PSA CONSULTING

AAM BECTIVE SOUTH POULTRY FARM

ENVIRONMENTAL IMPACT ASSESSMENT

02 January 2025

AAM

LAND USE PLANNING | DEVELOPMENT APPROVALS | TRANSPORT PLANNING | TRAFFIC ENGINEERING | PROGAM MANAGEMENT | INFRASTRUCTURE

DOCUMENT CONTROL

Document: Project Name: Environmental Impact Assessment
PSA Job Number: 1716
Report Name: AAM BECTIVE SOUTH POULTRY FARM

This document has been prepared for:

Contact: Mr Adrian Kelly
Project Coordinator

PO Box 1704
New Farm QLD 4005
www.agribiz.global

This document has been prepared by:

Contact: David Ireland
PSA Consulting (Australia) Pty Ltd
PO Box 10824, Adelaide Street, Brisbane QLD 4000
Telephone: +61 7 3220 0288
david@psaconsult.com.au
www.psaconsult.com.au

REVISION HISTORY

VERSION	DATE	DETAILS	AUTHOR	AUTHORISATION
V4	2 January 2025	FINAL	CLIFF SCHMIDT	[redacted] DAVID IRELAND

GENERAL DISCLAIMER

The information contained in this document produced by PSA Consulting (Australia) Pty Ltd is for the use of the AAM Investment Group for the purpose for which it has been prepared and PSA Consulting (Australia) Pty Ltd undertakes no duty of care to or accepts responsibility to any third party who may rely upon this document.

SIGNED DECLARATION

PROJECT DETAILS		
Project name	AAM Bective South Poultry Farm	
Address of the land in respect of which the development application is made	2432 Oxley Highway, Bective NSW 161 on DP755319 (poultry farm footprint) 5 and 147 on DP755319 and 1 on DP127958 (internal access driveway) 34, 51, 61, 69 and 190 on DP755319, 1 on DP1241646 and 12 on DP127893 (water supply pipeline)	
APPLICANT DETAILS		
Applicant name	AAM Investment Group (AAM)	
Applicant address	Level 12 1 Eagle Street Brisbane Qld 4000	
DETAILS OF PEOPLE BY WHOM THIS EIS WAS PREPARED		
Names and professional qualifications	**David Ireland** Bachelor of Environmental Science (Hons) JCU	**Cliff Schmidt** Bachelor of Urban and Regional Town Planning (Hons) UQ Graduate Diploma of Property Studies UQ
Address	PSA Consulting L20 / 127 Creek Street, Brisbane, QLD, 4000	
DECLARATION		
Name	David Ireland	
Registration Number	RPIA #7775	
Organisation	Planning Institute of Australia	
Declaration	The undersigned declares that this EIS: • has been prepared in accordance with the *Environmental Planning and Assessment Regulation 2021*; • contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the EIS relates; and • does not contain information that is false or misleading.	
Signature	[redacted]	
Date	2 January 2025	

EXECUTIVE SUMMARY

AAM Investment Group (AAM) is seeking development consent to develop a new broiler (meat chicken) farm on land at 2432 Oxley Highway, Bective NSW. The broiler farm will consist of 18 broiler sheds and a maximum population of 1,236,150 broilers. PSA Consulting has been engaged to prepare this Environmental Impact Statement (EIS) to accompany a Development Application under Part 4 of the *Environment Planning and Assessment Act 1979*.

Poultry Consumption and Demand

Research undertaken by the Australian Bureau of Agricultural and Resource Economics and Sciences (ABARES) indicates that total chicken meat consumption in Australia has increased by an average of 5% per annum over the 10 years to 2022-23, representing 45% of total meat consumption. This increase is forecast to continue. In response to the projected demand for chicken meat products in the Australian marketplace, there is a need to increase production, bird numbers, growing space and processing capacity.

AAM, Local and State Governments have identified the Tamworth and the New England Region as an ideal location to provide the additional broiler farming growing space to meet the required increase in production capacity. This is due to the existing accumulation of high value poultry assets, geographic benefits, infrastructure and commercial attributes in this location. AAM will function as a contract farmer with Baiada Poultry (Baiada). Baiada has recently commenced works on their State Significant Development Approval (SSD9394) issued by the NSW Department of Planning, Housing and Infrastructure for a new integrated poultry processing facility (Oakburn) in Tamworth. This facility has the capacity to process up to 3 million broilers a week.

Core Project Objectives

The core objectives of the project are as follows:

- Construction of the Bective South Poultry Farm consisting of 18 best in class broiler sheds with a maximum capacity of 1,236,150 broiler chickens;
- Support broiler farming expansion within the New England Region;
- Provide additional broilers to meet the projected growth in demand for chicken meat products in Australia; and
- Diversification of Bective Station's agricultural operations.

Project Alternatives

The alternatives to carrying out the development include:

1. Do nothing;
2. Expanding operations on existing broiler farms; and
3. Construction of a poultry farm in an alternate location within the region.

The proposed development provides a superior, diversified and sustainable option assisting the necessary expansion of broiler farming. This will make a significant contribution to the supply of the forecast growth in demand and required supply at the approved Oakburn Processing Plant. In addition, due to the increase in broiler production required, the alternatives identified above are already being explored by other growers and will all play a part in the poultry hub expansion.

As part of AAM's strategy of strategic sustainable investments, the project will incorporate significant points of difference compared to the other broiler sheds in the New England Region. These include the use of vertical ventilation fans located at the end of the broiler sheds enabling air to be exhausted vertically rather than horizontally. The design of the buildings incorporates the latest technology, including the latest heating technology and uprated shed construction techniques, reducing fossil fuel usage, whilst providing an improved environment within the broiler sheds. This investment in technology has been used in other AAM investments and has shown significant benefits in terms of energy efficiency, reducing the risk of odour impacts, and improving bird welfare.

Further, as demonstrated within the EIS, the proposed development can be undertaken in a manner consistent with applicable environmental and planning safe-guards and standards and as such, the project is clearly the best option to achieve the core objectives.

Land Use Planning and Permissibility

Under the *Tamworth Regional Local Environmental Plan 2010,* the subject site is located within the RU1 Primary Production Zone. The development falls under the definition of ***intensive livestock agriculture*** and is Permitted with Consent.

The development falls within the scope of Designated Development under Item 21 Intensive Livestock Agriculture of Schedule 3 of the *Environmental Planning and Assessment Regulation 2000* and accordingly requires the preparation of an Environmental Impact Statement (EIS).

Consultation Activities

In preparing the EIS, consultation has been undertaken with Authorities, Stakeholders and the local community. The consultation gave Stakeholders an opportunity to provide feedback concerning the project which was considered as part of the finalisation of the project design and assessment process.

The consultation undertaken showed that there was general interest in the project and the activities undertaken increased community awareness. During consultation, the immediate local community raised concerns regarding the potential amenity impacts of the operation on the surrounding properties such as traffic, odour, and property values. These concerns raised from the neighbouring stakeholders have been addressed as part of the project design and assessment processes.

Assessment of Potential Environmental Impacts

AAM has engaged with leading industry experts to design a low impact, best in class, broiler poultry farm. Assessment of the proposed development has been undertaken and has demonstrated that the project will not result in any significant or unacceptable detrimental impacts upon the community, economy and receiving environment. Further details on the various assessments undertaken are provided below.

ASSESSMENT	RESULTS
Biodiversity	A Biodiversity Assessment Report has been prepared by Wildthing Environmental Consultant to review the potential biodiversity impacts of the project. The site has been predominantly cleared and use for extensive agricultural activities including cropping and grazing. The direct impacts arising from the project include the removal of 31.55ha of cropping land, 0.86ha of disturbed grassland and 0.03ha of PCT 433 – White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region within the road reserve of Soldiers Settlement Road from the access road. Avoidance of these trees was considered however, this is not possible due to compliance with the necessary sight distances for access vehicles. The Flora and Fauna Assessment concludes that the impact of the project is a small incremental modification of habitat for a number of threatened species, however, given the relatively small size of the impact, current disturbance and mitigation measures the proposal is unlikely to significantly impact any addressed threatened species or community.
Aboriginal Cultural Heritage	OzArk Environment & Heritage (OzArk) was engaged to undertake an Aboriginal Due Diligence Assessment. No Aboriginal sites were identified or recorded within the study area and the lack of Aboriginal objects can be attributed to several factors including distance from a permanent or semi-permanent watercourse, a lack of landforms with archaeological potential, and the severity of disturbances through long-term agricultural practices.

ASSESSMENT	RESULTS
	The Due Diligence Assessment concludes that while the proposed works will have an impact on the ground surface, no Aboriginal objects or intact archaeological deposits are likely to be harmed. Accordingly, an Aboriginal Heritage Impact Permit application is not necessary, and development may proceed with caution.
Contamination	A search of the NSW EPA Contaminated Land Database has confirmed that the site is not listed as a contaminated land. In addition, the site has been historically cleared and has been used for cropping, and grazing activities. Based on historic aerial photography, the impact areas associated with the development are located on land that has been in agricultural production since at least 1968 and has not been used of any industrial or rural industry purposes which would indicate a risk of contamination. Accordingly, the site is expected to be of minimal risk use to contamination.
Stormwater Management	A Stormwater Management Strategy for the proposed broiler farm has been prepared by Bath Stewart Associates. Stormwater flows around the broiler farm will be collected via a series of swales running between the sheds and then directed through a network of stormwater pits, pipes, and open channels to the open swale drains along either side of the broiler farm. The drains will discharge to a turkey's nest type dam. The dam's spillway will discharge stormwater as overland flows to the paddocks located on the northern low side of the farm. The stormwater was modelled to ensure that there is no worsening of post development flows compared to existing conditions. With respect to stormwater quality, the internal shed areas are entirely separated from interaction with stormwater or roof water. The stormwater runoff is therefore expected to be of high quality, similar to the quality of water runoff from the surrounding area, and as such unable to cause issues of water contamination in waterways or water dependent ecosystems. Rainfall runoff from the shed roofs and from some of the surrounding external surfaces will be directed into the grassed swales running between the sheds and discharged into the external drainage channel surrounding the farm. These swales are expected to provide sufficient water quality treatment to the potential pollutant loads associated with farm operations. Given the controlled environment in which the proposed poultry broiler farm will operate, along with the approval and licensing conditions it will need to comply with, the proposed poultry farm will pose a minimal risk with respect to stormwater quality.
Air Quality	An Air Quality Impact Assessment was undertaken by Astute Environmental. The assessment reviewed the proposed operations in conjunction with the cumulative impacts from surrounding broiler farms based on the past 5 years of meteorological data. The Assessment indicates that the proposed development modelled cumulatively with the surrounding broiler farms would not lead to any exceedances of the odour criterion (5 ou) at the nearest sensitive receptors. Similarly, the assessment of dust emissions shows that then predicted no additional days above the relevant criterion due to the operation of the proposed broiler farm.
Noise and Vibration Impact Assessment	A Noise and Vibration Impact Assessment has been prepared by SoundIN to assess the potential noise impacts of the proposed development against the relevant acoustic criteria. Noise impacts associated with the operation of the proposal have been assessed in general accordance with the NSW Noise Policy for Industry (NPfI). A computer noise model has been developed to predict operational noise levels at sensitive receivers. Noise modelling indicates that operational noise levels comply with the established noise trigger levels at all receivers.

ASSESSMENT	RESULTS
	Road noise impacts associated with the proposal have been assessed in accordance with the NSW Road Noise Policy (RNP). Predicted road noise levels associated with traffic generated by the proposal comply with the RNP at all times.
Traffic	A Traffic Impact Assessment has been prepared by PSA Consulting which reviewed the proposed development and its impacts on the existing road network. The assessment demonstrates that the traffic generated by the proposed broiler farm and the use of Soldiers Settlement Road as the site access will efficiently provide for all heavy and light vehicles associated with operations. Soldiers Settlement Road is not currently identified as a B-Double Route and approval from the NHVR will be required prior to use. Soldier Settlement Road connects to the Oxley Highway approximately 4.6km East of the site, where a majority of the haulage vehicles will travel to and from the South to destinations including the Oakburn Processing Plant (via Goddard Lane), the Tangaratta Feedmill (via Bowlers Lane) and the Country Road Hatchery (via Country Road). The Traffic Impact Assessment demonstrates that no works are required at the Oxley Highway/ Soldiers Settlement Road intersection as a Basic Left Turn treatment and Basic Right Turn treatment in accordance with Austroads Guide to Road Design are sufficient to cater for the development trip generation. To prevent a potential conflict with vehicles coming from Gidley Siding Road and vehicles turning right to Soldiers Settlement Road, it is recommended that a Give Way line and Signage be installed at Gidley Siding Road.
Visual Impacts	The proposed broiler farm is setback approximately 1km from Oxley Highway to the north and 1.5km to Soldiers Settlement Road to the south. As a result of these setbacks, existing vegetation, the proposed landscape planting, and the low profile of the proposed broiler sheds, the development is not expected to have a significant visual impact when viewed from public roads. Similarly, the nearest rural dwelling is located approximately 0.8km to the west of the proposed broiler farm and as such the potential visually impact is expected to be significantly reduced due to the distance, intervening remnant vegetation, and the planted landscape buffers.
Chemical use and Storage	A SEPP 33 Screening Assessment and Preliminary Hazard Assessment was undertaken by Advitech Consulting Pty Ltd. The screening assessment demonstrates that the quantities of diesel, water treatment chemicals and sanitisers are minor quantities well below the respective screening thresholds in the Applying SEPP 33 Guideline and are not considered to pose a hazard risk. As the storage of LPG exceeds the specified threshold, a Preliminary Hazard Assessment for LPG is required. The proposed broiler farm requires Liquified Petroleum Gas (LPG) in order to provide heating for the broilers during the cooler months. The PHA has been prepared based on the proposed storage of LPG on the broiler farm in accordance with the Hazardous Industry Planning Advisory paper (HIPAP) No. 4(2) and No. 6(3). Based on the analysis conducted, it is concluded that the risk at the site boundary will not exceed the acceptable risk criteria and as such, the site would only be classified as potentially hazardous development and could proceed subject to development consent. Mitigation measures have also been proposed to minimise and residual risk and ensure dangerous goods are safely used and stored on the site.
Bushfire	A Bushfire Risk Assessment was undertaken by Firebird ecoSultants Pty Ltd. The assessment was undertaken in accordance with the Rural Fire Services guidelines. The results require the implementation of a 10m asset protection zone (APZ) for the broiler farm and 50m APZ for

ASSESSMENT	RESULTS
	the managers residences. With the implementation of the APZs and other mitigation measures, the managers residences have a BAL rating of BAL-LOW and accordingly comply with *Planning for Bush Fire Protection 2019*.
Biosecurity and Animal Welfare	AAM endorses high standards for animal welfare and biosecurity which follow the procedures and requirements set out in the following documents. • Construct the farm in accordance with the *National Standards for Chicken Facility Standard Barn Sheds - New Building* Projects by Baiada (dated 03 June 2024). • Operate the poultry farm in accordance with the following documents (or as amended from time to time): - *Minimum Operating Standards Broiler Farming* by Baiada (dated 11 January 2022). - *National Farm Biosecurity Manual for Chicken Growers* produced by the Australian Chicken Meat Federation Inc (dated May 2020)**.** - *Baiada National Biosecurity Manual (*dated 19 June 2023)*.* - *National Water Biosecurity Manual – Poultry Production (Department of* Agriculture*, Fisheries and Forestry [DAFF] 2009).* - *National Standards for Chicken Facility Standard Barn Sheds - New* Building Projects by Baiada (dated 03 June 2024). - *National Animal Welfare Standards for the Chicken Meat Industry (Australian Poultry Cooperate Research Centre [Australian Poultry CRC] 2008).* - *RSPCA* Approved Farming Scheme Standard - Meat Chickens - *AUGUST* 2020 v1.1. - *Model Code of Practice for the Welfare of Animals, Domestic Poultry (Primary Industries Standing Committee 2002) (Model Code of Practice).* - *Model Code of Practice for the Welfare of Animals, Land Transport of Poultry (Primary Industries Standing Committee 2006).*
Economic and Social Impacts	The development will have a positive economic impact in terms of significant construction works and ongoing employment opportunities for local residents. The Estimated Development Cost of the project is $29.974 million, a majority of which is associated with construction of the proposed broiler farm. In this regard, it is estimated that the project will create 20 construction jobs to deliver the project, as well as indirect opportunities for local trades. Once operational, the project will create six (6) full time equivalent (FTE) positions. In addition to the direct employment, the broiler farm will create additional opportunities for numerous contractors who support broiler farming including transport contractors, live broiler collection crew, broiler shed cleaning and set up crews, and maintenance contractors including electrician and plumbers, etc. With consideration of these employment opportunities, the project will have a positive economic impact and employment impact for the region. AAM will utilise the latest technologies and best in class designs to minimise impacts. The EIS has considered the impact on the nearby sensitive receptors and has found that the potential impacts are within the accepted standards, including for odour, noise and traffic. The proposed development will be in keeping with the local rural area in terms of height, setbacks and visual amenity. With respect to social impacts, the findings of the detailed technical assessments undertaken demonstrate that construction of the proposed broiler farm is unlikely to have significant

ASSESSMENT	RESULTS
	negative social impacts provided the proposed mitigation and management measures documented in this EIS are implemented. Considering the positive impacts, particularly in relation to economic investment and local employment opportunities it is considered that the broiler farm will have a sustainable positive social outcome overall.

Site Suitability

As demonstrated in this EIS, the site specifically, and the Tamworth Region more broadly provides a combination of critical factors which make it an ideal location for construction of a new broiler farm. The primary factor driving the development of a broiler farm in this location is the proximity of the Oakburn Processing Plant making broiler farming on the site very efficient through significant reductions in transportation time. This has significant benefits with respect to reducing transport costs, reducing greenhouse emissions, and improving animal welfare.

The site has been subject to various technical investigations which have confirmed that there are no site-based, biophysical, cultural or operational constraints which would limit physical development, or operations of the farm. Further, technical assessments have also shown that the site is able to be adequately serviced by the necessary supporting infrastructure including, water supply, wastewater disposal, power and road networks.

With respect to potential amenity impacts, detailed investigations have been undertaken with respect to noise, odour, social and economic aspects which have shown the proposed development will operate within the relevant statutory criteria and will have positive economic impacts in terms of employment, capital expenditure and local spending on goods and services.

Accordingly, the proposed site is an ideal location for the establishment of a broiler farm.

Conclusion and Recommendation

This EIS provides an assessment of the proposed development against the relevant matters for consideration under Clause 4.15 of the *Environment Planning and Assessment Act 1979* and demonstrates that the proposed broiler farm complies with the relevant statutory planning instruments and will not result in significant or unacceptable adverse environmental impacts. The proposal capitalises on the locational features of the site which make it an ideal location for a broiler farm and will support the ongoing expansion of the broader broiler hub and economic development in the Tamworth and New England Region. Where potential impacts have been identified, suitable mitigation and management measures have been implemented. Accordingly, the proposed development is recommended for approval.

APPENDIX

TABLES

LIST OF ACRONYMS

ABARES	Australian Bureau of Agricultural and Resource Economics and Sciences
APZ	Asset Protection Zone
BAM	Biodiversity Assessment Method
CBD	Central Business District
EAD	Emergency Animal Disease
EE	Essential Energy
EIS	Environmental Impact Statement
EPL	Environmental Protection License
EDC	Estimated Development Cost
FTE	Full Time Equivalent
Ha	Hectare
LEP	Local Environmental Plan
LGA	Local Government Area
LLS	Local Land Services
LPG	Liquid Petroleum Gas
NHVR	National Heavy Vehicle Regulator
NSW	New South Wales
PBP	Planning For Bushfire Protection
RFS	Rural Fire Service
SEARS	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SSD	State Significant Development
SSDA	State Significant Development Application
TfNSW	Transport for NSW
TRC	Tamworth Regional Council
TRLEP	Tamworth Regional Local Environmental Plan 2010
VPD	Vehicles Per Day

1 INTRODUCTION

1.1 APPLICANT DETAILS

The Applicant for this development application is Agricultural Asset Management Pty Ltd (AgAM), a wholly owned subsidiary of AAM Investment Group Pty Ltd (AAM). AAM is a large-scale, wholly Australian-owned operator and provider of strategic investment, asset management and operational management services to Australia's agricultural industry. At the heart of the AAM business is a steadfast belief in the strength and long-term performance of Australian agriculture, and a commitment to promoting change-making investments in the industry.

The Applicant will enter into contracts with Baiada Poultry (Baiada) to supply broilers (meat chickens) from the proposed broiler farm to the Oakburn Processing Facility in Tamworth. The Applicant's details are provided in **Table 1** below.

Table 1: Applicant Details

DECLARATION	
Applicant	AAM Investment Group
Postal Address	Level 33, 123 Eagle, Brisbane, QLD 4000
ABN	28 612 701 274
Applicant Contact	Mr Adrian Kelly Project Coordinator Agribiz PO Box 1704 New Farm QLD 4005 www.agribiz.global

1.2 PROJECT DESCRIPTION

1.2.1 Project Overview

The project involves the construction of a new, broiler (meat chicken) farm located on land at 2432 Oxley Highway, Bective, NSW, 2340. The site is located approximately 20km northwest of the Tamworth Central Business District as shown in ***Figure 1***.

The farm will be comprised of eighteen (18) broiler sheds where broilers will be grown for human consumption. Each shed will accommodate a maximum of 68,675 broilers giving the farm a total capacity of 1,236,150 broilers. Production of broilers occurs in cycles with each production cycle completed over 8 – 10 weeks. As such, there is an average of 5.2 production cycles each year.

The proposed broiler sheds will be constructed in two rows running east west across the site. Each shed will be 138m long, 22.19m wide and will provide an internal floor area of ~3,062m^2. The broiler sheds have a ridge height of ~4.8m and will be constructed with concrete floors, insulated panel walls and Colourbond roofs. The broiler sheds will be fitted with purpose-built infrastructure associated with broiler production including fans, heaters, water and feed lines and lighting.

Of note and a significant point of difference to the other broiler sheds in Tamworth is the proposed use of vertical ventilation fans located at the end of the sheds, which enable air to be exhausted vertically rather than horizontally. The design of the buildings incorporates the latest technology, including the latest heating technology and uprated shed construction techniques, reducing fossil fuel usage, and providing an improved environment within the broiler

sheds. This investment in technology has been used in other AAM investments and has shown significant benefits in terms of efficiency, reducing the risk of odour impacts, and improving bird welfare.

Other ancillary buildings and supporting infrastructure will include feed storage silos, staff amenities, access roads, power supply, gas storage infrastructure, water pipes and pump, and two caretaker residences.

A site plan showing the location of the proposed broiler farm is included as ***Figure 1*** below. A copy of the development plans is also included as **Appendix A**.

Figure 1: Site Location (Nearmap, 2024)

Figure 2: Proposed Site Plan

1.2.2 Core Objectives

The core objectives of the project are as follows:

- Construction of the Bective South Poultry Farm consisting of 18 broiler sheds with a maximum capacity of 1,236,150 broilers;
- Support broiler farming expansion within the New England Region;
- Provide additional broilers to meet the projected growth in demand for chicken meat products in Australia; and
- Diversification of Bective Station's agricultural operations.

1.3 PROJECT BACKGROUND

AAM will function as a contract farmer with Baiada whose current livestock operations in Tamworth facilitate processing of a maximum of 840,000 broilers per week at the existing Out Street Processing facility. Baiada has recently commenced works on their State Significant Development Approval (SSD9394), a new integrated broiler processing facility (Oakburn) in Tamworth. This facility has the capacity to process up to 3 million broilers a week. To support the increase in processing, significant increases in the supply of broilers will be required.

It is expected that around 300 additional broiler sheds (including the Bective South Poultry Farm) will be required to service the ultimate production capacity of Oakburn. This growth is expected to occur via expansion of existing broiler farms, as well as development of new broiler farms located on suitable sites and located within a 2-hour drive of the processing facility to comply with animal welfare considerations.

1.4 SITE HISTORY

Based on a review of the Tamworth Council DA Tracker, no existing Development Applications were noted over the subject site. Historic Aerial Photography of the site indicates that it has been cleared and used for extensive agriculture, in its current form since at least 1968. The contour banks and farm dams were constructed on the site between 1985 and 1989.

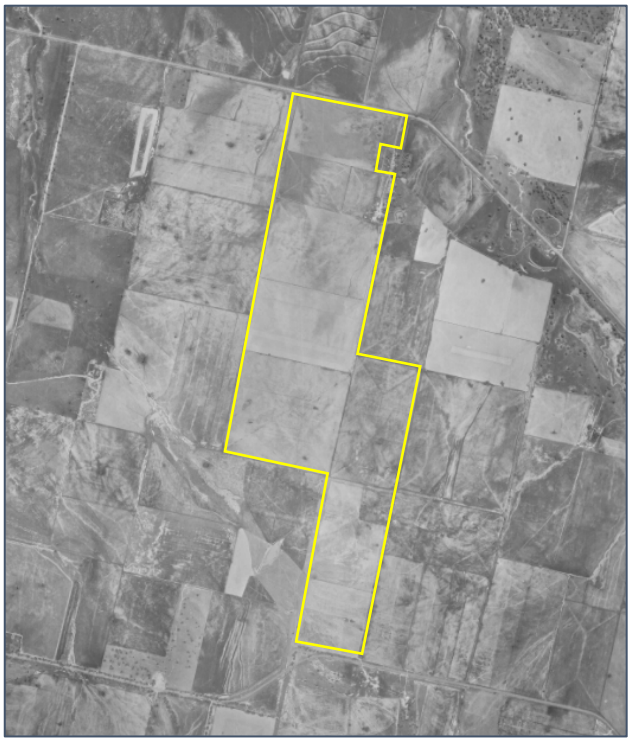


Figure 3: Historic Aerial Photo 1968 (NSW Spatial Services, 2024)

1.5 RESTRICTIONS AND COVENANTS

The site is not subject to any restrictions or covenants. Title Searches for the land subject to this development application are provided in **Appendix B**.

2 STRATEGIC CONTEXT

2.1 AUSTRALIAN POULTRY INDUSTRY

Research undertaken by the Australian Bureau of Agricultural and Resource Economics and Sciences (ABARES) indicates that total chicken meat consumption in Australia has increased by an average of 5% per annum over the 10 years to 2022-23, representing 45% of the total meat consumption. The ABARES commodities report shows that chicken continues to be the most consumed meat in Australia. As shown in ***Figure 4***, consumption of chicken meat per person has increased by over 65% between 2000 (~30kg per person) and 2018 (~50kg per person), driven by the product's versatility, convenience and a lower price point compared to beef, lamb and pork. Per capita poultry consumption growth has continued reaching 50.2kg in 2023-24. As shown in ***Figure 5***, chicken meat production in Australia has grown steadily with growth forecast to continue.

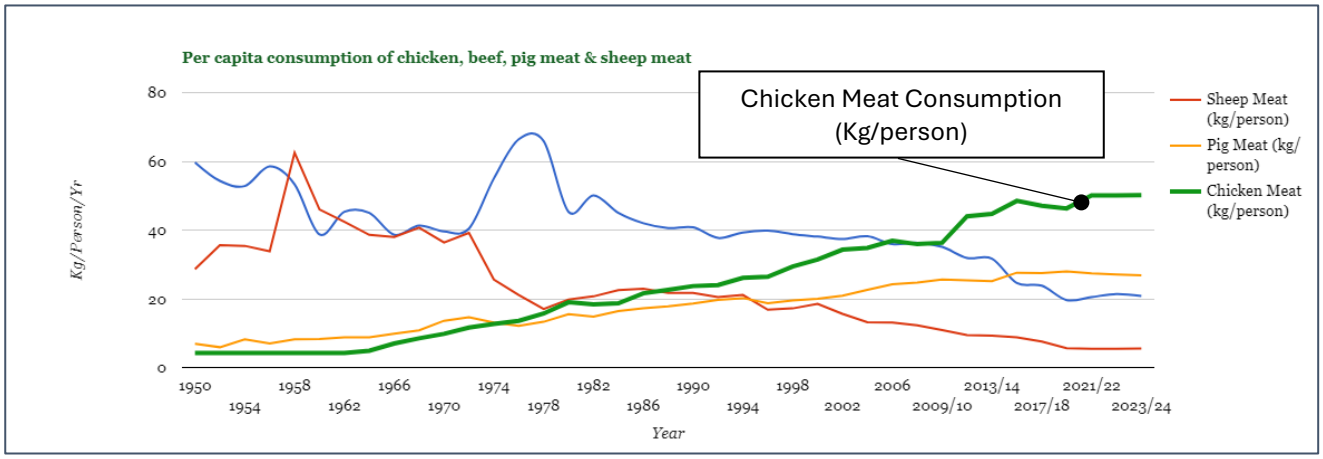


Figure 4: Consumption of Poultry Meat in Australia (ACMF, 2023)

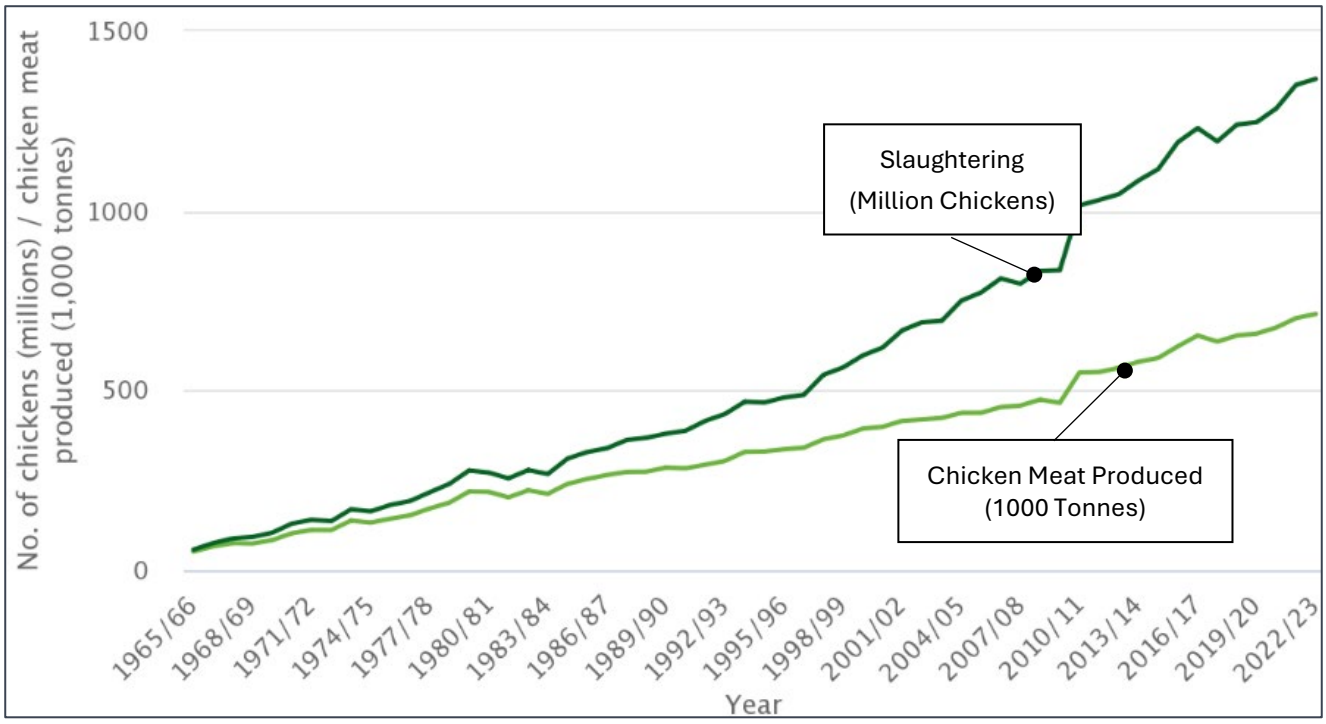


Figure 5: Chicken Meat Produced in Australia (ABARES, 2023)

2.2 TAMWORTH BROILER HUB

Considering the forecasted demand for chicken meat products across Australia, an increase in production, broiler population and processing capacity is required. Without AAM's contribution to this increase (generated by this development), it is highly likely that there will be a significant shortfall in supply of chicken meat products in the Australian market in the coming years.

