee-based activity classification	Means the numbered short descriptions in Schedule 1 of the Protection of the Environment Operations (General) Regulation 2009.
general solid waste (non-putrescible)	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997

Environment Protection Licence

Licence - 7566

flow weighted composite sample	Means a sample whose composites are sized in proportion to the flow at each composites time of collection.
general solid waste (putrescible)	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environmen t Operations Act 1997
grab sample	Means a single sample taken at a point at a single time
hazardous waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
licensee	Means the licence holder describe d at the front of this licence
load calculation protocol	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
local authority	Has the same meaning as in the Protection of the Environment Operations Act 1997
material harm	Has the same meaning as in section 147 Protection of the Environment Operations Act 1997
MBAS	Means methylene blue active substances
Minister	Means the Minister administering the Protection of the Environment Operations Act 1997
mobile plant	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
motor vehicle	Has the same meaning as in the Protection of the Environment Operations Act 1997
O&G	Means oil and grease
percentile [in relation to a concentration limit of a sample]	Means that percentage [eg.50%] of the number of samples taken that must meet the concentration limit specified in the licence for that pollutant over a specified period of time. In this licence, the specified period of time is the Reporting Period unless otherwise stated in this licence.
plant	Includes all plant within the meaning of the Protection of the Environment Operations Act 1997 as well as motor vehicles.
pollution of waters [or water pollution]	Has the same meaning as in the Protection of the Environment Operations Act 1997
premises	Means the premises described in condition A2.1
public authority	Has the same meaning as in the Protection of the Environment Operations Act 1997
regional office	Means the relevant EPA office referred to in the Contacting the EPA document accompanying this licence
reporting period	For the purposes of this licence, the reporting period means the period of 12 months after the issue of the licence, and each subsequent period of 12 mo nths. In the case of a licence continued in force by the Protection of the Environment Operations Act 1997, the date of issue of the licence is the first anniversary of the date of issue or last renewal of the licence following the commencement of the Act.
restricted solid waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
scheduled activity	Means an activity listed in Schedule 1 of the Protection of the Environment Operations Act 1997
special waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
TM	Together with a number, means a test method of that number prescribed by the *Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales*.

Environment Protection Licence

Licence - 7566

TSP	Means total suspended particles
TSS	Means total suspended solids
Type 1 substance	Means the elements antimony, arsenic, cadmium, lead or mercury or any compound containing one or more of those elements
Type 2 substance	Means the elements beryllium, chromium, cobalt, manganese, nickel, selenium, tin or vanadium or any compound containing one or more of those elements
utilisation area	Means any area shown as a utilisation area on a map submitted with the application for this licence
waste	Has the same meaning as in the Protection of the Environment Operations Act 1997
waste type	Means liquid, restricted solid waste, general solid waste (putrescible), general solid waste (non - putrescible), special waste or hazardous waste

Mr David Dutaillis

Environment Protection Authority

(By Delegation)

Date of this edition: 06-December-2000

Environment Protection Licence

Licence - 7566

End Notes

1	Licence varied by notice 1009246, issued on 02-Jul-2001, which came into effect on 27-Jul-2001.
2	Licence varied by notice 1015846, issued on 31-Mar-2003, which came into effect on 25-Apr-2003.
3	Licence varied by notice 1039415, issued on 30-Jul-2004, which came into effect on 24-Aug-2004.
4	Licence varied by add street number to premises address, issued on 03-May-2005, which came into effect on 03-May-2005.
5	Licence varied by notice 1058313, issued on 12-May-2006, which came into effect on 12-May-2006.
6	Condition A1.3 Not applicable varied by notice issued on <issue date> which came into effect on <effective date>
7	Licence varied by notice 1097682, issued on 11-Feb-2009, which came into effect on 11-Feb-2009.
8	Licence varied by notice 1119005, issued on 13-Sep-2010, which came into effect on 13-Sep-2010.
9	Licence varied by change to Scheduled Activity name, issued on 10-Feb-2011, which came into effect on 10-Feb-2011.
10	Licence varied by notice 1514583 issued on 17-Jun-2013
11	Licence varied by notice 1529089 issued on 10-Apr-2015
12	Licence varied by notice 1547734 issued on 25-Jan-2017
13	Licence varied by notice 1551385 issued on 20-Apr-2017
14	Licence varied by notice 1565743 issued on 18-Jun-2018

Baiada Poultry (Tamworth) Pty Limited
PO Box 425
PENDLE HILL NSW 2145

Dear Sir/Madam

Environmental Planning and Assessment Act 1979
NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Pursuant to Section 81(1)(a) of the Act, notice is hereby given of the determination by Council of the following development application.

Development Application No.	DA0775/2008
Subject Land:	Lot 100, DP 1097471, Gunnedah Road, WESTDALE
Description:	Wastewater Treatment Plant and Extensions to Existing Industrial Shed

In the determination of this application Council considered all matters listed under Section 79C of the Act. The development application has been determined by the **granting of consent subject to the conditions** listed below.

General Terms of Approval

1) The development shall be carried out in accordance with the General Terms of Approval issued by the Department of Environment and Climate Change, attached as Annexure A to this notice.

Prior to Work Commencing

2) Erosion and sediment controls for the construction works are to be installed and authorised before any site works begin, and be maintained effectively for the duration of the construction works.

3) Pursuant to s.81A of the Act, the following matters must be satisfied prior to the commencement of work:

   (i) obtain a construction certificate from either Council or an accredited certifier;

   (ii) appoint a Principal Certifying Authority (and advise Council of the appointment, if it is not the Council);

   (iii) give at least 2 days notice to Council of the intention to commence work.

4) A sign is to be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out stating:

* Unauthorized entry to the work site is prohibited

* The name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

* The name, address and phone number of the PCA by the owner

The sign is to be removed when the work has been completed.

This condition does not apply to building work carried on inside an existing building, or building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is carried out.

Prior to issue of a Construction Certificate

5) Pursuant to Section 68 of the Local Government Act 1993, the following approvals must be obtained from Council prior to the issue of a Construction Certificate:-

(i) Carry out water supply work; and

(ii) Dispose of waste into a sewer of the council.

Note: The Trade Waste approval required by (ii) above will require concurrence from the Department of Water and Energy.

General

6) All building work must be carried out in accordance with the provisions of the Building Code of Australia.

7) All proposed building, site works or property improvement indicated on the submitted plans or otherwise required under the terms of this consent shall be completed prior to occupation of the premises to ensure compliance with the provisions of the Environmental Planning and Assessment Act, 1979.

8) The development must be carried out in accordance with the Development Application and accompanying plans, drawings and other documents as amended by conditions of this consent. Any amendment to the development or to these conditions will require the consent of the Council.

The conditions have been imposed in accordance with the Environmental Planning and Assessment Act and Council's adopted policies.

This approval became effective on 10 September 2008 (Section 83 of the Act) and will lapse unless the proposed development is commenced within five (5) years of the approval date (Section 95 of the Act).

Under the provisions of Section 97 of the Act you may (within twelve [12] months of receipt of this notice) appeal to the Land and Environment Court against conditions imposed should you feel they are unreasonable.

All conditions imposed by Council shall be observed as non-compliance is an offence under the Act.

