

## APPENDIX P – SEARS RESPONSE

ISSUE	SPECIFIC REQUEST	INFLUENCE ON THE EIS	RELEVANT EIS SECTION
<b>General Requirements</b>	The Environmental Impact Statement (EIS) must comply with the assessment requirements and meet the minimum form and content requirements in sections 190 and 192 of the <i>Environmental Planning and Assessment Regulation 2021</i> .	This EIS has been prepared in accordance with the EP & A Regulation	All
<b>Key Issues</b>	The EIS must include an assessment of all potential impacts of the proposed development on the existing environment (including cumulative impacts if necessary) and develop appropriate measures to avoid, minimise, mitigate and/or manage these potential impacts. As part of the EIS assessment, the following matters must also be addressed:	Site Suitability	Section 8.6
	<ul style="list-style-type: none"> <li>strategic and statutory context – including: <ul style="list-style-type: none"> <li>a detailed justification for the proposal and suitability of the site for the development</li> <li>a Land Use Conflict Risk Assessment prepared in accordance with relevant Department of Primary Industries guidelines</li> <li>a demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), or justification for any inconsistencies</li> </ul> </li> </ul>	Land Use Conflict Risk Assessment	Section 2 Section 4 Appendix O

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	<ul style="list-style-type: none"> <li>- a list of any approvals that must be obtained under any other Act or law before the development may lawfully be carried out.</li> </ul>		
	<ul style="list-style-type: none"> <li>• suitability of the site – including:               <ul style="list-style-type: none"> <li>- a detailed justification that the site can accommodate the proposed processing capacity, having regard to the scope of the operations and its environmental impacts, relevant mitigation measures and cumulative impacts from other nearby farms</li> <li>- site plans depicting the proposed layout, including the location of poultry sheds, ancillary infrastructure and details of the farm manager's accommodation.</li> </ul> </li> </ul>	Statutory Planning Assessment	Section 6
	<ul style="list-style-type: none"> <li>• animal welfare, bio-security and disease management – including:               <ul style="list-style-type: none"> <li>- details of how the proposed development would comply with relevant codes of practice and guidelines</li> <li>- a biosecurity assessment between other nearby poultry farms and any potential waterbird habitat(s)</li> <li>- details of all disease control measures</li> <li>- a detailed description of the contingency measures that would be implemented for the</li> </ul> </li> </ul>	Biosecurity, Animal Welfare, Environmental Management and Quality Assurance	Section 6.12 – Section 6.14

ISSUE	SPECIFIC REQUEST	INFLUENCE ON THE EIS	RELEVANT EIS SECTION
	mass disposal of livestock in the event of disease outbreak.		
	<ul style="list-style-type: none"> <li>waste management – including: <ul style="list-style-type: none"> <li>details of waste handling including, transport, identification, receipt, stockpiling and quality control including off-site reuse and disposal</li> <li>detail of waste management including manure and disposal of dead poultry for the proposal</li> <li>the measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the <i>NSW Waste Avoidance and Sustainable Materials Strategy 2041</i>.</li> </ul> </li> </ul>	Outline of the project and justification	Section 6.11
	<ul style="list-style-type: none"> <li>air quality – including <ul style="list-style-type: none"> <li>a description of all potential sources of air and odour emissions during construction and operation</li> <li>a quantitative assessment of the potential cumulative air quality, dust and odour impacts of this development and nearby development, during both construction and operation, in accordance with relevant Environment Protection Authority guidelines, including Approved Methods for Modelling and Assessment of Air Pollutants in NSW 2022.</li> </ul> </li> </ul>	Air Quality Management Report	Section 6.5 Appendix H

ISSUE	SPECIFIC REQUEST	INFLUENCE ON THE EIS	RELEVANT EIS SECTION
	<ul style="list-style-type: none"> <li>- a description and appraisal of air quality impact mitigation and monitoring measures.</li> </ul>		
	<ul style="list-style-type: none"> <li>• hazards and risk – including:               <ul style="list-style-type: none"> <li>- a preliminary risk screening completed in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 3 and Applying SEPP 33 (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should preliminary screening indicate that the project is "potentially hazardous" a Preliminary Hazard Analysis (PHA) must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011).</li> </ul> </li> </ul>	Chemical use and storage	Section 6.9 Appendix K
	<ul style="list-style-type: none"> <li>• noise and vibration – including:               <ul style="list-style-type: none"> <li>- a description of all potential noise and vibration sources during construction and operation, including road traffic noise</li> <li>- a noise and vibration assessment in accordance with the relevant Environment Protection Authority guidelines</li> <li>- a description and appraisal of noise and vibration mitigation and monitoring measures.</li> </ul> </li> </ul>	Noise and Vibration Impact Assessment	Section 6.6 Appendix I