AAM, Local and State Governments see the New England Region as an ideal location for expansion and increase in broiler production capacity. This is due to the existing accumulation of high value broiler assets, geographic benefits, infrastructure and commercial attributes in the region which have created a broiler hub. Examples of the attributes of this hub include the following:

- Access to large quantities of locally grown grain including wheat and canola (typically sourced from Tamworth, Moree, Narrabri, Walgett and Gunnedah).
- Proximity to key NSW markets (including Sydney) and South East QLD and efficient access to the State Road network.
- Ideal land types and topography for the construction of suitable shedding for broiler production.
- An ideal climate in terms of temperature and humidity for broiler production.
- Access to high quality and reliable water sources including river water, ground water, dams and reticulated networks.
- Suitable sites for the location of broiler farms away from sensitive receptors and population centres.
- Existing and proposed major investments in infrastructure covering all facets of the integrated business, including Baiada's recently commenced works on their State Significant Development Approval (SSD9394) issued by the NSW Department of Planning, Housing and Infrastructure for a new integrated poultry processing facility (Oakburn) in Tamworth which will increase processing capacity to 3 million broilers a week.
- A requirement for approximately 300 additional broiler sheds within 2 hours drive of the new Baiada processing facility.

This combination of factors is only present in a handful of areas across NSW and Australia which results in the long-term protection of the broiler industry in Tamworth and the New England Region being vitally important and the focus for infrastructure associated with the necessary expansion.

2.3 REGIONAL AND LOCAL PLANNING CONTEXT

2.3.1 New England North West Regional Plan 2041

The *New England North West Regional Plan 2041* is a 20 year blueprint for the future for the New England North West Region prepared by the NSW State Government. The vision for the region contained in the plan includes the following statements which align with the core objectives of the proposed development:

- *Healthy and thriving communities, supported by a vibrant and dynamic economy that builds on the region's strengths.*
- *Communities are well connected, attractive, healthy, safe and prosperous. They are places with a strong sense of community identity, resilience and respect for country. People access a range of employment opportunities, housing choices, vibrant events and festivals and high quality education, health, recreational and other community services.*

Development of the Bective South Poultry Farm aligns with the vision for the region as it will support significant growth in agriculture, agribusiness and livestock production. The proposed farm will support the forecast expansion of the entire poultry hub in the region leading to growth in employment and local spending to support the poultry industry.

The Regional Plan also recognises that the food processing sector is rapidly expanding and will drive economic prosperity and jobs growth. The plan has identified five (5) specific parts for the region, which are:

1. Growth, change and opportunity

2. Productive and innovative
3. Sustainable and resilient
4. Housing and place
5. Connected and accessible

The Plan recognises that agricultural production from the region accounts for around a fifth of NSW's agricultural output and is home to 16% of all farm businesses in the State. At the time of release (2021) the plan identified that the poultry industry (including eggs) contributed $66 million (or 17.1%) of the Region's gross value of agricultural commodities produced.

With respect to **Part 2 – Productive and innovative**, it is noted the plan supports the expansion of agribusiness and food processing sectors in Objective 3, with specific reference to the Poultry Industry as follows:

> *"The region accommodates food processing clusters for chicken meat and eggs around Tamworth, intensive glass housing of tomatoes near Guyra, and various cattle feedlot facilities. Chicken meat production and processing is the largest intensive agribusiness regional employer and is centred around the Baiada processing plant in Tamworth. Livestock production is one of the fastest growing and emerging industries in the region, with strong growth forecast due to growing demand from domestic and export consumers. These food processing industries may also generate opportunities for further organics processing facilities to manage agricultural by-products and waste. Such facilities will require careful consideration of potential land use conflicts with existing and future uses."*

Consistent with Part 2, the proposed development will support significant growth of the livestock and food processing sectors as well as the broader supply chain including agriculture (grain demand), livestock farming and supporting contractors. The proposed Bective South Poultry Farm will provide the support and impetus for significant expansion of the entire broiler hub in the region leading to growth in employment and local spending to support the industry. Secondary businesses within the supply chain, particularly those associated with the transport and logistics as well as grain production will also benefit from the broader expansion of the broiler hub.

With respect to Parts 1, 3 -5, the proposed development is consistent with these parts as:

- **Part 1 – Growth, change and opportunity:** The proposed development will significantly increase direct and indirect employment within the Tamworth region, and facilitate expansion and investment in the broader broiler hub. The broiler farm will be an efficient and modern facility that adopts best practice equipment and methodologies, reinforcing the areas reputation as a high-quality broiler production hub. The proposed development will support future growth, community need and regional economic development.
- **Part 3 – Sustainable and Resilient:** The development has been subject to a rigorous assessment of potential environmental impacts and will be constructed and operated in a manner consistent with the applicable environmental standards.
- **Part 4 – Housing and place:** The proposed Bective South Poultry Farm will support economic activity in the area providing employment and in turn support the local community. The development will support the local character of being a key agricultural producer.
- **Part 5 – Connected and accessible:** The proposed development can be efficiently connected to all necessary infrastructure networks that are necessary to service a modern broiler farm. Where necessary, new connections to the infrastructure networks are to be provided in accordance with the relevant standards. The site is well located to take advantage of major transport networks which enable transport of products from the region to major national markets. As shown in ***Figure 6***, the major roads in and around Tamworth (including the Oxley Highway) are identified as part of the Agricultural Freight network, with the movement of poultry specifically identified as a key agricultural commodity.

Figure 6: Agricultural Freight Network (Department of Planning and Environment, 2022)

2.3.2 Local Planning Context

As outlined above, the *Tamworth Regional Local Environmental Plan 2010 (LEP)* identifies the site within the RU1 Primary Production zone. The proposed development is defined as intensive livestock agriculture and is permitted with consent within the RU1 Zone. The objectives of the zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To permit subdivision only where it is considered by the Council to be necessary to maintain or increase agricultural production.*
- *To restrict the establishment of inappropriate traffic generating uses along main road frontages.*
- *To ensure sound management of land which has an extractive or mining industry potential and to ensure that development does not adversely affect the extractive industry.*
- *To permit development for purposes where it can be demonstrated that suitable land or premises are not available elsewhere.*

The proposed development is defined as **intensive livestock agriculture** and is **permitted with consent** within the RU1 Primary Production Zone. The proposed poultry (broiler) farm is a rural use located within the Primary Production zone and surrounded by several rural properties, including broiler farms, grazing and extensive agriculture. The proposed development will also provide employment for an additional 6 full time employment positions and support the broader growth and expansion of the New England Broiler hub.

As demonstrated in this EIS, the proposed development has been subject to a rigorous environmental assessment which confirms the project can be undertaken in a manner which minimise potential conflict with adjoining zones and sensitive receptors. As such, it is considered that the proposed development closely aligns with the RU1 Zone objectives.

In 2020, Council released the ***Tamworth Regional Blueprint 100*** as an overarching strategy that provides a roadmap to take the Tamworth Region towards its vision of a prosperous economy and high living standards with a population of 100,000 people. Priority 3.4 acknowledges that Tamworth is the centre for the production and processing of beef, lamb and poultry products for supply to the whole of New South Wales and that the presence of existing grain, livestock, feedlots, sale yards and processing facilities provides a competitive advantage to producers in the region. It is also identified that the meat and food processing sectors have significant potential to expand its meat processing capacity and increase its expertise in providing high-tech agribusiness solutions. The proposed development directly responds to the forecast increase in poultry (broiler) production within the region.

As demonstrated above, the proposed development closely aligns with the current and future planning intents for Tamworth and the broader New England Region as specified in the applicable Local Environmental Plan and the Regional Environmental Plan.

2.4 SITE CONTEXT

2.4.1 The Site

The proposal relates to construction of a new broiler farm at 2432 Oxley Highway, Bective NSW 2340 which is formally referred to as Lot 161 on DP755319. As shown Figure 7, the site has been historically cleared and used for cropping and grazing activities.

It is important to note that the proposed broiler farm is to be constructed on the southern side of Oxley Highway only. The 5 properties included on the northern side of the Oxley Highway will provide for a water connection pipe connecting to existing water supply infrastructure within AAM's broader land holdings.

A copy of a current Certificate of Titles is included in **Appendix B**.

Table 2: Site Details

ADDRESS	2432 Oxley Highway Bective 2340
PROPERTY DESCRIPTION	Lot 161 on DP755319 - Poultry Farm Location. Lots 5 & 147 on DP755319 and Lot 1 on DP127958 - Access Driveway to Soldier Settlement Road. Lots 34, 51, 61, 69 & 190 on DP755319, Lot 1 on DP1241646 , and Lot 12 on DP127893 – Water Supply Pipeline connecting to existing Pivot.
LAND OWNER	AAM Investment Group (AAM).
TOTAL SITE AREA	175.77 ha (Poultry Farm Lot only)

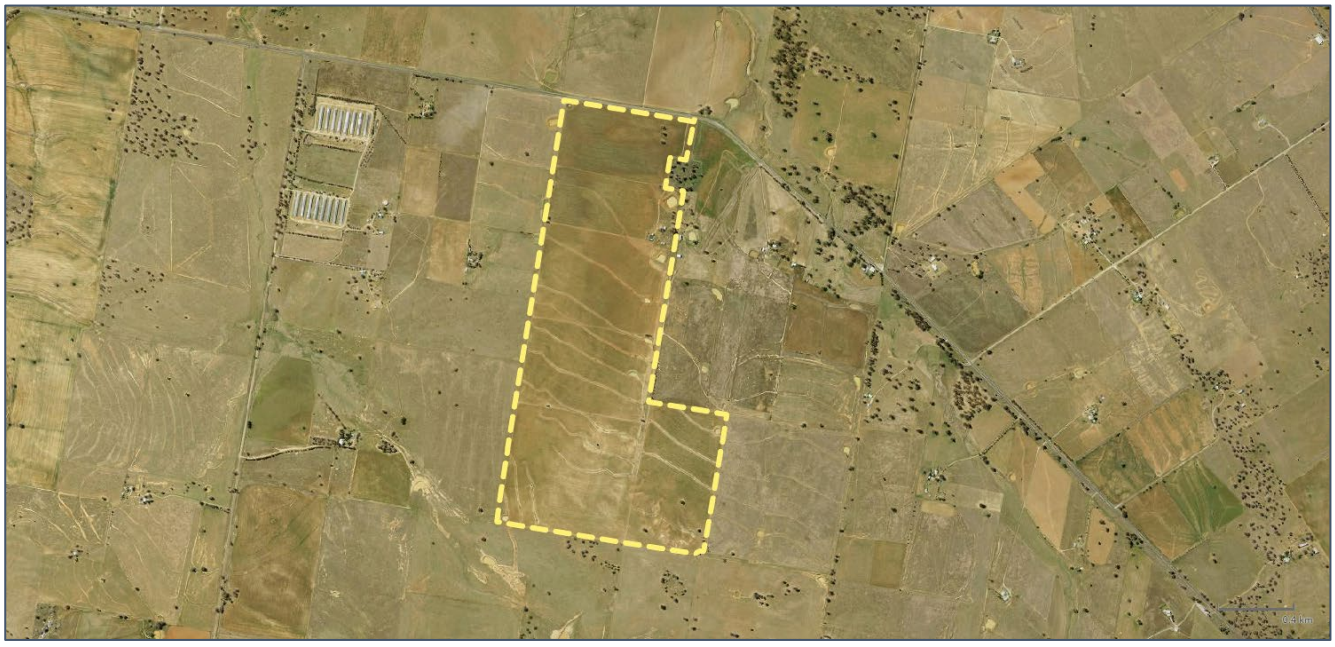


Figure 7: Site Location (E-Spatial NSW, 2024)

2.4.2 The Surrounding Area

The subject site is located approximately 20km northwest of the Tamworth CBD. The site is surrounded by rural properties, agricultural activities and intensive livestock agriculture including a neighbouring broiler farm..

As shown in ***Figure 8***, there are nine sensitive receptors (residential dwellings on rural properties) within 1 km of the poultry farm. The nearest sensitive receptors (rural dwellings) are located approximately 0.8km and 1.2km east of the proposed poultry farm.

It is noted that R7 and R9 are managers' residences associated with the nearby Proten poultry (broiler) farm and are not considered sensitive receptors for this project. Similarly, R8 is owned by Baiada Poultry and is used to accommodate workers in the poultry industry and as such is also not considered to be a sensitive receptor. A letter in this regard is included as **Appendix L**.

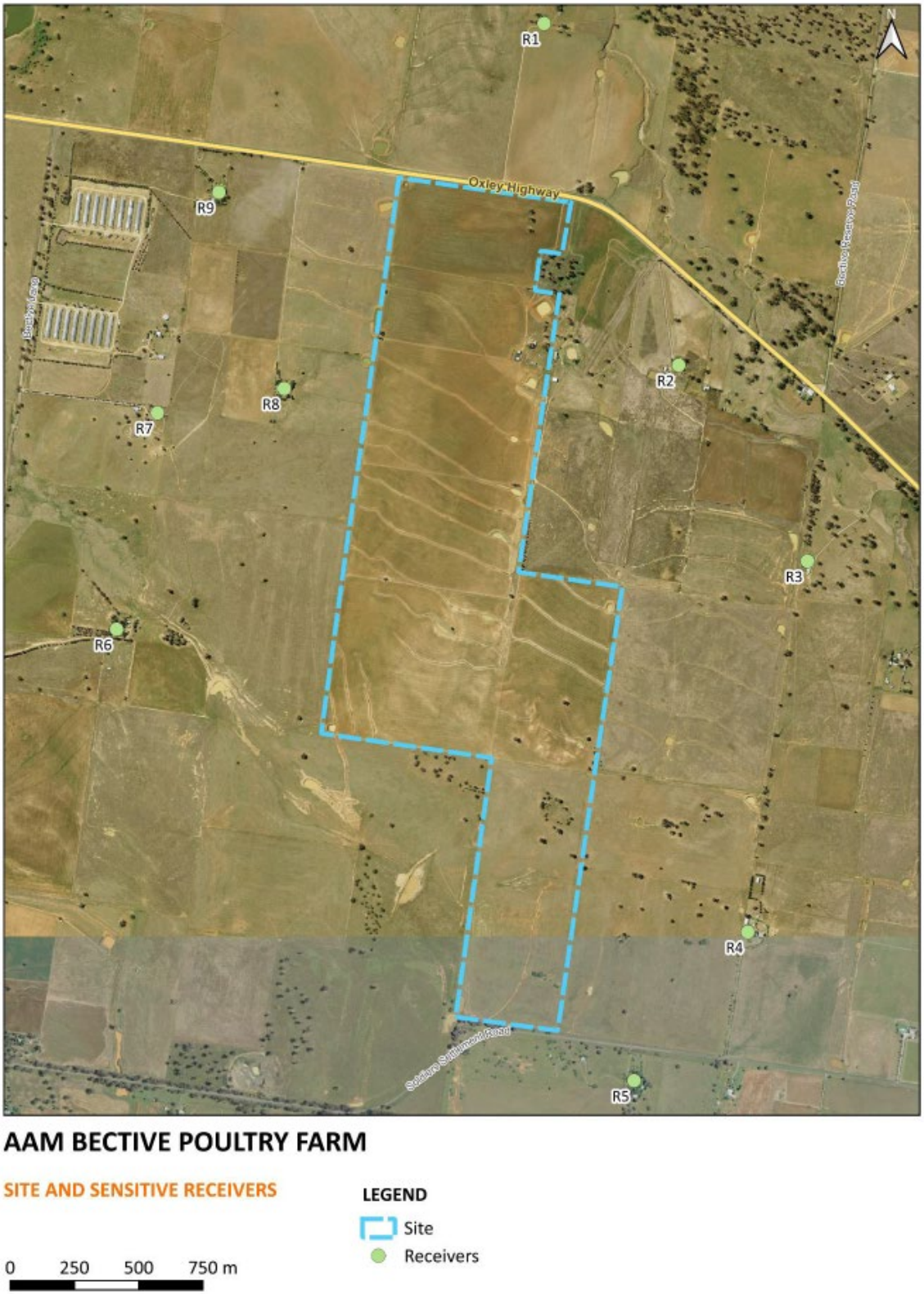


Figure 8: Sensitive Receptors within 1km of the Site (SoundIn, 2024)

2.5 IMPORTANT NATURAL OR BUILT FEATURES

2.5.1 Topography

The site is characterised by undulating hills and low hills on Devonian and Carboniferous sedimentary rocks of the Duri Hills. The site slopes from a highpoint of 412m AHD on the southern boundary adjoining Soldier Settlement Road, to a low point on the northeast corner of the site fronting the Oxley highway (350m AHD). A Site Survey is included as **Appendix C**.

2.5.2 Geology and Soils

Soils in the location are complex due to rapid changes in underlying lithology. The profile is dominated by duplex soils such as moderately deep, moderately well-drained Red and Brown Chromosols (Non-calcic Brown Soils; Red-brown Earths) with minor occurrences of shallow, very well-drained Rudosols (Lithosols) around rock outcrops. Deep, imperfectly drained Red Vertosols (Red Clays) and deep to very deep, imperfectly drained Red and Brown Chromosols (Non-calcic Brown Soils) and possibly some Sodosols (Solodic Soils) occur along drainage lines and on sodic bedrock.

2.5.3 Flooding and Drainage

As noted above, the site generally falls from the high point along the southern boundary being Soldiers Settlement Road to the north towards the Oxley Highway. The site is not mapped as flood prone within the *Tamworth Regional Local Environmental Plan 2010* and is outside of the area assessed in the Tamworth City Wide Flood Investigation 2019.

Overland flows across the site are picked up by a series of linear contour banks which direct flows to a chain of farm dams along the eastern boundary of the site. As shown in ***Figure 9***, beyond identification of the farm dams, the NSW Hydro line mapping does not map any watercourses on the site.

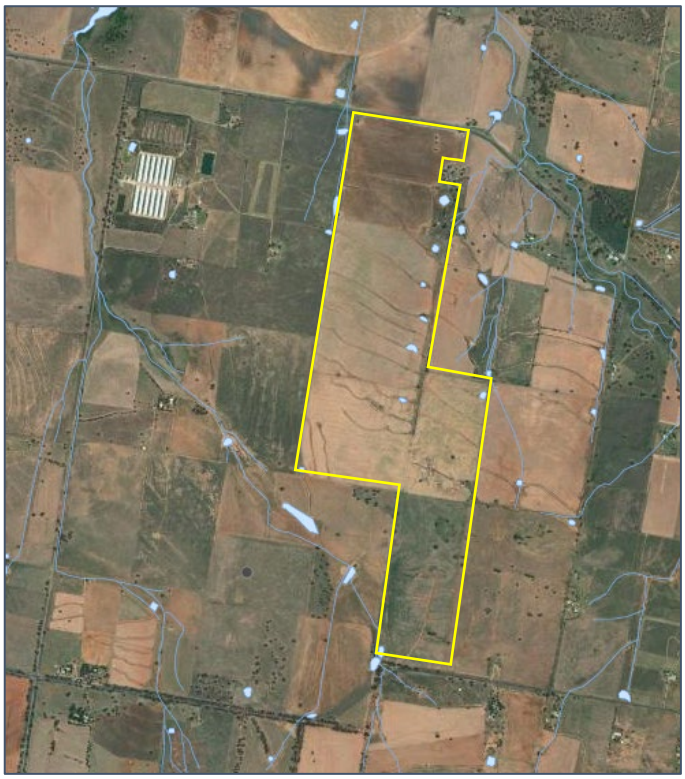


Figure 9: Hydro line mapping (NSW Government, 2024)

2.5.4 Ecology

Historically the site has been predominantly cleared and use for extensive agricultural activities including cropping and grazing. The new broiler farm has an assessable area of 32.52ha most of which has been positioned within a highly modified cropping area.. The onsite vegetation within the assessable area includes 31.55ha of cropping land, and 0.87ha of pasture grassland. The assessable area also contains an area of 0.03 Ha of white box grassy woodland.

A large section of the access road from the south (approximately 1.1km) will go through an area of pasture/grassland and approximately 16m of roadside reserve containing vegetation most consistent with that of PCT 433 - White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region (0.03 ha). The internal access roads have been aligned to avoid existing trees. A small section of the access driveway could not be realigned to avoid three trees within the road reserve as it would not meet safe sight distances for vehicular movements due to the road geometry along the site frontage.

Four vegetation assemblages (4) contained within the subject land (impact area) were:

- PCT 433 - White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region (0.03ha);
- Pasture grassland (0.87ha);
- Cropping area (31.55ha)
- Aquatic – dam (0.13ha)

The ecological assessment found the proposed construction of a broiler farm at Lots 5, 147 & 161 DP 755319 (No. 2432) Oxley Highway, Bective NSW will result in a small incremental reduction/modification of habitat, however taking into consideration the current disturbance, presence of existing areas of similar habitat and mitigation measures, the proposal is unlikely to have a significant impact on any addressed threatened species, endangered population or threatened ecological community.

2.5.5 Ground Water

The 1:250,000 geology sheet for Manilla indicates that the site is underlain by the Noumea Beds comprising sandstone, conglomerate and argillites. This Devonian bedrock underlying the site comprises a regional, fractured rock aquifer (Management Zone: Peel Valley - Fractured Rock). The rock mass has a low permeability and groundwater flow is predominantly via fractures. There is likely to be some groundwater discharge from the fractured rock aquifers as either springs or seepage into the alluvial sediments low in the catchment towards the Peel River.

Water bore logs from bores on the Applicant's existing bores on their landholdings further north and closer to the Peel River encountered groundwater at depths of 17.4m , 57.9m and 74.5m. Given these depths, the location of the proposed farm at a much higher elevation and further away from the Peel River, and the minimal excavation required, there is a low risk of interaction of the works with groundwater.

2.5.6 Bushfire

The site is located on land that is mapped by the RFS as bush fire prone land. The *Planning for Bush Fire Protection 2019* (PBP) document applies to all development applications on bush fire prone land. As required by Section 1.4 of the PBP, Firebird ecoSultants Pty Ltd has been engaged to prepare a Bush Fire Assessment Report (BFAR) to address the requirements that are applicable to the proposed development. A Copy of this report in Included as **Appendix J**.

2.6 INFRASTRUCTURE

2.6.1 Water Supply

Water to the proposed managers residences and staff amenities will be provided by rainwater tanks which can be topped up by tanker, if required. The primary water supply for broiler production (drinking water, cooling and cleaning) will be provided via the current water allocations sourced from the Peel River. Based on similar broiler farms in the area, it is estimated that the water demand for the proposed farm will be in the order of 130 ML per year.

The site currently has access to a water licence for 70 units on high security (Lic No. WAL20759) and another for 1969 units on general security (Lic No. WAL20505, WAL20906, WAL21069, WAL21272). Water will be treated via an on-site treatment plant before being stored in tanks prior to distribution to the broiler sheds.

2.6.2 Electricity Supply

Power will be provided via extension of the existing overhead network available along the Oxley Highway.

2.6.3 Telecommunications

Telecommunications will be provided via extension to the existing network or satellite infrastructure.

2.6.4 Road Network and Site Access

The National Heavy Vehicle Regulator (NHVR) outlines the comprehensive road network restrictions and approved routes for use by heavy vehicles. Oxley Highway is part of 25/26 B-double route which allows up to 26m B-double vehicles. Similarly, Bective Lane is also and approved route for 25/26 B-double however travel is restricted at the intersection of Oxley Hwy and Bective Lane to daylight hours only.

Primary site access will be from Soldiers Settlement Road via a new driveway and access road with all heavy and light vehicles accessing the site from this location. Soldiers Settlement Road is not currently identified as a B-Double Route and approval from the NHVR will be required prior to use.

2.7 CONSIDERATION OF ALTERNATIVES

As noted in Section 2,2, in order to meet the projected demand for poultry meat, Baiada has recently commenced works on the Oakburn poultry processing facility in Tamworth which will have the capacity to process up to 3 million broilers a week. To support the increase in processing of broilers within the region, significant increases in all aspects of the broiler hub will be required.

In this context, the alternatives to carrying out the development include:

1. Do nothing;
2. Expanding operations on existing broiler farms.; and
3. Construction of a broiler farm in an alternate location within the region.

These alternatives are discussed in Table 3.

Table 3: Alternatives to the Project

PROPOSED ALTERNATIVE	DISCUSSION
DO NOTHING	As demonstrated in this EIS, the site specially and the Tamworth Region more broadly provides a combination of critical factors which make it an ideal location for construction of a new broiler farm. The primary factor driving the development or a broiler farm in this location is the close proximity of the Oakburn Processing Plant, Tangaratta Feed mill, and Country Road Hatchery which make broiler farming on the site very efficient through significant reductions in the transportation lengths. This has significant benefits with respect to reducing transport costs, reducing greenhouse emissions, and improving animal welfare. In addition, the site has an existing water source suitable for broiler production, readily available power supply, minimal constraints (e.g. flooding, heritage, ecological significance, slope, bushfire), and appropriate buffers to sensitive receptors, that would restrict the development of a broiler farm. As outlined above, to support the increase in processing of broilers within the region, an additional 300 additional broiler sheds within a 2-hour drive of the Oakburn processing plant are required. As such, doing nothing in terms of expanding broiler production in the region is not an option.

PROPOSED ALTERNATIVE	DISCUSSION
	With respect to this particular site, the consequence of doing nothing would require an additional 18 broiler sheds being constructed on an alternate property that does not have the inherent characteristic of this ideal site.
EXPAND EXISTING BROILER FARMS	Expansion of other farms would mean increasing the number of sheds and broilers located at those farms. In response to the proposed growth in production in the region, most existing broiler farms are already investigating opportunities for the construction of additional broiler sheds to increase supply. While expansion of existing broiler farms provides some opportunities for small increases in broiler supply, the additional 300 broiler sheds required to support the Oakburn Processing Plant cannot be achieved at existing broiler farms and more greenfield sites are required.
BUILD THE FARM ON AN ALTERNATE SITE	Construction of the broiler farm on an alternate site within the region would require the identification and purchase of an alternate site as well as gaining all necessary approvals for development. It is difficult to identify an available, alternate site which has the same contribution of factors which make the Bective South Poultry Farm viable and suitable for the development, including: • A location within 2 hours of the Oakburn Processing Plant in accordance with Animal Welfare requirements (Bective South is ~20 mins from Oakburn). • Access to existing B-Double Routes with efficient connections to the Oakburn Processing Plant, Tangaratta Feed mill, and Country Road Hatchery. • Provision of an appropriate and reliable water source suitable for broiler production. • Access to all necessary infrastructure networks including power, telecommunications, gas providers and roads. • Minimal environmental, cultural and or physical constraints which would preclude delivery of a broiler farm of this size. • Appropriate zoning and planning provisions within the applicable LEP, DCP and SEPPs to support a development application. • Adequate separation from sensitive receptors to avoid amenity impacts including noise and air emissions. • Available for purchase at a price which does not make the project financially unviable. While alternate sites may be identified, as demonstrated in this EIS, the proposed Bective South Poultry Farm can be delivered in an efficient manner with minimal negative environmental, social or economic impact. As such, it is considered that this specific site is one of the best locations in the region.

The alternatives to the proposed development do not represent an equally efficient approach to the expansion of broiler farming in the region to meet the forecast growth in demand and supply to the approved Oakburn Processing Plant. In addition, due to the increase in broiler production required within the region, the alternatives identified above are already being explored by the Applicant and other broiler growers and will also play a role in the growth of the New England broiler hub.

Further, as demonstrated within the EIS, the proposed development can be undertaken in a manner consistent with applicable environmental and planning safe-guards and standards and as such, the project is clearly the best option to achieve the core objectives.

3 PROJECT DESCRIPTION

3.1 PROJECT OVERVIEW

The project involves the construction of a new, state of the art, broiler (meat chicken) farm with the capacity to accommodate up to 1,236,150 broilers on land at 2432 Oxley Highway, Bective. The broiler farm will be comprised of eighteen (18) broiler sheds where broilers will be grown for human consumption with each shed accommodating a maximum of 68,675 broilers. Production of broilers occurs in cycles with each production cycle completed over 8 – 10 weeks. As such, there is an average of 5.2 production cycles each year. The key project details are summarised in **Table 4** below.

Table 4: Project Details

ASPECT	DETAILS
Site Description	Lot 161 on DP755319 - Poultry Farm Location. Lots 5 & 147 on DP755319 and Lot 1 on DP127958 - Access Driveway to Soldier Settlement Road. Lots 34, 51, 61, 69 & 190 on DP755319, Lot 1 on DP1241646 , and Lot 12 on DP127893 – Water Supply Pipeline connecting to existing Pivot.
Site Area	175.77 ha (Poultry Farm Lot only)
Impact Footprint	~32.5 Ha
Staff Numbers	6 FTE
Proposed Access	New driveway and access road connecting to Soldiers Settlement Road
On Site Car Parking	10 parking spaces
Hours of operations	24 hours a day / 7 days a week

3.2 PROJECT AREA DESCRIPTION

The proposal relates to land at 2432 Oxley Highway, Bective. The proposed broiler farm is to be constructed on land formally described as Lot 161 DP755319 and has an area of 175.77ha. Lots 5 & 147 on DP755319 and Lot 1 on DP127958 form part of the application as they accommodate the access driveway linking the farm to Soldier Settlement Road.

Lots 34, 51, 61, 69 & 190 on DP755319, Lot 1 on DP1241646, and Lot 12 on DP127893 are also included as part of the Application as they will facilitate a water supply pipeline connecting to the existing pivot on AAM's land holding to the south of the Oxley Highway.

The proposed broiler farm has an impact area of approximately 32.5ha located in the centre of the site. The site is surrounded by rural properties, agricultural activities and intensive livestock production including AAM's Bective Station Land Holding and Proten's Bective Broiler Farm. The nearest sensitive receptors (rural dwellings) are located approximately 0.8km and 1.2km east of the proposed broiler farm.

On site vegetation surveys determined that the impact area includes the following vegetation assemblages:

- PCT 433 - White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region (0.03ha).
- Pasture grassland (0.87ha).
- Cropping area (31.55ha).
- Aquatic – dam (0.13ha).

3.3 PHYSICAL LAYOUT AND DESIGN

3.3.1 Farm Design

The proposed development will be a modern, best in class and purpose-built broiler farm. The farm will be comprised of eighteen (18) broiler sheds where broilers (meat chickens) will be grown for human consumption. Each shed will accommodate a maximum of 68,675 broilers giving the farm a maximum capacity of 1,236,150 broilers. The farm is located centrally on the site, with the facility itself occupying an area of approximately 32.5ha.

A significant point of difference to other broiler sheds in the New England region is the proposed use of vertical ventilation fans located at the end of the broiler sheds. The vertical orientation enables air to be exhausted vertically rather than horizontally. The design of the buildings incorporates the latest technology, including the latest heating technology and uprated shed construction techniques, reducing fossil fuel usage, and providing an improved environment within the broiler sheds. This investment in technology has been used in other AAM investments and has shown significant benefits in terms of efficiency, reducing the risk of odour impacts, and improving bird welfare.

A Layout Plan of the farm is provided in ***Figure 10*** and the Development Plans are included in **Appendix A.** Specifically, the new poultry farm will incorporate the following built components:

- Construction of 18 broiler sheds in two rows of 9 sheds.
- The broiler sheds will be 138m long, 22.19m wide with an internal floor area of ~3,062m^2.
- 28 Silos for holding of broiler feed.
- A 30,000L LPG gas tank.
- Staff amenities building.
- On site driveways, parking and manoeuvring areas.
- A new driveway crossover, connecting to Soldiers Settlement Road.
- A security gate, biosecurity wheel spray and mortality cold storage container.
- Stormwater swales discharging to a 160ML Dam.
- Landscape buffers.
- Two manager's residences with garages.
- Onsite wastewater treatment systems (septic) for managers residences and staff amenities.
- Two Diesel generators for back-up power supply.