Yours faithfully

David Lewis
Development & Approvals Manager

Contact: Catherine Pyne (02) 6767 5488

Reference: CP/DA0775/2008

10 September 2008

Attachment A

These General Terms of Approval reflect the conditions that will need to be added to or amended in the current environment protection licence (EPL 7566) for the Baiada Poultry Pty Limited Oakburn Protein recovery plant. The current conditions on EPL 7566 which are not amended will also be applicable to the proposed development.

E Special Conditions

E1 Verification report

E1.1 Prior to commissioning the new wastewater treatment plant, the licensee must submit a verification report to the DECC Armidale office including work as executed plans/ drawings of completed works for the upgraded wastewater treatment plant. The report must provide as constructed design specifications of the installed wastewater treatment plant and ancillary equipment including belt press, chemical storage facilities, and sludge storage facilities.

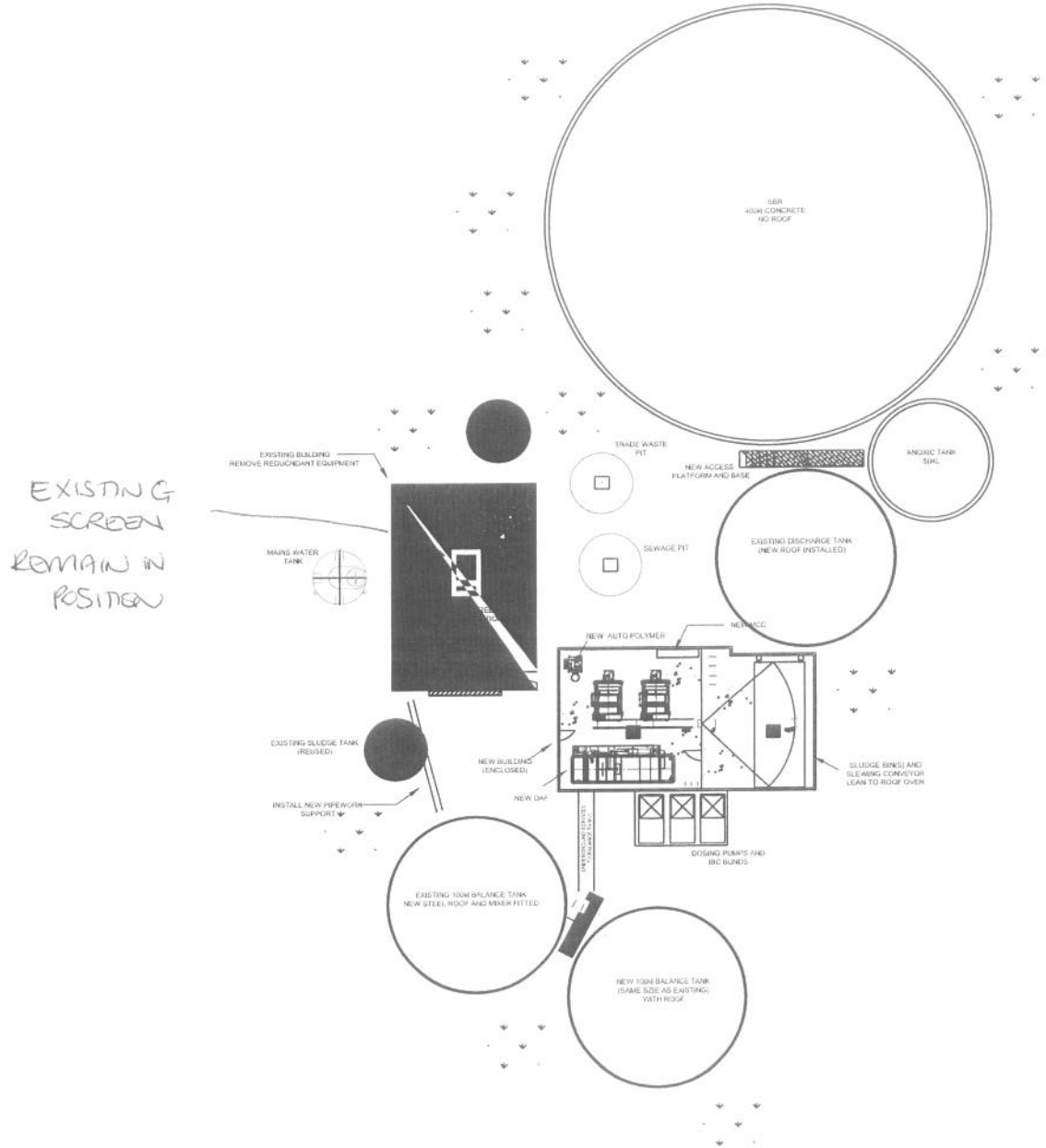
E2 Odour impact assessment and mitigation Pollution Reduction Program

E2.1 If in the opinion of a DECC authorised officer emissions of offensive odour have been released from the premises (in particular odour generated from the upgraded wastewater treatment plant proposed in the Statement of Environmental Effects, Diverse Property Solutions), this Pollution Reduction Program (PRP) must be implemented upon written request from the DECC. On triggering of this condition, the odour impact assessment and mitigation program will be included as a PRP on the licence.

E2.2 Within 3 months of the date of the written request as determined in condition E2.1, the Licensee must develop a program to investigate and implement works to ensure compliance with s129 of the POEO Act, and submit an odour impact assessment and mitigation report to the DECC Armidale office.

E2.3 A formal report on the findings must be submitted to the DECC for approval. The report must present a timeframe for implementing the mitigation works.

E2.4 Upon receiving written DECC agreement with the report at E2.3, the licensee must implement the necessary mitigation option(s) or other action approved by DECC and within a timetable approved by the DECC.



REV.	DATE	REVISION	BY	CHK'D	APPR'D
A		ISSUED FOR INFORMATION.	M.S.	A.M.	J.P.

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	SIGNATURE	DATE
DRAWN	AM	17.1.08
CHECKED	A.M.	17.1.08
APPR'D	J.P.	17.1.08

CAD FILE REFERENCE:

SCALE: 1:100 UON SHEET SIZE A3

AJM ENVIRONMENTAL SERVICES Pty Ltd
ACN 089 029 809
WATER AND WASTE WATER TREATMENT ENGINEERS
1/398 THE BOULEVARDE, KIRRAWEE NSW 2232
Ph (612) 9542 2366 FAX (612) 9542 2433

PROJECT: WWTP UPGRADE
BAIADA POULTRY
OAKBURN

TITLE: PLANT LAYOUT

PROJECT No.: AJM-P0-000

DRAWING No.: AJM-Q5754-P01

SHT No. 1 ISSUE A

REGIONAL COUNCIL
Tamworth
ABN: 52 631 074 450
More than just a city. More than just one place

RECEIVED
08 SEP 2009
BY: Ref: 06190

Bath Stewart Associates Pty Ltd
P O Box 403
TAMWORTH NSW 2340

Dear Sir/Madam

Environmental Planning and Assessment Act 1979
NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Pursuant to Section 81(1)(a) of the Act, notice is hereby given of the determination by Council of the following development application.

Development Application No.	DA0080/2010
Subject Land:	Lot 100 DP 1097471, Gunnedah Road, WESTDALE
Description:	Construction of New Equipment/Storage Shed

In the determination of this application Council considered all matters listed under Section 79C of the Act. The development application has been determined by the **granting of consent subject to the conditions** listed below.