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	<ul style="list-style-type: none"> <li>soil and water – including:               <ul style="list-style-type: none"> <li>a description of local soils, topography, drainage and landscapes</li> <li>details of water usage for the proposal including existing and proposed water licencing requirements in accordance with the Water Act 1912 and/or the Water Management Act 2000</li> <li>an assessment of potential impacts on floodplain and stormwater management and any impact to flooding in the catchment</li> <li>details of sediment and erosion controls</li> <li>a detailed site water balance</li> <li>an assessment of potential impacts on the quality and quantity of surface and groundwater resources</li> <li>details of the proposed stormwater and wastewater management systems (including sewage), water monitoring program and other measures to mitigate surface and groundwater impacts</li> <li>a description and appraisal of impact mitigation and monitoring measures.</li> </ul> </li> </ul>	Physical environment and Groundwater Assessment	Section 2.5
	<ul style="list-style-type: none"> <li>traffic and transport – including:               <ul style="list-style-type: none"> <li>details of road transport routes and access to the site</li> </ul> </li> </ul>	Traffic Impact Assessment	Section 6.7, Appendix G

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	<ul style="list-style-type: none"> <li>- road traffic predictions for the development during construction and operation</li> <li>- an assessment of impacts to the safety and function of the road network and the details of any road upgrades required for the development.</li> </ul>		
	<ul style="list-style-type: none"> <li>• biodiversity – including: <ul style="list-style-type: none"> <li>- including a description of any potential vegetation clearing needed to undertake the proposal and any impacts on flora and fauna.</li> </ul> </li> </ul>	Flora and Fauna Assessment	Section 6.1, Appendix D
	<ul style="list-style-type: none"> <li>• food safety – including details of how the proposed development would meet the relevant Australia Standards and NSW Food Authority Standards in relation to meat handling and processing.</li> </ul>	Environmental Management and Quality Assurance	Section 6.14
	<ul style="list-style-type: none"> <li>• visual – including an impact assessment at private receptors and public vantage points.</li> </ul>	Visual Impacts	Section 6.8
	<ul style="list-style-type: none"> <li>• heritage – including Aboriginal and non-Aboriginal cultural heritage.</li> </ul>	Cultural Heritage	Section 6.2, Appendix E
<b>Environmental Planning Instruments and other policies</b>	<p>The EIS must assess the proposal against the relevant environmental planning instruments, including but not limited to:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>• State Environmental Planning Policy (Primary Production) 2021</li> </ul>	Statutory Requirements	Section 4.1

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	<ul style="list-style-type: none"> <li>Tamworth Regional Local Environmental Plan 2010</li> <li>Relevant development control plans and section 7.11 plans.</li> </ul>		
<b>Guidelines</b>	<p>During the preparation of the EIS you should consult the Department's Register of Development Assessment Guidelines which is available on the Department's website at <a href="https://www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Industries">https://www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Industries</a>. Whilst not exhaustive, this Register contains some of the guidelines, policies, and plans that must be taken into account in the environmental assessment of the proposed development.</p>	Noted	The whole document
<b>Consultation</b>	<p>During the preparation of the EIS, you must consult the relevant local, State and Commonwealth government authorities, service providers and community groups, and address any issues they may raise in the EIS. In particular, you should consult with the:</p> <ul style="list-style-type: none"> <li>Department of Climate Change, Energy, the Environment and Water, specifically the: <ul style="list-style-type: none"> <li>Environment Protection Authority</li> </ul> </li> <li>Department of Regional NSW, specifically: <ul style="list-style-type: none"> <li>Department of Primary Industries – Agriculture</li> </ul> </li> <li>Transport for NSW</li> <li>NSW Rural Fire Service</li> <li>Tamworth Local Aboriginal Land Council</li> <li>Tamworth Regional Council</li> </ul>	Each of these groups has been consulted either through the SEARs, consultation through cultural heritage assessment and through communication with landowners.	Section 5

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	<ul style="list-style-type: none"> <li>the surrounding landowners and occupiers that are likely to be impacted by the proposal.</li> </ul> <p>Details of the consultation carried out and issues raised must be included in the EIS. Details of the consultation carried out and issues raised must be included in the EIS.</p>		



## NSW Environment Protection Authority

NSW Environment Protection Authority provided written advice (dated 8 May 2024) outlining key information requirements to be included as part of the EIS which was included as part of the SEARs. Table 1 identifies these requirements and where they are addressed within the EIS.