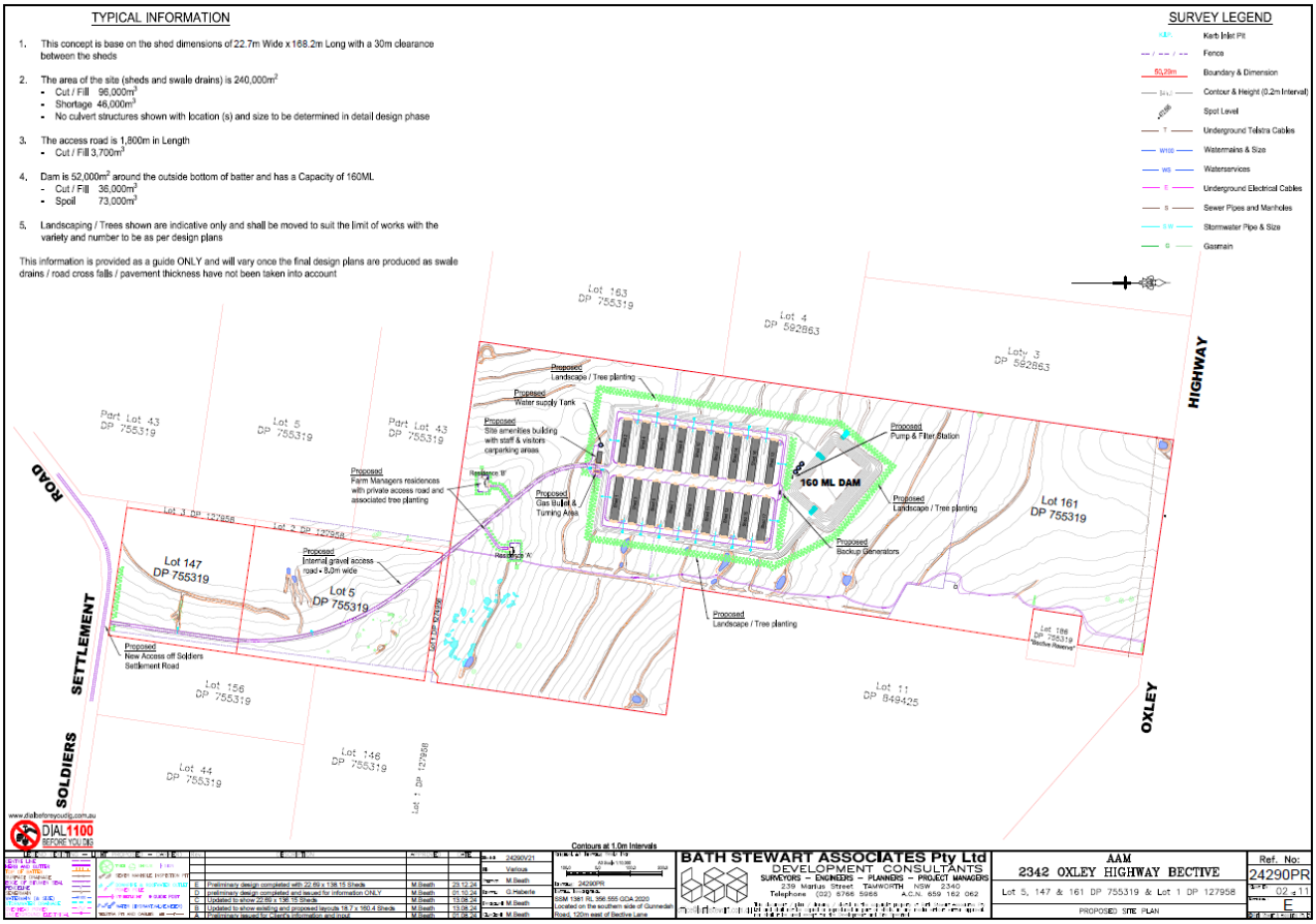


Figure 10: Site Plan (Bath Stewart & Associates, 2024)

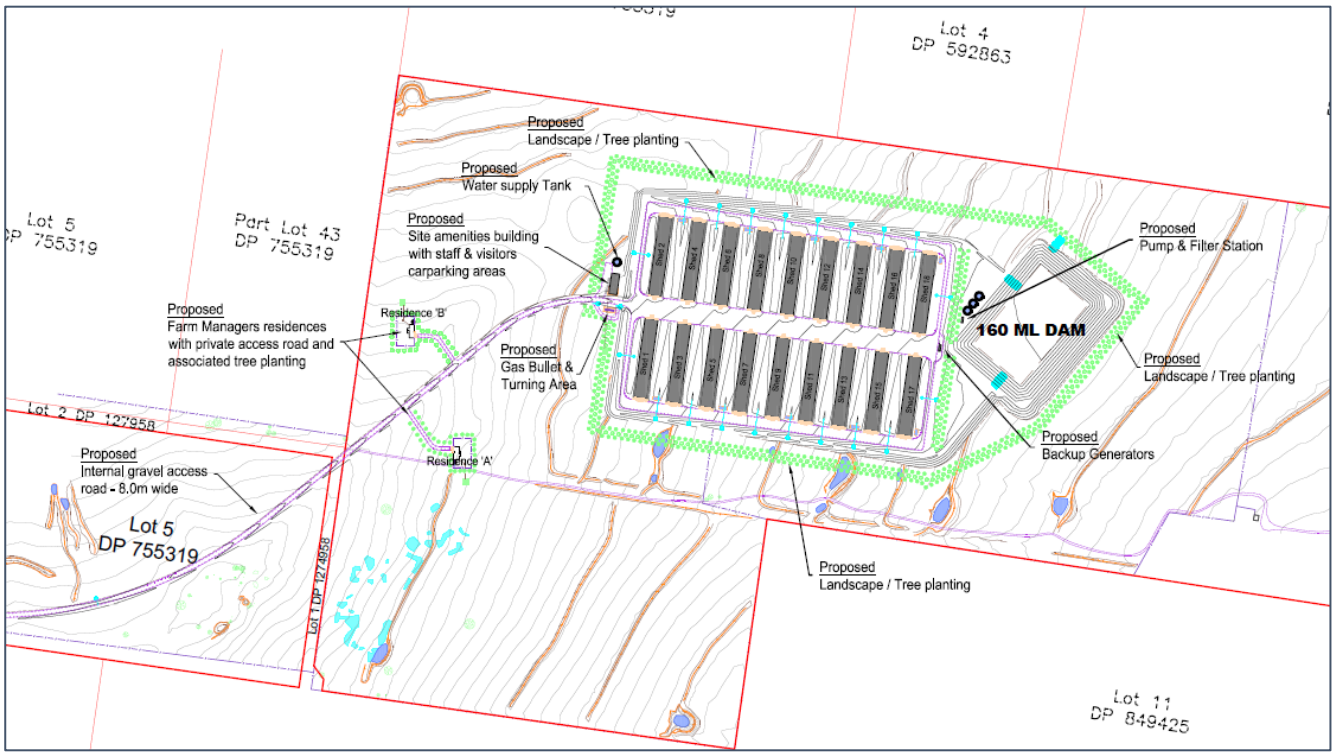


Figure 11: Proposed Farm Layout (Bath Stewart & Associates, 2024)

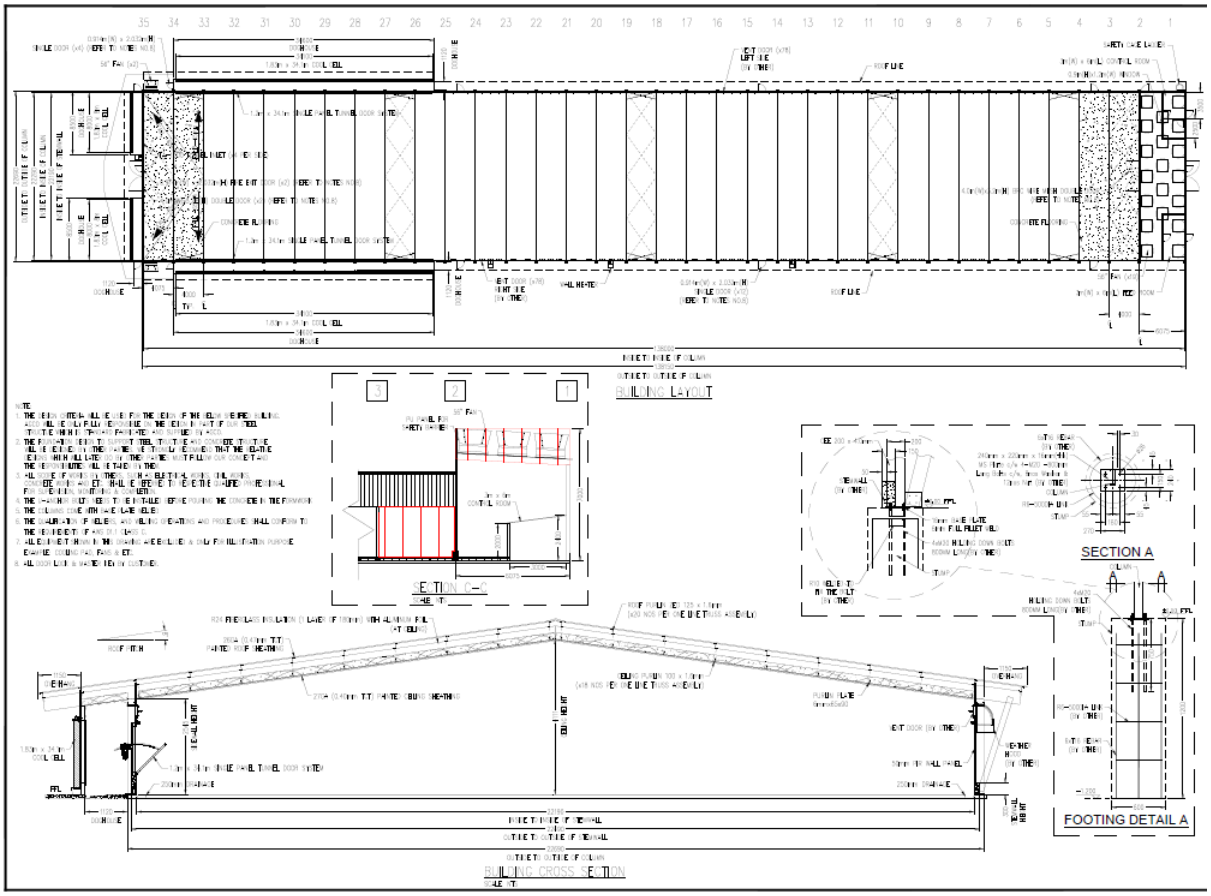


Figure 12: Proposed Shed Plans (Cumberland, 2024)

3.3.2 Ancillary Buildings

3.3.2.1 Staff Amenities Building

A staff amenities building with a floor area of approximately 39.6m^2 (3.3 x 12 m) will be constructed at the southern end of the broiler farm. The staff amenities building will provide the employees with lockers, amenities, lunchroom and control room space to assist with day-to-day operations of the farm.

The proposed amenities building will be constructed with elevated floor, insulated panel walls and a Colourbond roof. Wastewater from the staff amenities will be treated by a standard on-site septic system, which will be installed subject to a separate s68 Application and can be conditioned accordingly.

3.3.2.2 Feed Silos

Three steel broiler feed silos, each with a storage capacity of 67m^3 (43T), will be installed between every two sheds on the farm. Feed will be transferred from the feed trucks into these silos for distribution via feed lines into the broiler sheds. Each silo will have a diameter of approximately 3.6 m and will stand approximately 9.3m high.

3.3.2.3 Biosecurity Wheel Spray

The potential for transmission of disease pathogens via vehicles entering and exiting the site will be reduced through the installation and use of a biosecurity wheel spray on the access road near the entrance to the farm. All vehicles entering the farm will be required to pass through the wheel spray to sanitise the wheels and chassis. The relatively small water volume requirement for the wheel spray will be provided from the water storage tanks at the farm.

An appropriate chemical sanitiser (for example, Microgard 755N or Micro-4, which are commonly used on poultry farms) will be added to the wash spray and sensors will trigger automatic operation as a vehicle drives over the facility. The minimal excess water will be captured in a tank below the wheel spray and will be allowed to evaporate or can be pumped out and disposed of via a licensed contractor if required.

3.3.2.4 Dead Bird Collection Freezer

Over the course of a production cycle, up to 5% of the flock may be lost as mortalities. The broiler sheds will be checked by the on-site manger daily and any deceased broilers will be promptly removed from the broiler sheds and transferred to a cold storage container located at the livestock production entrance point. Deceased broilers will not be stockpiled within the development site for reasons of strict quarantine control and to protect the remainder of the flock from potential sources of infection/disease.

Every 1-2 days a rigid truck will collect the mortalities from the farm and transport them for rendering at the Oakburn Rendering Plant. The location of the freezer enables the mortalities to be collected and transported off site without the trucks going near the livestock production area as a biosecurity measure.

3.3.3 Managers Residences

In order to provided 24/7 oversight to farm operations and enable an immediate response to any operational or animal welfare issues, the farm will be overseen by two full time managers who will reside on the site. The proposed managers residences are located along the new farm access road, between Soldiers Settlement Road and the proposed broiler farm.

As shown in ***Figure 13***, the proposed managers residences are high quality, brick homes with 4 bedrooms, 2 bathrooms and a double lock up garage. Water supply to the dwellings will be provided via rainwater tanks (45,000L), which can be topped up by tanker if required. Wastewater from the managers residences will be treated by a standard on-site septic system, which will be installed subject to a separate s68 Application and can be conditioned accordingly.

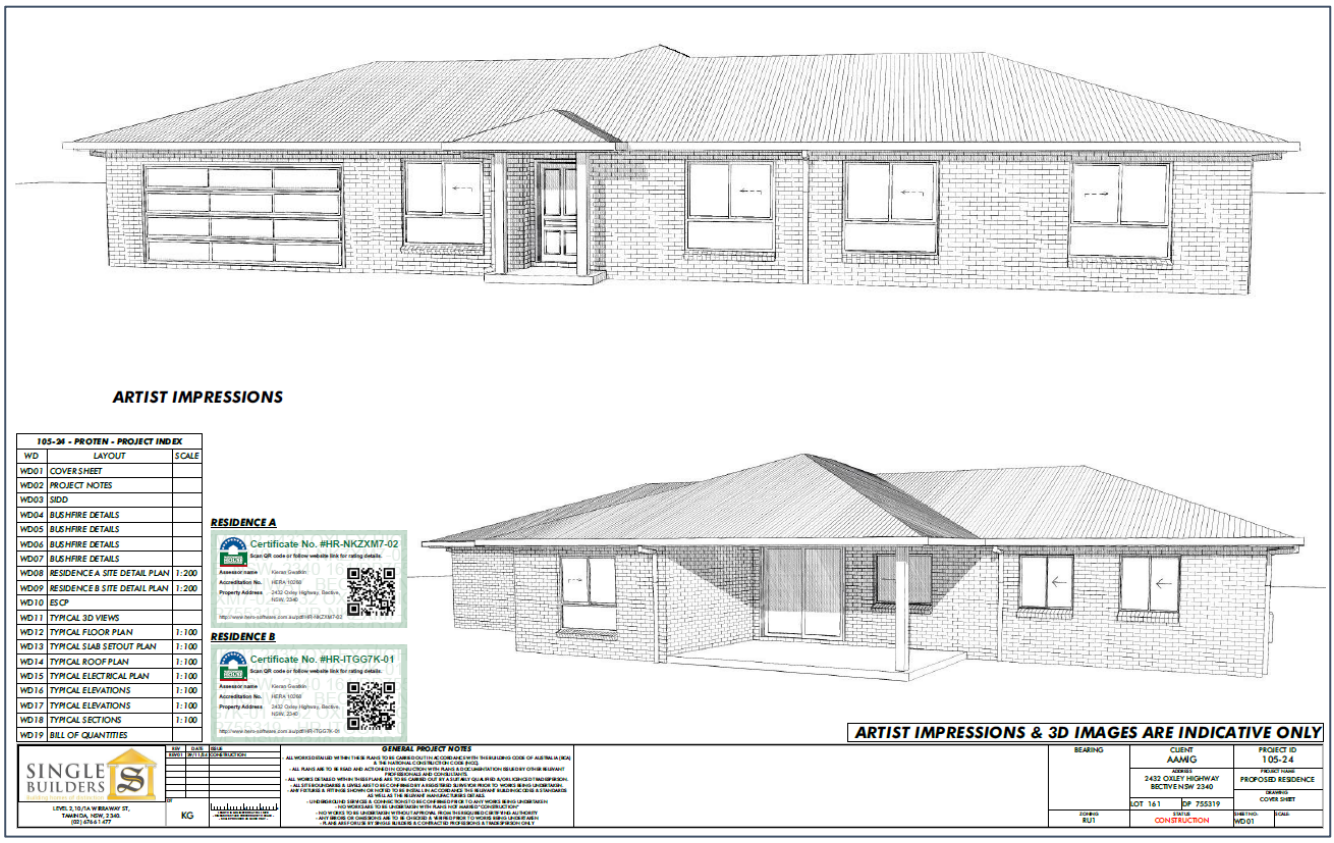


Figure 13: Proposed Manager's Dwellings (Single Builders, 2024)

3.3.4 Earthworks

The civil design for the proposed broiler farm has sought to minimise earthworks through aligning the proposed broiler sheds with the slope of the land, adopting a stepped approach to broiler shed floor levels (i.e. the broiler sheds are progressively stepped down the land), and balancing cut and fill. This approach (rather than a single level farm) has minimised the amount of cut and fill across the site to ~2.75m of Cut and ~2.75m of fill, excluding the perimeter road, stormwater swales and dam. The civil engineering plans showing the proposed earthworks are included in **Appendix A**. Excess material from the dam will allow for the material to be utilised in construction should additional or alternate fill material be required.

3.3.5 Landscaping Buffers

The proposed development includes screen planting in a 3-line configuration along the northern, southern, eastern and western perimeter of the broiler shed and dam footprint. This landscape buffer will support a mix of shrubs and trees. Where practical, the vegetation is to include a mix of locally native plants which will support the local fauna and ecosystems. ***Figure 14*** shows the proposed screen planting around the broiler farm designed to blend the farm with its surroundings and reduce visibility from nearby sensitive receptors, roads and public vantage points.

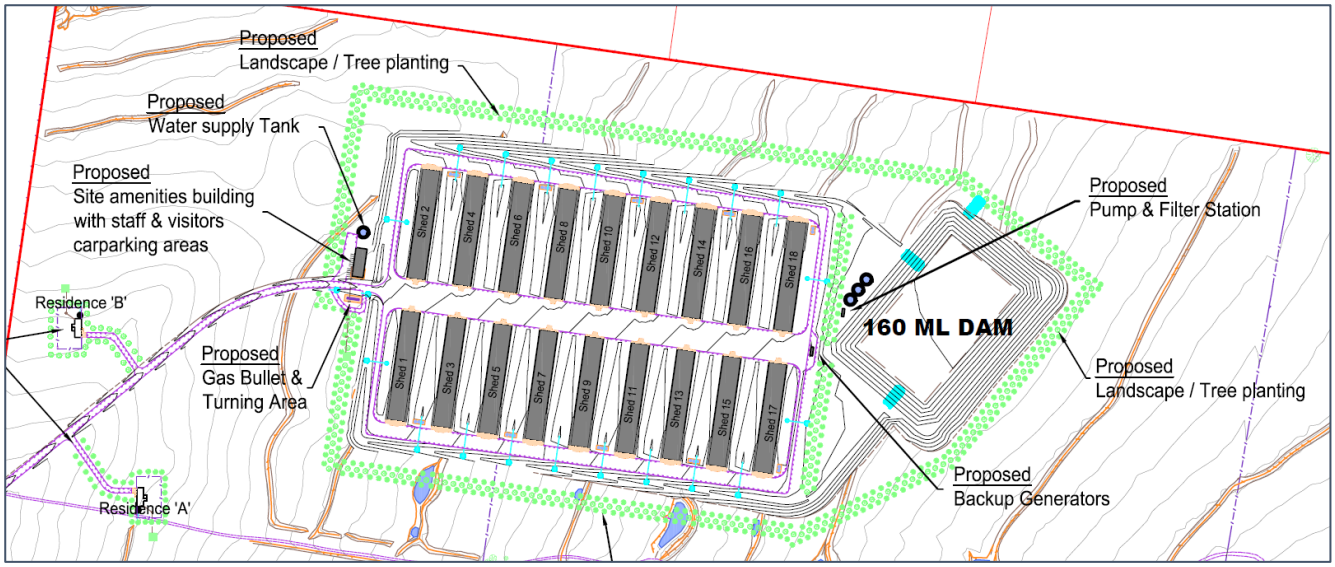


Figure 14: Proposed Landscape Buffer Planting (Bath Stewart, 2024)

3.3.6 Stormwater Management

A Stormwater Management Strategy for the proposed poultry farm has been prepared by Bath Stewart Associates and is included as Appendix F. As shown in ***Figure 15***, stormwater flows around the broiler farm will be collected via a series of swales running between the broiler sheds and then directed through a network of stormwater pits, pipes, and open channels to the open swale drains along either side of the farm. The drains will discharge to a turkey's nest type dam. The dam's spillway will discharge stormwater as overland flows to the paddocks located on the low side of the farm to the north.

The stormwater was modelled to ensure that post development flows compared to existing flows. In this regard, the site was modelled for a range of design storms to cover both the minor and major events. The results show that inter-shed drains function as individual detention structures and result in an overall reduction of the developed flows without the need for a detention basin.

All sheds are constructed on an elevated pad and concrete slab/cement treated sealed floor and surrounded by a waterproof blockwork at the base of the insulated panel wall. As such internal shed areas are entirely separated from interaction with stormwater or roof water. The water is therefore expected to be of high quality, similar to the quality of water runoff from the surrounding area, and as such unable to cause issues of water contamination in waterways or water dependent ecosystems.

Rainfall runoff from the shed roofs and from some of the surrounding external surfaces will be directed into the grassed swales running between the sheds and discharged into the external drainage channel surrounding the farm. The grassed swales have a low grade to maximise opportunities for infiltration and stormwater treatment for run-off water entering the swale.

As such, the proposed swales between the sheds as well as the external drainage channel surrounding the farm are expected to provide sufficient water quality treatment to the potential pollutant loads associate with farm operations. Given the controlled environment in which the proposed poultry development will operate, along with the approval and licensing conditions it will need to comply with, the proposed poultry farm will pose minimal risk with respect to stormwater quality.

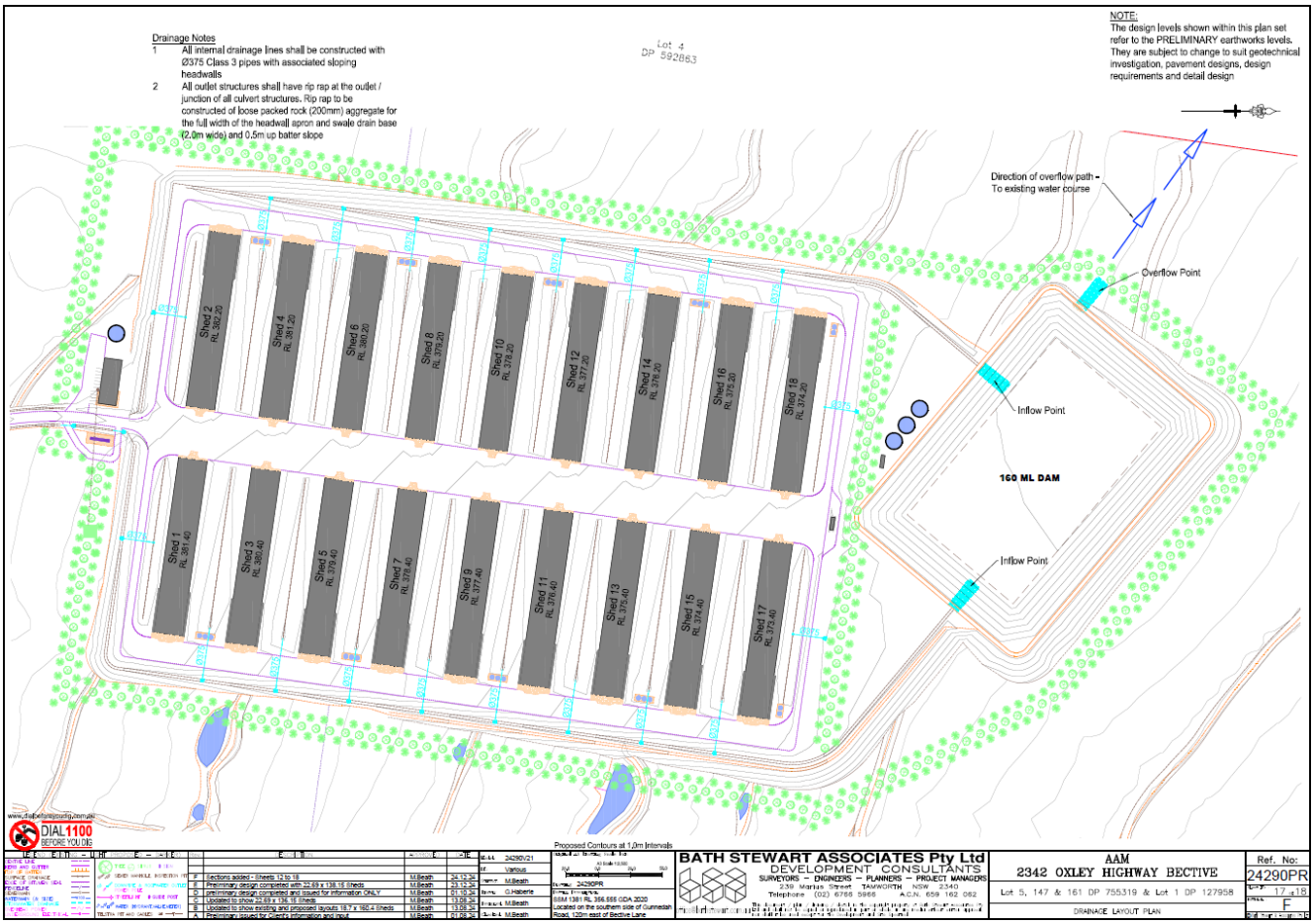


Figure 15: Stormwater Management Plan (Bath Stewart & Associates, 2024)

3.4 USES AND ACTIVITIES

Production of broilers occurs in cycles with each production cycle completed over 8 – 10 weeks. As such, there is an average of 5.2 production cycles. The production cycle generally follows the following steps:

- **Placement of day-old chicks:** Day-old broiler chicks will be transported from Baiada's Country Road Hatchery in ventilated chick boxes in specially designed air-conditioned and insulated rigid trucks. On arrival, the day-old chicks will be placed on to the floor of the broiler sheds, within a smaller, confined area (the "brooding area") and given supplementary heating from gas heaters.
- **Growing:** The broilers will be grown over a period of up to 8 weeks within the proposed broiler sheds. During this time, the broilers are able to move freely within the broiler sheds and are provided with access to drinking water and broiler feed.
- **Harvesting:** The broilers will be harvested in a staggered manner from an age of 5 – 8 weeks with consideration of the live weight, customer / market demand, and animal welfare (maximum densities) standards. As a rural industry which deals with livestock, the harvesting regime is variable and needs to consider variations in each of these factors. For the purpose of this EIS a typical 65 day batch regime has been considered which includes a 55 day grow out with 25% of broilers removed at day 32, a further 25% of broilers removed at day 38, and a third thin of 25% of broilers on day 44, with all broilers gone by day 55. A cleanout period of 10 days is also anticipated.

  The broilers will be harvested by a contractor collection team (who will travel to the site via a bus), placed into plastic crates and onto a waiting truck for immediate transport to the processing plant. Collections typically occur during the night, but flexibility is required to enable broiler collection to occur at any time in response to weather conditions (extreme heat / cold), equipment breakdowns and delays in other parts of the broiler hub.
- **Clean Out:** Following the final collection when all broilers have been removed from the broiler sheds, the spent bedding material (broiler litter) will be promptly removed from the broiler sheds by a small front end loader,

swept clean and the material transferred into a waiting truck and transported off site for beneficial re-use or disposal. Following dry cleaning the sheds are then sanitised with a high-pressure hose (to reduce the risk of pathogens and disease being spread between flocks) and then left open to allow washdown water to evaporate and the broiler sheds to dry. Additional activities will include scrubbing feed pans, cleaning out water lines, cleaning the broiler feed silos and scrubbing fan blades and other equipment.

- **Set Up:** Once the broiler sheds are clean and dry, fresh bedding material, such as rice hulls, soft wood shavings or chopped straw, will be delivered to the farm from a local area supplier and spread over the floor of the broiler sheds. Supporting equipment including feeders, drinking lines, heaters and coolers are then set up ready for placement of a new batch.

All operations at the broiler farm are governed by Baiada's operating requirements included as **Appendix N.** Strict adherence to the manual is the responsibility of the on-site managers. The broiler farm will be overseen by two on-site managers and four full time staff. Contract staff can be used at the beginning of a batch to assist with set up of the broiler sheds and placement of day-old broiler chicks. Contract staff can also be used at the end of a batch to assist with the clean out, wash down and sanitation of the broiler sheds. The broiler farm will be operated in accordance with the conditions of an Environmental Protection License issued by the NSW EPA for the development prior to commencement of operations.

3.4.1 Hours of Operation

While most on-site activities will occur between 6am and 10pm, all aspects of the proposed broiler farm require the flexibility to operate up to 24 hours a day, 7 days a week in order to respond to periods of demand. Harvesting of broilers, typically occurs during the nighttime period, but flexibility is required to enable broiler collection to occur at any time in response to weather conditions (extreme heat / cold), equipment breakdowns and delays in other parts of the broiler hub. Beyond the farm managers, additional full-time staff will typically be working at the site between 7am and 3:30pm.

3.4.2 Haulage

Primary site access will be from Soldiers Settlement Road via a new driveway that will be provided for all heavy and light vehicles accessing the site from this location. Sufficient sight distance in both the east and west on Soldiers Settlement Road is available at the site entrance point and no mitigations are necessary to facilitate sight lines in this location.

Soldier Settlement Road connects to the Oxley Highway approximately 4.6km East of the site, where a majority of the haulage vehicles will travel to and from the South to destinations including the Oakburn Processing Plant (via Goddard Lane), the Tangaratta Feedmill (via Bowlers Lane), the Country Road Hatchery (via Country Road).

The Traffic Impact Assessment prepared for the project recommends that the access to the site is to accommodate a Basic Right Turn and Basic Left Turn treatment (BAR/BAL) in accordance with Austroads Guide to Road Design. The assessment has also demonstrated that no works are required at the Oxley Highway/ Soldiers Settlement Road intersection as a Basic Left Turn treatment and Basic Right Turn treatment in accordance with Austroads Guide to Road Design are sufficient to cater for the development trip generation.

To prevent a potential conflict with vehicles coming from Gidley Siding Road and vehicles turning right to Soldiers Settlement Road, it is recommended that a Give Way line and signage be installed at Gidley Siding Road.

The traffic generation associated with the proposed broiler farm operations has been provided by the Applicant and it is anticipated that the proposed broiler farm will generate approximately 3,900 heavy vehicle movements per year (~7,800 trips), averaging approximately 16 heavy vehicle trips per day (8 incoming trips / 8 outgoing trips) and 6 light vehicle trips (3 incoming trips / 3 outgoing trips).