Prior to Work Commencing

1) A sign is to be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out stating:
   * Unauthorized entry to the work site is prohibited
   * The name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
   * The name, address and phone number of the PCA by the owner

   The sign is to be removed when the work has been completed.

   This condition does not apply to building work carried on inside an existing building, or building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is carried out.

General

2) All building work must be carried out in accordance with the provisions of the Building Code of Australia.

3) All proposed building, site works or property improvement indicated on the submitted plans or otherwise required under the terms of this consent shall be completed prior to occupation of the premises to ensure compliance with the provisions of the Environmental Planning and Assessment Act, 1979.

4) The development must be carried out in accordance with the Development Application and accompanying plans, drawings and other documents as amended by conditions of this consent. Any amendment to the development or to these conditions will require the consent of the Council.

5) Work on the project shall be limited to the following hours to prevent unreasonable disturbance to the amenity of the area:-

Monday to Friday - 7.00am to 5.00pm;

Saturday - 8.00am to 1.00pm if audible on other residential premises, otherwise 7.00am to 5.00pm;

No work to be carried out on Sunday or Public Holidays if it is audible on other residential premises.

The builder shall be responsible to instruct and control his sub-contractors regarding the hours of work. Council will exercise its powers under the Protection of the Environment Operations Act, 1997, in the event that the building operations cause noise to emanate from the property on Sundays or Public Holidays or otherwise than between the hours detailed above.

Inspections

6) Inspection - When building works have reached the following stages an inspection is to be arranged by contacting Council's Development & Approvals Division by phoning 6767 5552 (or by facsimile 6767 5464) by 4:00pm the day before the inspection is required. Please advise Council if the work will not be ready at the appointed time. Failure to do so may incur an additional inspection fee.

   i) Final inspection of the development (prior to occupation, where applicable);

During Construction

7) The footpath and/or road reserve are not to be used for construction purposes or placing of building materials (without Council's prior consent) to ensure safe and unobstructed access for pedestrians. Where necessary, application may be made by contacting Council's Development & Approvals Division.

8) Roofwaters are to be disposed of by piping in a downhill direction and splayed a minimum of 3.0 metres from the building to control the flow of roofwaters so as to prevent damage to the building's footings and to restrict the likelihood of stormwater nuisance to adjoining landholders.

9) Perimeter bunding of the floor is to be provided to contain at least 25% of the total volume of chemical containers stored within the building in case of spillage.

Prior to issue of an Occupation Certificate

10) To ensure that the required fire safety measures are provided in accordance with the buildings use and operate in accordance with the appropriate standards, the owner must cause a copy of a Fire Safety Certificate to be given to the Council and the Commissioner of the NSW Fire Brigades **prior to occupation** in relation to the following Fire Safety Measures required to be installed in the building. A copy of the Fire Safety Certificate including the current Fire Safety Schedule is to be prominently displayed in the building. Thereafter, the owner must cause Council to be given such a certificate at least once in each period of twelve (12) months after the first certificate.

    i) Portable fire extinguishers

11) To ensure that the building work is completed in accordance with the approval and is in a safe and healthy condition for use by the occupants, the building (or part of the building in the case of alterations and additions) shall not be occupied or used until
    (a) it is completed in accordance with the approval and the principal certifying authority has completed a satisfactory final inspection; or
    (b) the principal certifying authority gives written permission to allow the building to be occupied or used before it is completed.

Continued Operations

12) Chemicals storage and handling is to be managed in accordance with the attached document entitled *"Environmental Compliance Report - Liquid Chemical Storage, Handling and spill Management".*

The conditions have been imposed in accordance with the Environmental Planning and Assessment Act and Council's adopted policies.

This approval became effective on 04 September 2009 (Section 83 of the Act) and will lapse unless the proposed development is commenced within five (5) years of the approval date (Section 95 of the Act).

Under the provisions of Section 97 of the Act you may (within twelve [12] months of receipt of this notice) appeal to the Land and Environment Court against conditions imposed should you feel they are unreasonable.

All conditions imposed by Council shall be observed as non-compliance is an offence under the Act.

Yours faithfully

Rodney Hogan
Team Leader Building Certification

Contact: (02) 6767 5433
Reference: RH/sw/DA0080/2010

04 September 2009

Baiada Poultry (Tamworth) Pty Limited
C/- PSA Consulting
PO Box 15339
CITY EAST QLD 4002

Dear Sir/Madam

Environmental Planning and Assessment Act 1979
NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Pursuant to Section 81(1)(a) of the Act, notice is hereby given of the determination by Council of the following development application.

Development Application No.	DA0571/2010
Subject Land:	Lot 100, DP 1097471, Gunnedah Road, WESTDALE
Description:	Additions to Rendering Plant (Storage Tanks, Maintenance Shed and Boiler Room)

In the determination of this application Council considered all matters listed under Section 79C of the Act. The development application has been determined by the **granting of consent subject to the conditions** listed below.

Prior to Work Commencing

1) Pursuant to s.81A of the Act, the following matters must be satisfied prior to the commencement of work:
   (i) obtain a construction certificate from either Council or an accredited certifier;
   (ii) appoint a Principal Certifying Authority (and advise Council of the appointment, if it is not the Council);
   (iii) give at least 2 days notice to Council of the intention to commence work.

2) Toilet facilities are to be provided, prior to the commencement of work, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out. Facilities are to be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

   Each toilet provided must be a standard flushing toilet, and must be connected to;

   * a public sewer,
   * if connection to a public sewer is not practicable, then the toilet is to be connected to an accredited sewage management facility approved by the council,
   * if connection to a public sewer or an accredited sewage management facility is not practicable, then connection to some other sewage management facility approved by the council is required.

The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced.

General

3) All building work must be carried out in accordance with the provisions of the Building Code of Australia.

During Construction

4) Roofwaters are to be disposed of by piping in a downhill direction and splayed a minimum of 3.0 metres from the building to control the flow of roofwaters so as to prevent damage to the building's footings and to restrict the likelihood of stormwater nuisance to adjoining landholders.

5) Inspection – It is required that a Principal Certifying Authority (PCA) be appointed to undertake all critical stage inspections as prescribed under the Environmental Planning and Assessment Regulations, 2000. The owner may appoint either the Council or an accredited certifier to be the PCA.

The conditions have been imposed in accordance with the Environmental Planning and Assessment Act and Council's adopted policies.

This approval became effective on 12 August 2010 (Section 83 of the Act) and will lapse unless the proposed development is commenced within five (5) years of the approval date (Section 95 of the Act).

Under the provisions of Section 97 of the Act you may (within twelve [12] months of receipt of this notice) appeal to the Land and Environment Court against conditions imposed should you feel they are unreasonable.

All conditions imposed by Council shall be observed as non-compliance is an offence under the Act.

Yours faithfully

CPyne

Catherine Pyne
Team Leader Development Assessment

Contact: Catherine Pyne (02) 6767 5488

Reference: CP/DA0571/2010

12 August 2010

Baiada Poultry (Tamworth) Pty Limited
C/- PSA Consulting Australia
PO Box 10824, Adelaide Street
BRISBANE QLD 4000

Dear Sir/Madam

Environmental Planning and Assessment Act 1979
NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Pursuant to Section 81(1)(a) of the Act, notice is hereby given of the determination by Council of the following development application.

