

Technical Briefing Note

DTV: 1.1



Our Reference: 24675.115526

Revision #: 0

Date: 3rd June 2025

PO Box 1775

ARMIDALE NSW 2350

Telephone: (02) 6772 9010

Free Call: 1800 445 389

info@enviroag.net.auwww.enviroag.net.au

ABN: 56 135 005 999

RFI Response – Gunyah Park Dairy

1. Introduction/Background

Yurunga Farming Partnership (YFP) is seeking to expand its existing dairy to an increased capacity of 4,000 head with 2,000 lactating cows. The dairy is located at Gunyah Park, 18214 Riverina Highway, Blighty NSW. A Development Application was submitted to Edward River Council (ERC) on 2nd May 2025 (reference PAN-532117). ERC issued a Request for Information (RFI) regarding the application on 16th May 2025. This briefing note is provided to address the matters raised in the RFI by ERC.

2. Information request

2.1 Estimated Development Cost

Information Requested

The Cost Estimate Report prepared by EnviroAg and submitted as part of the development estimates the development cost at \$7,343,600.00. Please note, the Department of Planning, Housing and Infrastructure (DPHI) require development over the value of \$3 million, to have an estimated development cost report prepared by a qualified quantity surveyor in the approved standard form available Standard Form of Estimated Development Cost Report (Projects over \$3 million excluding State significant projects).

Please provide a revised Estimated Development Cost Report that meets the requirements of the Environmental Planning and Assessment Regulations 2021. Please refer to the Planning circular – PS 24-002 Changes to how development costs are calculated for planning purposes for more information.

Response

A qualified quantity surveyor was engaged and a revised Estimated Development Cost report, meeting the requirements of the *Environmental Planning and Assessment Regulations (2021)* can be found in Appendix A.

2.2 Plans Set to be provided

Information Requested

Please provide a full Set of Plans separate to the information provided within the Environmental Impact Statement (EIS) to support the Development Application.

The current Plans do not provide separation/buffer distances, setbacks from lot boundaries, having regard for the proposed structures, waste utilisation irrigation areas, existing channel infrastructure, adjoining buildings/structures, dimensions/size of vegetation buffers and the like.

No plans have been provided of the following, as listed on the Site Plan Layout: Husbandry/Veterinary Facility, Plans of the Main Site Office, Workers Amenities, Plan of the Washdown Facility (and associated

runoff CDA management), car parking plan and internal manoeuvrability/ internal access plan, and any other new infrastructure not listed

Response

In order to properly address this information request, the following changes to the site layout have been applied;

- The dairy parlour has had a positional change of about 50 m to the south for better herd management during milking. The milking centre is now connected to the dry lots via animal travel lanes.
- The new wash down facility was relocated to meet design requirements.

The amendments will be reflected on the detailed design prior to construction. These changes have no effect on the catchment areas, land use, and hydrology and hydraulics of the site. There is no net change in the assessment for the site with regards to the mentioned aspects.

An amended overall site layout and additional set of plans are provided to support the Development Application and are included as Appendix B. This drawing package will replace *Appendix E Proposed Development* of the EIS Report (Reference: 24675.112831.0).

Table 1 provides a summary of the responses to this RFI matter, and a cross-referencing to the relevant set of plans. Table 2 provides a summary of the setback distances for the proposed infrastructure as required by ERC.

Table 1 Summary of references for the Plans Set

Plans Set	Response	Reference
Amended Site Plan with Building Categorisation	<p>The site plans categorise infrastructure as:</p> <ul style="list-style-type: none"> • Existing buildings • Current expansion components included in this application • Potential future expansion (conceptual only) <p>This provides clear differentiation between what currently exists, what is being proposed as part of the current development, and what may be considered in the future.</p>	<p>Appendix B drawing pack:</p> <ul style="list-style-type: none"> • Sheet 002: 24675.C.001.0.1 Overall Site Plan • Sheet 003: 24675.C.001.1.1 Gunyah Park Site Plan A • Sheet 004: 24675.C.001.1.1 New Grove Site Plan A
Setbacks, Buffer Distances, and Separation	<p>Plans now clearly show the;</p> <ul style="list-style-type: none"> • setbacks of proposed structures from lot boundaries • setbacks of proposed structures from existing site irrigation channels (head ditch or drains) • separation distance of waste utilisation irrigation areas from MIL infrastructure <p>Regarding vegetation environmental buffers (VEB):</p> <ul style="list-style-type: none"> • VEB is being required to address potential odour or visual impacts. • The Level 3 odour assessment did not identify any odour issues that should be managed using VEB. • Visual impacts did not identify any amenity issues that should be managed using VEB. • VEB are to be applied on site if 	<p>Appendix B drawing pack:</p> <ul style="list-style-type: none"> • Sheet 005: 24675.C.004.0.1 Gunyah Park Site Layout with Buffer and Set back Distances • Sheet 006: 24675.C.004.1.1 New Grove Site Layout with Buffer and Set back Distances

	<p>required by a government authority (e.g. Council) to address identified odour or visual issues.</p> <ul style="list-style-type: none"> • Dimensions and size will be according to Council requirements of standard VEB specifications relevant to its purpose. 	
Husbandry/Veterinary Facility	Existing structures, milking parlour building (B08) and holding yard (B09) are subject to decommissioning and repurposing to husbandry/veterinary facility.	<p>Appendix B drawing pack:</p> <ul style="list-style-type: none"> • Sheet 002: 24675.C.001.0.1 Overall Site Plan <p>Section 2.3 <i>Decommissioning Plan</i>.</p>
Workers Amenities	This is an existing facility. The location is shown on the updated plans as B05, and no new works are proposed for this at this time.	<p>Appendix B drawing pack:</p> <ul style="list-style-type: none"> • Sheet 002: 24675.C.001.0.1 Overall Site Plan
Main Site Office	An indicative layout and design is provided.	<p>Appendix B drawing pack:</p> <ul style="list-style-type: none"> • Sheet 002: 24675.C.001.0.1 Overall Site Plan • Sheet 007: 24675.C.360.0.1 Site Office Plan
Washdown Facility	Detailed floorplans and elevations are now included for the washdown facility. These also include design elements for runoff management and Controlled Drainage Area (CDA) control.	<p>Appendix B drawing pack:</p> <ul style="list-style-type: none"> • Sheet 002: 24675.C.001.0.1 Overall Site Plan • Sheet 008: 24675.C.360.1.1 Washdown Facility Plan
Car Parking and Internal Access	<p>Plans now include layouts for car parking areas and internal manoeuvrability, demonstrating how vehicles will access, circulate, and exit the site safely and efficiently.</p> <p>A Traffic Management Plan is also provided for internal traffic management.</p>	<p>Appendix B drawing pack:</p> <ul style="list-style-type: none"> • Sheet 009: 24675.C.104.0.1 Access Plan • Sheet 010: 24675.C.104.1.1 Car Park Plan • Sheet 011: 24675.C.104.2.1 Vehicle Entry and Manoeuvring Plan • Sheet 012: 24675.C.104.3.1 Vehicle Departure and Manoeuvring Plan <p>Appendix D <i>Traffic Management Plan</i>.</p>

Table 2 Summary of Setback Distances

ID	Description	Development Stage	Setback from Lot Boundary (m)	Setback from Site Channels (m)
A03	CAR PARK AREA	FUTURE EXPANSION	366	35
A04	CAR PARK AREA	CURRENT EXPANSION	609	267
A05	DAIRY LOADING DOCK	CURRENT EXPANSION	611	270
A06	ADDITIONAL HARD STAND AREA (MACHINERY & EQUIPMENT)	CURRENT EXPANSION	525	10
A07	MANURE STORAGE AREA	CURRENT EXPANSION	589	90
A08	SILAGE PITS	CURRENT EXPANSION	395	15
A09	TEMPORARY MANURE STOCK PILE	EXISTING	19	40
B01	MANAGER'S HOUSE	EXISTING	475	66
B03	BRICK HOUSE	EXISTING	575	30

B04	DEMOUNTABLE ACCOMODATION	EXISTING	615	43
B05	WORKERS AMENITIES	EXISTING	630	48
B06	FEED CENTRE	EXISTING	644	42
B07	OFFICE	FUTURE EXPANSION	356	57
B08	DAIRY FACILITY (MILKING PARLOUR)	EXISTING (To be decommissioned)	676	130
B09	DAIRY FACILITY (HOLDING YARD)	EXISTING (To be decommissioned)	671	85
B 8 & 9	VETERINARY FACILITY FOR YOUNG STOCK	CURRENT EXPANSION	676	130
B10	MACHINERY SHED	EXISTING	716	170
B11	WASHDOWN FACILITY	CURRENT EXPANSION	646	10
B12	ROBOTIC ROTARY DAIRY WITH HANDLING FACILITY	CURRENT EXPANSION	611	2
B13	PUMP SHED	EXISTING	582	2
F01	DRY LOT FOR CLOSE OUT & MATERNITY COWS	EXISTING	392	2
F02	DRY LOT FOR DRY COWS	CURRENT EXPANSION	467	10
F03	CALF REARING AREA	CURRENT EXPANSION	252	276
F04	HOSPITAL PENS	CURRENT EXPANSION	222	276
F05	DRY LOT FOR MILKING COWS (250 PER LOT)	EXISTING (1 lot to be repurposed, 2 lots as is) CURRENT EXPANSION (5 lots)	133	152
F06	DRY LOT FOR CALVES	CURRENT EXPANSION	135	5
F07	DRY LOT FOR HEIFERS	CURRENT EXPANSION	15	5
P01	STOCK AND DOMESTIC DAM	EXISTING	555	10
P02	SEWAGE TREATMENT PLANT	EXISTING	581	30
P03	SEDIMENT POND A	EXISTING	590	10
P04	HOLDING POND A	EXISTING	599	20
P05	SEDIMENT POND B	CURRENT EXPANSION	68	375
P06	HOLDING POND B	EXISTING (To be repurposed)	7	375
P07	HOLDING POND C	CURRENT EXPANSION	5	145
P08	FRESH WATER STORAGE	EXISTING	6	370
P09	TERMINAL PONDS (RECOMMENDED)	FUTURE EXPANSION	13	2
P10	SUMP	EXISTING	15	36
P11	SEDIMENTATION SYSTEM	CURRENT EXPANSION	646	2
S01	SHADE STRUCTURE	EXISTING AND CURRENT	33	52
W01	WUDA(MANURE & EFFLUENT)*	EXISTING AND CURRENT	13	26
W02	WUDA (MANURE ONLY)**	CURRENT EXPANSION	2	2

*Setback from MIL infrastructure is 10 m.