While a majority of the heavy vehicles will typically occur during the day, broiler collection does primarily occur at night. During the nighttime collection, there could be up to a maximum of 38 heavy vehicle trips (19 incoming / 19 outgoing) on a peak collection night. It is noted that the surrounding traffic on Oxley Highway would be significantly reduced during this nighttime period. It is expected that the development will generate 2 heavy vehicle and 3 light vehicle movements during peak hour periods.

3.4.3 Employment

As noted above, in order to provided 24/7 oversight to operations at the site and to be able to respond immediately to any operational or animal welfare issues, the farm will be overseen by two full time managers who will reside on the site. The farm managers will be supported by four full time staff who will typically be working at the site between 7am and 3:30pm.

3.5 INFRASTRUCTURE PROVISION

3.5.1 Power Supply

Essential Energy's network (grid) will be extended to service the broiler farm. Two (2) back up diesel generators are to be provided to power the broiler farm in emergency situations when grid power supply is cut. 4,000L of diesel fuel is stored on site to enable immediate use of the generators when required.

3.5.2 Gas Supply

Gas is required to provide heating within the broiler sheds during cooler temperatures. Liquified petroleum gas (LPG) will be stored on site in a single 30kL tank supplied and installed by a licensed gas provider. The LPG will be topped up via a tanker truck that will access the site via Soldier Settlement Road on an as required basis.

3.5.3 Water Supply

Primary water supply for broiler production (broiler drinking water, cooling and cleaning) will be provided via the current water allocations sourced from the Peel River. Based on similar broiler farms in the area, it is estimated that the water demand for the proposed the farm will be in the order of 130 ML per year. Bective Station is currently supplied with water from the Peel Regulated Water Source and has an existing Water Access Licence for 70 units on high security (WAL20759) and another for 1969 units on general security (WAL20505, WAL20906, WAL21069, WAL21272). The Water Sharing Plan for the Peel River is currently allowing 100% of the allocation to be used for both high security and general security licenses.

Water is currently pumped from the Peel River and distributed via inground pipelines to the irrigation infrastructure on Bective Station. This infrastructure will be extended to service the site. River and dam water will be treated via an on-site treatment plant before being stored in tanks prior to distribution to the sheds. An application under the s138 of the Roads Act will be required to facilitate tunnel boring of the pipeline under the Oxley Highway. Broiler drinking, cooling and cleaning water must meet minimum bacteriological standards before use. Good water quality is critical for good biosecurity as it minimises bacteria, viruses, algae and other organisms consumed by broilers in drinking water or exposed in broiler shed cooling systems. Water used for cleaning must also meet safe bacteriological standards to ensure the effectiveness of sanitation procedures.

Surface water may be contaminated with pathogens and must therefore, and in accordance with Baiada's National Biosecurity Manual (**Appendix M**) be treated (e.g. by chlorination) before use. In this regard, water supplied to the broiler farm is pumped from the dam to the onsite treatment area where it is passed through a media filter and dosed with chlorine prior to use. The effectiveness of water treatments is monitored daily with corrective actions implemented by the on-site mangers if quality readings are outside of the designated parameters.

Water is held in the on-site storage tanks prior to use in the broiler sheds. A total of 1.5ML is held on site, to provide around 5 days of supply to cover any breakdowns in water pumps or conveyance infrastructure.

3.5.4 Waste Water

Minimal wastewater is generated in broiler production. A small amount of washdown water is generated within the broiler sheds after depopulation of the broilers and their litter removal at the end of each production cycle. This cleaning is undertaken using high-pressure hoses to minimise water use and the broiler sheds are left open to allow any excess water to evaporate. Waste water from staff amenities and the manager's residences will be treated by a standard on-site septic system. A s68 approval for these systems will be required and can be conditioned accordingly.

4 STATUTORY CONTEXT

This section must identify the relevant statutory requirements for the project, including:

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *Tamworth Regional Local Environmental Plan 2010*
- *Roads Act 1993*

4.1 STATUTORY REQUIREMENTS

A brief overview of the key statutory requirements for the project are presented in **Table 5** below.

Table 5: Statutory Requirements

MATTER	GUIDANCE
Power to Grant Consent	***Environment Planning and Assessment Act 1979.*** The proposed development is identified as Designated Development in accordance with *Environment Planning and Assessment Regulations 2021* Schedule 3, Item 39: 39 Poultry Farm *(1) Development for the purposes of a poultry farm is designated development if the poultry farm—* *(a) accommodates more than 250,000 birds, or* *(b) is located within 500 metres of another poultry farm.* *(2) Development for the purposes of a poultry farm is designated development if the poultry farm—* *(a) accommodates more than 10,000 birds, and* *(b) is located within—* *(i) 100 metres of a natural waterbody or wetland, or* *(ii) a drinking water catchment, or* *(iii) 500 metres of a residential zone or 150 metres of a dwelling not associated with the development and, in the consent authority's opinion, considering topography and local meteorological conditions, is likely to significantly affect the amenity of the neighbourhood because of noise, odour, dust, lights, traffic or waste.* The proposed poultry farm will accommodate 1,236,150 birds and accordingly is classified as Designated Development. As the project is not classified as State or Regional Development under the *SEPP (Planning Systems) 2021*, Tamworth Regional Council is the Consent Authority for the Development Application.
Permissibility	The ***Tamworth Regional Local Environmental Plan 2010*** (LEP) identifies the site within the Primary Production RU1 Zone. The proposed development is defined as an ***intensive livestock agriculture*** as follows: ***intensive livestock agriculture*** *means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses, sheep or other livestock, and includes any of the following—*

	(a) dairies (restricted), *(b) feedlots,* *(c) pig farms,* *(d) poultry farms,* *but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.* Under the LEP Land Use Table, the development of ***intensive livestock agriculture*** within the Primary Production RU1 Zone is Permitted with Consent. There are no aspects of the development that are classified as prohibited development.
Other Approvals	**Protection of the Environment Operations Act 1997:** The poultry farm is identified as a Scheduled Activity in accordance with Schedule 1, Item 22 of the POEO Act (see below). ***22 Livestock intensive activities*** *(1) This clause applies to the following activities—* ***bird accommodation**, meaning the accommodation of birds for commercial production.* *(2) Each activity referred to in Column 1 of the Table to this clause is declared to be a scheduled activity if it* meets the criteria set out in Column 2 of that Table.

Column 1	**Column 2**
Activity	***Criteria***
bird accommodation	*capacity to accommodate more than 250,000 birds at any time*

As such an Environment Protection Licence (EPL) will be required to be obtained prior to commencement of operations. The NSW EPA is triggered as an Integrated Authority for the Designated Development.

Local Government Act 1993: S68 Approval for 3 on-site septic systems will be required.

Roads Act 1993: A s138 approval from Tamworth Regional Council will be required for construction of a new driveway connecting to Soldier Settlement Road and for minor works on the Soldier Settlement Road / Oxley Highway Intersection.

A s138 approval will also be required from Transport for New South Wales (TfNSW) for construction of a tunnel bored pipeline to provide water supply to the farm under the Oxley Highway. A s138 approval from TfNSW will also be required for minor works on the Soldier Settlement Road / Oxley Highway Intersection.

4.1.1 State Environmental Planning Policies

Table 6 identifies the applicability and implications of the SEPPs on the project.

Table 6: SEPP Applicability

STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021	
CHAPTERS	**APPLICABILITY**
Chapter 2 - State and Regional Development	**N/A.** The proposed development has an Estimated Development Cost of $ 29,974,000.00 and as such is not classified as State or Regional Development.
Chapter 3 - Aboriginal Land	**N/A.** The site is not owned by a Local Aboriginal Land Council.
Chapter 4 - Concurrences and Consents	**N/A.** There are no concurrences of consents described in Chapter 4 applicable to the site.

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021	
CHAPTERS	**APPLICABILITY**
Chapter 2 - Vegetation in Non-Rural Areas	**N/A.** Chapter 2 does not apply to the Tamworth Regional Council Area.
Chapter 3 - Koala Habitat Protection 2020	**Applies.** Chapter 3 of SEPP (Biodiversity Conservation) 2021 applies to assessment of development on the site. The principal aim of this Chapter aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population. In addressing this Chapter there are two questions to be considered. The first question requires consideration as to whether the land constitutes Potential Koala Habitat. 'Potential Koala Habitat' is defined in Chapter 3 as, *"...an area of native vegetation where trees of the type listed in Schedule 1 (Koala feed tree species) constitute at least 15% of the total number of trees in the upper or lower strata of the tree component"*. As no koala habitat trees are present within the impact area, which is currently used for cropping, the land is not considered to be potential koala habitat and no further consideration of this chapter is required.
Chapter 4 - Koala Habitat Protection 2021	**N/A.** This chapter does not apply to the site.
Chapter 5 – River Murray Lands	**N/A.** This chapter does not apply to the site.
Chapter 6 – Water Catchments	**N/A.** The site is not located within a nominated water catchment.
Chapter 13 – Strategic Conversation Planning	**N/A.** The site is not contained within the Land Application Map.

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021	
CHAPTERS	**APPLICABILITY**
Chapter 2 - Coastal Management	**N/A.** The site is not located in the Coastal Zone.
Chapter 3 - Hazardous and Offensive Development	**Applies.** In accordance with the requirements of Chapter 3 a screening of storage volumes of dangerous goods has been undertaken (see Section 4.15). The PHA found that the operation of the proposed development meets the criteria laid down in HIPAP 4 Risk Criteria for Land Use Safety Planning and would not cause any risk, significant or minor, to the community.
Chapter 4 - Remediation of Land	**Applies.** The site has been historically cleared and has been used for cropping, and grazing activities. Based on historic aerial photography, the impact areas associated with the development are located on land that has been in agricultural production since at least 1960 and has not been used of any industrial or rural industry purposes which would indicate a risk of contamination. Accordingly, the site is expected to be of minimal risk to contamination.

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021	
CHAPTERS	**APPLICABILITY**
Chapter 2 - Infrastructure	**Division 17:** The proposed development involves works on Soldiers Settlement Road being the construction of a new driveway and access to the site. The extent of works is shown on the development plans included as **Appendix A** and will be prepared in accordance with Council's relevant standards and guidelines. All works will be subject to relevant s138 approval and can be conditioned accordingly.
Chapter 3 - Educational Establishments and Childcare Facilities	**N/A.** The project does not involve an Educational Establishment of Childcare Facility.
Chapter 4 - Major Infrastructure Corridors	**N/A.** The site is not within or adjacent to a major infrastructure corridor.
Chapter 5 - Three Ports-Port Botany, Port Kembla and Newcastle	**N/A.** The site is not located on the within the relevant port areas.

STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021	
CHAPTERS	**Assessment & Compliance**
Chapter 2 - Western Sydney Employment Area	**N/A.** The site is not located on the within Western Sydney Employment Area.
Chapter 3 - Advertising and Signage	**N/A.** No advertising or signage under Chapter 3 is proposed as part of this application.

STATE ENVIRONMENTAL PLANNING POLICY (RESOURCES AND ENERGY) 2021	
CHAPTERS	**APPLICABILITY**
Chapter 2 - Mining, Petroleum Production and Extractive Industries	**N/A.** The project does not involve mining or extractive industry.
Chapter 3 - Extractive Industries	**N/A.** The project does not involve mining or extractive industry.

STATE ENVIRONMENTAL PLANNING POLICY (PRIMARY PRODUCTION) 2021	
CHAPTERS	**APPLICABILITY**
Chapter 2 - Primary Production and Rural Development	**N/A.** The project does not involve primary production or rural development regulated by Chapter 2.
Chapter 3 - Central Coast Plateau Areas	**N/A.** The project is not located in the central Coast Plateau Area.

STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – EASTERN HARBOUR CITY) 2021	
CHAPTERS	**APPLICABILITY**
All	**N/A.** The project is not located in a listed State Significant Precinct.

STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – CENTRAL RIVER CITY) 2021

CHAPTERS	APPLICABILITY
All	**N/A.** The project is not located in a listed State Significant Precinct.

STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – WESTERN PARKLAND CITY) 2021	
CHAPTERS	**APPLICABILITY**
All	**N/A.** The project is not located in a listed State Significant Precinct.

STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS - REGIONAL) 2021	
CHAPTERS	**APPLICABILITY**
All	**N/A.** The project is not located in a listed State Significant Precinct.

4.1.2 Tamworth Regional Local Environmental Plan 2010

4.1.2.1 Zoning and Permissibility

Under the *Tamworth Regional Local Environmental Plan 2010,* the subject site is located in the RU1 Primary Production Zone. The proposed development falls under Tamworth LEP definition of **Intensive Livestock Agriculture** which means:

> *the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses, sheep or other livestock, and includes any of the following—*
>
> *(a) dairies (restricted),*
> *(b) feedlots,*
> *(c) pig farms,*
> *(d) poultry farms,*
>
> *but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.*

In accordance with clause 3 of the Tamworth LEP development of an **Intensive Livestock Agriculture** located in the Primary Production Zone (RU1) is **Permitted with Consent**.

The objectives for the RU1 Primary Production Zone are as follows:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To permit subdivision only where it is considered by the Council to be necessary to maintain or increase agricultural production.*
- *To restrict the establishment of inappropriate traffic generating uses along main road frontages.*
- *To ensure sound management of land which has an extractive or mining industry potential and to ensure that development does not adversely affect the extractive industry.*
- *To permit development for purposes where it can be demonstrated that suitable land or premises are not available elsewhere.*

The proposed broiler farm is a rural use located within the Primary Production zone and surrounded by a number of other rural industries and large-scale agricultural activities. The subject site is in proximity to other broiler farms and will support the Council's objectives for the zone. The proposed development will also employ an additional six full time employees, contributing to additional employment in the area. Accordingly, the proposed development is considered to algin with the objectives of the zone.

As demonstrated in this EIS, the proposed development has been subject to a rigorous environmental assessment which confirms the project can be undertaken in a manner which minimises potential conflict with adjoining zones and sensitive receptors. As such the proposed development is considered to comply with the objectives of the zone.

4.1.3 Tamworth Development Control Plan 2010

An assessment against the relevant provisions of the *Tamworth Development Control Plan 2010* is provided below.

Table 7: Other Types of Development Controls

GUIDELINES	COMPLIANCE
Parking	
• Parking must be provided as per the Schedule in Appendix 1. • Where calculation of parking spaces required results in a fraction of a space, the total required number of spaces will be the next highest whole number. • Parking and traffic requirements will be based on consideration of: ○ Likely peak usage times ○ The availability of public transport ○ Likely demand for off street parking generated by the development; ○ Existing traffic street network; and ○ Efficiency of existing parking provision in the location • Comply with AS2890.1 Parking Facilities Off Street Car Parking and AS2890.6 Parking Facilities Off Street Parking for People with a Disability • Manoeuvring areas within the development must be designed to accommodate a B99 vehicle under AS2890.1 Parking Facilities Off Street Parking. • Where existing premises are being redeveloped or their use changed, the following method of calculation shall apply:- a. Determine the parking requirements of the previous or existing premises in accordance with any existing development consent b. Determine the parking requirement of the proposed development in accordance with Appendix A; c. Subtract the number of spaces determined in (a) from the number of spaces calculated in (b) d. The difference calculated in (c) represents the total number of parking spaces to be provided either in addition to the existing on-site car parking or as a	**Complies.** *Tamworth Regional Development Control Plan 2010* does not specify a parking rate for a Poultry Farm and as such, sufficient parking is to be provided to cater for staff and visitors on a first principles basis. In this regard, the farm will employ 6 full time staff (2 mangers + 4 staff) and is provided with 10 parking spaces. Accordingly, the sufficient parking is provided for staff and visitors to the site. The design of the staff car parking area has been reviewed with regard to Australian Standard 2890.1 (2004). The design meets or exceeds the minimum requirements of that Standard with regard to the dimensions of the parking bays, aisles and driveway access road. The internal layout of the poultry farm roadways was also assessed by PSA for suitability by considering the swept paths of the heavy vehicles expected to use the site. The proposed road layouts are satisfactory for manoeuvring of those vehicles. All swept path movements have been provided within the Traffic Impact Assessment (**Appendix G**).

cash-in-lieu contribution to Council where applicable.	
Landscaping	
• Location and grouping of plant types shall be multi-functional providing privacy, security, shading and recreation functions. • Landscaping or shade structures shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces. • Landscaping shall comprise low maintenance, drought and frost tolerant species.	**Complies.** The proposed development includes screen planting in a 3 line configuration supporting a mix of shrubs and trees. The vegetation is a mix of locally native plants which will support the local fauna and ecosystems. Screen planting is proposed along the northern, southern, eastern and western sides of the broiler farm to soften potential views of the broiler farm from the nearest sensitive receptors, public roads and other vantage points.
Outdoor Lighting	
• All developments shall demonstrate compliance with AS4282 Control of Obtrusive Effects of Outdoor Lighting. • Sweeping lasers or searchlights or similar high intensity light for outdoor advertising or entertainment, when projected above the horizontal is prohibited. • Illuminated advertising signs should be extinguished outside of operating hours, or 11pm, whichever is earlier.	**Complies.** Minimal outdoor lighting is required, but where necessary will be designed to comply with AS4282. No lasers, searchlights, or high intensity lights are proposed.
Outdoor Advertising/Signage	
• Where there is potential for light spill to adjoining properties, all illuminated signage shall be fitted with a timer switch to dim or turn off by 11pm each night • Signage must comply with SEPP 64 – Advertising and Signage Schedule 1 Assessment Criteria. • "Special promotional advertisements" may be installed in accordance with clause 25 of SEPP 64 – Advertising and Signage provided that the sign does not compromise any Public Art or the integrity of the space in which it is located in the main streets, public parks and gardens and major venues across the region's city, towns, and villages. • Advertising in rural zones may only: ○ Advertising facility, activity or service located on the land; or ○ Direct travelling public to a tourist facility or building or place of scientific historical or scenic interest within the area. Cannot include names of proprietary products or services or sponsoring businesses. Each sign must be sited a minimum distance of 1km from each other. • External illumination to signs must be top mounted and directed downwards. • The following types of signs are not acceptable:	**Complies.** No illuminated signage is proposed or required. Signage will be compliant with the outdoor signage requirements. Appropriate conditions can be included within any approval.

○ Portable signs within public footways and road reserves including variable message signs, A Frame and Sandwich Boards; ○ Outdoor furniture (including chairs, bollards and umbrellas) advertising products such as coffee, alcohol or soft drink; ○ A roof sign or wall sign projecting above the roof or wall to which it is affixed; o Flashing or intermittently illuminated signs; ○ Advertisements on parked motor vehicles or trailers (whether or not registered) for which the principal purpose is for advertising; ○ Signs fixed to trees, lights, telephone or power poles; ○ Signs which could reduce road safety by adversely interfering with the operation of traffic lights or authorized road signs; ○ Any sign which would in the opinion of Council, be unsightly, objectionable or injurious to the amenity of the locality, any natural landscape, public reserve or public place; ○ Numerous small signs and advertisements carrying duplicate information; and ○ Overhead banners and bunting, except in the form of temporary advertisement.	
Farm Stay Accommodation	
• Details of the activities offered should accompany the Development Application which must include some farm related activities. • Guests are restricted a maximum of 14 days per visit.	**Not Applicable.** There is no Farm Stay Accommodation proposed as part of this development application.
Bushfire Prone Land	
• The plans prepared to accompany a DA located in a bushfire prone area, being land that is identified on a map certified by the Rural Fire Service, must illustrate the required Asset Protection Zone (APZ). • DAs for development located in a bushfire prone area must be accompanied by either a Bushfire Attack Level Self Assessment (BAL) or a Bushfire Planning and Design Report (BPAD). • Where the DA is accompanied by a BPAD report, Council's bushfire assessment fee will not be applicable.	**Complies.** The site is located on land that is mapped by the RFS as bush fire prone land. *Planning for Bush Fire Protection 2019* (PBP) applies to all DAs on bush fire prone land. As required by Section 1.4 of the PBP, Firebird ecoSultants Pty Ltd has been engaged to prepare a Bush Fire Assessment Report (BFAR) to address the requirements that are applicable to the proposed. A copy of this report in Included as **Appendix J**. The assessment concludes that, on completion, the proposed development will ensure that the development is located in an area that has an acceptable bushfire hazard level (i.e. ≤BAL-LOW), and with the implementation of the recommendations, is considered to be appropriately protected from bushfire and complies with the requirements of Planning for Bushfire Protection.

Table 8: Environmental Controls

GUIDELINES	COMPLIANCE
Environmental Effects	
• The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to: ○ Traffic ○ Flood liability ○ Slope ○ Construction impacts ○ Solid and Liquid Waste ○ Air quality (odour and pollution) ○ Noise emissions ○ Water quality ○ Sustainability	**Complies.** This EIS, the development plans and associated specialist reports have identified, considered and assessed the potential environmental effects of the proposed development.
Soil and Erosion Control	
• Runoff shall be managed to prevent any land degradation including offsite sedimentation. • Reference shall be made to the NSW Governments Managing urban stormwater: soils and construction, Volume 1 (available from Landcom), commonly referred to as "The Blue Book". • Cut and fill will be minimised and the site stabilised during and after construction. • Arrangements in place to prompt revegetation of earthworks to minimise erosion.	**Complies.** A Stormwater Management Strategy has been prepared by Bath Stewart Associates and is included as **Appendix F.** This report describes the principles and operation of the proposed stormwater system as well as the primary components of the drainage system. The increase in impervious areas and alteration of the natural topography, due to land development, will increase and concentrate stormwater flows. This has the potential to impact on flow regimes and cause erosion of the natural downstream drainage network and associated waterways. To avoid any adverse impact on the downstream drainage systems, the site's stormwater management system must be designed to ensure the safe conveyance of flows throughout the site and within the capacity of the downstream drainage systems in a healthy environmental state for Ecological Sustainable Development. The stormwater was modelled using the DRAINS stormwater modelling package to ensure that there was no worsening of post development flows compared to existing conditions. In this regard, the site was modelled for the 1 EY, 0.2EY, 10% AEP, 5% AEP & 1% AEP design storms to cover both the minor and major events. The results show that inter-shed drains function as individual detention structures and result in an overall reduction of the developed flows without the need for a large detention basin. The drains do discharge to a turkey's nest style dam which acts as a further detention structure before releasing the controlled stormwater via its spillway.

	Standard erosion and sediment control measures will be implemented during construction in accordance with Managing urban stormwater: soils and construction, Volume 1 and can be conditioned accordingly.
Vegetation	
• Development design shall accommodate the retention of any significant trees and vegetation	**Complies.** Due to the location of the project within the Category 1 Exempt Land, the ongoing cultivation of the site, no substantive vegetation clearing is required to facilitate the proposed development and minimal impacts on significant flora and fauna are anticipated.
Waste Management	
• General waste storage and collection arrangements shall be specified.	**Complies.** Waste management is critical to the operation of an efficient poultry farm. Typically, broiler farms generate little waste that cannot be recycled or beneficially re-used. The applicant will adopt measures to ensure that all waste generated from activities on the site are reused and recycled where practical or otherwise managed and disposed of in a manner that will not cause environmental harm.
Noise	
• Where relevant, applications are to contain information about likely noise generation and the method of mitigation.	**Complies.** A Noise and Vibration Impact Assessment has been prepared by SoundIN to assess the potential noise impacts of the proposed development against the relevant acoustic criteria and is included as **Appendix I**. A summary of the acoustic assessment is provided in section 6.6 of this EIS. Modelling undertaken for the proposed development, indicates that noise emissions from construction, operation and road noise, will not result in any non-compliances to the relevant assessment criteria and as such will not result in any unacceptable noise impacts to the nearby sensitive receptors.
Geology	
• The design process must give consideration to the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.	**Complies.** The civil design for the proposed broiler farm has sought to minimise earthworks through aligning the proposed broiler sheds with the slope of the land, adopting a stepped approach to broiler shed floor levels (i.e. broiler sheds are progressively stepped down the land, and balancing cut and fill. Adoption of this approach (rather than a single level farm) has minimised the amount of cut and fill across the farm site to ~2.75m of Cut and ~2.75m of fill, excluding

	the perimeter road, stormwater swales and dam). The civil engineering plans showing the proposed earthworks included in **Appendix A**.
Landscaping Poultry Farms	
• A cash bond or bank guarantee to the value of $1500 per shed and valid for a period of 5 years, must be submitted to Council prior to issue of a Construction Certificate.	**Complies.** Noted and can be conditioned.

5 COMMUNITY ENGAGEMENT

5.1 ENGAGEMENT CARRIED OUT

In accordance with Schedule 2, Section 3(1) of the *Environment Planning & Assessment Regulation 2000*, a request for the Secretary's Environmental Assessment Requirements (SEARs) was submitted to the Department of Planning and Environment on 18 April 2024. The SEARs were received by the Applicant on 20 May 2024 and the response table is included as **Appendix P**.

The Secretary's Environmental Assessment Requirements (SEARs) requested that the Applicant consult with the relevant Local, State and Commonwealth government authorities, service providers and community groups, and address any issues they raise in the EIS. The surrounding landowners and occupiers that are likely to be impacted by the proposal were recommended to be consulted. The SEARs also requested that details of the consultation that has been carried out and issues raised must be included in the EIS.

This section outlines the consultation activities undertaken to inform the scope of this Environmental Impact Statement.

5.1.1 Government Departments and Agencies

An overview of the extent of consultation undertaken with Government Departments and Agencies is provided below.

- Submission of a Request for the SEARs (dated 18 April 2024) with the Department of Planning and Environment in accordance with Section 173(1) of the *Environment Planning & Assessment Regulation 2021*;
- Following receipt of the SEARs, further consultation was undertaken with the following agencies, local government departments and the local community:
- Submission of a Request for EIS Requirements were sent to the following agencies on 21 May 2024;
    - Tamworth Regional Council
    - Department of Primary Industries
    - Transport for NSW
    - NSW Rural Fire Service
    - Water NSW
    - Tamworth Local Aboriginal Land Council
- Responses from the above agencies were received as follows:
    - NSW Rural Fire Service requested a Bushfire Assessment on 22 February 2024; and
    - A Formal Pre-Lodgement Meeting was held with Tamworth Regional Council on 13 June 2024.

All of this information has been considered as part of the preparation of the EIS.

5.1.2 Community Consultation

The SEARs included the requirement for the proponent to undertake *"effective and genuine community consultation"*. In response, the Applicant undertook direct Community Consultation with the local community and stakeholders, in and around the proposed Bective South Poultry Farm. An overview of the activities undertaken as part of the community consultation process is provided below.

5.1.2.1 Community Consultation Activities

Community consultation is a key requirement of the EIS process and ensures the community are provided sufficient information regarding a proposed development and given adequate opportunity to consider the potential impacts and raise any concerns they may have.

Table 9 outlines the communication and engagement activities undertaken by the Applicant in order to consult with the neighbouring residents and business owners and broader community.

Table 9: Community Consultation Activities

ACTIVITY / TOOL	TIMING
A letter was sent to twenty-two (22)surrounding neighbours and houses fronting Soldier Settlement Road along the proposed access route.. The letter provided project information, consultation team contact details and an offer to meet personally with the project team.	06 Nov 2024
One on One meetings with the project team were offered to interested residents and businesses within the project area, and other stakeholders or community members with an interest.	06 – 20 Nov 2024

5.2 COMMUNITY VIEWS

5.2.1 Summary of Community Responses

In response to the above community consultation activities, the following responses were received (see Table 10).

Table 10: Community Responses

DATE STAKEHOLDER	FEEDBACK	INFLUENCE ON EIS
06/11/2024 (In Person delivering the letter) Name Withheld Local Resident	• Resident was home on hand delivery of the letter by the project team • Primary concern was the impact that the development could have on the value of their property.	• **Visual Impacts:** In response to the feedback the roofing material has been updated to include a Colourbond Roof, rather than a standard metallic roof. Additional screening vegetation surrounding the broiler farm has also been added to reduce visibility from public and private vantage points. • **Property Values:** The proposed broiler farm is a rural use located in a rural area. The surrounding area already contains a number of existing broiler farms (e.g. Bective, Murrami, Moana, Gidley and Taradale) and as such the addition of a well located and screened broiler farm will not result in significant impacts on the character or value of the surrounding area.

DATE STAKEHOLDER	FEEDBACK	INFLUENCE ON EIS
07/11/2024 Phone Call 11/11/2024 In Person On Site Meeting Names Withheld Local Residents	• Received letter and contacted project team via phone call requesting a meeting on 11/11/2024 including the owner of a neighbouring property. • Concern raised about traffic numbers and vibration and noise caused by traffic. • Meeting at the proposed site on 11/11/2024 with multiple local residents. • Concerns raised about potential noise from the site, number of vehicle movements, potential odour from the site, visual impact of the site and what impact will the project have on property values.	• **Noise Impacts:** Potential noise and vibration impacts have been addressed in the EIS and in the Noise Impact Assessment. • **Traffic Impacts:** Potential traffic numbers impact has been addressed in the EIS, Traffic Impact Assessment and the Noise Assessment • **Visual Impacts:** In response to the feedback the roofing material has been updated to include a Colourbond Roof, rather than a standard metallic roof. Additional screening vegetation surrounding the broiler farm has also been added to reduce visibility from public and private vantage points. • **Property Values:** The proposed broiler farm is a rural use located in a rural area. The surrounding area already contains a number of existing broiler farms (e.g. Bective, Gidley & Taradale) and as such the addition of a well located and screened broiler farm will not result in significant impacts on the character or value of the surrounding area. • **Odour Impacts:** Potential Odour Impacts have been addressed in the EIS and in the Air Quality Impact Assessment.
07/11/2024 Phone Call 08/11/2024 In Person Meeting Name Withheld Local Resident	• Received letter and called the project team with concerns about traffic impacts, traffic noise on 07/11/2024. • Project team offered an in-person meeting to discuss with any concerns or questions. • In-person meeting was held 08/11/2024. • Primary concern was traffic impacts. • Concern raised why the site access is not directly off Oxley Highway.	• **Traffic Impacts:** Potential traffic numbers impact has been addressed in the EIS, Traffic Impact Assessment and the Noise Assessment.
12/11/2024 Phone Call Name Withheld Local Resident	• Was not clear on the location of the site and the proposed entrance. • Raised concerns about the impact of traffic on Soldiers Settlement Road. • Project team offered an onsite in person meeting on the 15/11/2024.	• **Traffic Impacts:** Potential traffic numbers impact has been addressed in the EIS, Traffic Impact Assessment and the Noise Assessment.
12/11/2024 Email 13/11/2024 In Person Meeting Names Withheld	• Email received requesting a meeting prior to 15/11/2024 • Project Team called and arranged a meeting at their property for 13/11/2024 • Multiple local residents attended the meeting on 13/11/2024	• **Traffic Impacts:** Potential traffic numbers impact has been addressed in the EIS, Traffic Impact Assessment and the Noise Assessment. • **Bore Water Impacts:** The primary water supply for the site is via an extension to existing river water supply from the Peel River. • **Visual Impacts:** In response to the feedback the roofing material has been updated to include a Colourbond Roof, rather than a standard metallic

DATE STAKEHOLDER	FEEDBACK	INFLUENCE ON EIS
Local Residents	• Concerns raised impact of traffic and location of the access to the site from Soldiers Settlement Road • Concerns raised about availability of bore water • Concerns about visual impact and impact on property values	roof. Additional screening vegetation surrounding the broiler farm has also been added to reduce visibility from public and private vantage points. • **Property Values:** The proposed broiler farm is a rural use located in a rural area. The surrounding area already contains a number of existing broiler farms (e.g. Bective, Gidley & Taradale) and as such the addition of a well located and screened broiler farm will not result in significant impacts on the character or value of the surrounding area.
18/11/2024 Phone Call Name Withheld Local Resident	• Call received requesting a meeting 18/11/2024. • Call returned by project team 18/11/2024. • Concern raised for increased traffic impact to Bective Lane, impact of traffic on the council roads condition and the site entrance. • Concern raised about potential odour from the site. • Concern raised about the use of bore water for primary supply.	• **Traffic Impacts:** Potential traffic numbers impact has been addressed in the EIS, Traffic Impact Assessment and the Noise Assessment. • **Odour Impacts:** Potential Odour Impacts have been addressed in the EIS and in the Air Quality Impact Assessment. • **Bore Water Impacts:** Primary water supply for the site is via an extension to existing river water supply from the Peel River.
10/12/2024 Letter Name Withheld Local Resident	• Letter received objecting to the development 10/12/2024. • Concern raised about proximity to a possible future house site and negative impact on property value.	• **Property Values:** The proposed broiler farm is a rural use located in a rural area. The surrounding area already contains a number of existing broiler farms (e.g. Bective, Murrami, Moana) and as such the addition of a well located and screened broiler farm will not result in significant impacts on the character or value of the surrounding area.