Development Application No.	DA2016/0551
Subject Land:	Lot 100 DP 1097471, Gunnedah Road, Westdale.
Description:	Alterations and additions to upgrade the existing Oakburn Waste Water Treatment Plant.

In the determination of this application Council considered all matters listed under Section 79C of the Act. The development application has been determined by the **granting of consent subject to the conditions** listed below.

Prior to Work Commencing

1) The approved development which is the subject of this development consent must not be commenced until:

   a) A construction certificate for the building work has been issued by the consent authority, the council (if the council is not the consent authority) or an accredited Certifier, and

   b) The person having the benefit of the development consent has;
      i) Appointed a Principal Certifying Authority for the building work, and
      ii) Notified the Principal Certifying that the person will carry out the building work as an owner-builder, if that is the case, and;

   c) The principal certifying authority has, no later than 2 days before the building work commences;
      i) Notified the consent authority and the council (if the council is not the consent authority) of his or her appointment, and
      ii) Notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and

   d) The person having the benefit of the development consent, if not carrying out the work as an owner-builder, has

i) Appointed a principal contractor for the building work who must be the holder of a contractor license if any residential building work is involved, and
ii) Notified the Principal Certifying Authority of any such appointment, and
iii) Unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
iv) Give at least 2 days notice to the council of the persons intention to commence the erection of the building.

2) The applicant must ensure that a sign containing the following information is erected in a prominent position and maintained on the site at all times:

a) The name, address and telephone number of the principal certifying authority for the work, and

b) The name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

c) A statement that unauthorised entry to the work site is prohibited.

The sign is to be removed when the work has been completed.

Prior to the release of a Construction Certificate

3) Pursuant to section 68 of the Local Government Act 1993, a new Liquid Trade Waste Agreement must be obtained.

General

4) Development shall take place in accordance with the attached endorsed plans:

a) Plans prepared by Hydroflux Industrial numbered HIP2051-G101 Rev A dated 6 May 2016, HIP2051-P101 Rev A dated 23 May 2016, HIP2051-L001 Rev 1 dated 24 May 2016, HIP2051-P102 Rev A dated 23 May 2016, HIP2051-P103 Rev A dated 23 May 2016 and a plan prepared by the Tasman Tank Co. numbered TS103387-T001 Rev 0 dated 28 April 2016.
b) Statement of Environmental Effects prepared by PSA Consulting Australia dated 13 June 2016.

5) The development must be carried out in accordance with the Development Application and accompanying plans, drawings and other documents as amended by conditions of this consent. Any amendment to the development or to these conditions will require the consent of the Council.

6) The development must comply with the relevant licensing requirements of the New South Wales Environmental Protection Agency and the provisions of the Protection of the Environment Operations Act 1997, specifically in relation to odour control and pollution prevention.

7) This consent does not alter or effect any existing Agreement with respect to Sewer or Headworks Charges between Tamworth Regional Council and Baiada Poultry Pty Ltd.

During Construction or Works

8) A copy of the approved and certified plans, specifications and documents incorporating conditions of approval shall be kept on the site at all times and shall be readily available for perusal.

9) All building works shall be constructed in accordance with safe work practices and complying with the relevant Australian Standards, Codes of Practice and the National Construction Code (NCC).

10) It is required that a Principal Certifying Authority (PCA be appointed to undertake all critical stage inspections as prescribed under the Environmental Planning and Assessment Regulations, 2000. The owner may appoint either the Council or an accredited certifier to be the PCA.

The conditions have been imposed in accordance with the Environmental Planning and Assessment Act and Council's adopted policies.

This approval became effective on 29 July 2016 (Section 83 of the Act) and will lapse unless the proposed development is commenced within five (5) years of the approval date (Section 95 of the Act).

Under the provisions of Section 97 of the Act you may (within six (6) months from the date of this development consent) appeal to the Land and Environment Court against conditions imposed should you feel they are unreasonable.

All conditions imposed by Council shall be observed as non-compliance is an offence under the Act.

Yours faithfully

David Lewis
Development and Approvals Manager

Contact: Amanda Faulkner (02) 6767 5553

Reference: DA2016/0551

29 July 2016

Baiada Poultry (Tamworth) Pty Limited
C/- PSA
PO Box 10824
BRISBANE QLD 4001

Dear Sir/Madam

Environmental Planning and Assessment Act 1979
NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Pursuant to Section 81(1)(a) of the Act, notice is hereby given of the determination by Council of the following development application.

Development Application No.	DA2017/0278
Subject Land:	Lot 100 DP 1097471, Gunnedah Road WESTDALE
Description:	Entrance Signage (Retrospective)

In the determination of this application Council considered all matters listed under Section 79C of the Act. The development application has been determined by the **granting of consent subject to the conditions** listed below.

General

1) A section 149(D) Building Certificate is required to be issued by Council for the subject development works.

2) The development must be carried out in accordance with the Development Application and accompanying plans, drawings and other documents as amended by conditions of this consent. Any amendment to the development or to these conditions will require the consent of the Council.

3) The entrance signage lighting shall be designed to comply with Australian Standard AS4282.

4) The development shall be constructed wholly within the confines of the property boundary. No portion of the proposed structure including any fencing and/or gates shall encroach onto or over adjoining properties or upon the road reserve area.

5) It is the responsibility of the developer to meet all expenses incurred in undertaking the development, including expenses incurred in complying with conditions imposed under this approval.

Ongoing Requirements

6) The landscaped area of the development is to be maintained at all times.

7) The entrance signage shall be maintained in good structural condition, kept clean, neatly painted and to be of professional standard of design and appearance.

8) Should any of the signage become redundant, the signage shall be removed immediately.

The above conditions have been imposed in accordance with the Environmental Planning and Assessment Act and Council's adopted policies.

This approval became effective on Monday, 23 January 2017 (Section 83 of the Act) and will lapse unless the proposed development is commenced within five (5) years of the approval date (Section 95 of the Act).

Under the provisions of Section 97 of the Act you may (within six (6) months from the date of this development consent) appeal to the Land and Environment Court against conditions imposed should you feel they are unreasonable.

All conditions imposed by Council shall be observed as non-compliance is an offence under the Act.

We are progressively introducing new e-planning tools which will transform the way we deliver our services. The first steps completed have made more information available to you online, including access to an electronic copy of this development consent. Visit Council's Application Tracking Portal at www.tamworth.nsw.gov.au to view your documentation.

Yours faithfully,

Lucy Walker
Acting Development & Approvals Manager

Contact: Dan Whale (02) 6767 5532 or d.whale@tamworth.nsw.gov.au

Reference: DA2017/0278

23 January 2017

Baiada Poultry (Tamworth) Pty Limited
C/- PSA Consulting Australia
PO Box 10824, Adelaide Street
BRISBANE QLD 4000

Dear Sir/Madam

Environmental Planning and Assessment Act 1979
NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Pursuant to Section 81(1)(a) of the Act, notice is hereby given of the determination by Council of the following development application.

Development Application No.	DA2017/0282
Subject Land:	Lot 100 DP 1097471, Gunnedah Road WESTDALE
Description:	Replacement of Biofilter and Additional Air Ducting System to Existing Wastewater Treatment Plant

In the determination of this application Council considered all matters listed under Section 79C of the Act. The development application has been determined by the **granting of consent subject to the conditions** listed below.

