ENVIRONMENTAL IMPACT STATEMENT
FOR
WINTERGREEN FARM
3329 OXLEY HIGHWAY SOMERTON NSW 2340

Prepared for: Wintergreen Farm Pty Ltd
Department of Planning, Housing and Infrastructure
Department of Primary Industries and Regional Development
NSW Environment Protection Authority
Tamworth Regional Council

Prepared by: [redacted], Environmental Scientist
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Report No: 251021_EIS_Rev3
June 2025
(Released: 27 June 2025)

Benbow
ENVIRONMENTAL

Engineering a Sustainable Future for Our Environment

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Form 2

Submission of environmental impact statement (EIS)

prepared under the Environmental Planning and Assessment Act 1979 Section 78(A)

EIS prepared by

name [redacted]

qualifications Bachelor of Science (Engineering) With Merit

address Benbow Environmental
27-29 Sherwood Street
Northmead NSW 2152

in respect of

development application

applicant name [redacted]

applicant address 3329 Oxley Highway, Somerton NSW

land to be developed: address 3329 Oxley Highway, Somerton NSW

lot no, DP/MPS, vol/fol etc Lot10/DP261839

proposed development

or

☑ map(s) attached

environmental impact statement

☑ an environmental impact statement (EIS) is attached

certificate

I certify that I have prepared the contents of this Statement and to the best of my knowledge

- it is in accordance with Schedule 2 of the Environmental Planning and Assessment Regulation 2000,
- contains all available information that is relevant to the environmental assessment of the development, activity or infrastructure to which the statement relates, and
- the information contained in the statement is neither false nor misleading.

signature [redacted]

name

date 27-06-2025

LIMITATIONS

Our services for this project are carried out in accordance with our current professional standards for site assessment investigations. No guarantees are either expressed or implied.

This report has been prepared solely for the use of Wintergreen Farm Pty Ltd, as per our agreement for providing environmental services. Only Wintergreen Farm Pty Ltd is entitled to rely upon the findings in the report within the scope of work described in this report. Otherwise, no responsibility is accepted for the use of any part of the report by another in any other context or for any other purpose.

Although all due care has been taken in the preparation of this study, no warranty is given, nor liability accepted (except that otherwise required by law) in relation to any of the information contained within this document. We accept no responsibility for the accuracy of any data or information provided to us by Wintergreen Farm Pty Ltd for the purposes of preparing this report.

Any opinions and judgements expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal advice.

DOCUMENT CONTROL

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DOCUMENT REVISION RECORD

Revision	Date	Description	Checked	Approved
1	09-05-2025	Draft / Rev1	[redacted]	
2	13-06-2025	Rev2		
3	27-06-2025	Rev3		

DOCUMENT DISTRIBUTION

Revision	Issue Date	Issued To	Issued By
1	09-05-2025	Wintergreen Farm Pty Ltd	Benbow Environmental
2	13-06-2025	Wintergreen Farm Pty Ltd	Benbow Environmental
3	27-06-2025	Wintergreen Farm Pty Ltd	Benbow Environmental

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STUDY TEAM

[redacted]

Benbow Environmental	Review EIS
Benbow Environmental	Proposed development, Air Quality Impact Assessment
Benbow Environmental	Executive summary, introduction, location and settings, planning framework, community consultation letter, consultation, existing environment, Noise Impact Assessment, Soil and Water Assessment, Preliminary Hazard Analysis
Benbow Environmental	Waste Management Plan, Flooding
Benbow Environmental	Air Quality Impact Assessment
Benbow Environmental	Preliminary Hazard Analysis
Benbow Environmental	Noise Impact Assessment, SEARs table
Benbow Environmental	Aboriginal Cultural Heritage Assessment Report
Pagano Architects	Architectural Site Plans
Firebird EcoSultants	Bushfire Hazard Assessment
Firebird EcoSultants	Ecological Assessment Report
Motion Traffic Engineers	Traffic Impact Assessment
Baxter Geo Consulting	Survey Plans