5.2.2 Community Consultation Outcomes/Key Issues

At the completion of the consultation process, it was concluded that the process undertaken was thorough and enabled a genuine opportunity for consultation. Stakeholders were provided with multiple channels to receive information and provide feedback.

The consultation undertaken showed that there was general interest in the project and the activities undertaken increased community awareness about the proposed development. During consultation, the immediate local community raised concerns regarding the potential amenity impacts of the operation on the surrounding properties such as traffic, odour, and property values. These concerns raised from the neighbouring stakeholders have been addressed as part of the project design and assessment processes. Overall, the feedback from the stakeholders have been taken into consideration through the development of this project.

5.3 ENGAGEMENT TO BE CARRIED OUT

On-going community engagement will be carried out should the project be approved. AAM will continue to work closely with the community and stakeholders. A summary of the proposed on-going engagement is provided below.

5.3.1 Engagement Activities for Construction and Operational Phases

5.3.1.1 Construction

During construction, the applicant will prepare and publish on their website, regular construction updates. This will provide the general public with up-to-date information on the project status which is easily accessible. The nearest

residents to the site will be provided with a project update at key stages throughout construction and be provided with contact details for the construction manager who can be contacted as required.

AAM will also prepare and implement a construction management plan to ensure the potential impacts associated with the construction phase are appropriately mitigated and managed. The construction management plan will include the requirements for project updates and a procedure for receipt of feedback from the community and first nations groups including provision of a response.

5.3.1.2 Operational Phase

The farm will adopt a standard process for receipt of enquiries, questions and complaints, handing, responding and recording.

5.3.2 PUBLIC NOTIFICATION

In accordance with Part 4 of the *Environmental Planning and Assessment Act 1979,* the EIS will be publicly notified during which time the general public will be invited to make comment and forward submissions to the Consent Authority (Department of Planning and Environment) in relation to the proposed development. Advertising will occur for a minimum period of 28 days.

6 ASSESSMENT AND MITIGATION OF IMPACTS

This section provides a summary of the results of the technical assessments undertaken in relation to the potential impacts of the project, as well as the mitigation and management actions proposed to avoid unacceptable impacts.

6.1 BIODIVERSITY

As request in the SEARS, Wildthing Environmental Consultants was engaged to undertake a Flora and Fauna Assessment Report (included as **Appendix D**) to assess the potential biodiversity impacts of the project and the relevant statutory considerations including:

- *NSW Environmental Planning and Assessment Amendment Act 2017*
- *NSW Biodiversity Conservation (BC) Act 2016 & Biodiversity Offsets Scheme*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *Local Land Services Act 2013*
- *NSW Biosecurity Act 2015*
- *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*

In accordance with the *Biodiversity Conservation Act 2016* (BC Act), the Biodiversity Assessment Method (BAM) and potential entry into the Biodiversity Offsets Scheme (BOS) is applicable to certain development activities based on specific criteria.

Historically the subject land (the impact area) and study area has been cleared as a result of the past agricultural (grazing and cropping) activities.

No areas of land category within the meaning of Part 5A of *Local Land Services Act 2013* (LLS Act) were mapped within the subject land or study area on the Transitional Vegetation Regulatory Map with no draft Native Vegetation Regulatory was available for the site at the time of the assessment.

In determining the category of land, the site was assessed under the regulated land criteria and determined to be Category 1 – Exempt Land. As the impact area occurs within an area used for ongoing cropping and the land is identified as Category 1-exempt land within the meaning of Part 5A of LLS Act, the proposed development is exempt under Section 6.8 (3) of the BC Act from further consideration under the BAM.

Whilst clearing of native vegetation on land that meets the definition of Category 1 – Exempt Land does not require assessment or offsetting under the BC Act, prescribed impacts as outlined in Chapter 6 of the BAM (2020) must still be considered on Category 1 – Exempt Land.

6.1.1 The Existing Environment

To confirm the existing environment, Wildthing Environmental Consultants undertook detailed surveys, including vegetation mapping, completion of BAM plots, targeted threatened flora searches, targeted threatened fauna surveys, as well as assessment of nearby vegetation patches. As noted above, the subject land has been largely cleared as a result of past grazing and cropping activities which have resulted in the presence large areas of open grassland used for grazing and other areas of cropping land. Some smaller areas of native remnant woodland were present in the surrounding area.

On site vegetation surveys of the broader property determined that the site contained the following five (5) vegetation assemblages:

- PCT 433 - White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region
- Pasture grassland
- Cropping area.
- Aquatic dam.

- Brigalow woodland.

Of these five (5) assemblages four (4) were contained within the subject land (impact area) were:

- PCT 433 - White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region (0.03ha);
- Pasture grassland (0.87ha);
- Cropping area (31.55ha)
- Aquatic – dam (0.13ha)

A map of the vegetation assemblages within the subject land is shown in ***Figure 16***. As shown, the majority of the proposal has been positioned within a highly modified Cropping Areas in the centre of the study area. A large section of the access road from the south (approximately 1.1km) will go through an area of Pasture/Grassland and approximately 16m of roadside reserve containing vegetation most consistent with that of PCT 433 - White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region. The internal access road has been aligned to preserve trees throughout the property. Avoidance of the trees at the proposed access was considered however, this is not possible due to compliance with the necessary sight distances for access vehicles which requires the site entrance to be pushed as far East along Soldier Settlement Road as possible.

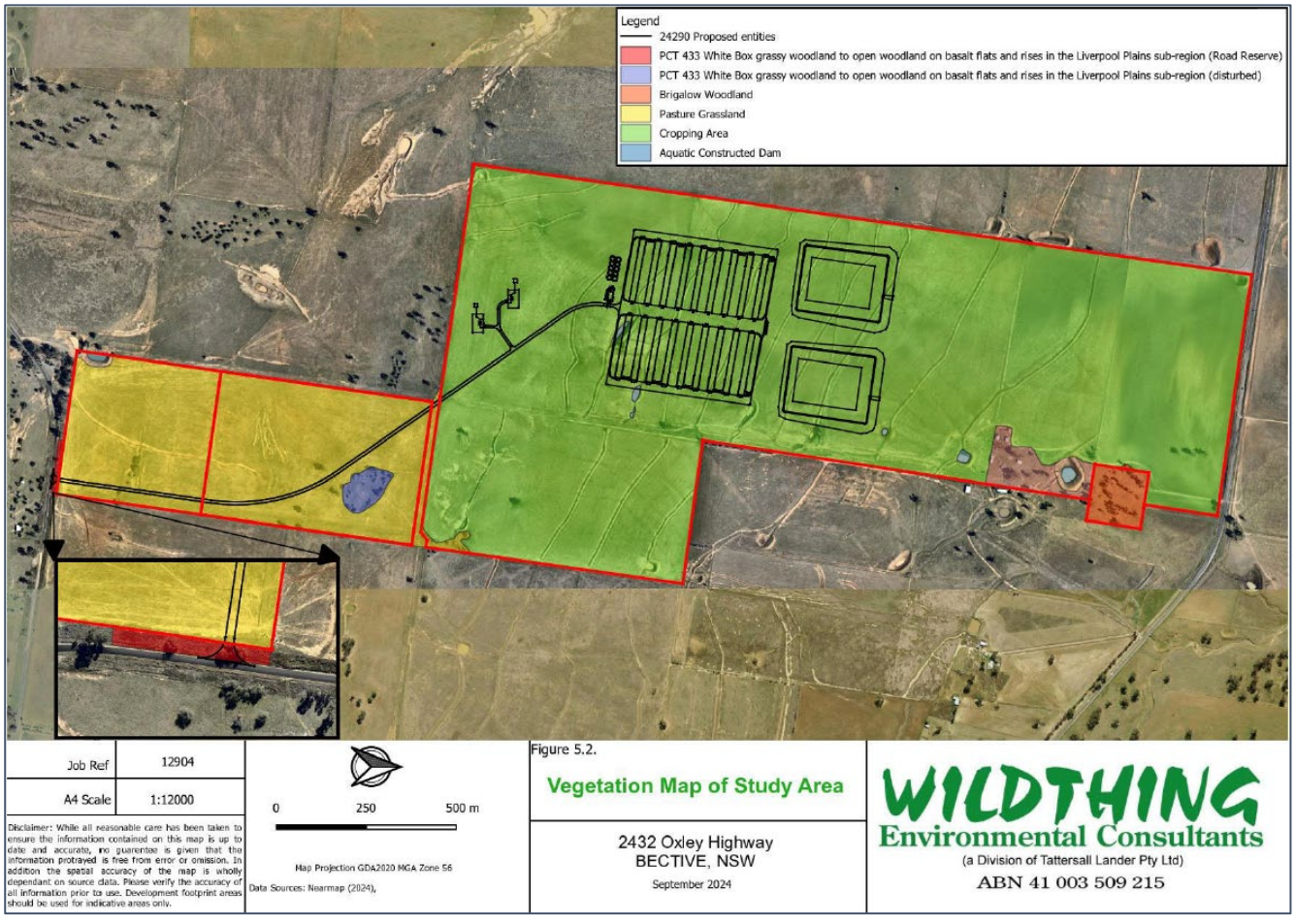


Figure 16: Vegetation Map (Wildthing, 2024)

6.1.2 Matters of Ecological Significance

No threatened ecological communities were observed or are likely to be present within the subject land. A total of six nationally threatened species (six plant) were recorded on the DCCEEW database as occurring or having potential habitat available within 10km of the subject land and accordingly were targeted during surveys.

Plant Community Type (PCT) 433 - White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region impacted within 0.03ha of the road reserve of Soldiers Settlers Road was found to be consistent with that of White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland. The Ecological Assessment determined the proposed impacts to this vegetation, is unlikely to significantly impact this community.

No threatened flora species were recorded during fieldwork within the impact area or subject site (Wildthing Environmental Consultants).

Three threatened fauna bat species; *Miniopterus orianae oceanensis, Saccolaimus flaviventris* and *Falsistrellus tasmaniensis* were recorded within the subject site during the bat call survey.

Considering the relatively small impact and presence of extensive areas of similar surrounding habitat it is considered unlikely that the proposal would significantly affect the life cycle of *Miniopterus orianae oceanensis*, *Saccolaimus flaviventris* and *Falsistrellus tasmaniensis* or place any viable local populations of these species at risk of extinction.

6.1.3 Potential Koala Habitat

Chapter 3 of *SEPP (Biodiversity Conservation) 2021* applies to assessment of development on the site. The principal aim of this Chapter aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population.

In addressing this Chapter there are two questions to be considered. The first question requires consideration as to whether the land constitutes Potential Koala Habitat. 'Potential Koala Habitat' is defined in Chapter 3 as, *"...an area of native vegetation where trees of the type listed in Schedule 1 (Koala feed tree species) constitute at least 15% of the total number of trees in the upper or lower strata of the tree component"*.

Considerations Under *SEPP (Biodiversity Conservation) 2021*, Chapter 3 Koala Habitat Protection, found whilst potential Koala Habitat was present within the broader area, the study area was unlikely to be Core Koala Habitat.

6.1.4 Matters of National Environmental Significance

Considerations have been made to the Commonwealth *Environment Protection and Biodiversity Conservation (EPBC) Act (1999)*. It was determined that the proposal would not result in any significant impact on any Matter of National Environmental Significance (MNES).

6.1.5 Potential Impacts

6.1.5.1 Direct Impacts

The direct impacts arising from the project include the removal of 31.55ha of cropping land, 0.86ha of disturbed grassland and 0.03ha of PCT 433 – White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region within the road reserve of Soldiers Settlement Road from the access road. This impact will come from the construction phase of the proposed development. This impact will be permanent and would occur through vegetation clearing. As outlined above, avoidance of these trees was considered however, this is not possible due to compliance with the necessary sight distances for access vehicles which requires the site entrance to be pushed as far East along Soldier Settlement Road as possible.

The Flora and Fauna Assessment concludes that the impact of the project is a small incremental modification of habitat for a number of threatened species, however, given the relatively small size of the impact, current disturbance and mitigation measures the proposal is unlikely to significantly impact any addressed threatened species or community.

Mitigation measures outlined below will be included as part of the construction and operation phase to help minimise the potential impacts to biodiversity values that remain present within the study area.

6.1.5.2 Indirect Impacts

Indirect impacts associated with the project include:

- Inadvertent impacts on adjacent habitat or vegetation;
- Impact on native fauna during vegetation removal
- Erosion and sedimentation; and
- Introduction of additional priority, and other weed species.
- Mitigation measures have been provided to reduce the risk of indirect impacts are proposed.

6.1.6 Mitigation Measures

The following mitigation and management measures proposed to minimise the risks of any residual impacts.

6.1.6.1 Construction Phase

Clearing of native vegetation

If any additional clearing is required, where possible, construction works should avoid any impact to native vegetation. Where unavoidable, works should minimise impacts as follows:

- clearing limits will be clearly marked to prevent unnecessary clearing beyond the extent of the development footprint.

Inadvertent impact to biodiversity values

Priority will be given during construction to avoid any inadvertent impact to significant biodiversity values within the study area. Avoidance measures should include the following:

- all material stockpiles, vehicle parking and machinery storage will be located within cleared areas proposed for clearing, and not in areas of native vegetation that are to be retained;
- the clearing or trimming of any trees should be undertaken in a manner that avoids damaging adjacent vegetation; and
- implementation of temporary stormwater controls during construction and to ensure that discharges outside the development footprint are consistent with existing conditions.

Clearing of fauna habitat, resulting in fauna injury and/or mortality

- The removal of hollow-bearing trees is to be supervised by a suitably qualified fauna ecologist to reduce the impact on any fauna which may be present.
- Any animals injured during construction should be taken immediately to a Vet for treatment. Any animals suspected to require rehabilitation would be delivered post-veterinary care to an appropriate animal rehabilitator.

Minimise weed infestations

The following measures should be implemented to prevent exotic plant material from entering/exiting the study area:

- no imported/exported material to be permitted unless it has been inspected and confirmed to be free of dirt and mud which may contain weed seeds and vegetative material such as bulbs, root fragment, tubers or rhizomes; and
- vehicles and machinery to be clean of soils, vegetation and seeds that have been brushed off or washed down prior to entering the subject land.

A clean down register to be maintained at the entry of the subject land.

6.1.6.2 Operational Phase

Avoiding operational impacts on flora and fauna

- Vehicles should not drive off the designated parking area into vegetation within the lot to reduce impact to resident fauna and flora within the study area during the operations phase

Treat existing weed infestations

- As a part of maintenance within the study area any high threat weeds known to occur will be controlled in accordance with appropriate DPI guidelines. Guidelines for the treatment of high threat weeds can be sourced within the DPI website (DPI, 2018).

Reduce impacts of artificial lighting

- Any artificial lighting used for security at night should be angled/directed downwards and away from retained vegetation to avoid excessive light pollution affecting adjacent habitat.

6.2 ABORIGINAL CULTURAL HERITAGE

OzArk Environment & Heritage (OzArk) was engaged to undertake an Aboriginal Due Diligence Assessment for the proposed development which is included as **Appendix E**. The Due Diligence Assessment has been prepared in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales and the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural heritage in NSW.

A search of the Aboriginal Heritage Information Management System (AHIMS) database was completed on 25 September 2024 over a 10 km by 10 kilometres (km) search area centred around the study area (GDA 2020 Zone 56; Eastings: 275938 – 295938, Northings: 6558851 – 6578851). The search returned 32 previously recorded Aboriginal sites, none of which are situated within or near the study area.

The visual inspection of the study area was undertaken by OzArk Archaeologist, Eleanore Martin, on 26 and 27 September 2024. Tamworth Local Aboriginal Land Council (LALC) representative Barega Knox assisted with the visual inspection on 27 September 2024.

No Aboriginal sites were identified or recorded within the study area. The lack of Aboriginal objects can likely be attributed to several factors including distance from a permanent or semi-permanent watercourse, a lack of landforms with archaeological potential, and the severity of disturbances through long-term agricultural practices.

The application of the due diligence process to the proposed development resulted in OzArk concluding that while the proposed works will have an impact on the ground surface, no Aboriginal objects or intact archaeological deposits are likely to be harmed. Accordingly, an Aboriginal Heritage Impact Permit application is not necessary, and development may proceed with caution.

6.2.1 Management and Mitigation Measures

Regardless of the above findings the following mitigation and management measures proposed to minimise the risks of any residual impacts to cultural heritage:

- The proposed work may proceed at the study area without further archaeological investigation.
- All land and ground disturbance activities must be confined to within the study area, as this will eliminate the risk of harm to Aboriginal objects that may be in adjacent landforms. Should the parameters of the proposal extend beyond the assessed areas, then further archaeological assessment may be required.
- This assessment has concluded that there is a low likelihood that the proposed work will adversely harm Aboriginal cultural heritage items or sites. If during works, however, Aboriginal artefacts or skeletal material are noted, all work should cease and the procedures in the Unanticipated Finds Protocol (Appendix 2 of the Due Diligence Assessment) should be followed.
- Inductions for work crews should include a cultural heritage awareness procedure to ensure they recognise Aboriginal artefacts (Appendix 3 of the Due Diligence Assessment) and are aware of the legislative protection of Aboriginal objects under the National Parks & Wildlife Act 1974 and the contents of the Unanticipated Finds Protocol.

- The information presented here meets the requirements of the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales. It should be retained as shelf documentation for five years as it may be used to support a defence against prosecution in the event of unanticipated harm to Aboriginal objects.

6.3 CONTAMINATION

A search of the NSW EPA Contaminated Land Database has confirmed that the site is not listed as a contaminated land. In addition, the site has been historically cleared and has been used for cropping, and grazing activities. Based on historic aerial photography, the impact areas associated with the development are located on land that has been in agricultural production since at least 1968 and has not been used of any industrial or rural industry purposes which would indicate a risk of contamination. Accordingly, the site is expected to be of minimal risk to contamination.

6.4 STORMWATER MANAGEMENT

A Stormwater Management Strategy has been prepared by Bath Stewart & Associates and is included as **Appendix F.** This report describes the principles and operation of the proposed stormwater system as well as the primary components of the drainage system.

The increase in impervious areas and alteration of the natural topography, due to land development, will increase and concentrate stormwater flows. This has the potential to impact on flow regimes and cause erosion of the natural downstream drainage network and associated waterways.

To avoid any adverse impact on the downstream drainage systems, the site's stormwater management system must be designed to ensure the safe conveyance of flows throughout the site and within the capacity of the downstream drainage systems in a healthy environmental state for Ecological Sustainable Development.

All design considerations have been based on current design guidelines, Australian Standards and *TRC Engineering Design Minimum Standards (EDMS)* and *TRC Construction Specifications*.

6.4.1 Stormwater Quantity management

The increase in impervious areas and alteration of the natural topography, due to land development, will increase and concentrate stormwater flows. This has the potential to impact on flow regimes and cause erosion of the natural downstream drainage network and associated waterways.

Accordingly, stormwater management for the farm utilises inter-shed drains and external collection drains that will convey flows to the proposed discharge points. As shown in Figure 17, stormwater flows around the poultry farm will be collected via a series of swales running between the broiler sheds and then directed through a network of stormwater pits, pipes, and open channels to the open swale drains along either side of the farm. The drains will discharge to a turkey's nest type dam. The dam's spillway will discharge stormwater as overland flows to the paddocks located on the low side of the farm. The design features of the proposed drains are outlined in Table 11.

Table 11: Open Chanel Features

CHANNEL TYPE	DESIGN FEATURE
Inter-shed drains	• Trapezoidal cross section; • 0.5m wide; • 1:6 batters; • Longitudinal grade of 0.5% to 1%; • Grass lined (2.0m wide minimum) and • Discharge to the external collector drain via 375mm diameter pipe culvert and headwall.
External drains	• Trapezoidal cross section; • 2.0m wide;

- 1:4 batters;
- Grass lined base and 0.5m up batters with suitable rock armouring; and
- Discharge to the proposed onsite dam. ~~rainage lines~~.

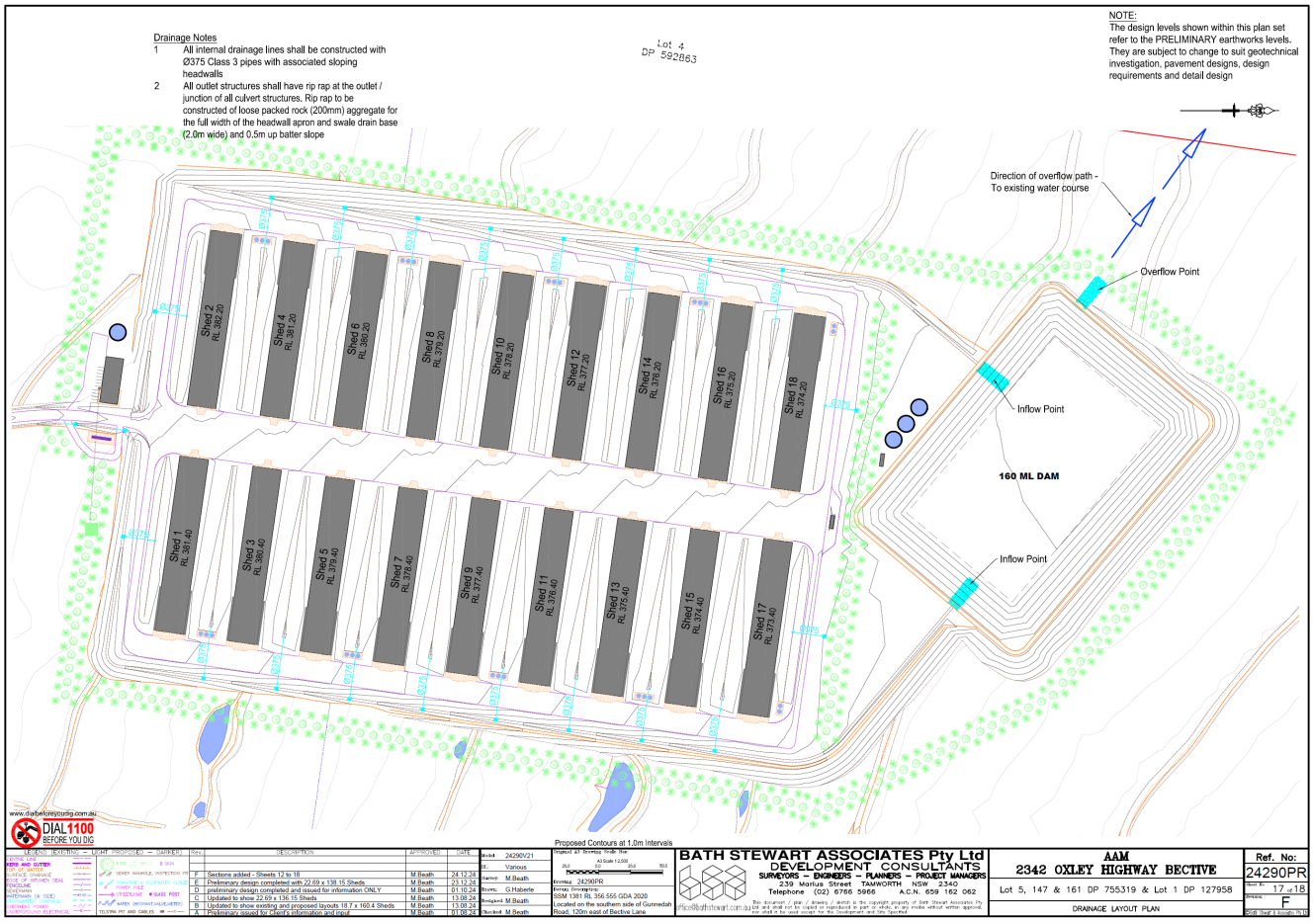


Figure 17: Drainage Layout (Bath Stewart & Associates, 2024)

The stormwater was modelled using the DRAINS stormwater modelling package to ensure that there was no worsening of post development flows compared to existing conditions. In this regard, the site was modelled for the 1 EY, 0.2EY, 10% AEP, 5% AEP & 1% AEP design storms to cover both the minor and major events. The results show that inter-shed drains function as individual detention structures and result in an overall reduction of the developed flows without the need for a large detention basin. The drains discharge to a turkey's nest style dam which further detains the flow.

6.4.2 Stormwater Quality Management

All sheds are constructed on an elevated pad and concrete slab and surrounded by a waterproof blockwork at the base of the insulated panel wall. As such internal shed areas are entirely separated from interaction with stormwater or roof water. The water is therefore expected to be of high quality, similar to the quality of water runoff from the surrounding area, and as such unable to cause issues of water contamination in waterways or water dependent ecosystems.

Rainfall runoff from the shed roofs and from some of the surrounding external surfaces will be directed into the grassed swales running between the broiler sheds and discharged into the external drainage channel surrounding the broiler farm. A small amount of washdown water created by the external washing of the broiler sheds with a high-pressure hose is generated at the end of each batch and will run into the swales.

The grassed swales have a low grade to maximise opportunities for infiltration and stormwater treatment for run-off water entering the swale. Following the initial bulk earthworks, additional excavation of the swale drains will be

undertaken to allow approximately 100 mm of topsoil to be placed within the swales to facilitate growth of grass cover and enhance infiltration.

The typical annual pollutant load removal efficiencies for vegetated swales according to *Australian Runoff Quality* (Engineers Australia 2006) are:

- Total suspended solids – 60 to 80% removal.
- Total nitrogen – 25 to 40% removal.
- Total phosphorus – 30 to 50% removal.

As such, the proposed swales between the sheds as well as the external drainage channel surrounding the broiler farm are expected to provide sufficient water quality treatment to the potential pollutant loads associate with broiler farm operations. In addition, it is also important to note that the broiler farm is to be constructed on land historically used for cropping activities (e.g. lucerne production) with the associated cultivation, chemical and fertilizer use. Accordingly, the water quality of stormwater discharged from the broiler farm, is expected to be comparable or better than existing overland flow from the site.

Given the controlled environment in which the proposed poultry development will operate, along with the approval and licensing conditions it will need to comply with, the proposed broiler farm will pose a minimal risk with respect to stormwater quality.

It is therefore considered that the potential for impacts from the broiler farm on groundwater and surface water is very low. The proposed development poses a low risk to local water resources and negligible impacts are expected.

6.4.3 Management Measures

In spite of the low risk to downstream water quality, the following standard management and mitigation measure are proposed to further minimise risks.

During Construction

- Implementation of an Erosion and Sediment Control Plan to limit discharge of sediment into water courses.
- Overland flows upslope will be diverted around areas of disturbance.
- Minimise clearing of ground covers to construction areas only.
- Construction managers are required to regularly inspect and maintain erosion and sediment controls which will be implemented to ensure the continued integrity of the temporary erosion and sediment control structures.

Development Design

- The broiler sheds will be constructed on a concrete slab with a poured solid concrete wall to ensure no interaction of external water movement (roof water and stormwater).
- The broiler shed roof will be constructed with an overhang to ensure roof water is separated from the internal broiler accommodation areas.
- Stormwater runoff from the broiler sheds is collected within grass swales running lengthwise between each of the broiler sheds and discharged into the dam on site.
- Stormwater discharge points will be constructed of loose packed rock to slow velocities, disperse water and minimise the risk of erosion at the outlet.

Operation, Monitoring and Maintenance

- There will not be any on-site stockpiling of used bedding material, manure or waste materials on site.
- At the end of each production cycle, bedding material will be promptly removed from the broiler sheds, loaded onto trucks and transported off-site in covered trucks for disposal.

- Deceased birds will be collected from the broiler sheds on a daily basis and stored in an on-site freezer prior to removal off-site.
- The broiler sheds will be cleaned and sanitised at the end of each production cycle using high pressure gurney sprays to minimise water use. The washed broiler sheds are left to dry before new bedding is introduced for a new batch of broilers.
- The wastewater generated by the staff amenities and two onsite managers dwellings will be appropriately treated by standard septic systems in accordance with the requirements of Council.

Chemical Use

- The operation will require limited chemical use, with appropriate systems in place for storage and disposal.
- All chemical use within the proposed broiler farm will be undertaken in full compliance with the Pesticides Act 1999.
- Where appropriate, chemicals used within the proposed broiler farm will be approved by the Australian Pesticide and Veterinary Medicine Authority as safe and fit for that particular use.

6.5 AIR QUALITY

An Air Quality Assessment has been prepared by Astute Environmental Consulting to assess the potential impact of the broiler farm development in terms of odour and dust. This assessment is included as **Appendix H**.

6.5.1 Modelling Methodology

In NSW, air quality impact assessments of new activities or amendments to existing activities are carried out in accordance with the Approved Methods for Modelling, which lists the statutory methods for modelling and assessing emissions of air pollutants from stationary sources. The Approved Methods for Modelling is subordinate legislation under Part 4 of the Clean Air Regulation.

The Approved Methods for Modelling lists the statutory methods for modelling and assessing emissions of air pollutants from major projects in NSW. The Approved Methods for Modelling is referred to in:

- Conditions attached to statutory instruments including environmental assessment requirements under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act)
- Part 5: Air Impurities Emitted from Activities and Plant in the Clean Air Regulation.

These methods cover various aspects such as emissions inventory data, meteorological data, dispersion modelling, and criteria for assessing the impact of air pollutants including sulfur dioxide, nitrogen dioxide, ozone, particulate matter, and odorous pollutants.

From the Approved Methods of Modelling, the specific approach for odour impact assessment considers population density and sensitivity to odours within the community. Based on this assessment the Predicted ground-level concentrations of odour have been compared to the odour impact assessment criterion of 5 OU (99th percentile, nose-response-time average). This criterion is suitable given the number of isolated farmhouses and small isolated communities (< 3 houses) in the vicinity of the proposed Bective development.

Along with the modelling methodology, the TAPM (version 4.0.5) and CALMET (version 6.5.0) were utilised to generate the predicted impact levels based on the odour impact criteria and assumptions.

6.5.2 Sensitive Receptors and Surrounding Environment

Sensitive receptors (rural dwellings) closest to the proposed farm have been identified and are shown in ***Figure 18***.