Prior to Work Commencing

1) The approved development which is the subject of this development consent must not be commenced until:

   a) A construction certificate for the building work has been issued by the consent authority, the council (if the council is not the consent authority) or an accredited Certifier, and
   b) The person having the benefit of the development consent has;
      i) Appointed a Principal Certifying Authority for the building work, and
      ii) Notified the Principal Certifying that the person will carry out the building work as an owner-builder, if that is the case, and;
   c) The principal certifying authority has, no later than 2 days before the building work commences;
      i) Notified the consent authority and the council (if the council is not the consent authority) of his or her appointment, and
      ii) Notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
   d) The person having the benefit of the development consent, if not carrying out the work as an owner-builder, has
      i) Appointed a principal contractor for the building work who must be the holder of a contractor license if any residential building work is involved, and
      ii) Notified the Principal Certifying Authority of any such appointment, and

iii) Unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
iv) Give at least 2 days notice to the council of the persons intention to commence the erection of the building.

2) Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided:

a) Must be a standard flushing toilet, and
b) Must be connected to a public sewer, or
c) If connection to a public sewer is not practicable, to an accredited sewage management facility approved by the council, or

The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.

3) The applicant must ensure that a sign containing the following information is erected in a prominent position and maintained on the site at all times:

a) The name, address and telephone number of the principal certifying authority for the work, and
b) The name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
c) A statement that unauthorised entry to the work site is prohibited.

The sign is to be removed when the work has been completed.

4) The developer must install water pollution, erosion and sedimentation controls in accordance with the "Managing Urban Stormwater - Soils and Construction" published by the NSW Department of Housing ("The Blue Book").

General

5) The development must be carried out in accordance with the Development Application and accompanying plans, drawings and other documents as amended by conditions of this consent. Any amendment to the development or to these conditions will require the consent of the Council.

6) All proposed building, site works or property improvement indicated on the submitted plans or otherwise required under the terms of this consent shall be completed prior to occupation of the premises to ensure compliance with the provisions of the Environmental Planning and Assessment Act, 1979.

7) All building work must be carried out in accordance with the provisions of the National Construction Code (NCC).

8) Any outdoor lighting shall be designed to comply with, where relevant, AS/NZ1158 and AS4282.

9) The development shall be constructed wholly within the confines of the property boundary. No portion of the proposed structure including any fencing and/or gates shall encroach onto or over adjoining properties or upon the road reserve area.

10) It is the responsibility of the developer to meet all expenses incurred in undertaking the development, including expenses incurred in complying with conditions imposed under this approval.

11) Any existing State Survey Mark or Cadastral Survey Mark shall be preserved during construction and not disturbed unless authority has been obtained from the Surveyor-General in accordance with the Surveyor-General's Directions published by the NSW Land and Property Information Service. In this regard, the Principal Contractor is responsible for the protection of the mark.

During Construction or Works

General

12) Work on the project shall be limited to the following hours to prevent unreasonable disturbance to the amenity of the area:-

Monday to Friday - 7.00am to 5.00pm;
Saturday - 8.00am to 1.00pm if audible on other residential premises, otherwise 7.00am to 5.00pm;
No work to be carried out on Sunday or Public Holidays if it is audible on other residential premises.

The applicant shall be responsible to instruct and control any sub-contractors regarding the hours of work.

13) All building works shall be constructed in accordance with safe work practices and complying with the relevant Australian Standards, Codes of Practice and the National Construction Code (NCC).

14) The applicant must maintain the installed water pollution, erosion and sedimentation controls in accordance with the "Managing Urban Stormwater - Soils and Construction" published by the NSW Department of Housing ("The Blue Book").

15) The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all work on site.

16) The footpath and/or road reserve are not to be used for construction purposes or placing of building materials (without Council's prior consent) to ensure safe an unobstructed access for pedestrians. Where necessary, application may be made by contacting Council.

Inspections

17) It is required that a Principal Certifying Authority (PCA) be appointed to undertake all critical stage inspections as prescribed under the Environmental Planning and Assessment Regulations, 2000. The owner may appoint either the Council or an accredited certifier to be the PCA.

Prior to Occupation

18) The occupation or use of the whole or any part of a new building and/or structure must not commence unless an occupation certificate has been issued in relation to the building (or part) and/or structure.

The above conditions have been imposed in accordance with the Environmental Planning and Assessment Act and Council's adopted policies.

This approval became effective on Monday, 13 February 2017 (Section 83 of the Act) and will lapse unless the proposed development is commenced within five (5) years of the approval date (Section 95 of the Act).

Under the provisions of Section 97 of the Act you may (within six (6) months from the date of this development consent) appeal to the Land and Environment Court against conditions imposed should you feel they are unreasonable.

All conditions imposed by Council shall be observed as non-compliance is an offence under the Act.

We are progressively introducing new e-planning tools which will transform the way we deliver our services. The first steps completed have made more information available to you online, including access to an electronic copy of this development consent. Visit Council's Application Tracking Portal at www.tamworth.nsw.gov.au to view your documentation.

Yours faithfully,

Lucy Walker
Acting Development & Approvals Manager

Contact: Dan Whale (02) 6767 5532 or d.whale@tamworth.nsw.gov.au

Reference: DA2017/0282

13 February 2017

Baiada Poultry (Tamworth) Pty Limited
C/- PSA Consulting
PO Box 10824
Adelaide Street
BRISBANE QLD 4000

Dear Sir/Madam

Environmental Planning and Assessment Act 1979
NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Pursuant to Section 4.18(1)(a) of the Act, notice is hereby given of the determination by Council of the following development application.

Development Application No.	DA2018-0443
Subject Land:	Lot 100 DP 1097471 Gunnedah Road, WESTDALE
Description:	Waste Water Treatment Plant

In the determination of this application Council considered all matters listed under Section 4.15 of the Act. The development application has been determined by the **granting of consent subject to the conditions** listed below.

Prior to Work Commencing

1) The approved development which is the subject of this development consent must not be commenced until:

   a) A construction certificate for the building work has been issued by the consent authority, the council (if the council is not the consent authority) or an accredited Certifier, and
   b) The person having the benefit of the development consent has;
      i) Appointed a Principal Certifying Authority for the building work, and
      ii) Notified the Principal Certifying that the person will carry out the building work as an owner-builder, if that is the case, and;
   c) The principal certifying authority has, no later than 2 days before the building work commences;
      i) Notified the consent authority and the council (if the council is not the consent authority) of his or her appointment, and
      ii) Notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
   d) The person having the benefit of the development consent, if not carrying out the work as an owner-builder, has
      i) Appointed a principal contractor for the building work who must be the holder of a contractor license if any residential building work is involved, and
      ii) Notified the Principal Certifying Authority of any such appointment, and

iii) Unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and

iv) Give at least 2 days notice to the council of the persons intention to commence the erection of the building.

2) Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided:

a) Must be a standard flushing toilet, and
b) Must be connected to a public sewer, or
c) If connection to a public sewer is not practicable, to an accredited sewage management facility approved by the council, or

The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.

3) The applicant must ensure that a sign containing the following information is erected in a prominent position and maintained on the site at all times:

a) The name, address and telephone number of the principal certifying authority for the work, and
b) The name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
c) A statement that unauthorised entry to the work site is prohibited.