**Setback from MIL infrastructure is 5 m.

2.3 Decommissioning Plan

Information Requested

The proposed development and SEARs include the decommissioning of the existing rotary dairy upon completion of the new development, however, this has not been addressed within the EIS, by way of a decommissioning plan, waste management plan or otherwise. Please provide information in relation to the proposed decommissioning of the existing infrastructure and associated decommissioning/demolition plans as part of the development.

Response

A Decommissioning Plan has been prepared and is included as Appendix C.

The plan outlines that only the rotary dairy equipment will be removed. The existing structure and stock fencing will remain in place and are not proposed to be demolished. The building will be repurposed for use as a husbandry and veterinary facility, as identified on the updated site plan.

2.4 Proposed Clay Quarry

Information Requested

No detail/Plans have been provided in relation to the proposed Clay Quarry as detailed within the current Plan Set. Council will require information in relation to the extracted volume and size of the proposed quarry as part of this development.



Response

The reference to a "Clay Quarry" on the original site plans was mislabelled. Minor quantities of clay are periodically extracted from the existing pivot sump for on-site operational use only.

This activity does not constitute a separate quarry operation. The site plans (refer to Appendix B) have been amended to correct the label and reflect the accurate nature and scale of this activity.

3. Summary

All matters raised in the Request for Information have been sufficiently addressed through the provision of updated plans, clarification of existing infrastructure, inclusion of a Quantity Surveyor's Report, Decommissioning Plan, and Traffic Management Plan. The revised site plans correct previous labelling errors, provide detailed layouts and setbacks, and clearly differentiate between existing, proposed, and future infrastructure. Collectively, the updated documentation ensures the Development Application is complete and accurately reflects the scope of the proposed development.

Author	Co-Author/Approved
 Signed:	 Signed:
Date: 03/06/2025	Date: 03/06/2025
Janina Palad	Trent McIntyre
Scientist	Senior Scientist
EnviroAg Australia Pty Limited	EnviroAg Australia Pty Limited

4. Appendices

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Appendix A. Estimated Development Cost Plan

Cover Letter

Monday, 2 June 2025

Edward River Council
180 Cressy Street
Deniliquin NSW 2710

Re: Estimated Development Cost Plan - Gunyah Park 18214 Riverina Highway, Blighty NSW 2713

Dear Sir / Madam,

This Estimated Development Cost Plan is prepared for the certifying authority on behalf of the property owners and not in any other capacity.

The development consists of a proposed new Dairy with milking facilities, holding yards, workshop, storage rooms, kitchenette, cold storage, dining areas and amenities, including demolition of existing, excavation and external works.

The development consists of 1 Stage. All Stages have been included in this Estimated Construction Cost Plan.

The development consists of a total gross floor area (fully enclosed and unenclosed covered area) of 2,164 square metres.

The Estimated Development Cost is \$7,756,040 excluding GST and \$8,531,644 including GST.

Once again, thank you for doing business with MCG Quantity Surveyors. We look forward to dealing with you in the future and will be happy to assist you with any further matters. If you have any questions regarding the report, please do not hesitate to contact one of our friendly Quantity Surveyors on 1300 795 170.

Kind Regards,



Marty Sadlier B. Con. Mgmt. (Build)

Martin Sadlier (CQS, FAIQS, MRICS) Director - Senior Quantity Surveyor (Fellow Member of the Australian Institute of Quantity Surveyors - AAIQS - 9374)



**MCG QUANTITY
SURVEYORS**

ESTIMATED DEVELOPMENT COST PLAN

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CANBERRA

NEWCASTLE

Executive Summary

Monday, 2 June 2025

Edward River Council
180 Cressy Street
Deniliquin NSW 2710

Re: Estimated Development Cost Plan - Gunyah Park 18214 Riverina Highway, Blighty NSW 2713

Dear Sir / Madam,

This Estimated Development Cost Plan is prepared for the certifying authority on behalf of the property owners and not in any other capacity.

As per section 6 of the EP&A Regulation, the Estimated Development Cost of proposed development means the estimated cost of carrying out the development, including the following:

- the design and erection of a building and associated infrastructure
- the carrying out of work
- the demolition of a building or work
- fixed or mobile plant and equipment.

but does not include:

- amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2 or a planning agreement
- costs relating to a part of the development or project that is the subject of a separate development consent or approval
- land costs, including costs of marketing and selling land
- costs of the ongoing maintenance or use of the development
- Goods and Services Tax (GST).

This report accurately reflects the costs of the development and is achieved objectively and impartially. MCG Quantity Surveyors have completed this report in accordance with this AIQS Practice Standard for Estimating Development Costs as well as the NSW Government Department of Planning, Housing and Infrastructure - Planning Circular PS 24-002 issued 27th February 2024.

Development Summary	
Project Address:	Gunyah Park 18214 Riverina Highway, Blighty NSW 2713
Project Description:	The development consists of a proposed new Dairy with milking facilities, holding yards, workshop, storage rooms, kitchenette, cold storage, dining areas and amenities, including demolition of existing, excavation and external works.
Gross Floor Area:	The development consists of a total gross floor area (fully enclosed & unenclosed covered area) of 2,164 square metres.
Development Category:	Local Council Development (LCD)

Executive Summary

Table 1 - EDC Report Summary

Project Description:	Commercial Development
Project Location:	Gunyah Park 18214 Riverina Highway, Blighty NSW 2713
Project Stage:	1
Date Of Assessment:	02-06-2025

Item	Cost (Excl GST)	Methodology - Practice Note
Demolition and Remediation	\$16,950	Remediation of scope as defined by Contamination report or provision if undefined
Construction (Item A)	\$6,646,120	Elemental measure and rates build up
Mitigation of Impact Items	\$0	Defined by EIS
Consultant Fees	\$438,849	
Authorities Fees (LSLL)	\$13,714	0.25% of Construction
Plant & Equipment (item B)	\$0	To Maximise operational and/or extraction capacity
Furniture, Fittings & Equipment	\$0	Where applicable to carry out the development (scope as defined in the EIS) i.e., Estimate per room or minimum 5% of Construction
Contingency	\$569,251	
Cost Escalation	\$71,156	Escalation to the proposed commencement date of construction on site as defined by EIS
Total EDC (Excl GST) for SSD / SSI	\$7,756,040	
GST	\$775,604	
Total EDC (Incl GST) for Non-SSD / SSI	\$8,531,644	
Gross Floor Area (AIQS)	Item / m2	Methodology - Practice Note
GFA m2 (AIQS)	2,164	Measured in accordance with AIQS guidelines
Construction Cost only \$/m2 GFA (AIQS)	\$3,072	Assessed based on Construction Cost and Plant and Equipment Only — items A & B above

MCG Quantity Surveyors hereby certify that the Estimated Development Cost calculation is accurate and covers the full scope of works, including all Stages and activities, in the identified development proposal, at the date of development application submission or at the date of the Environmental Impact Statement lodgement for State Significant projects.

Once again, thank you for doing business with MCG Quantity Surveyors. We look forward to dealing with you in the future and will be happy to assist you with any further matters. If you have any questions regarding the report, please do not hesitate to contact one of our friendly Quantity Surveyors on 1300 795 170.

Kind Regards,



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1.0 Report Summary

Development Summary	
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Cost Escalation	\$71,156	Escalation to the proposed commencement date of construction on site as defined by EIS
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Gross Floor Area (AIQS)	Item / m2	Methodology - Practice Note
GFA m2 (AIQS)	2,164	Measured in accordance with AIQS guidelines
Construction Cost only \$/m2 GFA (AIQS)	\$3,072	Assessed based on Construction Cost and Plant and Equipment Only — items A & B above

MCG Quantity Surveyors hereby certify that the Estimated Development Cost calculation is accurate and covers the full scope of works, including all Stages and activities, in the identified development proposal, at the date of development application submission or at the date of the Environmental Impact Statement lodgement for State Significant projects.

This report accurately reflects the costs of the development and is achieved objectively and impartially. MCG Quantity Surveyors have completed this report in accordance with this AIQS Practice Standard for Estimating Development Costs as well as the NSW Government Department of Planning, Housing and Infrastructure - Planning Circular PS 24-002 issued 27th February 2024.

2.0 Basis of Report Preparation

This report has been prepared for the consent authority on behalf of the property owner / developer.

This report has been prepared as a requirement of the Environmental Planning and Assessment Act 1979 No203 (NSW), Environmental Planning and Assessment Regulation 2021 (NSW), State Environmental Planning Policies, the Department of Planning, Housing and Infrastructure 2024, 'Changes to how development costs are calculated for planning purposes' Planning Circular PS 24-002 (NSW) and Secretary's Environmental Assessment Requirements (SEARs) issued for Major Projects in NSW).

This report has been prepared in accordance with:

- a) Legislative and regulatory requirements of the consent authority for estimating the EDC, including EP&A Act, EP&A Regulations, SEPPs, the Planning Circular and SEARs
- b) The AIQS Practice Standard — Construction Cost Assessments for NSW Estimated Development Cost Reports for State Significant projects.
- c) The AS1181-1982 Method of Measurement of Civil Engineering Works and Associated Building Works).

The attached Detailed Calculation Schedule has been prepared in accordance with the AIQS Australian Cost Management Manual including detailed measurement and pricing of the elemental detailed items as identified in Section 1.8 'Definition of Elements'.

This report has been prepared, certified and signed by an AIQS Certified Quantity Surveyor. The Certified Quantity Surveyor has proficient experience in project construction costs in NSW.