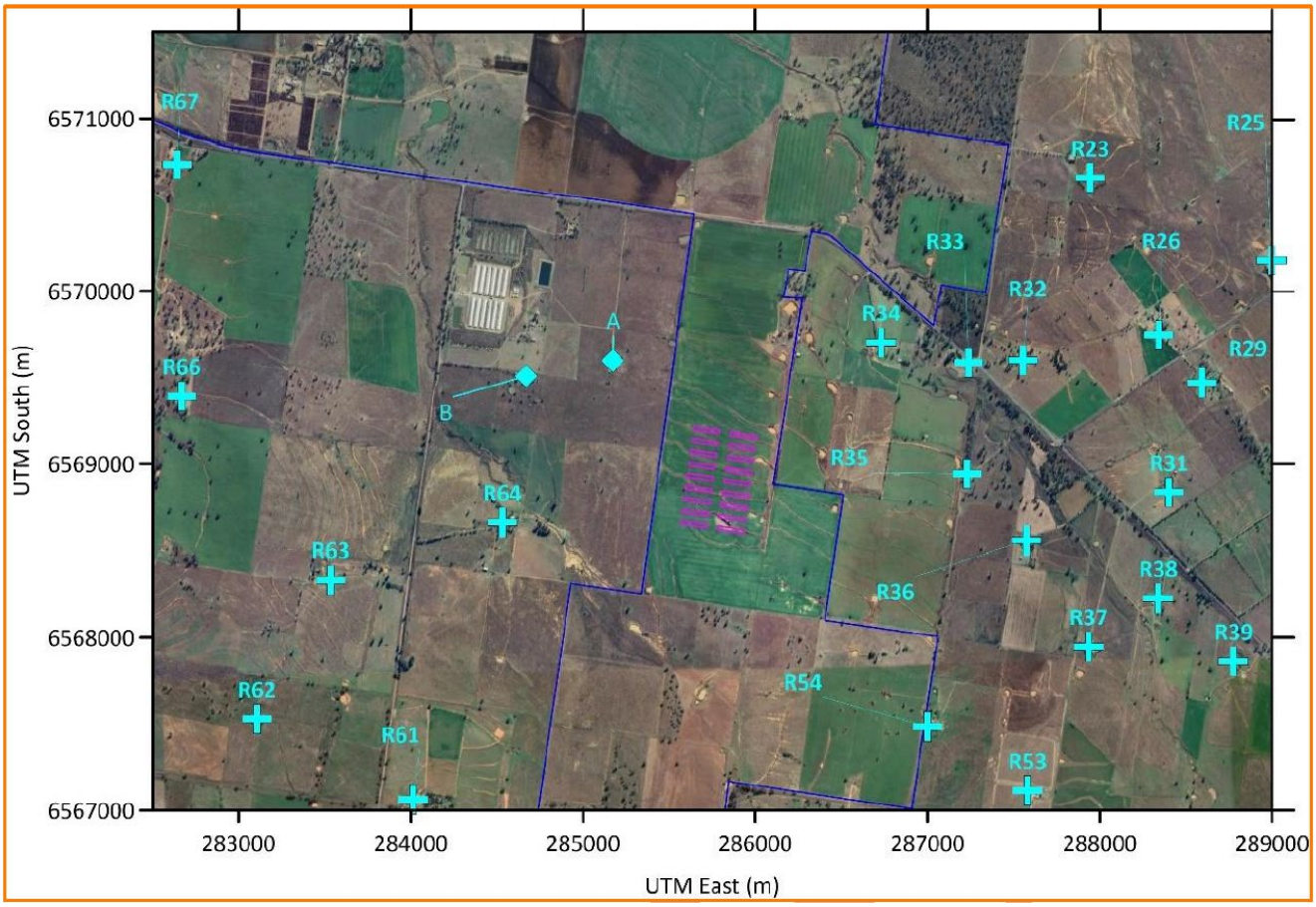


Figure 18: Sensitive Receptors (Astute Environmental, 2024)

6.5.3 Emission Sources and Assumptions

The assumptions and parameters used to determine the odour emission rates from the proposed and existing broiler farms are associated with the operations and function each broiler farm. These include:

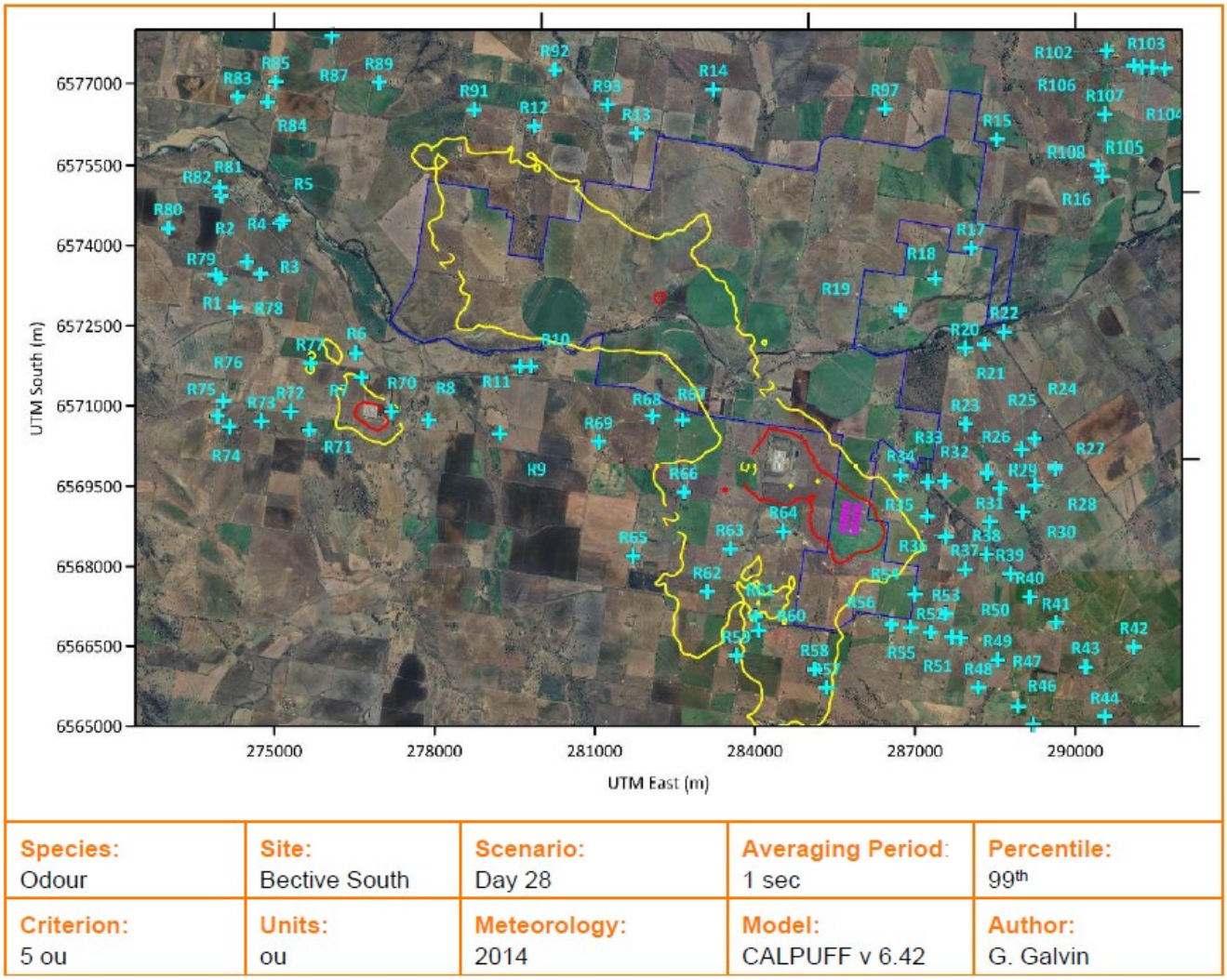
- Broiler numbers.
- Broiler stocking density (Broiler age, broiler mass, shed dimensions).
- Ventilation rate (function of broiler age and ambient temperature).
- Broiler shed management practices.

Emissions have been estimated using methods outlined in the AgriFutures guideline, commonly used in NSW and throughout Australia for estimating emissions from poultry farms. The assumption for cumulative impacts takes into account the nearby poultry farms including the operations at Bective and Murrami.

6.5.4 Air Quality Assessment Results

6.5.4.1 Odour

- The modelling presented in this report considers the proposed operation and has been performed in accordance with the Approved Methods. The modelling indicates that the proposed development modelled cumulatively with the surrounding poultry farms would not lead to any exceedances of the odour criterion (5 ou) at the nearest sensitive receptors, assuming a standard K factor of 1.9 was achieved. The worst-case odour contour, based on a Day 28 placement scenario is shown in ***Figure 19*** below. The 5 ou contour is shown in red.



Species:	Site:	Scenario:	Averaging Period:	Percentile:
Odour	Bective South	Day 28	1 sec	99th
Criterion:	**Units:**	**Meteorology:**	**Model:**	**Author:**
5 ou	ou	2014	CALPUFF v 6.42	G. Galvin

Figure 19: Odour Contours - Cumulative Day 28 (Astute Environmental, 2024)

6.5.4.2 Particulate Matter

The predicted ground level concentrations of PM10 for both the maximum 24-hour and annual average are presented below. Note that the background concentration for the 24 hour average concentration is higher than the 50 µg/m^3 limit at 66.6 µg/m^3 and the predicted increments are small.

The results show:

- The maximum predicted 24-hour concentration in isolation for all sensitive receptors was 6.1 µg/m^3 at SR 41;
- The cumulative 24-hour PM10 assessment which includes the particulate emissions from the broiler sheds, predicted no additional days above the 50 µg/m^3 criterion;
- Cumulative annual average predictions including background and particulate emissions from the broiler sheds are predicted to be in compliance with the impact assessment criteria for the majority of sensitive receptors; and

- For the annual average, no receptors are above the criterion.

The assessment has shown that the proposed Bective South poultry farm development is unlikely to cause adverse odour and dust impacts.

6.5.4.3 Vegetated Buffers

While not included in the modelling or required to achieve compliance, the Applicant is proposing to install a landscape buffer around the proposed farm. In this regard, research has shown that dust concentrations from livestock operations can be reduced by 35% to 65% using vegetative buffers (Laird, 1997; Thernelius, 1997; Malone, et al., 2006; Malone, et al., 2008). As a specific example, Malone *et. al.* (2006; 2008) showed an average dust reduction over three years of 56%. This was found to be associated with the dust impacting on the trees and depositing out.

Concerning vegetation and odour, studies have also shown reductions in the order of 60% (Parker, et al., 2012) downwind of a vegetative barrier at a pig farm. Patterson et. al. (2009) reported a 34% odour reduction downwind of an egg layer farm with a four-row vegetative planting, and 46-54% reductions downwind of a five-row vegetative barrier. Therefore, the proposed vegetative buffer is expected to further reduce the potential for odour impacts, compared to the modelled outcomes.

At farms in Australia, a standard vegetative buffer would often be at least 10 metres wide, with a variety of species achieving a 50% porosity base to crown, to a final height of at least six metres. The proposed buffer would be wider and denser than the buffers studied in the literature, and such would likely achieve more consistent and higher rates of reduction.

6.5.5 Management and Mitigation Measures

The following best practice odour and dust management measures have been recommended and will be adopted for the Bective South poultry farm.

Construction

- minimising disturbed areas;
- treating any long term stockpiles to minimise dust emissions;
- road management:
    - treatment of the external road surface used by heavy vehicles to stabilise the roads; and/or
    - watering of the roads and/or open areas to reduce dust emissions as required;
- limiting vehicle speeds during conditions where dust emissions have the potential to be higher than normal due to dry or windy conditions;
- revegetating disturbed areas around the site which are not required for vehicle traffic or operations.

With regard to the timing of water truck use during construction, the primary dust management trigger should be visible dust with the potential to leave the site. If dust from the site is observed which has the potential to leave the site, watering should immediately occur. Other measures such as rehabilitation of exposed areas and minimising the area of the site exposed should also be included as part of site management.

Odour

- Vegetation buffers should be planted and maintained around the broiler farm as soon as practicable following construction. Vegetation buffers reduce the magnitude and frequency of any adverse air quality impacts by effectively slowing and filtering air movement, which reduces dust impacts via dust deposition and also assists in odour dispersion.
- The poultry sheds will be tunnel-ventilated which allow good control over internal moisture levels and also promote optimum growing conditions and broiler health. The increased airflow and improved feed conversion in modern tunnel-vented sheds assists in the maintenance of the bedding material within the optimal moisture range.
- The broiler sheds will be fully enclosed, have wide eaves and be surrounded by concrete bund walls to prevent rainwater entering the sheds and to allow for the controlled discharge of wash down water during cleaning.

These measures will reduce the level of moisture within the broiler sheds associated with rainfall, which in turn helps keep litter moisture low, which in turn reduces the risk of abnormal odour emissions.

- The broiler sheds will be fitted with nipple drinkers with drip cups to minimise water spillage and prevent elevated moisture levels in the litter.
- The feed silos will be fully enclosed to both prevent the entry of rainwater, with wet feed also identified as a potential odour source and minimise emissions of dust/particulate matter when loading and unloading.
- The maximum broiler stocking density will not exceed the manual specifications.
- Regular monitoring and maintenance of the tunnel ventilation systems and broiler drinkers will be undertaken to avoid spillage, leaks, lowering of efficiency of fans and uneven distribution.
- Stocking densities and broiler health within each of the broiler sheds will be regularly checked and, if necessary, appropriate corrective measures will be implemented.
- Daily monitoring and maintenance of the bedding material will occur to identify, remove and replace any caked material beneath drinking lines and/or areas with excessive moisture content.
- Broiler litter will be promptly removed from the broiler sheds and transported off-site in covered trucks at the end of each production cycle during the clean-out phase. Wherever possible the handling of the material will be avoided during adverse climatic conditions, such as times of cold air drainage during early morning or at night and during strong winds. The broiler shed ventilation systems will not be used during litter removal.
- Broiler litter will not be stockpiled or spread within the site.
- Deceased broilers will be collected from the sheds on a daily basis and stored in on-site chillers before removal from site.
- The insides of the broiler sheds and the surrounds will be maintained at all times to ensure a clean and sanitary environment.
- Broiler shed access points will remain closed at all times other than for allowing access to the broiler sheds.
- Where possible, activities that may increase odour emissions (for example, bedding material replacement) will be undertaken during daytime hours.

Particulate Matter

- Vegetation buffers will be planted and maintained around the new PPUs as soon as practicable following construction. Vegetative buffers reduce the magnitude and frequency of any adverse air quality impacts by effectively slowing and filtering air movement, which enhances dust deposition which reduces the movement of dust offsite.
- The feed silos will be fully enclosed to minimise emissions of particulate matter when loading/unloading.
- The broiler sheds will be tunnel-ventilated which allow good control over internal moisture levels and also promote optimum growing conditions and broiler health. The increased airflow and improved feed conversion in modern tunnel-vented sheds assists in the maintenance of the bedding material within the optimal moisture range.
- Vehicles will not exceed a general speed limit of 40 km/hr within the site and should be confined, where possible, to the internal access roads.
- Internal access roads will be appropriately constructed and maintained to minimise dust emissions.
- The broiler shed ventilation systems will be maintained to ensure air movement is at design levels.
- The broiler sheds will be thoroughly cleaned between batches, with a focus on the fan end of the sheds.
- The generators are mounted in covered enclosures with adequate shade and ventilation with vertical air discharge
- Where possible, the handling of bedding material and litter will be avoided during adverse climatic conditions and broiler shed ventilation systems will not be used during little removal.
- Broiler litter will be promptly transported off-site in covered trucks at the end of each production cycle.

6.6 NOISE AND VIBRATION IMPACT ASSESSMENT

A Noise and Vibration Impact Assessment has been prepared by SoundIN to assess the potential noise and vibration impacts of the proposed development against the relevant acoustic criteria and is included as **Appendix I**. A summary of the assessment is provided below.

6.6.1 Existing Acoustic Environment

The nearest residential receivers are shown in ***Figure 20***. Noise monitoring has not been undertaken for the purpose of this assessment. Instead, a conservative approach has been taken whereby the minimum daytime RBL value of 35 dBA, as recommended in the Noise Policy for Industry (NPfI), has been adopted for the existing background levels.

It is noted that R7 and R9 are managers' residences associated with the nearby Proten Poultry Farm and are not considered sensitive receptors for this project. Similarly, R8 is owned by Baiada Poultry and is used to accommodate workers in the poultry industry and as such is also not considered to be a sensitive receptor.

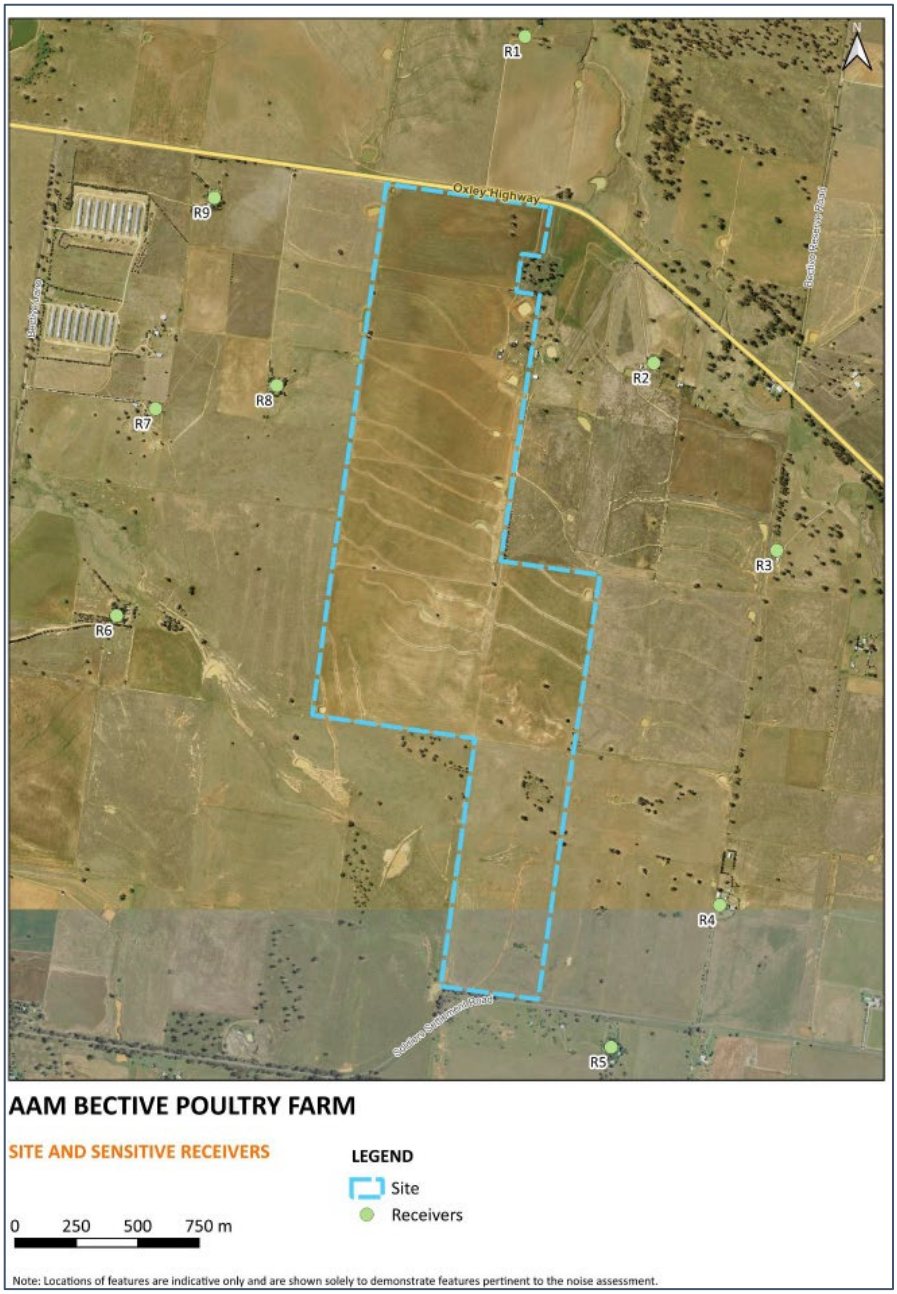


Figure 20: Sensitive Receptors (SoundIN, 2024)

6.6.2 Construction Noise

Construction noise emissions from the Proposal have been modelled using SoundPLAN v8.2. The selected noise calculation method is International Standard ISO 9613-2:1996 *Acoustics – Attenuation of sound during propagation outdoors – Part 2: General Method of Calculation* (ISO 9613-2).

Equipment sound levels have been determined from Transport for NSW's Construction Noise Estimator and the UK Department of Environment, Food and Rural Affairs' (DEFRA) Noise Database for Prediction of Noise on Construction and Open Sites.

The predicted $L_{Aeq,15min}$ noise levels at sensitive receivers during construction as modelled are presented in Table 12. The results indicate that construction noise levels are predicted to exceed the NML by up to 2 dBA at R5 and 5 dBA at R8.

Table 12: Predicted Construction Noise Levels at Sensitive Receptors

Predicted Construction Noise Levels Receiver	Predicted Construction $L_{Aeq,15min}$ Noise Levels (dBA)			NML	Exceedance (dBA)
	Earthworks	Concreting	Assembly and Fit out		
R1	30-31	25-27	23-25	45	-
R2	39-44	37-37	35-35	45	-
R3	34	30-32	28-30	45	-
R4	37-40	27-28	25-27	45	-
R5	39-47	25-27	23-25	45	2
R6	35-36	33-34	31-32	45	-
R7*	36-38	33-34	31-33	45	-
R8*	44-50	40-42	39-40	45	5
R9*	33-36	29-30	27-29	45	-

** R7, R8 & R9 are not considered to be sensitive receptors for the purpose of this assessment.*

6.6.2.1 Construction Noise Mitigation Measures

Noise levels associated with the proposed works are predicted to exceed the NML at nearby receivers. Therefore, in accordance with the ICNG, all reasonable and feasible measures will be applied to manage construction noise emissions from the site down toward the NML.

Table 13: Construction Noise Mitigation Measures and Indicative Noise Reductions

Mitigation Measure	Anticipated noise reduction (dBA)
Administrative controls	
Operate during approved hours	N/A
Undertake regular noise monitoring to determine the impact of operating plant on sensitive receivers	N/A
Appropriate training of onsite staff	N/A
Undertake community consultation and respond to complaints in accordance with established project procedures	N/A

Turning off machinery when not in use	0-5
Respite periods for pile drivers and rock breakers	N/A
Undertake noisier activities during standard construction hours	N/A
Engineering controls	
Portable temporary screen	5-10
Screen or enclosure for stationary equipment	10-15
Maximising the offset distance between noisy plant items and sensitive receivers	3-6
Avoiding using noisy plant simultaneously and / or close together, adjacent to sensitive receivers	2-3
Orienting equipment away from sensitive receivers	3-5
Carrying out loading and unloading away from sensitive receivers	3-5
Using dampened tips on rock breakers	3-6
Using noise source controls, such as the use of residential class mufflers, to reduce noise from all plant and equipment including bulldozers, cranes, graders, excavators and trucks	5-10
Selecting site access points and roads as far as reasonably practicable away from sensitive receivers	3-6
Using spotters, closed circuit television monitors, “smart” reversing alarms, or “squawker” type reversing alarms in place of traditional reversing alarms	2-5
Employ non noise-generating structures such as site offices, storage sheds, stockpiles and tanks as noise barriers	5-10

It should be noted that, even with the application of all reasonable and feasible mitigation measures, noise levels at some sensitive receivers may exceed the NML. In accordance with the ICNG, this would be an acceptable outcome so long as all reasonable and feasible mitigation measures are in place.

6.6.3 Operational Noise

Operational noise emissions from the proposal have been modelled using SoundPLAN v8.2, using the CONCAWE prediction algorithm. The CONCAWE noise propagation model is used around the world and is widely accepted as an appropriate model for predicting noise over significant distances. Factors addressed in the noise modelling are:

- Equipment noise level emissions and locations.
- Shielding from structures.
- Noise attenuation due to geometric spreading.
- Meteorological conditions.
- Ground absorption.
- Atmospheric absorption.

Significant continuous noise sources associated with the operation of the farm are as follows:

- Ventilation fans.
- Trucks.
- Forklifts.
- Feed silo refill auger.

A bank of 19 fans is proposed to be located at the western end and on the roof of the sheds, to provide adequate ventilation and control internal temperatures. The ventilation fans feature variable speed control and would be

operated in such a way that internal temperatures within the shed are tightly controlled to ensure the welfare of the birds.

The roof-mounted ventilation fans are mounted such that they discharge vertically. This is contrary to the typical arrangement for poultry farm ventilation fans, which normally discharge horizontally. Due to the "cone" on the outlet of the fans, noise levels at 90 degrees to the axis of the fan outlet are significantly lower than those on or near the outlet axis. Measurements conducted by SoundIN at AAM's Rathdowney farm show that this reduction is approximately 8 dBA. This reduction is included in the noise modelling.

Feed deliveries will typically occur during the daytime via truck and will also involve the use of an auger to fill the feed silo. Broiler delivery will typically occur during the daytime and broiler collection will occur mostly at night, for bird welfare reasons, and will involve trucks and forklifts.

Based on the above operational noise sources and sound power levels and as shown in **Table 14**, the modelling undertaken shows that the predicted noise levels at all nearby receivers is in clear compliance with the relevant noise trigger levels at all times.

Table 14: Predicted LAeq,15min Noise Levels (SoundIn, 2024)

Receptor	Predicted LAeq,15min noise level (dBA)					Project Noise Trigger Levels (dBA)			Compliance
	Day	Evening	Night Summer	Calm	NE	Day	Evening	Night	
R1	24	23	23	18	23	**40**	**35**	**35**	Yes
R2	33	31	31	26	31	**40**	**35**	**35**	Yes
R3	31	29	29	24	29	**40**	**35**	**35**	Yes
R4	28	27	27	25	30	**40**	**35**	**35**	Yes
R5	28	28	28	27	32	**40**	**35**	**35**	Yes
R6	31	29	30	24	29	**40**	**35**	**35**	Yes
*R7**	*32*	*30*	*30*	*25*	*30*	***40***	***35***	***35***	*Yes*
*R8**	*37*	*35*	*35*	*29*	*34*	***40***	***35***	***35***	*Yes*
*R9**	*27*	*26*	*26*	*20*	*25*	***40***	***35***	***35***	*Yes*

** R7, R8 & R9 are not considered to be sensitive receptors for the purpose of this assessment.*

In addition, acoustic modelling the predicted nighttime LAmax noise levels at nearby residential receivers due to the operation of the proposed farm also complies with the relevant criteria at all nearby receivers and as such, is not expected to result in Sleep Disturbance at any nearby dwellings.

6.6.4 Road Noise

Road noise impacts associated with the Proposal have been assessed in accordance with the *NSW Road Noise Policy* (RNP) (DECCW, 2011) which sets out criteria for assessment of noise from traffic on public roads. The RNP sets out noise assessment criteria for "freeways", "arterial", "sub-arterial" and "local roads". In accordance with the RNP, Soldiers Settlement Road is considered a local road.

Road noise levels at the most potentially affected receivers along have been predicted using the Calculation of Road Traffic Noise (CoRTN) algorithm, and are based upon the following assumptions:

- Vehicle speeds are 100 km/h along Soldiers Settlement Road.
- The facades of the nearest receivers to Soldiers Settlement Road are set back approximately 40 metres from the road.

Consistent with the Traffic Impact Assessment prepared for the project, the proposed development is forecast to generate up to 3 light vehicle and 2 heavy vehicle movements in peak hours during the daytime. Additionally, during night-time bird collections, the proposal can generate up to six heavy vehicle movements in the busiest hour.

Using the above assumptions, the road noise levels at the most potentially affected sensitive receivers along Soldiers Settlement Road have been predicted for the no-build and build scenarios as shown in **Table 15** the predicted road noise levels at the facades of the most potentially affected receivers along Soldiers Settlement Road comply with the RNP assessment criteria.

Table 15: Predicted LAeq, period Road Noise Levels (SoundIN, 2024)

Road	No-build		Build		RNP Criteria		Complies?	
	Day [a]	Night [a]	Day [a]	Night [a]	Day [a]	Night [a]	Day [a]	Night [a]
Soldiers Settlement Road	49	43	51	50	55	50	Yes	Yes

a. Day = 7am – 10pm; Night = 10pm – 7am.

6.7 TRAFFIC IMPACT ASSESSMENT

PSA Consulting Pty Ltd has carried out a Traffic Impact Assessment (TIA) for the proposed Bective South Poultry Farm. This assessment is attached as **Appendix G**. The TIA reviews the existing traffic and conditions on the roads surrounding the site and assesses the potential impacts of the expected traffic generation on these roads.

6.7.1 Existing Traffic Volumes

Traffic surveys were undertaken by Austraffic on Wednesday 07 August 2024 during AM and PM peak periods. The traffic surveys were conducted at the following intersections:

- Oxley Highway / Bective Lane.
- Oxley Highway / Soldiers Settlement Road.
- Soldiers Settlement Road / Jenners Lane.

The location of these intersections is shown in ***Figure 21***

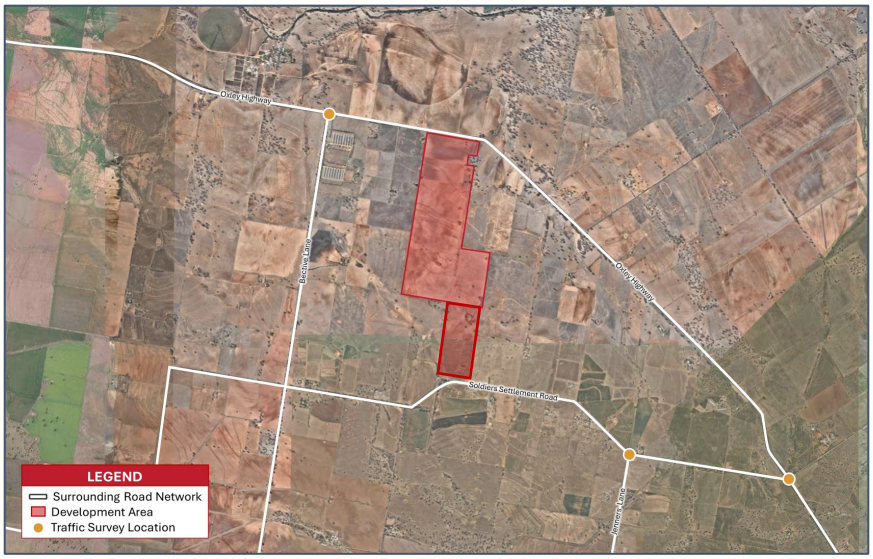


Figure 21: Traffic Survey Location (Source: PSA Consulting, 2024)

The 2024 peak hour traffic volumes for the assessed intersections are detailed in **Appendix G** while turning movement diagrams is shown in ***Figure 22*** and ***Figure 23*** for AM and PM peak periods, respectively.