The sign is to be removed when the work has been completed.

4) Erosion and sediment control measures that will minimise damage to and avoid pollution of the environment are required for this development. An erosion and sediment control plan (ESCP) is to be prepared in accordance with the “Blue Book” Managing Urban Stormwater –Soils and Construction (Landcom 2004). THE ESCP is to be implemented prior to the commencement of any construction works.

5) The contractors engaged to undertake development on public land and infrastructure must maintain public liability insurance cover to the minimum value of $20 million. The policy shall specifically indemnify Council from all claims arising from the execution of the works. Documentary evidence of the currency of the policy shall be provided to Council prior to the commencement of work and upon request, during the progress of the work.

Prior to the release of a Construction Certificate

6) a) In accordance with Section 80A(1) of the Environmental Planning and Assessment Act 1979 and the Tamworth Regional Council Section 94A Development Contributions Plan 2013, a levy of 1% of the development cost, as determined by a Quantity Surveyors Detailed Cost Report, shall be paid to Council to cater for the increased demand for community infrastructure resulting from the development.

b) The monetary contributions shall be paid to Council prior to the issue of the first Construction Certificate.

The Tamworth Regional Council Section 94A Development Contributions Plan may be viewed at www.tamworth.nsw.gov.au or a copy may be inspected at Council’s Administration Centre during normal business hours.

7) Certification shall be provided in accordance with Annexure A of Council's current version of the Engineering Design Guidelines for Subdivisions and Developments.

8) A stormwater servicing strategy for the development site shall be prepared and submitted to Council for approval in accordance with the requirements of Part 3 of Council's current version of the Engineering Design Guidelines for Subdivisions and Developments. The stormwater servicing strategy for this development must also include calculations and associated commentary for the following at a minimum:

   a) Minor stormwater network

   b) Q100 overland flow paths

   c) Any proposed areas of retention or detention

   d) Contingency management for any overflow from the proposed WWTP SBR/lagoons/ponds into Boltons Creek or the unnamed natural watercourse

   The stormwater servicing strategy to be approved by Council shall be used to address the required stormwater drainage design for the development site.

9) Detailed engineering drawings and construction specifications, specific to the works, prepared in accordance with Council's Engineering Design Guidelines for Subdivisions and Developments, are required. Completed 'Information to be shown on drawings' and 'Checklists' contained within Councils Engineering Design Guidelines for Subdivisions and Developments shall be submitted to ensure all works are designed and constructed in accordance with recognised and accepted standards and guidelines for the following at minimum:

   a) Where applicable - retention/detention system;

   b) A safety in design report in line with section 1.4.2 of the current version of Council's Engineering Design Guidelines for Subdivisions and Developments shall be submitted to and approved by Council for all external works;

   c) Where applicable - An operations and maintenance plan for any retention/detention system.

   All plans are to include details of the location of all existing utility services.

   The engineering drawings shall be submitted to Council for approval prior to the issue of a Construction Certificate.

General

10) Development shall take place in accordance with the attached endorsed plans:

    a) Development Plans prepared by Bath Stewart Associates Pty Ltd, Drawing No's 01-04 (Revision D), Ref. No. 17426-DA, dated 28 May 2018; and

    b) Development Plans prepared by Bath Stewart Associates Pty Ltd, Drawing No's 05-14 (Revision C), Ref. No. 17426-DA, dated 01 March 2018.

11) The development must be carried out in accordance with the Development Application and accompanying plans, drawings and other documents as amended by conditions of this consent. Any amendment to the development or to these conditions will require the consent of the Council.

12) All proposed building, site works or property improvement indicated on the submitted plans or otherwise required under the terms of this consent shall be completed prior to occupation of

the premises to ensure compliance with the provisions of the Environmental Planning and Assessment Act, 1979.

13) All building work must be carried out in accordance with the provisions of the National Construction Code (NCC).

14) Any outdoor lighting shall be designed to comply with, where relevant, AS/NZ1158 and AS4282.

15) To ensure the safety, all demolition work shall be carried out in accordance with Workcover Authority requirements and Australian Standard2601 - The Demolition of Structures.

16) The development shall be sited and constructed in accordance with the approved site plan. No portion of any proposed structures including any fences or gates shall encroach upon an adjoining property or the road reserve area.

17) It is the responsibility of the developer to meet all expenses incurred in undertaking the development, including expenses incurred in complying with conditions imposed under this approval.

18) Any existing State Survey Mark or Cadastral Survey Mark shall be preserved during construction and not disturbed unless authority has been obtained from the Surveyor-General in accordance with the Surveyor-General's Directions published by the NSW Land and Property Information Service. In this regard, the Principal Contractor is responsible for the protection of the mark.

19) The Applicant shall consult with, as required:

    a) Essential Energy;
    b) Natural gas company; and
    c) A telecommunications carrier

    regarding their requirements for the provision of services to the development and the location of existing services that may be affected by the proposed works, either on site or on the adjacent public road(s).

EPA Licencing Requirements

20) The development shall be carried out in accordance with the conditions provided by NSW Environmental Protection Authority (EPA) – Attachments 1 & 2, dated 12th April 2018 as contained in Annexure A of this consent.

Operation of the Waste Water Treatment Facility

21) The discharge of treated effluent to Council's reticulated sewerage system from the waste water treatment plant shall be in accordance with the requirements of the existing Liquid Trade Waste Services Agreement, Oakburn Protein Recovery Plant 2017-2019 executed by Tamworth Regional Council on 23rd November 2017.

22) Effluent discharge shall be at the existing connection point via Baiada's existing private rising main.

During Construction or Works

General

23) Work on the project shall be limited to the following hours to prevent unreasonable disturbance to the amenity of the area:-

Monday to Friday - 7.00am to 5.00pm;
Saturday - 8.00am to 1.00pm if audible on other residential premises, otherwise 7.00am to 5.00pm;
No work to be carried out on Sunday or Public Holidays if it is audible on other residential premises.

The applicant shall be responsible to instruct and control any sub-contractors regarding the hours of work.

24) All building works shall be constructed in accordance with safe work practices and complying with the relevant Australian Standards, Codes of Practice and the National Construction Code (NCC).

25) The applicant must maintain the installed water pollution, erosion and sedimentation controls in accordance with the "Managing Urban Stormwater - Soils and Construction" published by the NSW Department of Housing ("The Blue Book").

26) The Developer shall ensure that dust suppression is undertaken to ensure there is no visible dust emitted due to any works associated with the works associated with the development. This can be in the form of constant water spraying or other natural based proprietary dust suppressant, to ensure that dust caused by any vehicles moving in, out or within the development site does not cause a nuisance to surrounding properties.

27) Any spillage of materials onto Council infrastructure, as a result of delivery or handling for this development, must be removed as soon as practicable by the developer and placed into suitable receptacles for reclamation or disposal in a manner that does not cause pollution of the environment.

28) The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all work on site.

29) The footpath and/or road reserve are not to be used for construction purposes or placing of building materials (without Council's prior consent) to ensure safe an unobstructed access for pedestrians. Where necessary, application may be made by contacting Council.

30) Any damage caused to Council infrastructure during building operations shall be rectified by the owner or the builder to the satisfaction of Council to ensure the integrity of Council's infrastructure is maintained to an acceptable standard.