As at the date of this report, there are no known matters that may impair the objectivity of the Detailed Cost Calculation within this Estimated Development Cost Plan.

Please note that for Government development applications, a P90 risk assessment (90% of probable risks have been addressed) must be completed and provided to the Quantity Surveyor.

3.0 Development Proposal Documents

- Written and verbal information provided by the client / client representative Trent McIntyre
- Civil Plans - Job Number: 24675; Drawing Number: C.001.0.1; Revision: G; Dated: 29th April 2025; as prepared by EnviroAg Australia.
- Architectural Drawings - Sheet Number: 000, 101, 102, 103, 104, 301, 302, 303; Dated: 23rd April 2024; as prepared by JGM Inc. Dairy Design Team.
- Architectural Drawings - Sheet: 205, 204, 203, 202, 201; Dated: 17th May 2023; as prepared by JGM Inc. Dairy Design Team.

4.0 Report Limitations

Please note that the following limitations that could influence the accuracy of the calculation of the Estimated Development Cost are:

- ° Documentation that forms part of the Development Application submission has not been provided.
- ° Environmental Impact Statement has not been provided.
- ° Statement of Environmental Effects has not been provided.
- ° Full scope of work has not been provided or understood.
- ° Construction Programme Schedule has not been provided.
- ° Construction start date has not been provided.
- ° Not enough information has been provided on the design drawings / documentation.
- ° Uncertainty in the estimation process due to all of the above.

5.0 Scope of the Calculation of the EDC

The calculation of the estimated development cost has been prepared in relation to the development proposal at Gunyah Park 18214 Riverina Highway, Blighty NSW 2713 on behalf of Yurunga Farms Partnership.

The development consists of a proposed new Dairy with milking facilities, holding yards, workshop, storage rooms, kitchenette, cold storage, dining areas and amenities, including demolition of existing, excavation and external works

Scope of Work

- The development proposal consists of 1 Stage. All Stages have been included in this Estimated Construction Cost Plan.
- The development consists of a proposed new Dairy with milking facilities, holding yards, workshop, storage

A 'subject matter expert' is not required to confirm the scope of work for the preparation of the EDC report for this project. If so notify the client and state in the report whether this occurred or not.

If an EIS has been provided (see Section 3.0) then the Certified Quantity Surveyor preparing this report has read and understood the scope of the project as defined by the EIS.

Construction Program and Start Date

MCG Quantity Surveyors have requested but have not received an official construction programme schedule from the property owner / developer, therefore MCG Quantity Surveyors have made the following assumptions:

- MCG Quantity Surveyors anticipate a construction period of 14 months to be appropriate for the construction of a development of this scope and nature.
- MCG Quantity Surveyors have assumed a construction start date of Saturday, 01/11/2025 to be appropriate for this development.

5.0 Scope of the Calculation of the EDC

Assumptions

- We have allowed for an agricultural level of finish.

Provisions

- Provisions for uncertainty such as cost escalation and contingency have been included in the cost calculation.
- A Location Factor Provision of 9% has been applied to the calculation given the location of the development.
- A Site Conditions Provision of 0% has been applied to the calculation given the existing site conditions of the development.
- A Construction Methods Provision of 0% has been applied to the calculation given the design of the development.
- A Project Complexity Provision of 4% has been applied to the calculation given the nature of the development.
- A Market Conditions Provision of 0% has been applied to the calculation given the current nature of the market.
- Cost changes beyond the assumed construction start date of Saturday, 01/11/2025 have not been included in the cost calculation.

6.0 Detailed Cost Calculation Schedule

Element	Cost (Excluding GST)
Demolition, excavation and site preparation Includes clearing vegetation, demolition, excavation and remediation, as well as disposal of any material	\$316,400
Substructure, columns, external walls and upper floors Substructure is the structurally sound and watertight base upon which to build. Substructure includes all work up to but excluding the lowest floor finish. Columns include internal and external columns from tops to bases, column casings and all protective non-decorative coatings. External walls include structural walls, basement walls, glazed screen walls, any balcony walls and balustrades. Upper floors are the floor structures above the lowest level.	\$1,368,250
Staircases Structural connections between two or more floor levels or to roof, plant rooms and motor rooms together with associated finishes	\$0
Roof The structurally sound and watertight covering over the building	\$321,570
Windows, internal walls, doors and screens	\$498,119
Surface finishes Finishes and decoration applied to internal and external surfaces such as walls, floors and ceilings (e.g., painting, cladding, rendering, carpeting, etc)	\$712,499
Fitments Includes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc). Loose furniture and finishes are not included	\$983,627
Special equipment Special equipment is fixed equipment that is necessary to the use for which consent is sought	\$0
Building services Internal and external services necessary for the functioning of the building and property (e.g., stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc)	\$1,601,546
External works Works external to the building other than external building services (e.g., soft landscaping, footpaths, decks, retaining walls, etc)	\$861,060
Professional fees Professional service fees associated with the design and construction of a development (e.g., architect, project manager, town planning consultant, etc)	\$438,849
Miscellaneous Contingency, cost escalation, mitigation of impact items and Long Service Leave Levy	\$654,121
Estimated Development Cost (Excl GST)	\$7,756,040
GST	\$775,604
Estimated Development Cost (Incl GST)	\$8,531,644

* Estimated development cost excludes GST, pursuant to Section 6 of the Environmental Planning and Assessment Regulation 2021

* The above Calculation Schedule is not to be used for State Significant Developments, State Significant Infrastructure projects or projects over \$3m in value.

Detailed Cost Calculation Schedule

Development Type: Commercial Development
 Development Address: Gungah Park 18214 Riverina Highway, Blighty NSW 2713
 Gross Floor Area: 2,164 m²

No	Element Description	% Job	Cost (\$/m ²)	Total Cost Excl GST	Total Cost Incl GST
1	Preliminaries	13.00	329.60	713,129	784,442
2	Substructure	6.50	164.80	356,565	392,221
	Superstructure	-	-	-	-
3	Columns	0.40	10.14	21,942	24,137
4	Upper Floors	-	-	-	-
5	Staircases	-	-	-	-
6	Roof	5.10	129.31	279,766	307,743
7	External Walls & Windows	14.80	375.24	811,870	893,057
8	External Doors	0.60	15.21	32,914	36,205
9	Internal Walls	6.00	152.12	329,137	362,050
10	Internal Screens	0.20	5.07	10,971	12,068
11	Internal Doors	1.10	27.89	60,342	66,376
	Finishes	-	-	-	-
12	Wall	3.30	83.67	181,025	199,128
13	Floor	4.20	106.49	230,396	253,435
14	Ceiling	3.80	96.35	208,453	229,298
	Fittings	-	-	-	-
15	Fitments	15.60	395.52	855,755	941,331
	Services	-	-	-	-
16	Plumbing	14.70	372.71	806,385	887,023
17	Mechanical	5.00	126.77	274,280	301,709
18	Fire	0.60	15.21	32,914	36,205
19	Electrical	5.10	129.31	279,766	307,743
20	Transportation	-	-	-	-
	Sub Total	100.00	2,535	5,485,610	6,034,171
21	Excavation		138.40	299,450	329,395
22	External Works		397.98	861,060	947,166
23	Demolition		7.83	16,950	18,645
24	Remediation		0.00	-	-
	Total Construction Cost			6,663,070	7,329,377
25	Mitigation of Impact Items	0.00%	0.00	-	-
26	Consultant Fees	8.00%	202.83	438,849	482,734
27	Authority Fees (LSLL)	0.25%	6.34	13,714	15,085
28	Plant & Equipment	0.00%	0.00	-	-
29	Furniture, Fittings & Equipment	0.00%	0.00	-	-
30	Contingency	8.00%	263.10	569,251	626,176
31	Cost Escalation	1.00%	32.89	71,156	78,272
	Total Development Cost		3,585	7,756,040	8,531,644

7.0 Inclusions

- ° Demolition
- ° Excavation
- ° Construction or erection of building and associated infrastructure
- ° Fixed and mobile plant and equipment
- ° Fitout costs
- ° Authority's fees (Long Service Leave Levy)
- ° Consultant design and project management fees
- ° External Works
- ° Contingency
- ° Cost Escalation

8.0 Exclusions

- ° Amounts payable on the cost of land including Development Contributions
- ° Costs related to any part of the development subject to a separate development consent or approval
- ° Land costs including costs of purchasing, holding and marketing
- ° Ongoing maintenance or use of the development
- ° GST
- ° Finance Costs
- ° Legal Costs
- ° Cost changes beyond June 2, 2025
- ° Unknown ground conditions and rock excavation (unless stated in the 'Inclusions')
- ° Removal of hazardous materials and contaminated soils (unless stated in the 'Inclusions')
- ° Delay Costs
- ° Works not clearly noted on the provided plan documentation
- ° Heritage Work if applicable (unless stated in the 'Inclusions')
- ° Electrical Sub Station (unless stated in the 'Inclusions')
- ° Work related to a separate development approval
- ° Full boundary perimeter fencing

9.0 Schedule of Finishes

- ° Demolition
- ° Concrete slab on ground
- ° Steel framed external walls with Colorbond steel cladding finish
- ° Brick veneer external walls to ground floor with face brick
- ° Steel framed roof structure with metal roofing
- ° Aluminium framed windows and sliding doors
- ° Lightweight stud internal walls, plasterboard lined
- ° Floor tiles to wet areas
- ° Wall tiles 2100 high to showers, skirting tiles to all other wet areas

10.0 Disclaimer and Conclusion

Disclaimer

MCG Quantity Surveyors have prepared this report on the basis of information supplied by Yurunga Farms Partnership. MCG Quantity Surveyors provides certification that the information provided in this report is accurate at the date of preparation.

Please note this report is provided for the purposes of the named party only and must not be used by any third party for any other purpose whatsoever without the prior written consent of MCG Quantity Surveyors. This report has been prepared from documentation and/or information provided to MCG Quantity Surveyors by third parties in circumstances where MCG Quantity Surveyors:

- a) has not performed our own independent investigations in order to ascertain the veracity and/or accuracy of the documentation and/or information so provided; and
- b) do not, in any way, warrant the veracity and/or accuracy of the said documentation and/or information; and
- c) do not, in any way, adopt the said documentation and/or information as our own.