Table 1: Biodiversity, Conservation and Science Directorate Requirements

ISSUE	SPECIFIC REQUEST	INFLUENCE ON THE EIS	RELEVANT EIS SECTION
1. Environmental impacts of the project	<p>1.1. The EIS must address the requirements of Section 45 of the <i>Protection of the Environment Operations Act 1997</i> (POEO Act) by determining the extent of each impact and providing sufficient information to enable the EPA to determine appropriate conditions, limits and monitoring requirements for an Environment Protection Licence (EPL).</p> <p>1.2. Impacts related to the following environmental issues need to be assessed, quantified and reported on:</p> <ul style="list-style-type: none"> <li>• Air Issues, including odour: air quality including dust and odour generation from the operation on the surrounding landscape and/or community;</li> <li>• Noise and vibration impacts associated with operational noise particularly machinery and plant movements;</li> <li>• Waste including hazardous materials and radiation. Consideration needs to be given to disposal options for general waste, sanitary waste as well as hazardous materials and radiation, where relevant.</li> <li>• Water and Soils including site water balance and sediment and erosion controls during construction and operation phases.</li> </ul> <p>The Environmental Impact Statement (EIS) should address the specific requirements outlined under each heading below and assess impacts in accordance with the relevant guidelines mentioned.</p>	Environmental impacts	6.4, 6.5, 6.6, 6.11
2. Licensing requirements	<p>2.1. The development is a scheduled activity under the Protection of the Environment Operations Act 1997 (POEO Act) and will therefore require an Environment Protection Licence (EPL) if approval is granted.</p> <p>2.2. Should project approval be granted, the proponent will need to make an application to the EPA for its EPL for the proposed facility prior to undertaking any on site works. Additional information is available through the EPA Guide to Licensing document (<a href="http://www.epa.nsw.gov.au/licensing/licenceguide.htm">www.epa.nsw.gov.au/licensing/licenceguide.htm</a>).</p>	Environmental impacts	Noted.

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3. Air issues	<p>3.1. The EIS must demonstrate the proposal's ability to comply with the relevant regulatory framework, specifically the Protection of the Environment Operations (POEO) Act 1997 and the POEO (Clean Air) Regulation 2022. Particular consideration should be given to section 129 of the POEO Act concerning control of "offensive odour".</p> <p>3.2 The EIS must include an air quality impact assessment (AQIA). The AQIA must be carried out in accordance with the document, Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (2022), available at:<a href="https://www.epa.nsw.gov.au/your-environment/air/industrial-emissions/approved-methodsfor-the-modelling-and-assessment-of-air-pollutants">https://www.epa.nsw.gov.au/your-environment/air/industrial-emissions/approved-methodsfor-the-modelling-and-assessment-of-air-pollutants</a>.</p> <p>3.3. The EIS must detail emission control techniques/practices that will be employed at the site and identify how the proposed control techniques/practices will meet the requirements of the POEO Act, POEO (Clean Air) Regulation and associated air quality limits or guideline criteria.</p> <p><b>Odour</b></p> <p>3.4. An investigation and assessment of odour impacts likely to be associated with cold air drainage effects on all identified and potential receivers.</p> <p>3.5. A requirement to install a meteorological station as soon as possible on or near the site to obtain site-specific meteorological data for a minimum of 3 months and ideally 6 to 12 months to aid in refining odour assessment and modelling.</p> <p>3.6. Collection of wind speed data using an ultrasonic wind speed sensor to ensure accurate representation of low wind speed frequencies to allow more accurate prediction of likely katabatic impacts on receivers.</p> <p>3.7. Include a consideration of 'worst case' emission scenarios, and sensitivity analysis around the timing of peak emissions.</p> <p>3.8. Air dispersion modelling must be conducted in accordance with:</p> <p>3.8.1 Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (2016) <a href="https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/air/approvedmethods-for-modelling-and-assessment-of-air-pollutants-in-nsw-160666.pdf">https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/air/approvedmethods-for-modelling-and-assessment-of-air-pollutants-in-nsw-160666.pdf</a> ; and</p> <p>3.8.2 Generic Guidance and Optimum Model Settings for the CALPUFF Modelling System for Inclusion into the 'Approved Methods for the Modelling and Assessments of Air Pollutants in NSW Australia' (TRC Environmental Corporation, 2011) <a href="https://www.epa.nsw.gov.au/~media/EPA/Corporate%20Site/resources/air/CALPUFFModelGuidance.ashx">https://www.epa.nsw.gov.au/~media/EPA/Corporate%20Site/resources/air/CALPUFFModelGuidance.ashx</a></p>	Air Quality	6.5 Appendix H