ABBREVIATIONS

ABL	Assessment background level
ABS	Australian Bureau of Statistics
AHD	Australian Height Datum
AMMAAP	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW
BE	Benbow Environmental
BOM	Bureau of Meteorology
DA	Development Application
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DCP	Development Control Plan
DPHI	Department of Planning, Housing and Infrastructure
DPIRD	Department of Primary Industries and Regional Development
EMP	Environmental Management Plan
EPA	Environment Protection Authority (within New South Wales)
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPL	Environment Protection Licence
ESD	Ecologically Sustainable Development
GHS	Globally Harmonised System of Classification and Labelling of Chemicals
HIA	Health Impact Assessment
Laeq	A-weighted equivalent continuous sound levels
LALC	Local Aboriginal Land Council
LEP	Local Environment Plan
LGA	Local government area
LPG	Liquefied Petroleum Gas
OEH	Office of Environment and Heritage
NCC	National Construction Code
NIA	Noise Impact Assessment
NPfI	NSW EPA's Noise Policy for Industry 2017
NPI	National Pollutant Inventory
NSW EPA	New South Wales Environment Protection Authority
$PM_{2.5}$	Particulate matter of size 2.5 μm
PM_{10}	Particulate matter of size 10 μm
PNTL	Project Noise Trigger Levels
POEO Act	Protection of the Environment Operations Act 1997
RBL	Rating background level
RNP	NSW EPA Road Noise Policy
RRO	Resource Recovery Order
RSD	Roller shutter door
SCID	Safe Work's Stored Chemical Information Database
SCIMS	Survey Control Information Management System
SEARs	Secretary's Environmental Assessment Requirements
SEED	Sharing and enabling environmental data
SEPP	State Environmental Planning Policy
TfNSW	Transport for NSW
TRLEP	Tamworth Regional Local Environment Plan
TSP	Total suspended particulates
WARR Act	NSW Waste Avoidance and Resource Recovery Act 2001
WMP	Waste Management Plan

UNITS OF MEASUREMENT

°C	degree centigrade	(unit of temperature)
dB(A)	A-weighted decibels	(unit of noise)
g	gram	(unit of mass)
ha	hectare	(unit of area)
kg	kilogram	(unit of mass)
Laeq	A-weighted equivalent continuous sound levels	(unit of noise)
m	metre	(unit of length)
m^2	square metre	(unit of area)
m^3	cubic meter	(unit of volume)
T	Tonne (1000 kg)	(unit of mass)
µg	microgram	(10^{-6} gm – unit of mass)
µg/m^3	microgram/cubic meter	(concentration)
OU	Odour unit	(unit of odour)

EXECUTIVE SUMMARY

Benbow Environmental have been engaged by Wintergreen Farm to prepare an Environmental Impact Statement (EIS). The proposed development is a poultry farm expansion of the existing farm located at 3329 Oxley Highway Somerton NSW 2340 (legally designated as Lot 175/DP755340). Currently, the site accommodates 240,000 birds at any one time. The proposed development is seeking to expand operations to accommodate 810,510 birds at any one time within a total of 14 sheds. The existing farm currently operates 24/7, which will be retained in the proposed development. Feed deliveries occur during daytime hours and bird pickup typically occurs during night-time hours for the comfort of the birds. The proposed expansion would retain these hours.

The site covers an area of approximately 2,150,000,m^2 (215 ha), comprising mainly of cleared land, with the existing sheds in the middle of the site and some trees along the road and at the southwestern corner. Sandy Creek runs through the northeastern corner and Black Gully runs from the west to east at the south of the site. The site is surrounded by existing agricultural/rural landscapes, consistent with the primary production land use of the region.

Benbow Environmental was commissioned by Wintergreen Farm to prepare an Environmental Impact Statement (EIS) to support the development application. This EIS addresses the Secretary's Environmental Assessment Requirements (SEARs) provided by the Department of Planning, Housing and Infrastructure relevant agencies feedback including the NSW Environment Protection Authority. The environmental and planning issues that were raised in these requirements and in the consultation undertaken for the project that warrant detailed assessment include strategic and statutory context, suitability of the site, animal welfare, biosecurity and disease management, waste management, hazards and risk, air quality and odour, noise and vibration, soil and water, traffic and transport, biodiversity, visual, heritage, community and stakeholder engagement.

A summary of the detailed assessments is included below:

STRATEGIC CONTEXT

The land zoning for the subject land is described as RU1 - Primary Production under the provisions of Tamworth Regional Local Environmental Plan (TRLEP) 2010, which applies to the subject site. The proposed development is a poultry farm and is permissible with consent within the zone.

The proposal constitutes designated development under Schedule 3, Clause 39(1)(a) of the Environmental Planning and Assessment Regulation 2021, being a of a poultry farm that accommodates more than 250,000 birds at any one time.

The proposal constitutes integrated development as an environment protection licence (EPL) is required for poultry farms with a bird accommodation capacity of more than 250,000 birds at any one time under the Schedule 1, Part 1, Clause 22 of the Protection of the Environment Operations Act 1997 (POEO Act).

The proposed development is not state significant.