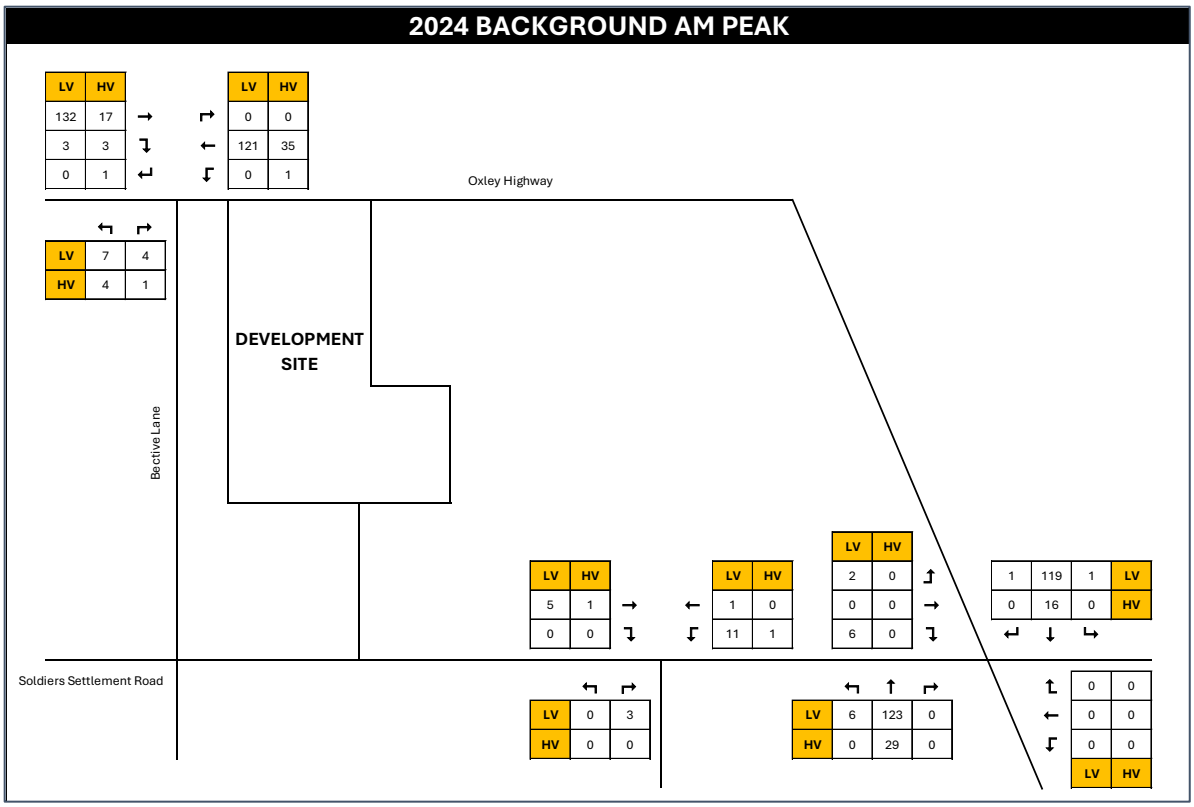


Figure 22: 2024 Background Traffic – AM Peak (PSA Consulting, 2024)

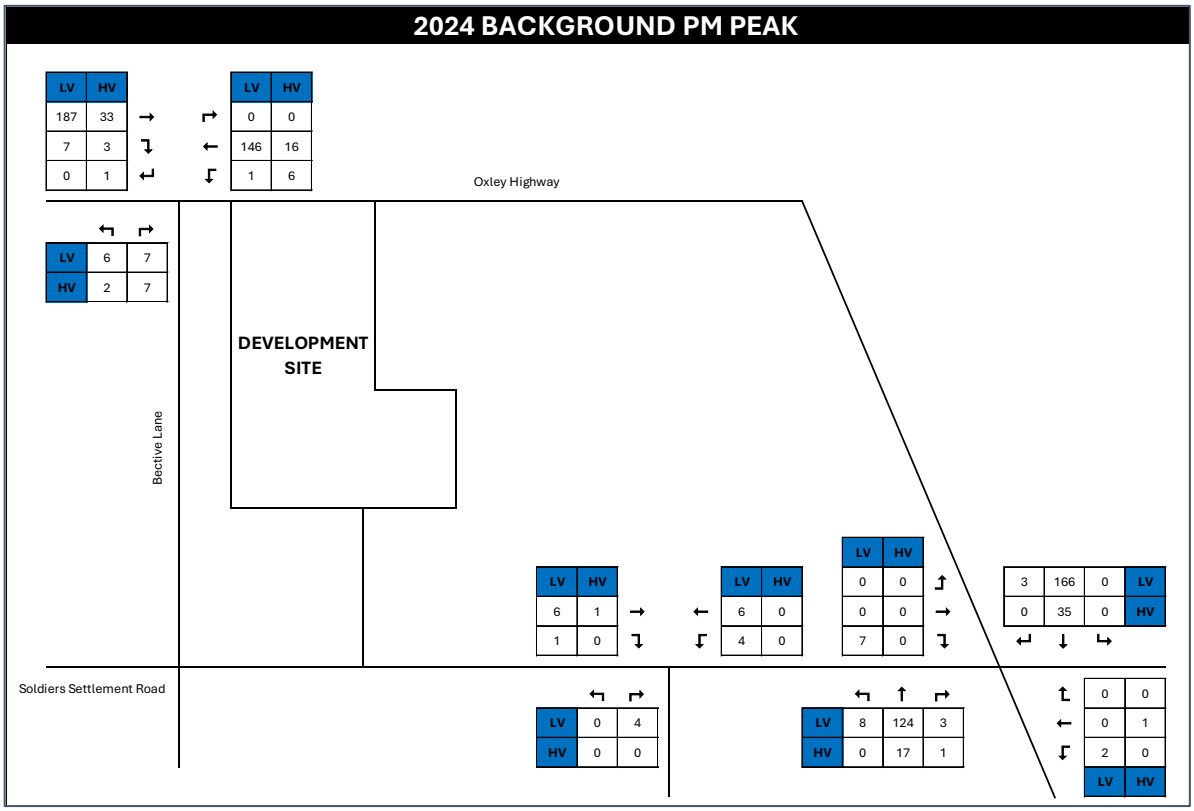


Figure 23: 2024 Background Traffic – PM Peak (PSA Consulting, 2024)

The National Heavy Vehicle Regulator (NHVR) outlines the comprehensive road network restrictions and approved routes for use by heavy vehicles. Oxley Highway is part of 25/26 B-double route which allows up to 26m B-double vehicles. Similarly, Bective Lane is also an approved route for 25/26 B-double however travel is restricted at the intersection of Oxley Hwy and Bective Lane to daylight hours only.

Primary site access will be from Soldiers Settlement Road via a new driveway and access road with all heavy and light vehicles accessing the site from this location. Soldiers Settlement Road is not currently identified as a B-Double Route and approval from the NHVR will be required prior to use.

6.7.2 Proposed Development Traffic Generation

Traffic generated by the development has been obtained from the Applicant and is presented in **Table 16**, below.

Table 16: Operation Traffic Generation

GENERATION	VEHICLES / BATCH	VEHICLES / ANNUM	DAILY TRIPS
Heavy Vehicles			
Bobcat (cleaning) Deliveries	2	12	0.1
Shed Cleaning Vehicles	36	208	1.1
Bedding Deliveries	29	168	0.9
Propane Deliveries	2	12	0.1
Day-old Chick Deliveries	18	104	0.6
Feed B-double Deliveries	173	1000	5.5
Litter Collection & Removals	50	289	1.6
Broiler Collection	178	1028	5.6
Dead Bird Collection	13	75	0.4
	501	**2896**	**16 daily trips**
Light Vehicles			
Staff Vehicles	165	**953**	**6 daily trips**

As shown, it is anticipated that the proposed broiler farm will generate approximately 3,900 heavy vehicle movements per year (~7,800 trips), averaging approximately 16 heavy vehicle trips per day (8 incoming trips / 8 outgoing trips) and 6 light vehicle trips (3 incoming trips / 3 outgoing trips).

While a majority of the heavy vehicles will occur during the day, broiler collection does occur at night. During the night-time collection, the heavy vehicles could be up to a maximum of 38 trips (19 incoming / 19 outgoing) on a peak collection night. It is noted that the surrounding traffic on Oxley Highway would be significantly reduced during this nighttime period. It is expected that the development will generate 2 heavy vehicles and 3 lights vehicles during peak periods.

6.7.3 Site Access

Primary site access will be from Soldiers Settlement Road via a new driveway that will be provided for all heavy and light vehicles accessing the site from this location. Sufficient sight distance in both the east and west on Soldiers Settlement Road is available at the site entrance point and no mitigations are necessary to facilitate sight lines in this location.

Soldier Settlement Road connects to the Oxley Highway approximately 4.6km East of the site, where a majority of the haulage vehicles will travel to and from the South to destinations including the Oakburn Processing Plant (via Goddard Lane), the Tangaratta Feedmill (via Bowlers Lane) and the Country Road Hatchery (via Country Road).

The Traffic Impact Assessment prepared for the project recommends that the access to the site is to accommodate a Basic Right Turn and Basic Left Turn treatment (BAR/BAL) in accordance with Austroads Guide to Road Design. The assessment has also demonstrated that no works are required at the Oxley Highway/ Soldiers Settlement Road intersection as a Basic Left Turn treatment and Basic Right Turn treatment in accordance with Austroads Guide to Road Design are sufficient to cater for the developments trip generation.

To prevent a potential conflict with vehicles coming from Gidley Siding Road and vehicles turning right to Soldiers Settlement Road, it is recommended that a Give Way line and Signage be installed at Gidley Siding Road.

6.7.4 Car Parking and On-Site Manoeuvring

The Tamworth Development Control Plan (DCP) establishes guidelines for on-site parking in connection with various development projects. Specifically minimum on-site parking rates which outline the car parking requirements based on the land use. The proposed development is defined as a poultry farm (agriculture) however, since there is no parking rates associated with these uses, the parking rates for industry has been used for this assessment. Table 17 outlines the required car parking spaces necessary based on the development.

Table 17: DCP Car Parking Requirements

LAND USE	PARKING	COMMENTS
Industry	1 space per 75m GFA Or 1 space per 2 employees (whichever is greater)	This requirement may increase when retailing is permitted on-site, or the office space component is in excess of 20% of the floor area. On-site truck parking spaces should be provided for each vehicle present at any one time excluding those vehicles in loading docks. Under no circumstances is the parking or trucks on public roads acceptable.

As the main workers area of the farm has a GFA of approximately 500m^2, 7 car parks would be required to adhere to the DCP. The development site plan contains 10 car parking spaces. Therefore, there is sufficient car parking spaces on the site for parking and manoeuvring.

Furthermore, Table 17 states that on-site truck parking spaces should be provided for each vehicle present at any one time and under no circumstances should parking of trucks be acceptable on public roads.

Swept path analysis has been undertaken to examine the ability for vehicle to manoeuvre in and out as well as around the site. The largest anticipated vehicle entering and exiting the development is a B-double. Moreover, swept path analysis has also been undertaken at Oxley Highway / Soldiers Settlement Road to ensure that the current intersection geometry can accommodate turning of B-doubles to the development. Swept path analysis indicates that no conflict was observed during entrance and exit of a B-double. The full swept path analysis is included as Appendix 3 of the TIA (**Appendix G**).

6.8 VISUAL IMPACTS

6.8.1 Existing Landscape Character

The site is located on the slopes of the Peel River flood plain. The local topography is characterised by undulating hills with open agricultural land, falling to the narrow alluvial floodplains of the Peel River. The terrain of the site and the immediate surrounding area is generally characterised as flat with gentle undulation.

The landscape typical of the site and immediate surrounds is characterised by cleared agricultural land, used for a combination of cropping and grazing. Under the Tamworth Regional Local Environment Plan (LEP) 2010, The Site (and most of the surrounding land) is categorised as RU1-Primary Production.

Rural dwellings and agricultural structures including sheds, irrigation infrastructure, and stockyards are interspersed across the landscape. While the landscape has been largely cleared for extensive agriculture, remnant vegetation is present along drainage lines and planted vegetation is apparent surrounding rural dwellings.

There are nine sensitive receptors (residential dwellings on rural properties) within 1 km of the poultry farm. The nearest sensitive receptors (rural dwellings) are located approximately 0.8km and 1.2km east of the proposed poultry farm.

It is noted that R7 and R9 are managers' residences associated with the nearby Proten Poultry Farm and are not considered sensitive receptors for this project. Similarly, R8 is owned by Baiada Poultry and is used to accommodate workers in the poultry industry and as such is also not considered to be a sensitive receptor (refer to Figure 10).

6.8.2 Visual Impact

As noted above the subject site and surrounding area is characterised as a productive rural area comprised of cropping, grazing, and poultry framing. The subject site and proposed broiler farm will be in keeping with the rural nature of the local area. The balance of the property is to be retained for cropping and grazing as per the current situation.

The proposed broiler farm is setback approximately 1km from Oxley Highway to the north and 1.5km to Soldiers Settlement Road to the south. As a result of these setbacks, the existing roadside vegetation along Soldiers Settlement Road, the proposed landscape planting, and the low profile of the proposed sheds, the development is not expected to have a significant visual impact when viewed from the public road network.

Similarly, the nearest rural dwelling is located approximately 0.8km to the west of the proposed broiler farm and as such the potential visual impact is expected to significantly reduced due to the distance, intervening vegetation, and the planted landscape buffers.

6.8.3 Screening Vegetation

As noted in Section 3.3.5, the proposed development includes screen planting in a 3 line configuration supporting a mix of shrubs around the broiler farm to soften potential views of the farm from the nearest sensitive receptors, public roads and other vantage points. Similar planting has been previously implemented at Baiada's Bowlers Lane broiler farms. As shown in ***Figure 24*** and ***Figure 25***, once established, the buffer planting provides effective screening of the poultry farm, even at close vantage points.

Figure 24: Existing Buffer Planting at Bowlers Lane (Nearmap, 2024)

Figure 25: Existing Buffer Planting - viewed from Bowlers Lane (Google Maps, 2024)

6.8.4 Broiler Shed Colours and Glare

The broiler shed colours are chosen in response consideration of thermal performance of materials and visual impacts. In this regard, lighter colours have best thermal performance in terms of absorbing less heat and minimising the need for additional cooling during summer months. In addition, the use of lighter colours with the New England Region is generally more consistent with the colours of the surrounding landscape, compared to darker colours that stand out during the dryer months. Accordingly, the proposed sheds and ancillary building are to be constructed with surfmist colourbond roofs and eucalyptus green walls (or closest colour match). It is considered the location of the broiler farm, the separation distances to neighbouring residential dwellings, and the proposed screening vegetation will minimise the risk of glare or reflectivity impacts.

With respect to roof glare, the low height of the broiler sheds roof (maximum of 4.8m) and low pitch of the roof significantly reduces the risk of solar reflection toward neighbouring properties. In addition, the applicant has also proposed to use a colourbond (surfmist or closest colour match) roof to reduce the risk of glare, as opposed to a standard zincalume metallic product.

6.9 CHEMICAL USE AND STORAGE

6.9.1 Screening Assessment

The only potentially hazardous of dangerous chemicals and fuels that will be used at the broiler farm will be:

- LPG used for heating of sheds.
- Diesel Fuel used to run the back-up generators in the event of power supply failure.
- Water treatment chemicals including:
    - Sodium hypochlorite (10-30%).
    - Citric Acid.
- Sanitation products for cleaning of the broiler sheds at the end of production cycle (e.g. Microgard 755N) and biosecurity wheel spray facilities.

- Sanitation products for staff entering and existing the broiler sheds (handwashing and footbaths (e.g. Micro-4).

Other commercially available products may also be used on the broiler farm for maintenance, or by cleaning crews including:

- Pest control products (rodent baits).
- Weed control products (e.g. Roundup).
- Commercial Degreasers and Cleaners (e.g. Total Kleen, Cling & Clean, Foam Clean S) for broiler shed washdowns.

All chemicals used on the site will be stored in appropriately secured, sealed and bunded facilities in accordance with the relevant Material Safety Data Sheets (MSDS). LPG and diesel are also separated from the chemical store.

A Screening Assessment of the storage of dangerous goods on the site has been undertaken by Advitec Consulting and is included in **Appendix K**. As shown in **Table 18**, the quantities of diesel, water treatment chemicals and sanitisers are minor quantities well below the respective screening thresholds in "Applying SEPP33," a guideline published by the Department of Planning NSW. and are not considered to pose a hazard risk. As the storage of LPG exceeds the specified threshold, a Preliminary Hazard Assessment for LPG is required.

Table 18: Dangerous Goods Storage Quantities

STORAGE AREA	DG CLASS	PACKING GROUP	MAX QTY	SEPP 33 GUIDELINE SCREENING THRESHOLD
LPG Tank	2.1	N/A	30 T	10 tonne
Low Flash Point Diesel Fuel Tank	3	III	4,000 L (3.33 Tonnes)	N/A where < 5T
Water Treatment Chemicals	8	II & III	600 L	5T (PGII) 25T (PGII)
Sanitiser Chemicals	9	III	40L	N/A

In addition to the storage of Dangerous Goods, the SEPP also requires a review of their transportation to the site. As outlined in the Screening Assessment, the proposed broiler farm will require 81 deliveries of LPG per annum which is substantially less than the threshold of 500 movements. As such, Advitec Consulting concludes that the policy for transportation of dangerous goods does not apply in this instance.

6.9.2 Preliminary Hazard Assessment

The proposed broiler farm requires Liquified Petroleum Gas (LPG) in order to provide heating for the broilers during the cooler months. LPG gas is stored within a 30T, above ground tank to be installed on the broiler farm. LPG is described as a Dangerous Good and as such, Chapter 3 of the *SEPP (Resilience and Hazards) 2021* applies. As the storage volume exceeds the screening threshold in Applying SEPP33," a guideline published by the Department of Planning NSW, Advitec Consulting was engaged to prepare a Preliminary Hazard Assessment (PHA) concerning the storage of LPG on the site.

As outlined above, an updated PHA has been prepared based on the proposed storage of LPG on the broiler farm in accordance with the Hazardous Industry Planning Advisory paper (HIPAP) No. 4(2) and No. 6(3) and is included as **Appendix L**. Based on the identified hazards, scenarios where postulated that may result in an incident with potential for offsite impacts. Postulated scenarios were discussed qualitatively and any scenario that would not impact offsite were eliminated from further assessment.

Based on the analysis conducted, it is concluded that the risk at the site boundary will not exceed the acceptable risk criteria and as such, the site would only be classified as potentially hazardous development. Regardless of this finding, a series of risk mitigation and management measures is proposed to manage on-site risks:

- The Dangerous Goods requirements of the Work Health and Safety Regulation 2017 shall be complied with (i.e. preparation of risk assessments, registers, notifications, etc.).
- Compliance with LPG Standard AS 1596:2014 for the storage and handling of LP Gas is to be maintained.
- The following safety measures shall be in place:
    - Non-return valves on both the tank and LPG tanker;
    - Excess flow valves on the LPG tanker;
    - Earthing connections; and
    - Ignition source control measures.
- The following safeguards are to be implemented
    - LPG facilities to be designed to comply with AS/NZS 1596:2014 (11) and will be installed by an experienced LPG facility supply company.
    - Ignition source control per AS/NZS 60079.14:2022 (9) including earthing to prevent static sparks.
    - Hoses tested annually as per AS/NZS 1596:2014 and the ADG (7).
- Preparation of an Emergency Response Plan and Emergency Services Information Package in accordance with HIPAP No. 1.
- The LPG storages shall be subject to hazardous area classification in accordance with AS/NZS 60079 series of standards (8).
- A hazardous area verification dossier shall be prepared in accordance with AS/NZS 60079.14:2022 (9).

6.10 BUSHFIRE ASSESSMENT

The site is located on land that is mapped by the RFS as bush fire prone land. *Planning for Bush Fire Protection 2019* (PBP) applies to all DAs on bush fire prone land. As required by Section 1.4 of the PBP, Firebird ecoSultants Pty Ltd has been engaged to prepare a Bushfire Threat Assessment Report to address the requirements that are applicable to the proposed development. A Copy of this report in Included as **Appendix J**.

6.10.1 Asset Protection Zones

Using the prescribed methodology, Asset Protection Zones (APZ) have been determined for each component of the development based on Table A1.12.3 of PBP. The calculated APZ that will be applied to the development are 10m for the proposed Poultry Sheds and 50m for the Managers Residences. With the APZ in place, the worst case Bushfire Attack Level (BAL) has been determined for the proposed buildings using Table A1.12.6 of the PBP. Both the proposed broiler sheds and residences comply with the PBP with the BAL rating of BAL-Low identified for the manager residences.

6.10.2 Emergency Access

Access to the site is proposed via an entrance road from Soldiers Settlement Road to the South. This entrance road extends at a distance of approx. 1.6km to the location of the broiler sheds. The entrance road will service access to

the broiler sheds and residential dwellings and will comply with the following in accordance with Table 7.4a in PBP 2019 for property access:

- All-weather, two-wheel drive roads.
- Road surfaces and bridges/causeways supporting fully loaded firefighting vehicles (up to 23 tonnes).
- Suitable access for fire appliances to within 4 meters of a static water supply if no reticulated supply is available.
- At least one alternative access road for dwellings more than 200 meters from a public through road.

Where compliance with the above cannot be achieved, additional requirements include:

- Minimum 4m carriageway width.
- Passing bays every 200m in forest/woodland/heath areas.
- 4m vertical clearance from overhanging obstructions.
- Suitable turning areas as per Appendix 3.
- Minimum inner curve radius of 6m, minimal curves, 6m spacing between inner and outer curves.
- Crossfall not exceeding 10 degrees.
- Maximum grades: 15 degrees for sealed roads, 10 degrees for unsealed roads.
- Formalized access for developments with more than three dwellings by road dedication, not right of way.

Given that the proposed property access road complies with the above, it will ensure that appropriate operational access and egress is available for emergency services and occupants internally and to access the public road system.

6.10.3 Emergency and Evacuation

PBP 2019 Section 8.3 mandates suitable emergency and evacuation arrangements. The proposed poultry farm, managing up to 1,236,150 broilers, will have 2 on-site managers, 4 full-time workers, and occasional contract staff. The road network, exceeding PBP 2019 requirements, provides defensible space for firefighting and limits fire spread. This network connects directly to the public road, facilitating safe evacuation if necessary. Broiler evacuation is not feasible, but the bushfire protection measures (defensible space and building construction) aim to protect both the structural assets and broilers. On-site water supplies would be used for firefighting to protect occupants and the broilers during a fire.

6.10.4 Water Supply and Utilities

The poultry broiler sheds are classified as ‘Other Development’ and must meet the objectives of Chapter 1 in PBP 2019 to ensure adequate utility services for firefighters. The proposal includes water tanks for the sheds and staff amenities.

The manager’s residences are classified as ‘Infill Development’ and must meet Chapter 7 objectives, including providing a 20,000L static water supply for firefighting if no reticulated supply is available. The water supply must comply with several requirements:

- A 65mm Storz outlet with a ball valve located away from the structure.
- Metal ball valve and pipes adequate for water flow.
- Consistent bore size for supply pipes from tank to ball valve.
- 200mm access hole for underground tanks.
- Hardened ground surface for truck access within 4m.
- Above-ground tanks made of concrete or metal.
- Non-combustible or fire-resistant material for raised tank stands.
- Unobstructed access at all times.
- Clear marking for underground tanks.
- Adequate shielding for tanks on the hazard side of a building.

- All external exposed water pipes and fittings made of metal.
- Minimum 5hp or 3kW petrol/diesel-powered pumps, shielded against bush fire attack.
- Fire hose reels constructed and installed according to AS/NZS 1221:1997 and AS 2441:2005.

6.10.5 Conclusion

The assessment concludes that, on completion, the proposed development will ensure that the development is located in an area that has an acceptable bushfire hazard level (i.e. ≤BAL-LOW), and with the implementation of the recommendations, is considered to be appropriately protected from bushfire and complies with the requirements of PBP.

6.11 WASTE MANAGEMENT

Waste management is critical to the operation of an efficient broiler farm. As on similar sites, the applicant will adopt measures to ensure that all waste generated from activities on the site are reused and recycled where practical or otherwise managed and disposed of in a manner that will not cause environmental harm. Importantly, no on-site stockpiling or disposal of waste materials is proposed as part of this development.

Typically, broiler farms generate little waste that cannot be recycled or beneficially re-used. Potential waste streams are identified below. The waste streams have been classified in accordance with the *Waste Classification Guidelines Part 1: Classifying Waste* (EPA 2014) and intended disposal regime is provided in **Table 19**. Further details in relation to each waste stream is provided in the following sections.

Table 19: Waste Classifications

WASTE TYPE	CLASSIFICATION	DISPOSAL
Daily Waste / Staff Waste	General Solid Waste (Putrescible and Non-putrescible)	Landfill Disposal
Poultry Litter	General Solid Waste (Putrescible)	Off site re-use as a fertiliser / soil amendment material.
Dead Birds	General Solid Waste (Putrescible)	Collection and transfer to the Oakburn Protein Recovery Plant for rendering to create a range of protein based products.
Wastewater (Staff Amenities)	Liquid Waste	Treatment and disposal via standard on-site septic systems.
Chemical Containers	Hazardous waste if containers were previously used to store dangerous goods (Class 1, 3, 4, 5 or 8) and from which residues have not been removed by washing or vacuuming. General solid waste (non-putrescible) if the containers have been cleaned by washing or vacuuming.	Collection for recycling / re-use by the licensed contractor/chemical provider.

6.11.1 Non-Recyclable Waste

Day to day general waste (e.g. packaging, used personal bio-security clothing) will be placed into enclosed skip bins and removed from the farm by a licensed contractor on a regular / as needed basis. This type of waste will be transported to and disposed of at a local landfill site. No waste material will be disposed of on-site.

6.11.2 Recyclable Waste

Provision of collection bins for collection of recycling material such as plastic, paper, cardboard, and waste metal will also be provided and removed from the farm by a licensed contractor on a regular basis.

6.11.3 Bedding Material & Litter

At the end of each production cycle, accumulated bedding material and floor litter (comprising of soft wood shavings/rice hulls/chopped straw and manure accumulated) will be removed from each of the sheds. For biosecurity and quarantine control reasons, spent litter will not be stockpiled on-site in order to minimise the risk of disease between batches. It is important to note that the risk of disease transfer is extremely low and the use of poultry litter as a fertiliser on rural properties does not pose a health threat to the land or surrounding community when applied appropriately.

At the end of each cycle, the material will be collected from the broiler sheds and loaded directly into trucks for removal from the site. Truck loads will be covered to minimise emissions of odour and particulate matter into the surrounding environment.

Spent litter and used bedding material is commonly used by farmers within the region as an organic fertiliser, soil additive and rehabilitation agent for agricultural lands. The collected material will be taken from the site by an approved contractor and can be used by AAM on their other landholdings, sold directly to regional farmers, or sold to commercial composters for creation of value-added products (such as pelletised fertiliser or compost).

The safe handling and application of the material once it has left the development site is the responsibility of the end-user. Baiada has prepared a Litter Spreading Management Plan which can be provided to recipients of the litter to minimise the risk of secondary impacts (such as odour or dust) resulting from its application.

6.11.4 Deceased Birds

The broiler sheds will be checked regularly for deceased birds which will be promptly removed from the broiler sheds and transferred to the deceased bird storage freezer. Every 1-2 days a rigid truck will collect the mortalities from the broiler farm and transport them for rendering at the Oakburn Rendering Plant.

Deceased birds will not be stockpiled within the development site for reasons of strict quarantine control and in order to ensure that the remainder of the flock are not at risk by leaving potential sources of infection/disease in close proximity to the broiler sheds.

6.11.5 Mass Mortality Event

The preferred disposal option for a mass mortality event at the farm would be rendering at the Oakburn Processing Plant. If this option was approved by the DPI, broiler carcasses would be collected in sealed trucks, and taken to the rendering plant. The Oakburn Rendering Plant has a processing capacity of 22.5 Tonnes Per Hour which can be devoted to processing carcasses in a mass disease event. This processing rate will enable broilers from the broiler farm to be rendered in less than 5 days (assuming 24 hour rendering).

6.11.6 Sewerage waste

Effluent from the staff amenities and manager residences will be treated and disposed of on-site via Aerated Wastewater Treatment Systems (AWTS). It is proposed that the waste to be treated and irrigated onto landscaped gardens and lawn areas with signage to be erected advising that the water is reclaimed effluent and not suitable for drinking.

Separate applications to install and operate these AWTS units and associated irrigation areas will be submitted to Council in accordance with the provisions of Section 68 of the Local Government Act 1993, prior to the commencement of operations.

6.11.7 Construction Waste

Waste generated during construction may contain materials such as steel, metals, plastics, paper, cardboard, glass and food waste. The waste will be managed through being stored in secure receptacles to mitigate against waste becoming airborne or accessible to other animals. This will be disposed of to a licensed facility via a waste contractor on an as need basis. As there are adequate provisions to store building and waste materials on site during construction, the preparation of a Construction Waste Management plan will not be necessary.

6.12 BIOSECURITY

There is a major economic incentive for the Applicant to ensure broiler flocks are kept disease free. As well as affecting broiler health and welfare, disease can significantly reduce production efficiency and product quality. If a flock requires depopulating, the economic gain from the flock is immediately lost. In addition, there is considerable cost associated with the removal and euthanasia of broilers, carcass disposal, shed disinfection and remediation activities. On this basis there is increasing emphasis on maintaining flock health through vaccination, farm hygiene and biosecurity.

The Applicant has demonstrated a strict biosecurity commitment for other broiler farms in the region and Australia and will implement a range of proven biosecurity measures at the Bective South Poultry Farm site. Due to Australia's 'island' status, high standards are set by the Australian Quarantine and Inspection Service (AQIS) and the industry's biosecurity measures provide significant protection again disease entering local poultry flocks.

As a leading company for poultry standards, AAM endorses high standards for biosecurity which follow the procedures and requirements set out in the following documents (included as **Appendix M**):

- *National Farm Biosecurity Manual for Chicken Growers* produced by the Australian Chicken Meat Federation Inc (dated May 2020)**.**
- *Baiada National Biosecurity Manual (*dated 19 June 2023).
- *National Water Biosecurity Manual – Poultry Production (Department of Agriculture, Fisheries and Forestry [DAFF] 2009).*
- *National Standards for Chicken Facility Standard Barn Sheds - New Building* Projects by Baiada (dated 03 June 2024).

Furthermore, the site will be secured with biosecurity measures in place to regulate access and prevent unauthorised visitors to the broiler farm that may bring disease or other risks to the property. The broiler farm has been specifically designed with a separate access road from the other adjoining poultry farms to minimise farm interaction.

Standard operating procedures will also be in place to ensure cleaning of sheds (between batchers) is in accordance with contemporary standards and that vermin control is in place. The placement of broilers will also be limited to one cycle at a time per farm to minimise risk of introduction of disease between flocks.

As wild birds are a risk factor in the spread of avian disease, steps will also be taken to minimise bird attractants at the site. This includes regular slashing of the surrounding paddocks, appropriate selection of landscaping species, secure storage of feed, immediate cleaning of any spillage and containment of broilers within the shed. The broiler sheds will be checked regularly for deceased broilers and any signs of illness, which will be promptly removed from the broiler sheds and transferred to cold storage.

In the unlikely event of an emergency animal disease (EAD) outbreak at the broiler farm, the operators will immediately implement the quarantine procedures, contact the DPI and follow all instructions. If EAD event is confirmed, immediate slaughter of the farm stock will be necessary, which again will be overseen by the DPI. In accordance with the *AUSVETPLAN: Operational Manual – Destruction of Animals*, the preferred method for

euthanasia of large numbers of birds in commercial poultry units is gassing with carbon dioxide (CO2) within the poultry sheds.

Once euthanised, a number of disposal options exist for the mortalities including incineration, burial, rendering, composting and anaerobic digestion. The method will be specified by the DPI with consideration or a range of factors, including bio-security risks, the scale of the event, the number of mortalities, the site location, and the logistics associated each disposal option.

The preferred disposal option for a mass mortality event at the broiler farm would be rendering at the Oakburn Processing Plant. If this option was approved by the DPI, broiler carcasses would be collected in sealed trucks, and taken to the rendering plant. The Oakburn Rendering Plant has a processing capacity of 22.5 Tonnes Per Hour which can be devoted to processing carcasses in a mass disease event. This processing rate will enable broilers from the broiler farm to be rendered in less than 5 days (assuming 24 hour rendering).

6.13 ANIMAL WELFARE

The proposed broiler farm will operate as a grower of poultry on behalf of Baiada Poultry. As such, the broiler farm will be contractually required to adopt the Company's rigorous standards for animal welfare. Baiada and AAM are committed to achieving high standards of broiler welfare and understand that broiler welfare and economic performance go hand-in-hand. As well as being in the broiler's best interest, it makes sound economic sense to ensure that flocks are maintained in an environment in which they are safe, comfortable and free from injury or harm.

The proposed broiler farm will employ the latest technology for the collection of live broilers, transportation and short term storage and unloading. All measures will be taken to best ensure these animals are not subjected to avoidable stress, cruelty or harm.