MCG Quantity Surveyors note this report is an expression of opinion based upon the documentation and/or information provided by third parties and MCG Quantity Surveyors expressly disclaims any liability to the named party and any third parties where the documentation and/or information is found to be untrue and/or inaccurate in any way.

MCG Quantity Surveyors does not accept any contractual, tortious or any other form of liability for any consequences, loss or damage as a result of any other party acting upon or using this report.

Report Conclusion

It is the recommendation of MCG Quantity Surveyors that the contents of the aforementioned report be treated as advice on the likely construction cost of the development, and is not a reflection of the current market sales valuation of the development.

Please do not hesitate to contact our office should you have any further queries.

Yours Sincerely,



Marty Sadlier

Marty Sadlier (CQS, FAIQS, MRICS) Director - Senior Quantity Surveyor (Fellow Member of the Australian Institute of Quantity Surveyors - AAIQS - 9374)
MCG Quantity Surveyors

11.0 Definitions

AIQS	The Australian Institute of Quantity Surveyors
Authorities Fees	Long Service Leave Levy (LSLL)
CDC	Complying Development Certificate
Consent Authority	NSW State or Local Government Authority
Contingency	Provision for design development, construction stage scope changes, latent conditions and potential risk issues — definition of calculation varies between private and government applicants/clients.
EDC	Estimated Development Costs — refer to Executive Summary for Estimated Development Cost (EDC) Definition
EIS	Environmental Impact Statement referred to in the NSW EP&A Act, sections 4.12, 5.7 or 5.16
EP&A Act	NSW Environmental Planning and Assessment Act 1979
EP&A Regulation	NSW Environmental Planning and Assessment Regulation 2021
Cost Escalation	Forecast cost movements from current day to anticipated construction commencement date
FF&E	Furniture Fittings and Equipment
Gross Floor Area (AIQS)	In accordance with the AIQS Australian Cost Management Manual Volume 1
GST	Goods and Services Tax
OSE	Operating, Supplies and Equipment
RICS	Royal Institution of Chartered Surveyors
RSD	Regionally Significant Development
SEARs	Secretary's Environmental Assessment Requirements
SEE	Statement of Environmental Effects
SSD	State Significant Development
SSI	State Significant Infrastructure

12.0 References

Key reference documents include:

- Department of Planning, Housing and Infrastructure 2024, 'Changes to how development costs are calculated for planning purposes', Planning Circular, PS 24-002 (NSW).
- Environmental Planning and Assessment Act 1979 No 203 (NSW).
- Environmental Planning and Assessment Regulation 2021 (NSW).
- Royal Institution of Chartered Surveyors 2021, Rules of Conduct, RICS, London.
- The Australian Institute of Quantity Surveyors 2022, Australian Cost Management Manual, Vol. 1, 3rd edn., AIQS, Sydney.
- The Australian Institute of Quantity Surveyors 2022, Australian Cost Management Manual, Vol. 2, 3rd edn., AIQS, Sydney.
- The Australian Institute of Quantity Surveyors 2022, Code of Conduct, AIQS, Sydney.

13.0 About MCG Quantity Surveyors

MCG Quantity Surveyors are experts in the field of cost planning, property tax depreciation and insurance replacement cost estimates. Our staff have prepared thousands of reports on all property sectors for clients Australia wide. If you have any questions about this report, please don't hesitate to contact one of our quantity surveyors on 1300 795 170 or visit the website at www.mcgqs.com.au.

Appendix B. Set of Plans

YURUNGA GUNYAH PARK - DA RESPONSE

CONCEPT DESIGN DRAWING PACK



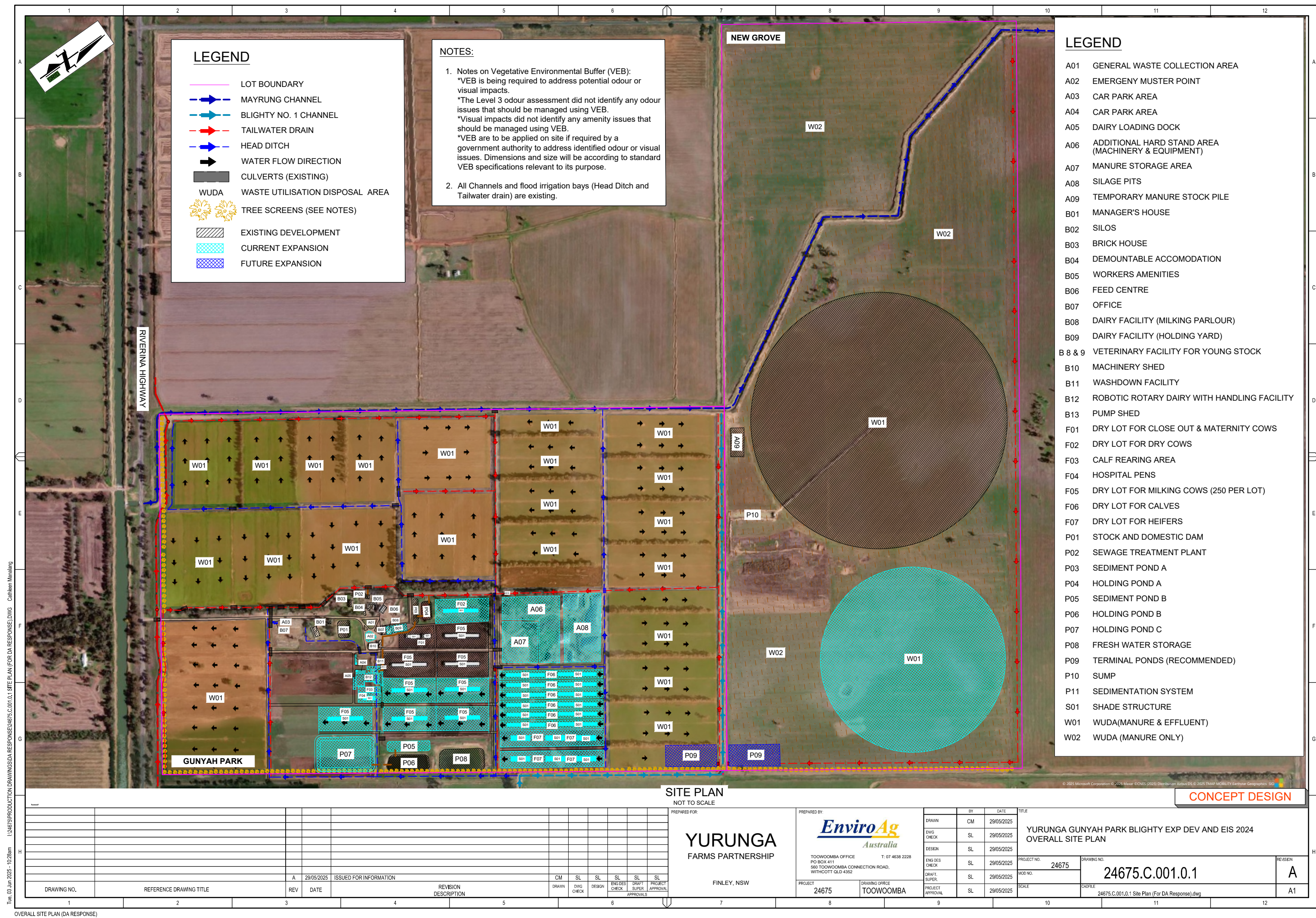
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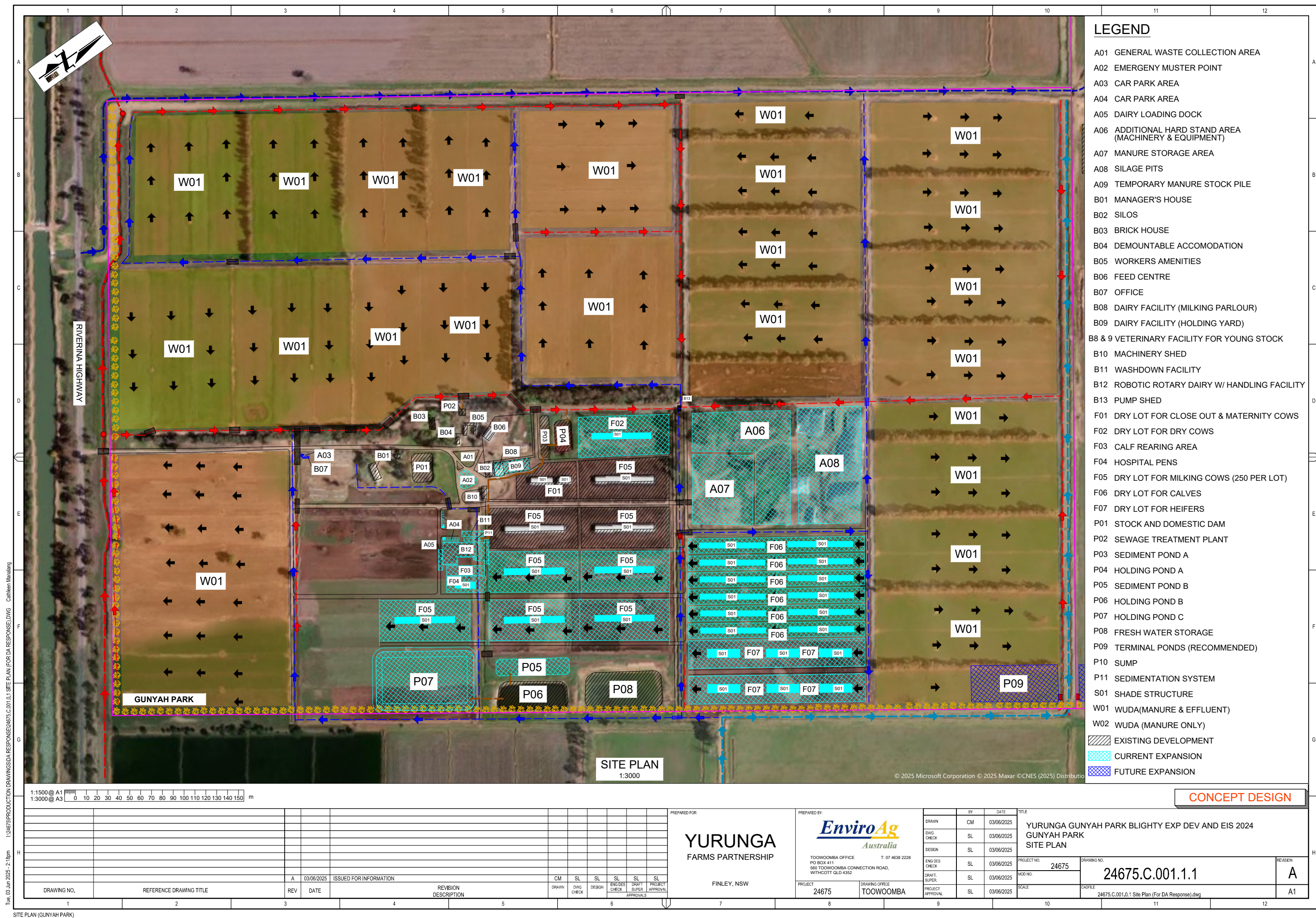
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DATE OF ISSUE: 03/06/2025