JUSTIFICATION

Based on the assessments undertaken by the relevant technical specialists, it has been demonstrated that the proposed development can be undertaken in a manner consistent with the statutory obligations in relation to:

- Stormwater management and treatment;
- Acoustic impact;
- Odour impact;
- Cultural heritage impact;
- Chemical use and storage;
- Waste management; and
- Biosecurity management.

As such, it is considered that there are no bio-physical considerations which would preclude approval of the proposed development.

Economic Considerations

The development will have a positive economic impact in terms of significant construction works and ongoing employment opportunities for local residents. The Capital Investment Value (CIV) of the project has been calculated in accordance with the State Environmental Planning Policy Amendment (Capital Investment Value) 2010 and accompanies this application. It is estimated that the project will generate approximately 55 to 60 construction jobs across various contracting companies over the 24-month construction program. Indirect opportunities during construction will also be created for local tradespersons to assist with the build including. electricians, plumbers. Once operational, the project will create seven (7) full time positions. In addition to the direct employment, the additional farm will create additional opportunities for numerous contractors who support poultry farming.

The project is anticipated to have a positive impact on the employment prospects for local residents. There is expected to be sufficient potential employees in the local area to fill the new jobs associated with the project.

Social Considerations

As noted above, the proposed development will increase investment, expenditure and employment opportunities within the Somerton area which will have a positive social benefit. As shown in the various technical assessments undertaken, the expansion can also be constructed and operated in a manner with minimal amenity or infrastructure impact to surrounding businesses or residents. As such, the project is considered to have a net positive social impact.

Principles of Ecologically Sustainable Development

Australia's National Strategy for Ecologically Sustainable Development (Ecologically Sustainable Development Steering Committee 1992) defines ESD as:

> *using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased*.

The objects of the EP&A Act include ESD and a set of principles are provided in section 6(2) of the Protection of the Environment Administration Act 1991. The Development's compatibility with these principles is considered in section 11 and complied.

SITE SUITABILITY

The justifications for selecting the subject site and expansion of the poultry farm are listed as follows:

- The site is already developed and has been used by Wintergreen Farm since the 2021 and has been in operation since 2005;
- The proposed development will be servicing the new Baida Processing Facility which is currently in construction. Baida is investing upward of $300 million dollars into expanding the broiler industry in the region of Tamworth.
- The proposal is considered to be the most cost-effective process with minimal environmental impact;
- The site is not in a sensitive land use area;
- The development is a permitted use with consent;
- The development generates local employment;
- Transport routes are readily available and the local road network is capable of handling the additional truck movements;
- The site has sufficient room for on-site parking and truck manoeuvring;
- The demand for poultry products continues to grow steadily, driven by population growth, increasing protein consumption, and consumer preference for affordable, versatile meat and egg sources. Establishing a poultry farm at this site aligns with market trends, offering the opportunity to meet local and regional demand while contributing to a secure and sustainable food supply.;
- The proposed site is highly suitable for a poultry farm, offering sufficient separation from nearby residences, approximately 5 km from Somerton which is the nearest town, to minimise potential impacts from odour, noise, and dust;
- The site is located in a suitable location to serve current and future infrastructure and construction projects; and

The proposed development will have extensive environmental safeguards to provide assurance in regards to the expected degree of environmental impacts.

ANIMAL WELFARE, BIO-SECURITY AND DISEASE MANAGEMENT

The proposed poultry farm development is designed to meet all relevant national and state standards for animal welfare, biosecurity, and disease management. It aligns with the Model Code of Practice for the Welfare of Animals (Domestic Poultry), the draft Australian Animal Welfare Standards, and RSPCA guidelines, ensuring provisions such as adequate space, insulated and ventilated sheds with automated climate control, clean water and feed delivery systems, appropriate bedding, and comprehensive biosecurity controls including fencing, sanitizers, rodent-proofing, and mortality management.

The farm's infrastructure follows best practices outlined in the *National Farm Biosecurity Manual* and NSW regulations, with bio secure shed construction, environmental controls to reduce stress,

secure feed and water systems, strict access hygiene, surveillance, and carcass freezing for disease risk mitigation.

In the event of a major disease outbreak, the farm has a detailed contingency plan developed in coordination with NSW authorities, following AUSVETPLAN protocols and the Emergency Animal Disease Response Agreement, to ensure humane quarantine, depopulation, and livestock disposal through approved methods such as deep burial, composting, or off-site rendering, followed by thorough decontamination and site remediation.