There are several Codes of Practice and Guidelines (see **Appendix N**) which are applicable to the operation of broiler farms that are designed to safeguard the health and welfare of poultry during growing, transportation and slaughter associated with meat chicken production. These include:

- *National Animal Welfare Standards for the Chicken Meat Industry (Australian Poultry Cooperate Research Centre [Australian Poultry CRC] 2008).*
- *RSPCA* Approved Farming Scheme Standard - Meat Chickens - AUGUST 2020 v1.1.
- *Model Code of Practice for the Welfare of Animals, Domestic Poultry (Primary Industries Standing Committee 2002) (Model Code of Practice).*
- *Model Code of Practice for the Welfare of Animals, Land Transport of Poultry (Primary Industries Standing Committee 2006).*

6.14 ENVIRONMENTAL MANAGEMENT AND QUALITY ASSURANCE

As a supplier to Baiada Poultry, the proposed broiler farm will be operated in strict accordance with the following Baiada documents contain:

- *National Standards for Chicken Facility Standard Barn Sheds New Building Projects* by Baiada (dated 03 June 2024). These standards address the construction and equipment requirements with respect to animal welfare, biosecurity, farm security, storage, sanitizing, dead bird storage and disposal, and staff amenities etc; and
- *Minimum Operating Standards Broiler Farming* by Baiada (dated 11 January 2022). This manual identifies the minimum requirements with respect to the cleanout, set up and brooding, environmental control – ventilation, drinker management, feed management, grow out, test weights, biosecurity, environmental management and animal welfare for Barn Broiler operations.

7 MANAGEMENT AND MITIGATION MEASURES

The following table presents a summary of the impact management and mitigation measures proposed to be implemented in associated with the proposed development.

Table 20: Management and Mitigation Measures

IDENTIFIED IMPACT	MITIGATION MEASURES AND MANAGEMENT MEASURES
BIODIVERSITY	**CONSTRUCTION PHASE** **Clearing of native vegetation** • If any additional clearing is required, where possible, construction works should avoid any impact to native vegetation. Where unavoidable, works should minimise impacts as follows: - clearing limits will be clearly marked to prevent unnecessary clearing beyond the extent of the development footprint. **Inadvertent impact to biodiversity values** • Priority will be given during construction to avoid any inadvertent impact to significant biodiversity values within the study area. Avoidance measures should include the following: - all material stockpiles, vehicle parking and machinery storage will be located within cleared areas proposed for clearing, and not in areas of native vegetation that are to be retained; and - implementation of temporary stormwater controls during construction and to ensure that discharges outside the development footprint are consistent with existing conditions. **Clearing of fauna habitat, resulting in fauna injury and/or mortality** • There are no habitat trees that are required to be removed as a result of the proposal. If any additional clearing is required: - Any animals injured during construction should be taken immediately to a Vet for treatment. Any animals suspected to require rehabilitation would be delivered post-veterinary care to an appropriate animal rehabilitator. **Minimise weed infestations** • The following measures should be implemented to prevent exotic plant material from entering/exiting the study area: - no imported/exported material to be permitted unless it has been inspected and confirmed to be free of dirt and mud which may contain weed seeds and vegetative material such as bulbs, root fragment, tubers or rhizomes; and - vehicles and machinery to be clean of soils, vegetation and seeds that have been brushed off or washed down prior to entering the subject land. - A clean down register to be maintained at the entry of the subject land. **OPERATIONAL PHASE** **Avoiding operational impacts on flora and fauna** • Vehicles should not drive off the designated parking area into vegetation within the lot to reduce impact to resident fauna and flora within the study area during the operations phase **Treat existing weed infestations** • As a part of maintenance within the study area any high threat weeds known to occur will be controlled in accordance with appropriate DPI guidelines. Guidelines for the treatment of high threat weeds can be sourced within the DPI website (DPI, 2018). **Reduce impacts of artificial lighting**

	• Any artificial lighting used for security at night should be angled/directed downwards and away from retained vegetation to avoid excessive light pollution affecting adjacent habitat.
ABORIGINAL CULTURAL HERITAGE	**CONSTRUCTION PHASE** • The proposed work may proceed at the study area without further archaeological investigation • All land and ground disturbance activities must be confined to within the study area, as this will eliminate the risk of harm to Aboriginal objects that may be in adjacent landforms. Should the parameters of the proposal extend beyond the assessed areas, then further archaeological assessment may be required. • This assessment has concluded that there is a low likelihood that the proposed work will adversely harm Aboriginal cultural heritage items or sites. If during works, however, Aboriginal artefacts or skeletal material are noted, all work should cease and the procedures in the Unanticipated Finds Protocol (Appendix 2 of the Due Diligence Assessment) should be followed. • Inductions for work crews should include a cultural heritage awareness procedure to ensure they recognise Aboriginal artefacts (Appendix 3 of the Due Diligence Assessment) and are aware of the legislative protection of Aboriginal objects under the National Parks & Wildlife Act 1974 and the contents of the Unanticipated Finds Protocol. • The information presented here meets the requirements of the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales. It should be retained as shelf documentation for five years as it may be used to support a defence against prosecution in the event of unanticipated harm to Aboriginal objects.
STORMWATER	**CONSTRUCTION PHASE** • Implement the Stormwater Management Strategy has been prepared by Bath Stewart Associates. • Implementation of an Erosion and Sediment Control Plan to limit discharge of sediment into water courses. • Overland flows upslope will be diverted around areas of disturbance. • Minimise clearing of ground covers to construction areas only. • Construction managers are required to regularly inspect and maintain erosion and sediment controls that will be implemented to ensure the continued integrity of the temporary erosion and sediment control structures. **Development Design** • The broiler sheds will be constructed on a concrete slab with a poured solid concrete wall to ensure no interaction of external water movement (roof water and stormwater). • Shed roof will be constructed with an overhang to ensure roof water is separated from the internal broiler accommodation areas. • Stormwater runoff over the broiler sheds is collected within grass swales running lengthwise between each of the building pads and discharge into the dam on site. • Stormwater discharge points will be constructed of loose packed rock to slow velocities, disperse water and minimise the risk of erosion at the outlet. **OPERATIONAL PHASE** **Operation, Monitoring and Maintenance** • There will not be any on-site stockpiling of used bedding material, manure or waste materials on site.

	• At the end of each production cycle, bedding material will be promptly removed from the sheds, loaded into trucks and transported off-site in covered trucks for disposal. • Deceased birds will be collected from the sheds on a daily basis and stored in on-site freezers prior to removal off-site. • The broiler sheds will be cleaned and sanitised at the end of each production cycle using high pressure gurney sprays to minimise water use. They are left to dry before new bedding is introduced for a new batch of broilers. • The wastewater generated by the staff amenities and managers residences will be appropriately treated by a standard septic system in accordance with the requirements of Council. **Chemical Use** • The operation will require limited chemical use, with appropriate systems in place for storage and disposal. • All chemical use within the proposed poultry development will be undertaken in full compliance with the Pesticides Act 1999. • Where appropriate, chemicals used within the proposed poultry development will be approved by the Australian Pesticide and Veterinary Medicine Authority as safe and fit for that particular use.
ODOUR AND DUST	**CONSTRUCTION PHASE** • Vegetation buffers should be planted and maintained around the sheds as soon as practicable following construction. Vegetation buffers reduce the magnitude and frequency of any adverse air quality impacts by effectively slowing and filtering air movement, which reduces dust impacts via dust deposition and also assists in odour dispersion. **OPERATIONAL PHASE** **Odour** • The broiler sheds will be tunnel-ventilated which allow good control over internal moisture levels and also promote optimum growing conditions and broiler health. The increased airflow and improved feed conversion in modern tunnel-vented broiler sheds assist in the maintenance of the bedding material within the optimal moisture range. • The broiler sheds will be fully enclosed, have wide eaves and be surrounded by concrete bund walls to prevent rainwater entering the sheds and to allow for the controlled discharge of wash down water during cleaning. These measures will reduce the level of moisture within the broiler sheds associated with rainfall, which in turn helps keep litter moisture low, which in turn reduces the risk of abnormal odour emissions. • The broiler sheds will be fitted with nipple drinkers with drip cups to minimise water spillage and prevent elevated moisture levels in the litter. • The feed silos will be fully enclosed to both prevent the entry of rainwater, with wet feed (also identified as a potential odour source) and minimise emissions of dust/particulate matter when loading and unloading. • The maximum stocking density will not exceed broiler manual specifications. • Regular monitoring and maintenance of the tunnel ventilation systems and broiler drinkers will be undertaken to avoid spillage, leaks, lowering of efficiency of fans and uneven distribution. • Stocking densities and broiler health within each of the broiler sheds will be regularly checked and, if necessary, appropriate corrective measures will be implemented.

	• Daily monitoring and maintenance of the bedding material will occur to identify, remove and replace any caked material beneath drinking lines and/or areas with excessive moisture content. • Broiler litter will be promptly removed from the sheds and transported off-site in covered trucks at the end of each production cycle during the clean-out phase. Wherever possible the handling of the material will be avoided during adverse climatic conditions, such as times of cold air drainage during early morning or at night and during strong winds. The broiler shed ventilation systems will not be used during litter removal. • Broiler litter will not be stockpiled or spread within the site. • Deceased birds will be collected from the broiler sheds on a daily basis and stored in on-site chillers before removal from site. • The insides of the broiler sheds and the surrounds will be maintained at all times to ensure a clean and sanitary environment. • Broiler shed access points will remain closed at all times other than for allowing access to the broiler sheds. • Where possible, activities that may increase odour emissions (for example, bedding material replacement) will be undertaken during daytime hours. **Dust** • The feed silos will be fully enclosed to minimise emissions of particulate matter when loading/unloading. • The broiler sheds will be tunnel-ventilated which allow good control over internal moisture levels and also promote optimum growing conditions and bird health. The increased airflow and improved feed conversion in modern tunnel-vented sheds assists in the maintenance of the bedding material within the optimal moisture range. • Vehicles will not exceed a general speed limit of 40 km/hr within the site and should be confined, where possible, to the internal access roads. • Internal access roads will be appropriately constructed and maintained to minimise dust emissions. • The broiler shed ventilation systems will be maintained to ensure air movement is at design levels. • The broiler sheds will be thoroughly cleaned between batches, with a focus on the fan end of the sheds. • Where possible, the handling of bedding material and litter will be avoided during adverse climatic conditions and shed ventilation systems will not be used during little removal. • Broiler litter will be promptly transported off-site in covered trucks at the end of each production cycle and not stockpiled or spread onsite.
HAZARDS	**<u>OPERATIONAL PHASE</u>** • The Dangerous Goods requirements of the Work Health and Safety Regulation 2017 shall be complied with (i.e. preparation of risk assessments, registers, notifications, etc.) • Compliance with LPG Standards AS1596:2014 for the storage and handling of LP Gas. • The following safety measures shall be in place: - Non-return valves on both the tank and LPG tanker; - Excess flow valves on the LPG tanker: - Earthing connections: and - Ignition source control measures.

	• The safeguards outlined in Table A1 in Appendix A- Hazard Identification Table shall be implemented including but not limited to: - LPG facilities shall be designed to comply with AS/NZS 1596:2014(11) and shall be installed by an experienced LPG facility supply company. - Ignition source control shall be implemented per AS/NZS60079.14:2022 (9) including earthing to prevent static sparks. - Hoses shall be tested annually as per AS/NZ 1596:2014 and the ADG(7). • Preparation of an Emergency Response Plan and Emergency Services Information Package in accordance with HIPAP No. 1. • The LPG storage shall be subject to hazardous are classification in accordance with AS/NZs 60079 series of standards (8). • A hazardous area verification dossier shall be prepared in accordance with AS/NZS60079.14:2022(9).
VISUAL	• Establish screen planting around the proposed broiler farm with a minimum width of 10m and consisting of a 3 line configuration supporting a mix of shrubs and around the farm to soften potential views of the broiler farm from the nearest sensitive receptors, public roads and other vantage points. • Where practical, the vegetation is to include a mix of locally native plants which will support the local fauna and ecosystems
BUSHFIRE	**<u>OPERATIONAL PHASE</u>** • The proposed poultry broiler farm consisting of 18 sheds must comply with the following objectives of Chapter 1 in Planning for *Bushfire Protection 2019*: - Afford buildings and their occupants protection from exposure to a bushfire; - Provide for a defendable space to be located around buildings - defendable space areas for each broiler shed, services buildings and water tanks are provided at minimum 10m - Provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings; - Ensure that appropriate operational access and egress for emergency service personnel and occupants is available – consider the preparation of a bushfire emergency management and evacuation plan to support the safe operation of the facility; - Provide for ongoing management and maintenance of BPMs; and - Ensure that utility services are adequate to meet the needs of firefighters • The proposed manager's residences must show compliance with the objectives of Chapter 7 in Planning for Bushfire Protection 2019 including: - The farm manager's residences are to comply with the Bushfire Attack Level (BAL) of **BAL-LOW** and the 50m APZ provisions of this assessment. Its Asset Protection Zone is to be maintained in a low fuel condition (grass height not exceeding 10cm) all year round and in perpetuity. - Direct access/egress to the proposed entrance road from Soldiers Settlement Road - Static water supply for the facility meets the following recommendations of this assessment: (a) 10m defensible space area is provided around each tank; (b) Each steel tank is to facilitate fire appliance access by providing an outlet within 4m of the standing position of a Category 1 tanker, which is likely to pull up on the central access road. The outlet is to be fitted with a 65mm metal Storz outlet with gate or ball valve;

	(c) The tanks are to be topped up to full capacity at the start of each regulated fire season and water levels observed throughout each fire season to ensure sufficient firefighting capacity is maintained for the duration of the season; (d) Ensure the fire safety provisions of the NCC are implemented and consider the ability for firefighting equipment provided on site to protect the entirety of each building (i.e. hoses are located and can stretch the perimeter around buildings, etc).
WASTE	• Implement the existing waste management actions documented in the Environment Operations Management Plan Prepare and implement a Site Based Waste Management Plan.
CONSTRUCTION MANAGEMENT	• Prepare and implement a Construction Management Plan to ensure the potential impacts associated with the construction phase are appropriately mitigated and managed. • The construction management plan will include the requirements for project updates and a procedure for receipt of feedback from the community and first nations groups including provision of a response.
ANIMAL WELFARE AND BIOSECURITY	**CONSTRUCTION PHASE** • Construct the farm in accordance with the *National Standards for Chicken Facility Standard Barn Sheds - New Building* Projects by Baiada (dated 03 June 2024). **OPERATIONAL PHASE** • Operate the broiler farm in accordance with the following documents (or as amended from time to time): - *Minimum Operating Standards Broiler Farming* by Baiada (dated 11 January 2022). - *National Farm Biosecurity Manual for Chicken Growers* produced by the Australian Chicken Meat Federation Inc (dated May 2020). - *Baiada National Biosecurity Manual* (dated 19 June 2023). - *National Water Biosecurity Manual – Poultry Production (Department of* Agriculture*, Fisheries and Forestry [DAFF] 2009).* - *National Standards for Chicken Facility Standard Barn Sheds - New* Building Projects by Baiada (dated 03 June 2024). - *National Animal Welfare Standards for the Chicken Meat Industry (Australian Poultry Cooperate Research Centre [Australian Poultry CRC] 2008).* - *RSPCA* Approved Farming Scheme Standard - Meat Chickens - *AUGUST* 2020 v1.1. - *Model Code of Practice for the Welfare of Animals, Domestic Poultry (Primary Industries Standing Committee 2002) (Model Code of Practice).* - *Model Code of Practice for the Welfare of Animals, Land Transport of Poultry (Primary Industries Standing Committee 2006).*

8 PROJECT JUSTIFICATION

8.1 PROJECT DESIGN

The proposed development will deliver a new, state of the art, broiler farm with the capacity to accommodate up to 1,236,150 broilers. This will add to the supply meeting the growing demand of the broiler industry in the Tamworth Region and national market. The broiler farm has been specifically located with consideration of the findings of technical assessments concerning, cultural heritage, biodiversity, stormwater, and bushfire, the design and location of the broiler farm has avoided direct impacts.

In addition, the location maximises setbacks to the nearest rural dwellings (sensitive receptors) to the site. The combination of available setbacks, and the use of best practice methods, has resulted in the technical investigations not forecasting any unacceptable amenity impacts in terms of noise, air emissions, traffic, biosecurity, or hazard risks.

While the broiler farm may be visible from some surrounding vantage points, the low profile of the buildings and the substantial buffer planting around the broiler farm, will significantly soften the development appearance. In addition, the surrounding area accommodates a diverse range of rural activities including neighbouring broiler farms and as such, the presence of a similar operations within the landscape is not expected to result in significant impacts on local and character.

8.2 STRATEGIC CONTEXT

In response to the projected demand for chicken meat products in the Australian marketplace, there is a need to increase production, broiler numbers and processing capacity. Without AAM's contribution to capacity which will be generated by this development, it is likely that there will be a shortfall in supply of chicken meat products in the Australian market in the coming years.

AAM sees the Tamworth Region as being an ideal location for expansion of their broiler growing business. This is due to the existing accumulation of high value poultry assets, geographic benefits, infrastructure and commercial attributes in the region which have created a broiler hub. It is rare to have this combination of the assets and infrastructure which presents a unique opportunity to benefit the New England region, and specifically Tamworth from the future demand for chicken meat products and facilitate the forecast growth proposed by Baiada Poultry.

For the Bective South Poultry Farm, the Applicant will enter into contracts with Baiada to supply broilers to the Oakburn Processing Facility in Tamworth. Baiada's current livestock operations within Tamworth facilitate processing of a maximum of 840,000 broilers per week at the existing Out Street Processing facility. Baiada has recently commenced works on their State Significant Development Approval (SSD9394) for a new Integrated Poultry Processing Facility (Oakburn) which will have the capacity to process up to 3 million broilers a week.

To support the increase in processing of broilers within the region, significant increases in all aspects of the poultry hub will be required. In this regard, around 300 additional broiler sheds will be required, located within a 2-hour drive of the Oakburn processing plant in accordance with animal welfare considerations. The proposed Bective South Poultry Farm is a direct response to the need to increase broiler supply.

The *New England North West Regional Plan 2041* vision for the region is to become one of Australia's most productive agricultural regions, capitalising on the forecast growth in global demand for food and resources. Intensive agriculture, food and fibre processing are identified as key economic opportunities and drivers for the region. In particular, Part 1 – Productive and Innovative (Objective 3) of the plan identifies that *"The region accommodates food processing clusters for chicken meat and eggs around Tamworth, intensive glass housing of tomatoes near Guyra, and various cattle feedlot facilities. Chicken meat production and processing is the largest intensive agribusiness regional employer and is centred around the Baiada processing plant in Tamworth"*.

Consistent with this objective, the proposed development will support significant growth in the food processing sectors, livestock farming activities and supporting contractors. The Bective South Poultry Farm will support the significant expansion of the entire broiler hub in the region leading to growth in employment and local spending to support the industry. Secondary businesses within the supply chain, particularly those associated with the transport and logistics as well as grain production will also benefit from the broader expansion of the broiler hub.

8.3 STATUTORY COMPLIANCE

The relevant State and local environmental planning instruments are listed in Section 4.1 and are addressed in detail in this EIS. As demonstrated the proposed development complies with the relevant provisions of:

- The Objectives and Evaluation Criteria specified in the *Environmental Planning and Assessment Act 1979*.
- The SEARs provided in accordance with Schedule 2 of the *Environmental Planning and Assessment Regulation 2021*.
- The *Biodiversity Conservation Act 2016*.
- The *Protection of Environment Operations Act 1997* .
- *State Environmental Planning Policy (Planning Systems) 2021* concerning the preparation of a Designated Development Application.
- *State Environmental Planning Policy (Resilience and Hazards) 2021* concerning consideration of potential contamination, and the storage and use of dangerous goods.
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021* concerning potential impacts on koala habitat.
- The *Tamworth Regional Local Environmental Plan 2010* in the that proposed development accords with the objectives sought for the RU1 Zone.
- The *Tamworth Regional Development Control Plan 2010*.

8.4 COMMUNITY VIEWS

At the completion of the consultation process, it was concluded that the process undertaken was thorough and enabled a genuine opportunity for consultation. Stakeholders were provided with multiple channels to receive information and provide feedback.

The consultation undertaken showed that there was general interest in the project and the activities undertaken increased community awareness about the proposed development. During consultation, the immediate local community raised concerns regarding the potential amenity impacts of the operation on the surrounding properties such as traffic, odour, and property values. These concerns raised from the neighbouring stakeholders have been addressed as part of the project design and assessment processes. Overall, the feedback from the stakeholders have been taken into consideration throughout the development of this project.

8.5 LIKELY IMPACTS

8.5.1 Natural Environment

Biodiversity – Historically the site has been predominantly cleared and use for extensive agricultural activities including cropping and grazing. The direct impacts arising from the project include the removal of 31.55ha of cropping land, 0.86ha of disturbed grassland and 0.03ha of PCT 433 – White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region within the road reserve of Soldiers Settlement Road from the access road. This impact will come from the construction phase of the proposed development. This impact will be permanent and would occur through vegetation clearing. Avoidance of these trees was considered however, this is not possible due to compliance with the necessary sight distances for access vehicles.

The Flora and Fauna Assessment concludes that the impact of project is a small incremental modification of habitat for a number of threatened species, however, given the relatively small size of the impact, current disturbance and mitigation measures the proposal is unlikely to significantly impact any addressed threatened species or community.

Mitigation measures have also been included as part of the construction and operation phase to help minimise the potential impacts to biodiversity values that remain present within the study area.

Contamination - A search of the NSW EPA Contaminated Land Database has confirmed that the site is not listed as a contaminated land. In addition, the site has been historically cleared and has been used for cropping, and grazing activities. Based on historic aerial photography, the impact areas associated with the development are located on land that has been in agricultural production since at least 1968 and has not been used of any industrial or rural industry purposes which would indicate a risk of contamination. Accordingly, the site is expected to be of minimal risk use to contamination.

8.5.2 Built Environment

Stormwater - Stormwater flows around the broiler farm will be collected via a series of swales running between the sheds and then directed through a network of stormwater pits, pipes, and open channels to the open swale drains along either side of the broiler farm. The drains will discharge to a turkey's nest type dam. The dam's spillway will discharge stormwater as overland flows to the paddocks located on the northern low side of the farm. There will be no worsening of post development flows compared to existing conditions. With respect to stormwater quality, the internal shed areas are entirely separated from interaction with stormwater or roof water. The stormwater runoff is therefore expected to be of high quality, similar to the quality of water runoff from the surrounding area, and as such unable to cause issues of water contamination in waterways or water dependent ecosystems. **Air Emissions –** The Odour Impact Assessment indicates that the proposed development modelled cumulatively with the surrounding broiler farms would not lead to any exceedances of the odour criterion (5 ou) at the nearest sensitive receptors, assuming a standard K factor of 1.9 was achieved. Similarly, the assessment of dust emissions shows that then predicted no additional days above the relevant criterion due to the operation of the proposed broiler farm.

Noise Emissions – Modelling undertaken for the proposed broiler farm, indicates that noise emissions from construction, operation and associated traffic, will not result in any non-compliances to the relevant assessment criteria and as such, the proposed development is will not result in any unacceptable noise impacts on nearby sensitive receptors.

Traffic – The Traffic Impact Assessment demonstrates that the traffic generated by the proposed development and the use of Soldiers Settlement Road as the site will efficiently provide for all heavy and light vehicles associated with the farm operations. Soldiers Settlement Road is not currently identified as a B-Double Route and approval from the NHVR will be required prior to use.

The Traffic Impact Assessment prepared for the project recommends that the access to the site is to accommodate a Basic Right Turn and Basic Left Turn treatment (BAR/BAL) in accordance with Austroads Guide to Road Design. The assessment has also demonstrated that no works are required at the Oxley Highway/ Soldiers Settlement Road intersection as a Basic Left Turn treatment and Basic Right Turn treatment in accordance with Austroads Guide to Road Design are sufficient to cater for the development trip generation.

To prevent a potential conflict with vehicles coming from Gidley Siding Road and vehicles turning right to Soldiers Settlement Road, it is recommended that a Give Way line and Signage be installed at Gidley Siding Road.

Visual - The proposed broiler farm is setback approximately 1km from Oxley Highway to the north and 1.5km to Soldiers Settlement Road to the south. As a result of these setbacks, existing vegetation, the proposed landscape planting, and the low profile of the proposed broiler sheds, the development is not expected to have a significant visual impact when viewed from the public road network. Similarly, the nearest rural dwelling is located approximately 0.8km to the west of the proposed broiler farm and as such the potential visually impact is expected to significant reduced due to the distance, intervening remnant vegetation, and the planted landscape buffers.

Bushfire – The Bushfire Threat Assessment prepared for the project concludes that, on completion, the proposed development will ensure that the development is located in an area that has an acceptable bushfire hazard level (i.e. ≤BAL-LOW), and with the implementation of the recommendations, is considered to be appropriately protected from bushfire and complies with the requirements of Planning for Bushfire Protection.

Dangerous Goods - The proposed broiler farm site requires Liquified Petroleum Gas (LPG) in order to provide heating for the broilers during the cooler months. LPG gas is stored within a tank on the site. LPG is described as a Dangerous Good and as such, Chapter 3 of the *SEPP (Resilience and Hazards) 2021* applies. Across the broiler farm, a total of 30T is proposed to be stored which exceeds the SEPP screening threshold of 10T. No other dangerous goods were exceeded the nominated screening values. Accordingly, the Screening Assessment recommends a Preliminary Hazard Assessment (PHA) be prepared. No other dangerous goods exceeded the nominated screening values. The

analysis conducted, it is concluded that the risk at the site boundary will not exceed the acceptable risk criteria and as such, the site would only be classified as potentially hazardous development.

8.5.3 Social

The EIS has considered the impact on the nearby sensitive receptors and has found that the potential impacts are negligible and within the accepted standards, including for odour, noise and traffic. The proposed development will be in keeping with the local rural area in terms of height, setback and visual amenity.

With respect to social impacts, the findings of the detailed technical assessments undertaken in relation to proposed broiler farm demonstrate that construction is unlikely to have significant, negative social impacts provided the proposed mitigation and management measures documented in this EIS are implemented.

Cultural heritage has been reviewed by OzArk who concluded that there are no identified impacts to Aboriginal cultural heritage values due to the historic disturbance for agricultural purposes.

8.5.4 Economic

The development will have a positive economic impact in terms of significant construction works and ongoing employment opportunities for local residents.

The Estimated Development Cost of the project is $29.974 million, a majority of which is associated with construction of the proposed broiler farm. In this regard, it is estimated that the project will create 20 construction jobs to deliver the project, as well as indirect opportunities for local tradespersons to assist with the build (e.g. electricians, plumbers etc).

Once operational, the project will create six (6) full time equivalent (FTE) positions. In addition to the direct employment, the broiler farm will create additional opportunities for numerous contractors who support broiler farming including transport contractors, live broiler collection crew, broiler shed cleaning and set up crews, and maintenance contractors including electrician and plumbers, etc.

With consideration of these employment opportunities, the project will have a positive economic impact and employment impact for the region.

8.5.5 Principles of Ecologically Sustainable Development

A discussion of the proposal's compliance with the principles of Ecologically Sustainable Development is also provided in **Table 21**.

Table 21: Principles of Ecological Sustainability

PRINCIPLE	APPLICANTS RESPONSE
(a) the precautionary principle, namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by: (i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and (ii) an assessment of the risk-weighted consequences of various options,	**Complies.** There are no threats of serious or irreversible environmental damage that have been identified as part of the detailed assessments undertaken with respect to the project. A number of mitigation, management and monitoring measures are also applied to the existing and proposed operation to ensure that it continues to perform in accordance with all relevant environmental standards.
(b) inter-generational equity, namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations,	**Complies.** The proposed development will not result in the impacts that will reduce the health, diversity and productivity of the environment or reduce the potential benefits of future generations. Conversely, the proposed development will maximise the

PRINCIPLE	APPLICANTS RESPONSE
	economic and operational efficiency of the site and support the broader growth and economic development associated with poultry production in the Tamworth region.
(c) conservation of biological diversity and ecological integrity, namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration,	**Complies.** Historically the site has been predominantly cleared and use for extensive agricultural activities including cropping and grazing. The direct impacts arising from the project include the removal of 31.55ha of cropping land, 0.86ha of disturbed grassland and 0.03ha of PCT 433 – White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region within the road reserve of Soldiers Settlement Road from the access road. This impact will come from the construction phase of the proposed development. This impact will be permanent and would occur through vegetation clearing. Avoidance of these trees was considered however, this is not possible due to compliance with the necessary sight distances for access vehicles which requires the site entrance to be pushed as far East along Soldier Settlement Road as possible. The Flora and Fauna Assessment concludes that the impact of project is a small incremental modification of habitat for a number of threatened species, however, given the relatively small size of the impact, current disturbance and mitigation measures the proposal is unlikely to significantly impact any addressed threatened species or community. Mitigation measures have also been included as part of the construction and operation phase to help minimise the potential impacts to biodiversity values that remain present within the study area.
(d) improved valuation, pricing and incentive mechanisms, namely, that environmental factors should be included in the valuation of assets and services, such as: (i) polluter pays, that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement, (ii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste, (iii) environmental goals, having been established, should be pursued in the most cost-effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.	**Complies.** Waste management is critical to the operation of an efficient broiler farm. Typically, broiler farms generate little waste that cannot be recycled or beneficially re-used. The applicant will adopt measures to ensure that all waste generated from activities on the site are reused and recycled where practical or otherwise managed and disposed of in a manner that will not cause environmental harm.

In accordance with, Section 192(1)(f) of the *Environmental Planning and Assessment Regulation 2021,* the proposed development complies with the relevant statutory planning instruments and will not result in significant adverse environmental impacts on the receiving environment. The proposal capitalises on the locational features of the site which make it an ideal location for a broiler farm, and supports the ongoing expansion of the broader poultry industry and economic development in the Tamworth Region. Where potential impacts have been identified, suitable mitigation and management measures have been implemented. Accordingly, approval of the proposed development is justified.

8.6 SITE SUITABILITY

As demonstrated in this EIS, the site specifically, and the Tamworth Region more broadly provides a combination of critical factors which make it an ideal location for construction of a new broiler farm. The primary factor driving the development of a broiler farm in this location is the proximity of the Oakburn Processing Plant making broiler farming on the site very efficient through significant reductions in transportation time. This has significant benefits with respect to reducing transport costs, reducing greenhouse emissions, and improving animal welfare.

The site has been subject to various technical investigations which have confirmed that there are no site-based, biophysical, cultural or operational constraints which would limit physical development, or operations proposed at the site. Further, technical assessments have also shown that the site is able to be adequately serviced by the necessary supporting infrastructure including, water supply, wastewater disposal, power and road networks.

With respect to potential amenity impacts, detailed investigations have been undertaken with respect to noise, odour, social and economic aspects with have shown the proposed development will operate within the relevant statutory criteria and will have positive economic impacts in terms of employment, capital expenditure and local spending on goods and services.

Accordingly, the proposed site is an ideal location for the establishment of a broiler farm.

8.7 PUBLIC INTEREST

The findings of the detailed technical assessments undertaken in relation to the proposed broiler farm show that it is not forecast to result in significant or unacceptable adverse environmental impacts on the receiving environment. Where potential impacts have been identified, suitable mitigation and management measures have been implemented. With consideration of the positive impacts, the proposed development involves significant capital investment for construction of the broiler farm and will support the growth in broiler production in the region. With consideration of these factors the project is considered to be in the public interest.

PSA CONSULTING

psaconsult.com.au

PSA Consulting Pty Ltd ABN 83 109 836 197
T + 61 7 3220 0288 F +61 7 3220 0388
Brisbane (Head Office) L11 / 270 Adelaide Street, Brisbane / Meeanjin Qld 4000
PO Box 10824 Adelaide Street Brisbane Qld 4000