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	<p>3.9. Demonstrate the proposal's ability to comply with the relevant regulatory framework, specifically the Protection of the Environment Operations (POEO) Act 1997 and the POEO (Clean Air) Regulation 2022. Particular consideration should be given to section 129 of the POEO Act concerning control of "offensive odour".</p> <p>3.10. Odour emissions must be assessed in accordance with the Technical Framework – Assessment and Management of Odour from Stationary Sources in NSW and/or the Technical Notes – Assessment and Management of Odour from Stationary Sources in NSW (DEC, 2006) available at:  <a href="https://www.epa.nsw.gov.au/your-environment/air/industrial-emissions/managingodour/technical-framework-odour">https://www.epa.nsw.gov.au/your-environment/air/industrial-emissions/managingodour/technical-framework-odour</a>.</p> <p>3.11. Detail emission control techniques/practices that will be employed by the proposal.</p>		
4. Odour	<p><b>Odour</b></p> <p>4.1. An investigation and assessment of odour impacts likely to be associated with cold air drainage effects on all identified and potential receivers.</p> <p>4.2. A requirement to install a meteorological station as soon as possible on or near the site to obtain site-specific meteorological data for a minimum of 3 months and ideally 6 to 12 months to aid in refining odour assessment and modelling.</p> <p>4.3. Collection of wind speed data using an ultrasonic wind speed sensor to ensure accurate representation of low wind speed frequencies to allow more accurate prediction of likely katabatic impacts on receivers.</p> <p>4.4. Include a consideration of 'worst case' emission scenarios, and sensitivity analysis around the timing of peak emissions.</p> <p>4.5. Air dispersion modelling must be conducted in accordance with:          Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (2016)  <a href="https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/air/approvedmethods-for-modelling-and-assessment-of-air-pollutants-in-nsw-160666.pdf">https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/air/approvedmethods-for-modelling-and-assessment-of-air-pollutants-in-nsw-160666.pdf</a> ; and          Generic Guidance and Optimum Model Settings for the CALPUFF Modelling System for Inclusion into the 'Approved Methods for the Modelling and Assessments of Air Pollutants in NSW Australia' (TRC Environmental Corporation, 2011)  <a href="https://www.epa.nsw.gov.au/~/_media/EPA/Corporate%20Site/resources/air/CALPUFFModelGuidance.ashx">https://www.epa.nsw.gov.au/~/_media/EPA/Corporate%20Site/resources/air/CALPUFFModelGuidance.ashx</a></p>	Air Quality	6.5 Appendix H

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	<p>4.6. Demonstrate the proposal's ability to comply with the relevant regulatory framework, specifically the Protection of the Environment Operations (POEO) Act 1997 and the POEO (Clean Air) Regulation 2022. Particular consideration should be given to section 129 of the POEO Act concerning control of "offensive odour".</p> <p>4.7. Odour emissions must be assessed in accordance with the Technical Framework – Assessment and Management of Odour from Stationary Sources in NSW and/or the Technical Notes – Assessment and Management of Odour from Stationary Sources in NSW (DEC, 2006) available at: <a href="https://www.epa.nsw.gov.au/your-environment/air/industrial-emissions/managingodour/technical-framework-odour">https://www.epa.nsw.gov.au/your-environment/air/industrial-emissions/managingodour/technical-framework-odour</a>.</p> <p>4.8. Detail emission control techniques/practices that will be employed by the proposal.</p>		
5. Noise and Vibration	<p>The EIS must assess the following noise and vibration aspects of the proposed development</p> <p>5.1. Construction noise associated with the proposed development should be assessed using the Interim Construction Noise Guideline (DECC, 2009). These are available at: <a href="https://www.environment.nsw.gov.au/resources/noise/09265cng.pdf">https://www.environment.nsw.gov.au/resources/noise/09265cng.pdf</a></p> <p>5.2. Vibration from all activities (including construction and operation) to be undertaken on the premises should be assessed using the guidelines contained in the Assessing Vibration: a technical guideline (DEC, 2006). These are available at: <a href="https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/noise/vibrationguide0643.pdf">https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/noise/vibrationguide0643.pdf</a></p> <p>5.3. If blasting is required for any reasons during the construction or operational stage of the proposed development, blast impacts should be demonstrated to be capable of complying with the guidelines contained in Australian and New Zealand Environment Council – Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration (ANZEC, 1990). These are available at: <a href="https://www.environment.nsw.gov.au/resources/noise/anzecblasting.pdf">https://www.environment.nsw.gov.au/resources/noise/anzecblasting.pdf</a></p> <p>5.4. Operational noise from all industrial activities (including private haul roads and private railway lines) to be undertaken on the premises should be assessed using the guidelines contained in the NSW Noise Policy for Industry (EPA, 2017). <a href="https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-forindustry-(2017)">https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-forindustry-(2017)</a></p> <p>5.5. Noise on public roads from increased road traffic generated by land use developments should be assessed using the guidelines contained in the NSW Road Noise Policy and associated application notes (EPA, 2011). <a href="https://www.epa.nsw.gov.au/yourenvironment/noise/transport-noise">https://www.epa.nsw.gov.au/yourenvironment/noise/transport-noise</a></p>	Noise and vibration impacts	6.6 Appendix I