All procedures are backed by detailed recordkeeping, regular staff training, and ongoing collaboration with emergency services to maintain preparedness and uphold the highest standards of animal health, welfare, and biosecurity.

AIR QUALITY AND ODOUR

An Air Quality Impact Assessment has been undertaken for the proposed development. The NSW EPA guidelines *Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales*; *Technical framework - Assessment and management of odour from stationary sources in NSW* and *Technical notes - Assessment and management of odour from stationary sources in NSW* were utilised in conducting this dust and odour impact assessment. This assessment has adopted the respective methodologies from these guidelines, including the selection of meteorological data, the collection of appropriate and/or conservative emissions data, and the set-up of the dispersion model to simulate the emissions from the subject farm.

A 6 OU criterion has been adopted for the site as only two off-site receptors are predicted to experience odour units of approximately 2 OU. Predicted 99*th* percentile concentrations comply with this criterion at all sensitive receptors.

The maximum predicted impacts for PM*10* and TSP comply with the *Approved Methods* criterion at all sensitive receptors.

NOISE AND VIBRATION

The nearest receivers and the noise generating activities have been identified. Noise criteria for the project have been formed, with assessment of the proposed site activities conducted against the NSW EPA Noise Policy for Industry (EPA, 2017), the NSW Road Noise Policy (DECCW, 2011) and Interim Construction Noise Guideline (DECC, 2009). Modelling of the activities was conducted using the noise modelling software SoundPlan 7.3.

Three operational scenarios including fan noise, feed delivery and bird pickup have been assessed. Operational noise levels in all three (3) scenarios are predicted to comply with the Noise Policy for Industry 2017 assessment Project Noise Trigger Levels at all receivers.

The generation of additional road traffic associated with the site's activities has been assessed and it was predicted to comply with the guidelines set out in the NSW Road Noise Policy.

Noise levels associated with construction are predicted to comply with the noise management level at all receivers and are well below the Interim Construction Noise Guideline's highly noise affected management level of 75 dB(A).

In the Transport for NSW Construction Noise Strategy document and Assessing Vibration – a Technical Guideline, construction equipment that may cause vibration impacts includes hydraulic hammers, vibratory pile drivers, pile boring, jackhammers, 'wacker packers', concrete vibrators, and pavement breakers, amongst other equipment. The construction work proposed would not use this type of equipment and is not expected to cause vibration impacts. The equipment utilised for the sheds will not generate vibration impacts therefore a detailed Vibration Impact Assessment is therefore not considered warranted.

SOIL AND WATER

This assessment is a qualitative study that addresses the potential impacts to soil and water from the proposed operations. With the control measures and monitoring procedures recommended in this report, the potential impacts upon soil and water from the proposed development is considered low.

A summary of the soil and water environmental safeguards are provided as follows:

- Maintenance of erosion and sediment controls;
- Water quality testing of ground water;
- Maintenance of all stormwater infrastructure including drainage swales;
- Staff trained in spill response and emergency procedures, including flood emergency response and maintenance and EMP procedures; and
- Implementation of an Environmental Management Plan that includes regular workplace inspections to maintain a high standard of housekeeping.

TRAFFIC AND PARKING

A Traffic assessment is conducted by Motion Traffic Engineers Pty Ltd. Based on the analysis and operational information presented in this report, the following conclusions are made:

- The poultry farm is located in a rural area with direct access to the Oxley Highway, a classified B-double route suitable for freight and agricultural vehicle access.
- The existing access driveway provides safe and efficient entry and exit for staff and service vehicles.
- The poultry is expected a low number of additional trips in any given hour of the day.
- Wekday peak traffic generation is limited to a maximum of two trucks.
- All car parking for staff and trucks will be accommodated on-site.
- There are no sensitive traffic environments or capacity constraints in the surrounding network that would be adversely affected by the proposed development.

WASTE MANAGEMENT

The proposed development is seeking to expand operations to accommodate 810,510 birds within a total of 14 sheds. The main waste streams of operation in the proposed development are: poultry litter, chemical, dead birds, general waste and wastewater.

General waste, including construction debris, domestic waste will be collected in designated containers and disposed of at a registered landfill site. Chicken manure will be sent to off-site facility to be used as a fertiliser on rural properties. The majority of water from the wash process evaporates due to the minimal volume used; however, any remaining runoff is captured and directed into swales drainage plans are included in the attachment of the soil and water report. Sewage will continue to be collected in on-site septic tank as well, which will be pumped and transported by a registered contractor to an approved disposal facility. Hazardous waste, such as used oil, diesel, and petroleum-based fluids, will be stored separately in sealed containers and disposed of at a registered hazardous treatment facility. There is minimal medical waste generated on site, as all vaccinations and medications are administered through the broilers' drinking water. Medical waste is therefore limited mainly to empty medicine containers. By implementing these disposal measures, the farm will ensure compliance with regulatory requirements while minimizing environmental impact. No demolition is required. Construction works would involve constructing additional sheds which will be included but not limited to site preparation and earthworks, steel framework erection, ventilation and cooling system integration and lighting installations.