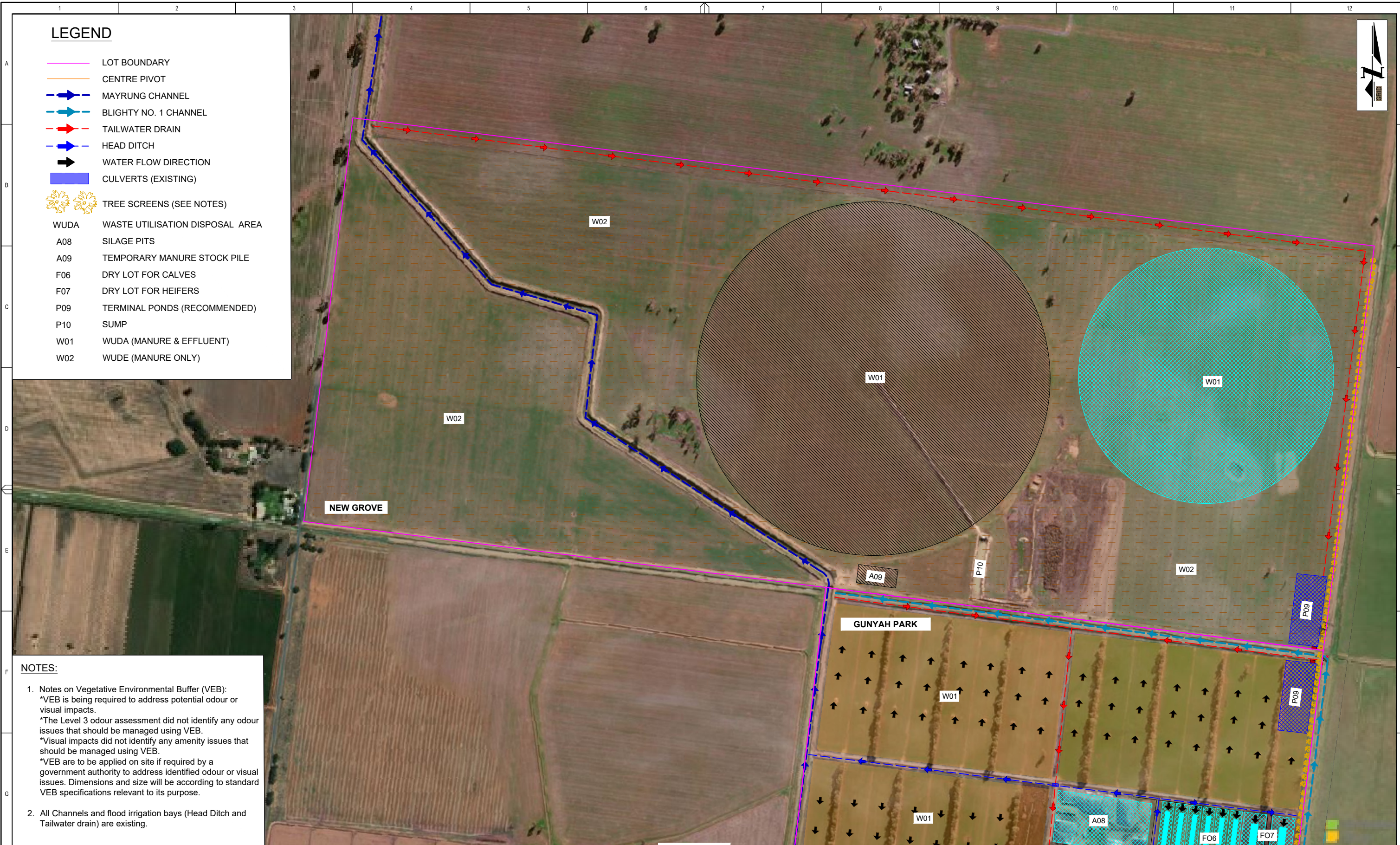
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Sheet Number	Sheet Title	Sheet Revision Number
001	24675.C.000.0.1 Site Location/ Cover Page	A
002	24675.C.001.0.1 Overall Site Plan	A
003	24675.C.001.1.1 Gunyah Park Site Plan	A
004	24675.C.001.1.1 New Grove Site Plan	A
005	24675.C.004.0.1 Gunyah Park Site Layout with Buffer and Set back Distances	A
006	24675.C.004.1.1 New Grove Site Layout with Buffer and Set back Distances	A
007	24675.C.360.0.1 Site Office Plan	A
008	24675.C.360.1.1 Washdown Facility Plan	A
009	24675.C.104.0.1 Access Plan	A
010	24675.C.104.1.1 Car Park Plan	A
011	24675.C.104.2.1 Vehicle Entry and Manoeuvring Plan	A
012	24675.C.104.3.1 Vehicle Departure and Manoeuvring Plan	A

FOR INFORMATION

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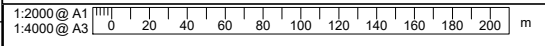




NOTES:

1. Notes on Vegetative Environmental Buffer (VEB):
*VEB is being required to address potential odour or visual impacts.
*The Level 3 odour assessment did not identify any odour issues that should be managed using VEB.
*Visual impacts did not identify any amenity issues that should be managed using VEB.
*VEB are to be applied on site if required by a government authority to address identified odour or visual issues. Dimensions and size will be according to standard VEB specifications relevant to its purpose.

2. All Channels and flood irrigation bays (Head Ditch and Tailwater drain) are existing.



DRAWING NO.		REFERENCE DRAWING TITLE		REV	DATE	REVISION DESCRIPTION		DRAWN	DWG CHECK	DESIGN	ENG DES CHECK	DRAFT SUPER	PROJECT APPROVAL
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A		03/06/2025		ISSUED FOR INFORMATION		CM		SL	SL	SL	SL	SL	SL

SITE PLAN
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CONCEPT DESIGN

PREPARED FOR:

YURUNGA
FARMS PARTNERSHIP

FINLEY, NSW

PREPARED BY:

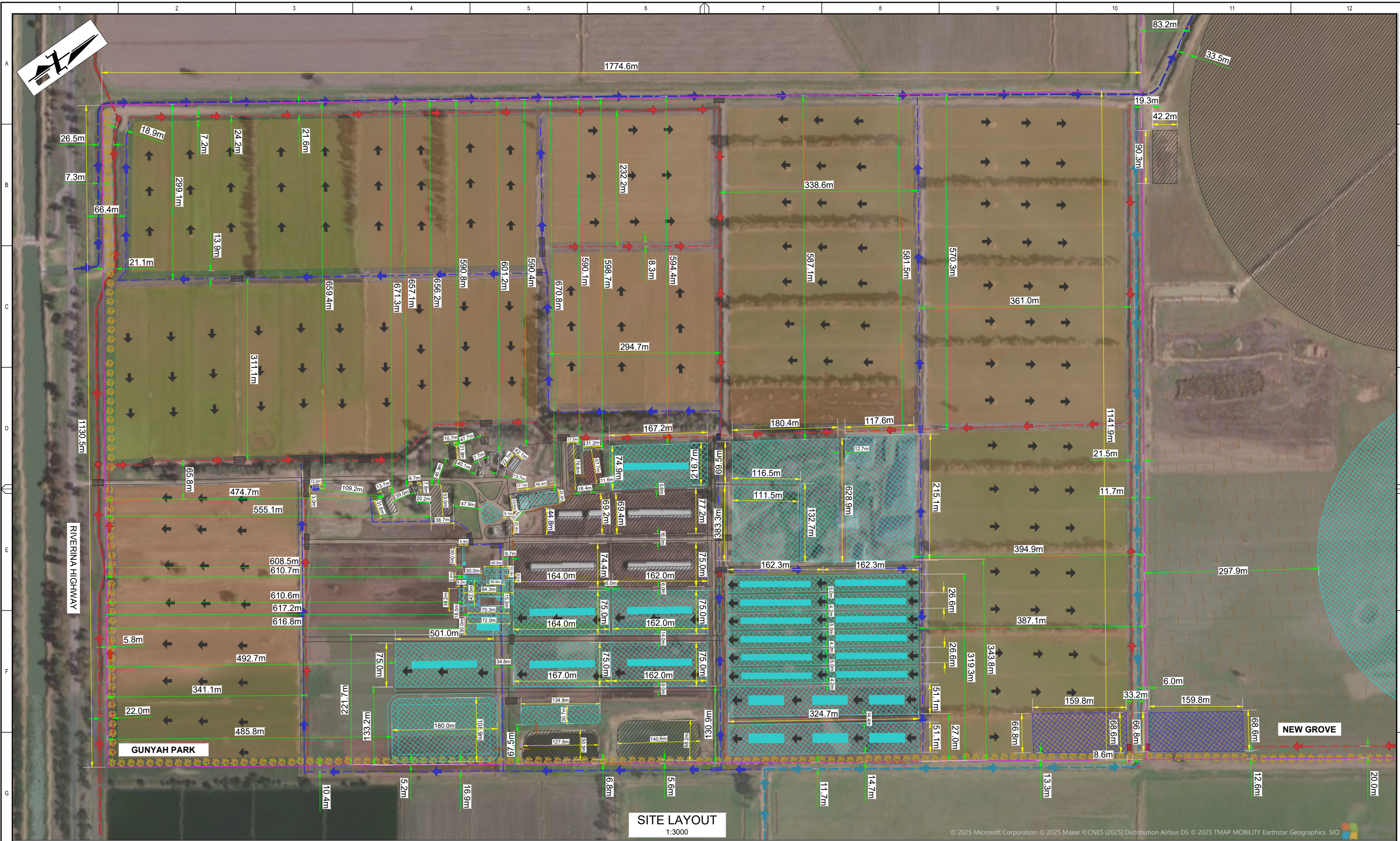
EnviroAg
Australia

TOOWOOMBA OFFICE
PO BOX 411
560 TOOWOOMBA CONNECTION ROAD,
WITHCOTT QLD 4352

T: 07 4638 2228

DRAWN	CM	03/06/2025
DWG CHECK	SL	03/06/2025
DESIGN	SL	03/06/2025
ENG DES CHECK	SL	03/06/2025
DRAFT SUPER	SL	03/06/2025
PROJECT APPROVAL	SL	03/06/2025

PROJECT NO. 24675		DRAWING NO. 24675.C.001.0.1	
DRAFTING OFFICE TOOWOOMBA		TITLE YURUNGA GUNYAH PARK BLIGHTY EXP DEV AND EIS 2024 NEW GROVE SITE PLAN	
SCALE		REVISION A	
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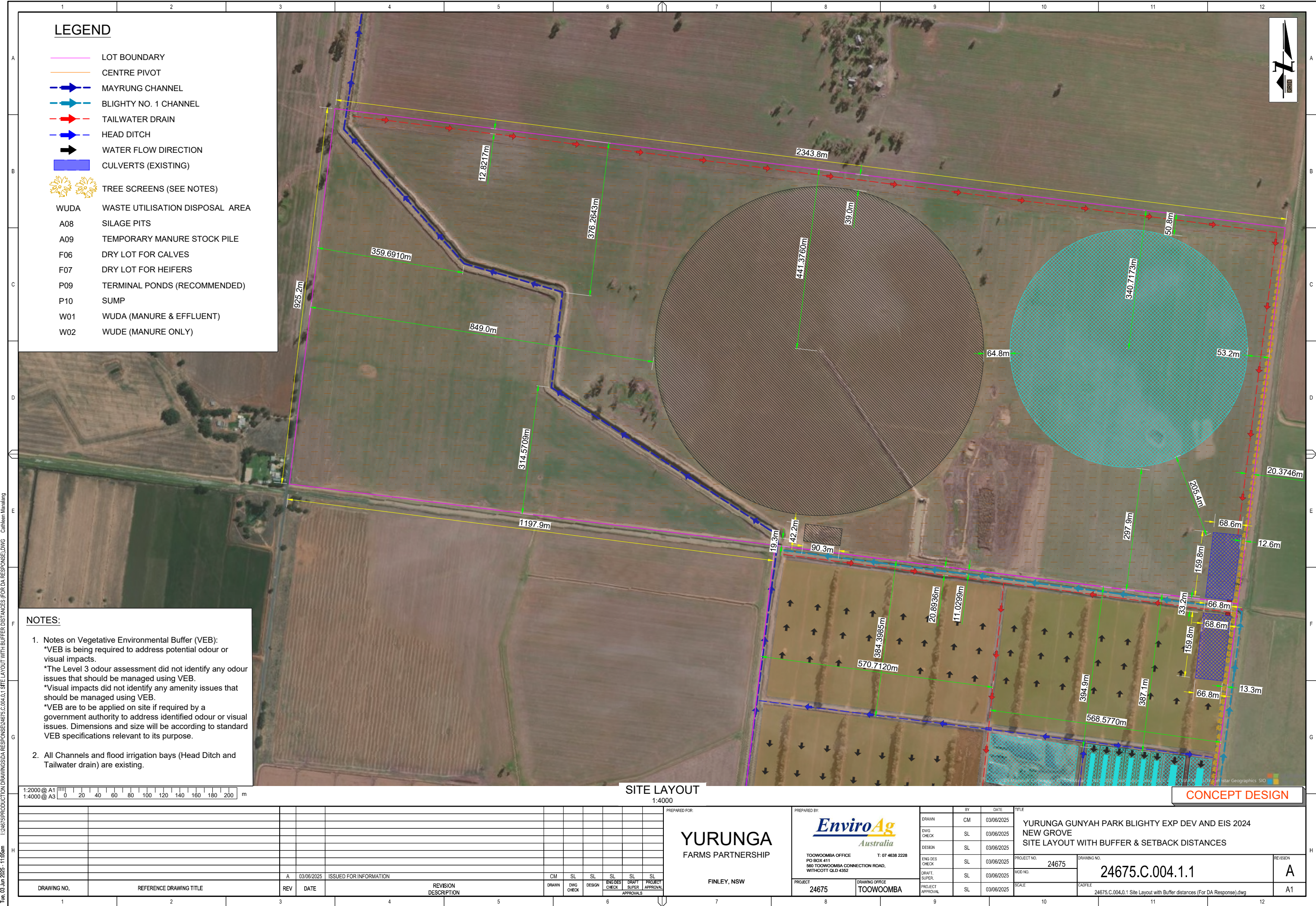