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6. Waste, chemicals and hazardous materials and radiation	<p>6.1. The EIS must assess all aspects of waste generation, management and disposal associated with the proposed development.</p> <p>6.2. The EIS must demonstrate compliance with all regulatory requirements outlined in the POEO Act and associated waste regulations.</p> <p>6.3. The EIS must identify, characterise and classify the following in accordance with the EPA's Waste Classification Guidelines (2014) and associated addendums:</p> <ul style="list-style-type: none"> <li>(i) all waste that will be generated onsite through excavation, demolition or construction activities, including proposed quantities of the waste;</li> <li>(ii) all waste that is proposed to be disposed of to an offsite location, including proposed quantities of the waste and the disposal locations for the waste. This includes waste that is intended for re-use or recycling.</li> </ul> <p>Note: The EPA's Waste Classification Guidelines (2014) and associated addendums are available at: <a href="https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste">https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste</a></p> <p>6.4. The EIS must outline contingency plans for any event that may result in environmental harm, such as excessive stockpiling of material, or dirty water volumes exceeding the storage capacity available on-site.</p> <p>6.5. The EIS must demonstrate that appropriate spill containment will be provided for storage, filling and loading of all fuels and other chemicals to be used on site, in accordance with the relevant Australian Standard.</p>	Waste Management and Chemical Use and Storage	6.9, 6.11
7. Water	<p>7.1. The EIS must demonstrate how the proposed development will meet the requirements of section 120 of the POEO Act.</p> <p>7.2. The EIS must include a water balance for the development including water requirements (quantity, quality and source(s)) and proposed storm and wastewater disposal, including type, volumes, proposed treatment and management methods and re-use options.</p> <p>7.3. If the proposed development intends to discharge waters to the environment, the EIS must demonstrate how the discharge(s) will be managed in terms of water quantity, quality and frequency of discharge and include an impact assessment of the discharge on the receiving environment. This should include:</p> <ul style="list-style-type: none"> <li>• Description of the proposal including position of any intakes and discharges, volumes, water quality and frequency of all water discharges.</li> </ul>	Water supply and stormwater management	3.5.3, 6.4

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	<ul style="list-style-type: none"> <li>• Description of the receiving waters including upstream and downstream water quality as well as any other water users.</li> <li>• Demonstration that all practical options to avoid discharge have been implemented and environmental impact minimised where discharge is necessary.</li> </ul> <p>7.4. The EIS must refer to Water Quality Objectives for the receiving waters and indicators and associated trigger values or criteria for the identified environmental values of the receiving environment. This information should be sourced from the ANZECC (2018) Guidelines for Fresh and Marine Water Quality, available at: <a href="https://www.waterquality.gov.au/anzguidelines">https://www.waterquality.gov.au/anzguidelines</a></p> <p>7.5. The EIS must describe how stormwater will be managed in all phases of the project, including details of how stormwater and runoff will be managed to minimise pollution. Information should include measures to be implemented to minimise erosion, leachate and sediment mobilisation at the site. The EIS should consider the guidelines Managing urban stormwater: soils and construction, vol. 1 (Landcom 2004) and vol. 2 (A. Installation of services; C. Unsealed roads; D. Main Roads; E. Mines and quarries) (DECC, 2008).</p> <p>7.6. The EIS must describe any water quality monitoring programs to be carried out at the project site. Water quality monitoring should be undertaken in accordance with the Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004) which is available at: <a href="https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/water/approvedmethodswater.pdf">https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/water/approvedmethodswater.pdf</a></p>		