Waste management will be conducted in accordance with relevant waste legislation and guidelines, as outlined in the accompanying Waste Management Plan.

HAZARDS AND RISK

The risks and hazards associated with the expansion is the storage and handling of dangerous goods, particularly the installation of eight 7,500 L LPG tanks (40,000 L total) to service heating systems.
Key findings from 251021_PHA_Rev1 include:

- The volume of LPG stored exceeds the screening threshold for Class 2.1 flammable gases, triggering assessment as a potentially hazardous development under SEPP (Resilience and Hazards) 2021;
- LPG tanks will be split between two areas (4 per pod of 6 sheds);
- Consequence and frequency modelling found the worst-case LPG incident falls within the *negligible* societal risk zone; and
- Identified risks are effectively mitigated through adherence to AS/NZS 1596:2014, appropriate separation distances, and emergency response procedures.

Given the outcomes of the assessment, the PHA has found that the operation of the proposed development readily meets the criteria laid down in HIPAP No. 4 *Risk Criteria for Land Use Safety Planning* and would not cause any risk, significant or minor, to the community, with the recommended safeguards in place.

Throughout the preparation of this PHA, it has been determined that the proposed development meets all the safety requirements stipulated by DPHI, and compliance with the Work, Health and Safety Regulation 2017. The development as proposed would not be considered to be an offensive or hazardous development.

BUSHFIRE

A Bushfire Threat Assessment Report (BTA) has been prepared by Firebird ecoSultants Pty Ltd.
In summary, the following is recommended to enable the proposal to meet the relevant legislative requirements:
The proposed additional 8 poultry broiler 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 laying shed 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

If the recommendations contained within this report are duly considered and incorporated, it is considered that the fire hazard present is containable to a level necessary to provide an adequate level of protection to life and property on the proposal for poultry broiler farm sheds.

BIODIVERSITY

An ecological assessment has been undertaken by Firebird EcoSultants Pty Ltd and shown the proposal is unlikely to place any viable local populations / communities at risk of extinction. It is concluded that the BOS (Biodiversity Offset Scheme) is not required. It is also concluded that an EPBC Act Referral and approval of DEE is not required. Finally, the provisions of SEPP Koala Habitat Protection have also been considered, and it is concluded that the site no impact posed on Koalas by this development.

The following recommendations should be conditioned as part of the consent;

- Habitat revegetation within the site, including replanting of 13 trees.
- If any hollow-bearing trees require removal, the hollows will be salvaged and/or replaced by artificial nest boxes on site at a ratio of 2:1.
- Implement weed control on the invasive species present on site to mitigate the spread of weeds throughout and beyond the site.
- Any significant dead wood / fallen timber within development footprint should be retained and moved to adjacent vegetated areas.
- Areas of native vegetation adjacent to the development footprint should be protected during construction works, by the use of appropriate temporary fencing, signposting and tree protection measures.
- Hydrological and erosion / sediment controls should be implemented during construction, to maintain the quality and quantity of pre-development water flows into downstream areas.
- Constructions works should include appropriate protocols and procedures to prevent spread of weeds and disease (e.g. all weeds removed from a site should be transported in a sealed container or bag and disposed of at a licenced waste disposal facility).
- All rubbish is to be removed from the site.

- Materials, plant and equipment must not be stored within the drip-lines of any retained trees.

HERITAGE

A Heritage Assessment Report has been prepared by Benbow Environmental to evaluate the impact of proposed expansion on Aboriginal and non-Aboriginal cultural heritage.

This report was a desktop study only, of information currently available of the potential heritage status for the Site, particularly the existence of Aboriginal objects or Places within or near the proposed development area. No heritage items were found on the State Heritage Inventory, an online heritage database which includes listings from State Heritage Register, Interim Heritage Orders, State Agency Heritage Registers and Local Environmental Plans. A search was made of the Aboriginal Heritage Information Management System (AHIMS) hosted by Heritage NSW which did not return any listed items for the land parcel.

This report followed the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (published by DECCW in 2010). Although no Aboriginal objects or Aboriginal Places were identified, the existence of a potential scar tree within the proposed development area was located.