Stormwater

31) All hardstand runoff discharging from the proposed development site, buildings and works must be conveyed to the approved point of discharge by underground pipe drains complying with AS3500.3 (as amended) and in accordance with the current version of the Engineering Design Guidelines for Subdivisions and Developments. No effluent or polluted water of any type may be allowed to enter the Council’s stormwater drainage system.

32) Additionally, the stormwater discharge drainage system must be constructed to comply with the following requirements as a minimum:

a) All plumbing within the site must be carried out in accordance with relevant provisions of Australian Standard AS/NZS 3500.3 (as amended) Plumbing and Drainage – Stormwater Drainage;

b) Temporary down pipes shall be connected as soon as the roof has been covered so as to not cause a nuisance to adjoining properties;

c) All overland surface flow paths must have a practical and satisfactory destination with due consideration to erosion and sediment control during all stages of development. A system to prevent overland flows discharging onto adjoining properties shall be implemented;

d) Any interruption to the natural overland flow of stormwater drainage which could result in the disruption of amenity, or drainage or deterioration to any other property is not permitted;

e) All overflow from any retention/ detention devices shall be collected and piped to the approved point of discharge.

The approved point of discharge for the development site is defined as Boltons Creek or alternatively the unnamed watercourse at the northern boundary of the development site.

33) The onsite stormwater systems shall be designed in accordance with Councils current version of the Engineering Design Guidelines for Subdivisions and Developments.

Traffic & Parking

34) The internal driveways and parking areas are to be constructed with a base course of adequate depth to accommodate the anticipated vehicle loadings over its design life (including construction traffic).

35) All internal parking areas shall be designed to comply with Australian Standard 2890.1-2004 'Off-street car parking'.

36) To provide for the safety and security of employees and users of the facility, outdoor lighting in accordance with AS1158.3.1 Pedestrian Area (Category P) Lighting shall be provided to all off-street parking areas. The lighting installed must comply with AS4282 Control of Obtrusive Effects of Outdoor Lighting.

Allotment Filling

37) All allotment filling that is required for the development site shall meet the requirements of AS3798 (as amended) – Guidelines on Earthworks for Commercial and Residential Developments. Certification of the allotment filling shall be provided by a geotechnical testing authority registered under NATA. The testing authority shall be required to certify whether the fill complies with the requirements of AS2870.1 (as amended) – Residential Slabs and Footings – Construction, as "controlled fill".

Inspections

38) It is required that a Principal Certifying Authority (PCA) be appointed to undertake all critical stage inspections as prescribed under the Environmental Planning and Assessment Regulations, 2000. The owner may appoint either the Council or an accredited certifier to be the PCA.

Prior to Occupation

39) The occupation or use of the whole or any part of a new building must not commence unless an occupation certificate has been issued in relation to the building or part

Prior to the release of an Occupation Certificate

40) All open, standing water bodies associated with the waste water treatment plant must be covered with bird netting or the like prior to issue of any Occupation Certificate, and in perpetuity, to prevent bird attraction and subsequently minimise the potential for bird strike at the Tamworth Regional Airport.

41) A Contingency Plan with respect to the management of waste water and associated operations shall be prepared to address the possibility of mechanical failure. A copy of the Contingency Plan is required to be submitted to Council and the Principal Certifying Authority prior to issue of any Occupation Certificate.

42) For developments where allotment filling has been undertaken, a copy of the NATA testing authority certification for compliance to the requirements of AS2870.1 (as amended) – Residential Slabs and Footings – Construction shall be provided to Council.

43) Easements for utilities and services, including stormwater and sewer, in favour of the lots benefiting and/or Council shall be provided where services are located on private properties and/or overland flows traverse private property.

Ongoing Requirements

44) The on-site stormwater systems shall be maintained at all times so as to ensure their effective operation for their intended purpose.

Advice

Note 1: The proponent is required to submit an application to NSW EPA's Armidale office to vary the existing licence (EPL No. 7566), before operations commence under this approval. If the operation commences and the licence is not varied, the operator may be in breach of conditions in the current licence.

Note 2: The Odour Management Plan for the premises will need to be updated to reflect the changes to the wastewater treatment at the premises once the new plant becomes operational. Consultation with the consent authority, being the Department of Planning and Environment is recommended in this regard.

Note 3: The development must be undertaken in accordance with the State Significant Development approval issued by the Department of Planning and Environment, being DA53/97 MOD 5.

The above conditions have been imposed in accordance with the Environmental Planning and Assessment Act and Council's adopted policies.

This approval became effective on Wednesday, 20 June 2018 (Section 4.20 of the Act) and will lapse unless the proposed development is commenced within five (5) years of the approval date (Section 4.53 of the Act).

Under the provisions of Section 8.7 of the Act you may (within six (6) months from the date of this development consent) appeal to the Land and Environment Court against conditions imposed should you feel they are unreasonable.

All conditions imposed by Council shall be observed as non-compliance is an offence under the Act.

We are progressively introducing new e-planning tools which will transform the way we deliver our services. The first steps completed have made more information available to you online, including access to an electronic copy of this development consent. Visit Council's Application Tracking Portal at www.tamworth.nsw.gov.au to view your documentation.

Yours faithfully,

Lucy Walker
Acting Director Planning and Compliance

Contact: Dan Whale (02) 6767 5532 or d.whale@tamworth.nsw.gov.au

Reference: DA2018-0443

20 June 2018

Annexure A

Attachment 1: Consent Approval Conditions Recommended by EPA

Administrative conditions

A1. Information supplied to the EPA

A1.1 Except as expressly provided by these general terms of approval, works and activities must be carried out in accordance with the proposal contained in:

- the development application DA2018-0443 submitted to Tamworth Regional Council on 9 March 2018;
- the Statement of Environmental Effects, 'Oakburn Waste Water Treatment Facility Oxley Highway, Tamworth', prepared by PSA Consulting Australia, dated 6 March 2018 relating to the development; and
- all additional documents supplied to the EPA in relation to the development.

A2. Fit and Proper Person

A2.1 The applicant must, in the opinion of the EPA, be a fit and proper person to hold a licence under the *Protection of the Environment Operations Act 1997*, having regard to the matters in s.83 of that Act.

Limit conditions

L1. Pollution of waters

L.1.1 Except as may be expressly provided by a licence under the *Protection of the Environment Operations Act 1997* in relation of the development, section 120 of the *Protection of the Environment Operations Act 1997* must be complied with in and in connection with the carrying out of the development.

L5. Waste

L5.1 The licensee must not cause, permit or allow any waste generated outside the premises to be received at the premises for storage, treatment, processing, reprocessing or disposal or any waste generated at the premises to be disposed of at the premises, except as expressly permitted by a licence under the *Protection of the Environment Operations Act 1997.*

L5.2 This condition only applies to the storage, treatment, processing, reprocessing or disposal of waste at the premises if it requires an environment protection licence under the *Protection of the Environment Operations Act 1997.*

Operating conditions

O1. Odour

O1.1 No condition of this licence identifies a potentially offensive odour for the purposes of section 129 of the *Protection of the Environment Operations Act 1997.*

Note: Section 129 of the *Protection of the Environment Operations Act 1997*, provides that the licensee must not cause or permit the emission of any offensive odour from the premises but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

O2. Dust

O2.1 Activities occurring at the premises must be carried out in a manner that will minimise emissions of dust from the premises.