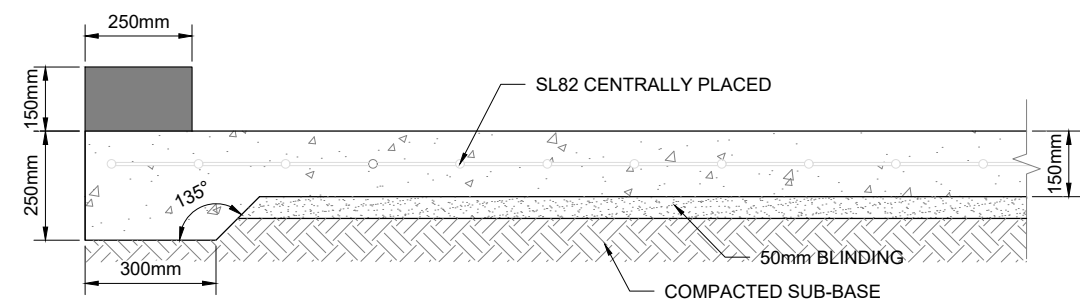
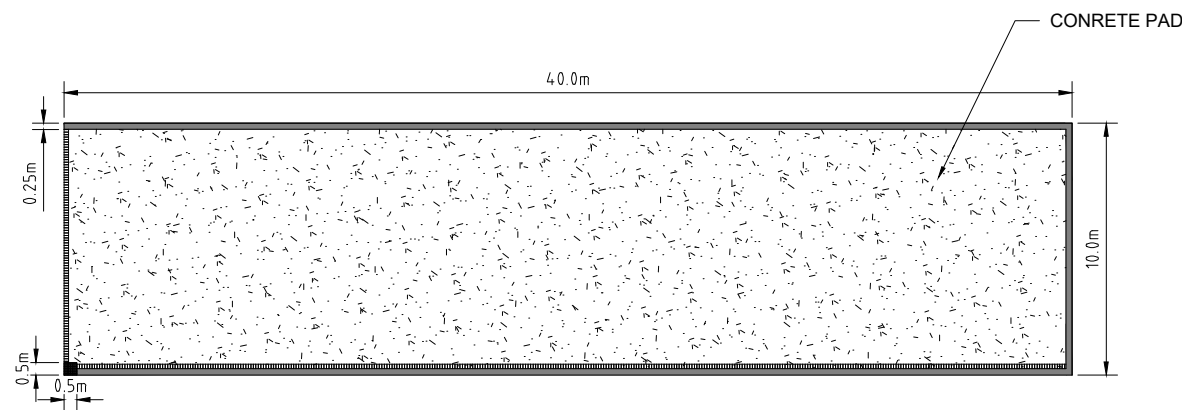
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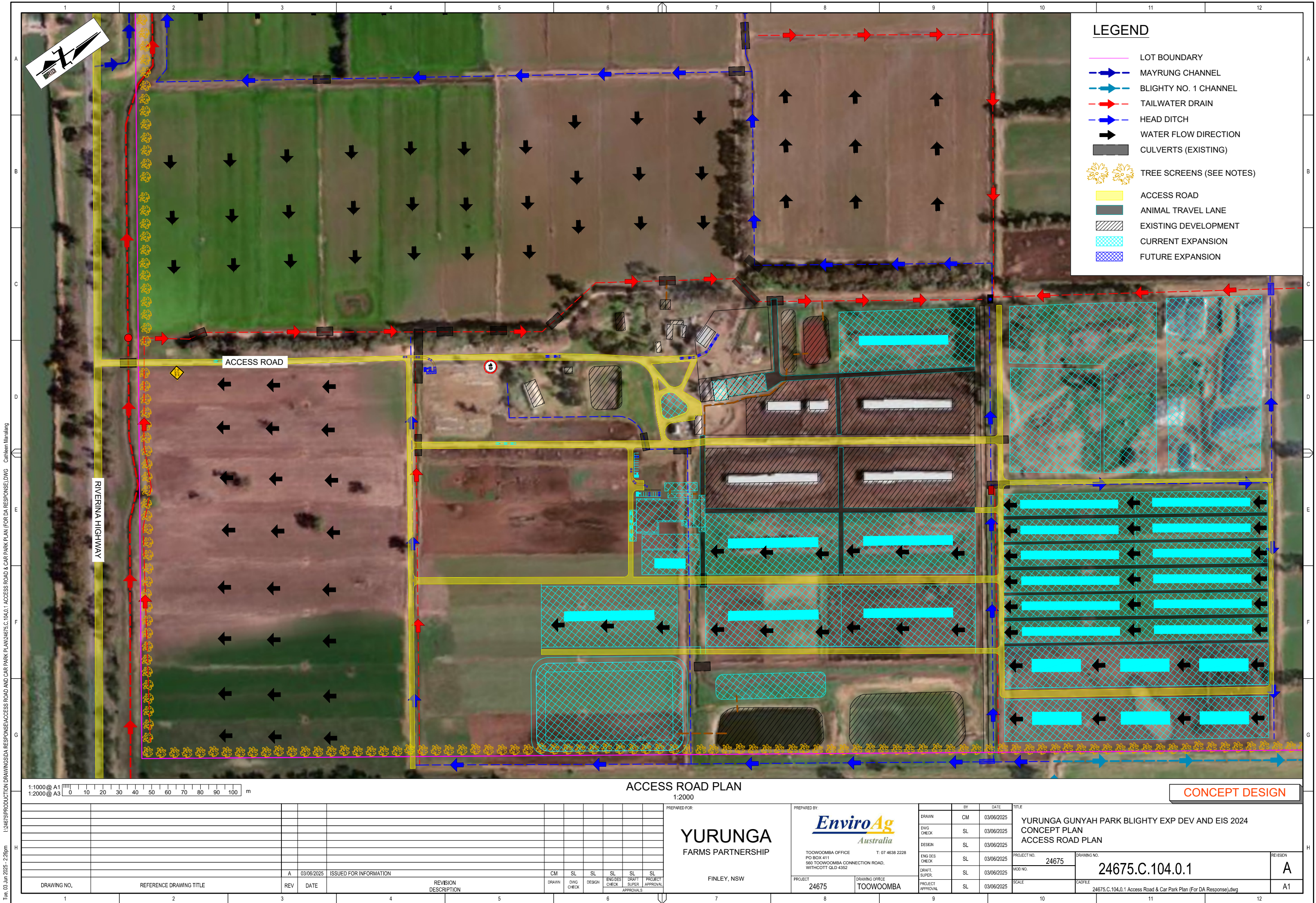
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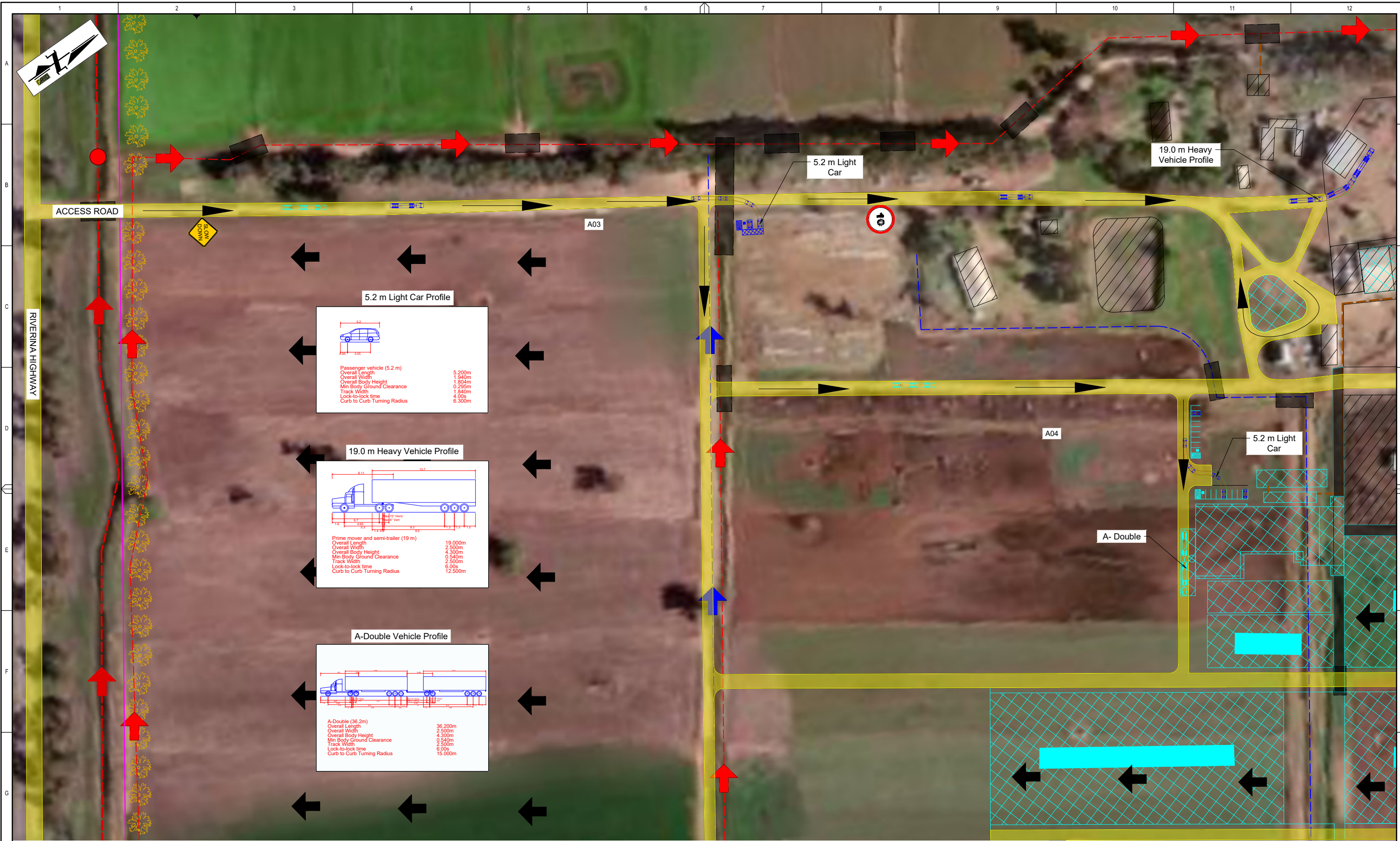
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I:\24675\PRODUCTION DRAWINGS\DA RESPONSE\ACCESS ROAD AND CAR PARK PLAN\24675.C.104.0.1 ACCESS ROAD & CAR PARK PLAN (FOR DA RESPONSE).DWG Calhoun Manning
Tue, 03 Jun 2025 2:28pm



VEHICLE ENTRY AND MANOEUVRING PLAN

CONCEPT DESIGN

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Appendix C. Decommissioning Plan

~ Commercial-in-Confidence ~

Decommissioning Plan

Gunyah Park Dairy, Blighty, NSW

Report Number 24675.115476.0



Prepared for

Yurunga Farm Partnership

18214 Riverina Highway
BLIGHTY, NSW 2713
Telephone: 0419 667 053
ABN: 45 370 667 469

Prepared by

EnviroAg
Australia

PO Box 1775
ARMIDALE NSW 2350
Telephone: (02) 6772 9010
ABN: 56 135 005 999

Document Status Record





Report Type: Decommissioning Plan

Project Title: Gunyah Park Dairy, Blighty, NSW

Client: Yurunga Farm Partnership

Project. Document Number: 24675.115476

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Revision	Date of Issue	Author	Reviewed	Quality Assurance	Approved
0	27/05/2025	Janina Palad	Trent McIntyre	Peter Pearson	Simon Lott
					
		Signatures			

Notes:

Rev 0: Final report

Client

Company

Distribution:

Recipient

No. Copies

Yurunga Farm Partnership

1

EnviroAg Australia

1

This document provides information to address the intent of Project Number 24675 as agreed to by Yurunga Farm Partnership.

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1. Introduction

This Decommissioning Plan has been prepared by EnviroAg Australia Pty Ltd (EnviroAg) to assist Yurunga Farms Partnership (YFP) in developing a clear framework for the safe and responsible decommissioning of the existing rotary dairy at Gunyah Park Dairy.

1.1 Objectives

This Decommissioning Plan (DP) provides a detailed framework for the safe and effective decommissioning of the existing rotary dairy at Gunyah Park Dairy. This plan outlines the specific measures to be implemented to manage the removal, reuse, sale, and recycling of infrastructure and materials in accordance with the waste hierarchy.

The DP considers current legislative requirements, site conditions, and operational plans to ensure that decommissioning is carried out in a compliant, sustainable, and responsible manner. All activities will be undertaken in line with the *Waste Avoidance and Resource Recovery Act 2001 (NSW)* and associated regulations.

The site will be required to operate under an Environment Protection Licence (EPL) issued by the NSW Environment Protection Authority (EPA). All decommissioning works must also adhere to the requirements and guidelines of the NSW EPA.

1.2 Site Details

Specific details relating to the site are presented in Table 1.

Table 1 Site Details for Gunyah Park

Operator/Proponent			
Entity Name:	The Trustee for ALM Operating Trust & the Trustee for LCM Operating Trust		
Business/Trading Name:	Yurunga Farms Partnership		
ABN:	45 370 667 469		
Mailing Address:	18214 Riverina Highway, Blighty, NSW 2713		
Phone:	0419667053		
Development Property/Site			
Property/Site Name:	‘Gunyah Park’		
Address:	18214 Riverina Highway		
Land Owner:	Lachlan Marshall and Adam Marshall		
ABN:	45 370 667 469		
Lot & Plan:	82/DP756251	‘New Grove’	Blighty school road
	87/DP756251	‘Gunyah Park’	18214 Riverina Highway
Total Area of Property:	New Grove (216.930ha) Gunyah Park (201.580ha)		
Local Government Area:	Edward River Council		
Land Use Zoning:	RU1		
Tenure:	Freehold		
Nearest Watercourse	Mayrung Channel, Blighty No 1 Channel, Blighty Retreat Channel		

2. Project Description

Yurunga Farms Partnership (YFP) has operated a pasture-based dairy enterprise at 'Gunyah Park' (18214 Riverina Highway, Blighty NSW) since 2005. The existing operation supports approximately 400 dairy cows, grazing on irrigated pasture.