The reports provided some recommendations which are as following:

- An assessment of the potential scar tree identified within the proposed works area is required to determine whether it is an Aboriginal heritage item. Consultation has been undertaken with the Tamworth Local Aboriginal Land Council (TLALC) to understand whether the tree holds cultural significance. A TLALC ranger has agreed to attend the site to assess the tree when available. Given the likelihood of its significance, protective fencing will be installed around the tree, as shown in the architectural plans, and the tree will be retained and preserved.
- It is recommended that an unexpected finds protocol be implemented during the proposed works, as outlined in Section 6 of the report. Adherence to this protocol will help minimise potential harm to any Aboriginal objects that may be encountered and also serves as a legal defence in the event of unintentional harm.

CONSULTATION

Comprehensive consultation was undertaken to inform the Environmental Impact Statement (EIS) for the proposed development. Stakeholder engagement began with a request for the Secretary's Environmental Assessment Requirements (SEARs), resulting in SEARs No. 1982, which identified key assessment areas including air quality, noise, traffic, biodiversity, heritage, and water management.

Consultation was conducted with the Department of Planning and Infrastructure, NSW Environment Protection Authority (EPA), Tamworth Regional Council, Department of Primary Industries and Regional Development (DIPRD), Transport for NSW, NSW Rural Fire Service, WaterNSW, and the Tamworth Local Aboriginal Land Council. Meetings and written

correspondence were used to clarify technical matters such as air quality modelling, water balance, site access, and bushfire planning. Pre-lodgement discussions with Council highlighted assessment needs including flood risk, construction certification, and alignment with planning instruments.

Community consultation was also undertaken, with notification and information distributed via mailbox drops, phone calls, and in-person visits to nearby residents and landowners. Feedback received was largely neutral or supportive. One nearby resident raised concerns regarding odour and water use, echoing historical objections; assurance was provided that current environmental standards are more stringent and addressed comprehensively in this EIS.
Approval of the development is requested.

[redacted]

Environmental Scientist | Graduate Environmental Scientist | Senior Environmental Scientist

[redacted]

Environmental Scientist | Environmental Scientist | Chemical Engineer

[redacted]

Senior Engineer | Principal Consultant

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Appendices

Attachments

1. INTRODUCTION

Benbow Environmental have been engaged by Wintergreen Farm to prepare an Environmental Impact Statement (EIS). The proposed development is a poultry farm expansion of the existing farm located at 3329 Oxley Highway Somerton NSW 2340 (legally designated as Lot 175/DP755340). Currently, the site accommodates 240,000 birds at any one time. The proposed development is seeking to expand operations to accommodate 810,510 birds at any one time within a total of 14 sheds.

1.1 INTRODUCTION TO THE PROPONENT

Wintergreen Farm has been trading since 2021 as a family-owned poultry operation, having bought the existing farm that has been operational since at least 2005. The site was owned by Carl Sydney Roach prior to. In 2005, an application was submitted to obtain approval for the construction of five poultry sheds, marking the commencement of development on the property. Prior to this, the site remained undeveloped. Since its establishment, Wintergreen Farm has become an integral part of the poultry supply chain, operating as an independent contract grower for Baiada Poultry.

1.2 PROJECT OUTLINE

1.2.1 Objectives of the Proposal

Having observed the continuing expansion of the Australian poultry meat market, Wintergreen Farm's primary objective is to develop a large-scale intensive broiler production farm within the Tamworth region to augment the local supply of meat chickens and assist in meeting the immediate and projected long-term demands.

The proposed development will be servicing the new Baida Processing Facility which is currently in construction. Baida is investing upward of $300 million dollars into expanding the broiler industry in the region of Tamworth.

The development will increase the supply of broiler poultry, having a large capacity at any one time. This is integral to the industry's strategy for continued growth within the Tamworth region and Australia. The poultry industry is well-established and has a high recognition factor in the Tamworth region, providing significant employment and contribution to the economy. It plays an ever increasing role in the development of local agri-business in the region.

The development of poultry farming in Tamworth aligns with the region's strategic vision for sustainable agricultural growth and economic diversification. According to the *Blueprint 100: Our Community Plan 2023–2033*, Tamworth Regional Council supports the expansion of primary industries, recognising agriculture as a cornerstone of the local economy.

Further, the *Tamworth Economic Development and Investment Strategy 2022–2026* identifies agribusiness as a priority sector, highlighting the region's comparative advantage in food production due to its climate, land availability, and transport connectivity. Poultry farming, in particular, offers significant opportunities for job creation, regional investment, and meeting the increasing demand for chicken meat — the most consumed protein in Australia.