O2.2 Trucks entering and leaving the premises that are carrying loads must be covered at all times, except during loading and unloading.

O3. Stormwater/sediment control - Construction Phase

O3.1 An Erosion and Sediment Control Plan (ESCP) must be prepared and implemented. The plan must describe the measures that will be employed to minimise soil erosion and the discharge of sediment and other pollutants to lands and/or waters during construction activities. The ESCP should be prepared in accordance with the requirements for such plans outlined in *Managing Urban Stormwater: Soils and Construction* (available from the Department of Housing).

O4. Stormwater/sediment control - Operation Phase

O4.1 A Stormwater Management Scheme must be prepared for the development and must be implemented. Implementation of the Scheme must mitigate the impacts of stormwater run-off from and within the premises following the completion of construction activities. The Scheme should be consistent with the Stormwater Management Plan for the catchment. Where a Stormwater Management Plan has not yet been prepared the Scheme should be consistent with the guidance contained in *Managing Urban Stormwater: Council Handbook* (available from the EPA).

Note: This condition would normally only be used where a SWMP is required and stormwater management would be incorporated into EPA's licence. For other proposals the EPA may suggest that the consent authority include a similar condition where appropriate. Information relating to structural and non-structural options for managing site stormwater is provided in the "Managing Urban Stormwater: Source Control" and "Managing Urban Stormwater: Treatment Techniques" documents respectively.

O5. Operation of the gas flare

O5.1 Any flare used to burn biogas must be designed and operated in such a manner that a flame is present at all times.

Reporting conditions

R1.1 The applicant must provide an annual return to the EPA in relation to the development as required by any licence under the *Protection of the Environment Operations Act 1997* in relation to the development. In the return the applicant must report on the annual monitoring undertaken (where the activity results in pollutant discharges), provide a summary of complaints relating to the development, report on compliance with licence conditions and provide a calculation of licence fees (administrative fees and, where relevant, load based fees) that are payable. If load based fees apply to the activity the applicant will be required to submit load-based fee calculation worksheets with the return.

Special Conditions

E1 Decommissioning the biofilter

E1.1 Before decommissioning the biofilter, the Applicant must provide to the EPA an estimate of the consequential change to odour emissions and mitigating actions to be implemented to ensure compliance with section 129 of the *Protection of the Environment Operations Act 1997*.

Attachment 2 – Mandatory Conditions for all EPA licences

Operating conditions

Activities must be carried out in a competent manner

Licensed activities must be carried out in a competent manner.

This includes:

a. the processing, handling, movement and storage of materials and substances used to carry out the activity; and
b. the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity.

Maintenance of plant and equipment

All plant and equipment installed at the premises or used in connection with the licensed activity:

a. must be maintained in a proper and efficient condition; and
b. must be operated in a proper and efficient manner.

Monitoring and recording conditions

Recording of pollution complaints

The licensee must keep a legible record of all complaints made to the licensee or any employee or agent of the licensee in relation to pollution arising from any activity to which this licence applies.

The record must include details of the following:

a. the date and time of the complaint;
b. the method by which the complaint was made;
c. any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;
d. the nature of the complaint;
e. the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and
f. if no action was taken by the licensee, the reasons why no action was taken.

The record of a complaint must be kept for at least 4 years after the complaint was made.

The record must be produced to any authorised officer of the EPA who asks to see them.

Telephone complaints line

The licensee must operate during its operating hours a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or by the vehicle or mobile plant, unless otherwise specified in the licence.

The licensee must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint.

This condition does not apply until 3 months after this condition takes effect.

Reporting conditions

Annual Return documents

What documents must an Annual Return contain?

The licensee must complete and supply to the EPA an Annual Return in the approved form comprising:

a. Statement of Compliance; and
b. Monitoring and Complaints Summary.

A copy of the form in which the Annual Return must be supplied to the EPA accompanies this licence. Before the end of each reporting period, the EPA will provide to the licensee a copy of the form that must be completed and returned to the EPA.

Period covered by Annual Return

An Annual Return must be prepared in respect of each reporting, except as provided below

Note: The term "reporting period" is defined in the dictionary at the end of this licence. Do not complete the Annual Return until after the end of the reporting period.

Where this licence is transferred from the licensee to a new licensee,

a. the transferring licensee must prepare an annual return for the period commencing on the first day of the reporting period and ending on the date the application for the transfer of the licence to the new licensee is granted; and

b. the new licensee must prepare an annual return for the period commencing on the date the application for the transfer of the licence is granted and ending on the last day of the reporting period.

Note: An application to transfer a licence must be made in the approved form for this purpose.

Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an annual return in respect of the period commencing on the first day of the reporting period and ending on

a. in relation to the surrender of a licence - the date when notice in writing of approval of the surrender is given; or

b. in relation to the revocation of the licence – the date from which notice revoking the licence operates.

Deadline for Annual Return

The Annual Return for the reporting period must be supplied to the EPA by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date').

Licensee must retain copy of Annual Return

The licensee must retain a copy of the annual return supplied to the EPA for a period of at least 4 years after the annual return was due to be supplied to the EPA.

Certifying of Statement of Compliance and Signing of Monitoring and Complaints Summary

Within the Annual Return, the Statement of Compliance must be certified and the Monitoring and Complaints Summary must be signed by:

a. the licence holder; or

b. by a person approved in writing by the EPA to sign on behalf of the licence holder.

A person who has been given written approval to certify a Statement of Compliance under a licence issued under the Pollution Control Act 1970 is taken to be approved for the purpose of this condition until the date of first review this licence.

Notification of environmental harm

Note: The licensee or its employees must notify the EPA of incidents causing or threatening material harm to the environment immediately after the person becomes aware of the incident in accordance with the requirements of Part 5.7 of the Act

Notifications must be made by telephoning the EPA's Pollution Line service on 131 555.

The licensee must provide written details of the notification to the EPA within 7 days of the date on which the incident occurred.

Written report

Where an authorised officer of the EPA suspects on reasonable grounds that:

a. where this licence applies to premises, an event has occurred at the premises; or

b. where this licence applies to vehicles or mobile plant, an event has occurred in connection with the carrying out of the activities authorised by this licence,

and the event has caused, is causing or is likely to cause material harm to the environment (whether the harm occurs on or off premises to which the licence applies), the authorised officer may request a written report of the event.

The licensee must make all reasonable inquiries in relation to the event and supply the report to the EPA within such time as may be specified in the request.

The request may require a report which includes any or all of the following information:

a. the cause, time and duration of the event;

b. the type, volume and concentration of every pollutant discharged as a result of the event;

c. the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event; and

d. the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort;

e. action taken by the licensee in relation to the event, including any follow-up contact with any complainants;

f. details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event;

g. any other relevant matters.

The EPA may make a written request for further details in relation to any of the above matters if it is not satisfied with the report provided by the licensee. The licensee must provide such further details to the EPA within the time specified in the request.

General conditions

Copy of licence kept at the premises or on the vehicle or mobile plant

A copy of this licence must be kept at the premises or on the vehicle or mobile plant to which the licence applies.

The licence must be produced to any authorised officer of the EPA who asks to see it.

The licence must be available for inspection by any employee or agent of the licensee working at the premises or operating the vehicle or mobile plant.