To support its long-term growth and improve operational efficiency, YFP is undertaking a major expansion and transition of its dairy business. The new development will see the herd expand to approximately 4,000 head of dairy cattle, including 2,000 lactating cows, 400 dry cows, 640 replacement heifers, and 400 calves. This expansion also marks a shift from a traditional pasture-based system to a full-fed, dry-lot system, where cattle will be housed in feed pens and will be provided with a nutritionally balanced, prepared ration.

A central component of this transition involves the construction of a new milking parlour and associated infrastructure, which will operate as a separate but integrated element of the broader dairy system. To facilitate the establishment of the new facility, the existing rotary dairy must be fully decommissioned.

3. Roles, Responsibilities and Training

All personnel involved in decommissioning and rehabilitation activities on the site are responsible for following this plan and must comply with relevant legislation.

3.1 Roles and Responsibilities

Table 2 Responsibilities associated with the DP

Position	Responsibilities
Director(s)	<ul style="list-style-type: none"> Decisive responsibility on the adoption of this DP Appointment of a suitably qualified Project Manager
Project Manager	<ul style="list-style-type: none"> Overall responsibility for implementation of DP Ensures DP is maintained and reviewed prior to end of operational phase Provides induction and training on the DP to all workers and contractors Ensures that resources and equipment are available to carry out tasks as required by DP Undertakes internal site audits Ensure that all workers and contractors are aware of and adhere to DP procedures Ensures all records of complaints and incidents regarding safety and environmental issues are kept and maintained Conducts required regular compliance checks for safety and environmental issues.
All workers and contractors	<ul style="list-style-type: none"> Comply with this DP Report any new environmental impacts that may arise to the Dairy Operations Manager.

3.2 Training and Inductions

All workers and contractors will be provided with the training necessary to safely and competently carry out any tasks allocated to them in relation to this DP. Confirmation of the required competencies should be undertaken as part of the site induction process for new workers and contractors. Any deficiencies with respect to required competencies will need to be addressed before entry can be made to the site. Records are to be kept of all training provided or undertaken to comply with this management plan.

4. Decommissioning

Decommissioning of the existing rotary dairy will be undertaken in accordance with *Waste Avoidance and Resource Recovery Act 2001 (NSW)* and associated regulations.

The process will involve the systematic removal, reuse, recycling, or disposal of all redundant infrastructure and equipment, with key activities detailed in the following sub-sections.

4.1 Removal of Components

Decommissioned dairy components will be removed, including but not limited to the following:

- Rotary milking platform and associated milking equipment (e.g. milking units, vacuum lines, milk receivers, pulsation system);
- Dairy plant components such as milk vats, plate coolers, and wash systems;
- Holding yard fencing and cattle handling infrastructure;

4.2 Retention of Infrastructure

The dairy shed which houses the existing rotary dairy equipment will be retained and repurposed as a veterinary and storage facility. This structure is in good condition and provides ongoing utility to the farming operation beyond the dairy component.

4.3 Material Handling and Disposal

All equipment and infrastructure removed from the site will be sorted, with items designated for reuse in the new dairy facility where appropriate. Remaining materials will be assessed for resale or recycling in accordance with the NSW Waste Avoidance and Resource Recovery Act 2001 and associated regulations. Any non-recyclable waste will be disposed of at a licensed facility, following the principles of the waste hierarchy.

4.4 Stormwater Management

The existing stormwater management system will remain fully operational throughout the decommissioning process. All works will be conducted within the designated decommissioning area. Existing drainage infrastructure will be utilised and is deemed sufficient to manage any runoff generated during the works.

4.5 Soil Management

As decommissioning activities are limited to the removal of internal dairy equipment, there will be minimal ground disturbance. Existing soil management protocols will remain in place and are sufficient to mitigate any potential for erosion or contamination. Any disturbed areas will be promptly stabilised and, where necessary, rehabilitated to match pre-existing conditions.

4.6 Noise Management

Noise generated during decommissioning will be limited to standard machinery and equipment use and will occur during normal working hours. The site's existing noise management measures, which are designed for daily dairy operations, will remain effective in keeping noise impacts within acceptable limits for surrounding land uses.

4.7 Dust Management

Dust generation during decommissioning is expected to be minimal, as most work will occur indoors or on sealed surfaces. Existing dust suppression measures, such as the use of water sprays and operational scheduling, will remain in place and are adequate to control any dust emissions.

4.8 Traffic Management

Vehicle movements during decommissioning will be limited and consistent with regular farm operations. Existing traffic management arrangements—including access routes, vehicle speed limits, and safety signage—are sufficient to ensure continued safe and efficient traffic flow on and around the site.

4.9 Water and Contamination Management

All decommissioning works will occur within the controlled environment of the existing dairy infrastructure, reducing the risk of water contamination. Existing waste and water management systems, including effluent containment and chemical storage controls, will continue to operate and are adequate to prevent any off-site impacts.

5. Summary and Conclusion

This Decommissioning Plan outlines the responsible removal of the rotary dairy apparatus located within the existing dairy shed at Gunyah Park Dairy. The broader site infrastructure—including the dairy shed, feed storage areas, and waste management systems—will remain in place and continue to support the ongoing farming operation.

Only the internal dairy equipment, such as the rotary milking platform, vacuum and milk lines, milk vats, and associated plant components, will be decommissioned. These activities will be undertaken in accordance with all relevant regulatory requirements, including the Waste Avoidance and Resource Recovery Act 2001 (NSW) and its associated regulations. Reusable components will be incorporated into the new dairy facility where feasible, and all remaining materials will be either recycled or disposed of responsibly, in line with the waste hierarchy.

The site will remain operational throughout the decommissioning process, with environmental controls, waste handling systems, and management practices continuing as required under the issued Environmental Protection Licence and in accordance with the approved Environmental Management Plan.

Appendix D. Traffic Management Plan

Technical Briefing Note

DTV: 1.1



Our Reference: 24675.115506
Revision #: 0
Date: 28th May 2025

PO Box 1775
ARMIDALE NSW 2350
Telephone: (02) 6772 9010
Free Call: 1800 445 389
info@enviroag.net.au
www.enviroag.net.au
ABN: 56 135 005 999

Gunyah Park Dairy – Internal Traffic Management Plan

1. Introduction/Background

Yurunga Farms Partnership (YFP) is seeking to expand its Gunyah Park Dairy located at 18214 Riverina Highway, Blighty NSW.

This Internal Traffic Management Plan (TMP) outlines appropriate and safe management of vehicles moving within the dairy during its operations.

2. Objectives

- Ensure safe and efficient movement of vehicles, machinery, and personnel on-site.
- Minimise traffic-related risks to workers, contractors, and visitors.
- Maintain compliance with relevant national and state traffic and workplace safety regulations.

3. Site Access and Internal Roads

- The site is to be accessed via Riverina Highway, which will be upgraded to support safe vehicle movements when entering and leaving site. The intersection design will be in accordance with traffic specialist recommendations from the *Traffic Impact Assessment* prepared by *Trafficworks*.
- Internal roads are constructed and maintained to support frequent use by heavy vehicles (e.g., milk tankers, feed delivery trucks), and comply with the design principles in *Austroads Guide to Road Design – Part 4: Intersections and Crossings* and *Part 3: Geometric Design*.
- Wide turning bays and radii allow for safe manoeuvring of articulated vehicles, consistent with *AS 2890.2:2023 Parking Facilities – Off-Street Commercial Vehicle Facilities*.

4. Vehicle Movement and Circulation

- Defined internal routes support separation between pedestrian and vehicle traffic, aligning with *Safe Work Australia's General Guide for Workplace Traffic Management*.
- Speed limits, right-of-way signage, and designated loading/unloading zones are clearly marked to prevent congestion and ensure safety.
- All vehicle movement patterns avoid intersection with livestock pathways, in line with best practices for agricultural operations.

5. Parking and Staff Access

- The site provides adequate on-site parking for staff, contractors, and visitors, with design and layout in accordance with *AS 2890.1:2004 Parking Facilities – Off-Street Car Parking*.
- Accessible parking spaces are provided in compliance with *AS 2890.6:2009 Parking Facilities – Off-Street Parking for People with Disabilities*.
- Parking areas are located outside high-traffic zones and away from operational machinery to ensure safety and functionality.

6. Waste and Deliveries

- All waste removal and material deliveries associated with routine operations and decommissioning will use the existing vehicle access points and adhere to designated time windows to avoid peak operation hours.
- All loading/unloading will occur in designated areas that comply with the spatial clearance and vehicle turning templates provided in *AS 2890.2:2023*.

7. Compliance and Review

This TMP complies with the following key standards and guidelines:

- *NSW Work Health and Safety Regulation 2017* (Work Health and Safety Regulation 2017, 2017)
- *General Guide for Workplace Traffic Management* (Safe Work Australia, 2021)
- *Traffic management: Guide for construction work* (Safe Work Australia, 2021)
- *AS 2890 series – Off-Street Parking and Commercial Vehicle Facilities* (Standards Australia, 2004)
- *Austrroads Guides to Road Design Part 4: Intersections and Crossings General* (Aumann & Whitehead, 2021)

The plan will be reviewed periodically and as needed to ensure continued suitability and compliance with regulatory requirements and site operations.



8. Conclusion/Recommendation

Gunyah Park Dairy is committed to implementing effective management strategies to accommodate the increased traffic associated with its expanded operations.

Site access road intersection with Riverina Highway will be upgraded to support safe vehicle movements when entering and leaving site.

Additional internal roadways, turning areas, and parking facilities are to be constructed in accordance with applicable Australian Standards and traffic management guidelines, ensuring safe and efficient operation.

This Traffic Management Plan demonstrates that YFP is committed to meet its operational, environmental, and regulatory obligations.

Author	Co-Author/Approved
 Signed:	 Signed:
Date: 28 th May 2025	Date: 28 th May 2025
Janina Palad	Trent McIntyre
Scientist	Senior Scientist
EnviroAg Australia Pty Limited	EnviroAg Australia Pty Limited

9. References

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