1.2.2 Need for Development

According to statistics published by the Australian Bureau of Agricultural and Resource Economics and Sciences (ABARES 2015), the popularity of chicken meat has grown enormously over the last 30 years to the extent that it is currently the most consumed meat in Australia.

Over 50% of chicken meat produced in Australia is consumed domestically, highlighting the industry's focus on meeting local demand.

In recent years, per capita chicken meat consumption in Australia has averaged approximately 50 kilograms, making it the most consumed meat-based protein in the country. This trend is driven by factors such as affordability, nutritional value, and the industry's innovation in offering a variety of chicken meat products.

In the year ending September 2021, the Australian chicken meat industry produced approximately 1.366 million tonnes of chicken meat from 700.6 million birds (Submission to House of Representatives Standing Committee on Agriculture Inquiry into Food Security, submission 137). Projections indicate that, with a growing population and sustained demand, the number of birds processed annually may increase to 875 million by 2050 (A Project Designed to Promote Environmentally Viable Chicken-Meat Production via Enhanced Nutrition, Gut Integrity and Housing, January 2024). New South Wales continues to play a significant role in this production, contributing a substantial portion to the national output (NSW Department of Primary Industries, 2022).

1.2.3 Purpose of the EIS

The purpose of the EIS is to document the existing environment and assess the potential environmental impacts from the proposal.

The EIS process for the proposed development has identified the constraints on the development and the environmental engineering controls needed to achieve compliance with the criteria that have been applied.

The purpose of the EIS is also to provide the consent authority, the community, government authorities, and the applicant with sufficient information to make informed decisions in relation to the proposed development.

The consent authority is Tamworth Regional Council.

The proposed activities are industrial and are appropriate within the surrounding area. Its development to allow for the expansion of the poultry farm to be enabled by the EIS.

1.2.4 Structure of the EIS

The EIS is organised into the following three main sections:

- Executive Summary
  This summarises the proposed development, justification and the environmental assessment of the proposal.

- Main Contents of the EIS
  The main contents of the EIS describe the development in detail, the environmental assessment of the issues, the impacts, and the safeguards measures.

- Appendices & Attachments
  The appendices and attachments contain the Secretary's Environmental Assessment Requirements (SEARs) of the Department of Planning & Environment, and technical support documents.

1.2.5 Statutory Requirements

The statutory requirements to be satisfied are those contained within the Environmental Planning and Assessment Act 1979 and the associated Environmental Planning Instruments and Regulations.

The EIS also addresses the Secretary's Environmental Assessment Requirements (SEARs No. 1982) relating to applicable environmental planning instruments that apply to the site.

In accordance with requirements under the EP&A Regulations 2021, the SEARs for the preparation of an EIS for the proposed development were obtained.

The key environmental planning issues that were raised in these requirements include the following:

- The EIS must include an assessment of all potential impacts of the proposed development on the existing environment (including cumulative impacts if necessary) and develop appropriate measures to avoid, minimise, mitigate and/or manage these potential impacts. As part of the EIS assessment, the following matters must also be addressed:

- **Strategic and Statutory Context** – including:
  - A detailed justification for the proposal and suitability of the site for the development
  - A demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), or justification for any inconsistencies
  - A list of any approvals that must be obtained under any other Act or law before the development may lawfully be carried out.

- **Suitability of the Site** – including:
  - A detailed justification that the site can accommodate the proposed processing capacity, having regard to the scope of the operations and its environmental impacts and relevant mitigation measures
  - Site/floor plans depicting the proposed layout, including the location of machinery and equipment.

Animal welfare, bio-security and disease management – including:
- Details of how the proposed development would comply with relevant codes of practice and guidelines
- Details of all disease control measures
- A detailed description of the contingency measures that would be implemented for the mass disposal of livestock in the event of disease outbreak.

- **Waste Management** – including:
  - Details of waste handling including transport, identification, receipt, stockpiling and quality control including off-site reuse and disposal
  - Detail of waste management including manure and disposal of dead poultry for the proposal
  - The measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the NSW Waste Avoidance and Sustainable Materials Strategy 2041.

- **Hazard and Risk** – including:
  - A preliminary risk screening completed in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 3 and Applying SEPP 33 (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should preliminary screenings indicate that the project is "potentially hazardous" a Preliminary Hazard Analysis (PHA) must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DoP), 2011) and Multi-Level Risk Assessment (DoP, 2011)
  - Any geotechnical limitations that may occur on the site and if necessary, appropriate design considerations to address this
  - An assessment of flood risk on the site. The assessment should determine: the flood hazard in the area; address the impact of flooding on the proposed development, and the development's impact (including filling) on floor behaviour of the site and adjacent lands: and address adequate egress and safety in flood event.

- **Air Quality** – including:
  - A quantitative assessment of the potential air quality, dust and odour impacts of the development, during both construction and operation including any cumulative impacts from existing onsite operations, in accordance with relevant NSW Environment Protection Authority guidelines
  - A description and appraisal of air quality and odour impact mitigation and monitoring measures, in line with International Best Practice.

- **Noise and Vibration** – including:
  - A description of all potential noise and vibration sources during construction and operation, including road traffic noise and any cumulative impacts from existing onsite operations
  - A noise and vibration assessment in accordance with relevant NSW Environment Protection Authority guidelines
  - A description and appraisal of noise and vibration mitigation and monitoring measures.

- **Soil and Water**- including:

  - A description of local soils, topography, drainage and landscapes
  - Details of water usage for the proposal including existing and proposed water licencing requirements in accordance with the Water Act 1912 and/or the Water Management Act 2000
  - Details of sediment and erosion controls
  - A detailed site water balance

- A description of the measures proposed to ensure the development can operate in accordance with the requirements of any relevant Water Sharing Plan or water source embargo
- An assessment in accordance with ASSMAC Guidelines for the presence and extent of acid sulfate soils (ASS) and potential acid sulfate soils (PASS) on the site and, where relevant, appropriate mitigation measures
- Details of the proposed stormwater and wastewater management systems (including sewage), including any proposed application to land
- An assessment of potential impacts on the quality and quantity of surface and groundwater resources consistent with relevant guidelines, including details on any water monitoring program and measures to mitigate impacts
- A description and appraisal of impact mitigation and monitoring measures.

- **Traffic and transport** – including:

  - Details of road transport routes and access to the site
  - Road traffic predictions for the development during construction and
  - operation
  - an assessment of impacts to the safety and function of the road network and the details of any road upgrades required for the development.

- **Biodiversity** – including:

  - Accurate predictions of any vegetation clearing on site or for any road upgrades
  - A detailed assessment of the potential impacts on any threatened species, populations, endangered ecological communities or their habitats, groundwater dependent ecosystems and any potential for offset requirements in accordance with the current Environment and Heritage Group legislation and guidelines
  - Details of weed management during construction and operation in accordance with existing State, regional or local weed management plans or strategies

- **Food safety** – including details of how the proposed development would meet the relevant Australian Standards and NSW Food Authority Standards in relation to meat handling and processing.
- **Visual** – including an impact assessment at private receptors and public vantage points.
- **Heritage** – including Aboriginal and non-Aboriginal cultural heritage.

1.3 LICENCES AND APPROVALS

A number of approvals permits and licences would be required prior to operations of the proposed development commencing on site. The following table identifies the majority of these approvals and the responsible regulatory/governing body.

Approval Required	Approving Body	Description/Comment
Development Consent	Tamworth Regional Council	Under Environmental Planning & Assessment Act 1979.
Environment Protection Licence	NSW Environment Protection Authority	Scheduled activity under the Protection of the Environment Operations Act 1997.

1.4 IDENTIFICATION AND PRIORITISATION OF ISSUES

The identification and prioritisation of the potential environmental impacts of the proposed development was a fundamental step in preparing the EIS.

This process involved the following stages:

- Inspection of the site and surrounding environment, identification of potential sensitive receptors and preparation of a scoping report;
- Identification of planning requirements;
- Consultation with Tamworth Regional Council and NSW EPA requirements and expectations; and
- Assessment of requirements for the EIS from the SEARs.

These steps led to the design and objectives of the Proposal.

The statutory requirements and government guidelines in conjunction with the government consultation process confirmed the presence of issues including:

- Air quality and odour;
- Noise and vibration;
- Hazards and risk;
- Waste management;
- Traffic and transport;
- Soil and water;
- Biodiversity impacts;
- Visual impacts; and
- Heritage impacts including Aboriginal Cultural heritage.

1.5 RELATIONSHIP WITH OTHER INDUSTRIES AND FACILITIES

The site has a relationship with Baiada, who collect the broiler chickens for further processing at their facilities.

In addition to raising chickens under contract for Baiada, Wintergreen Farm obtains high-quality feed from Baiada to ensure optimal bird growth and welfare. The farm also supplies the resulting chicken manure to contracted businesses that process it into compost and other soil conditioners for use in the agricultural industry.

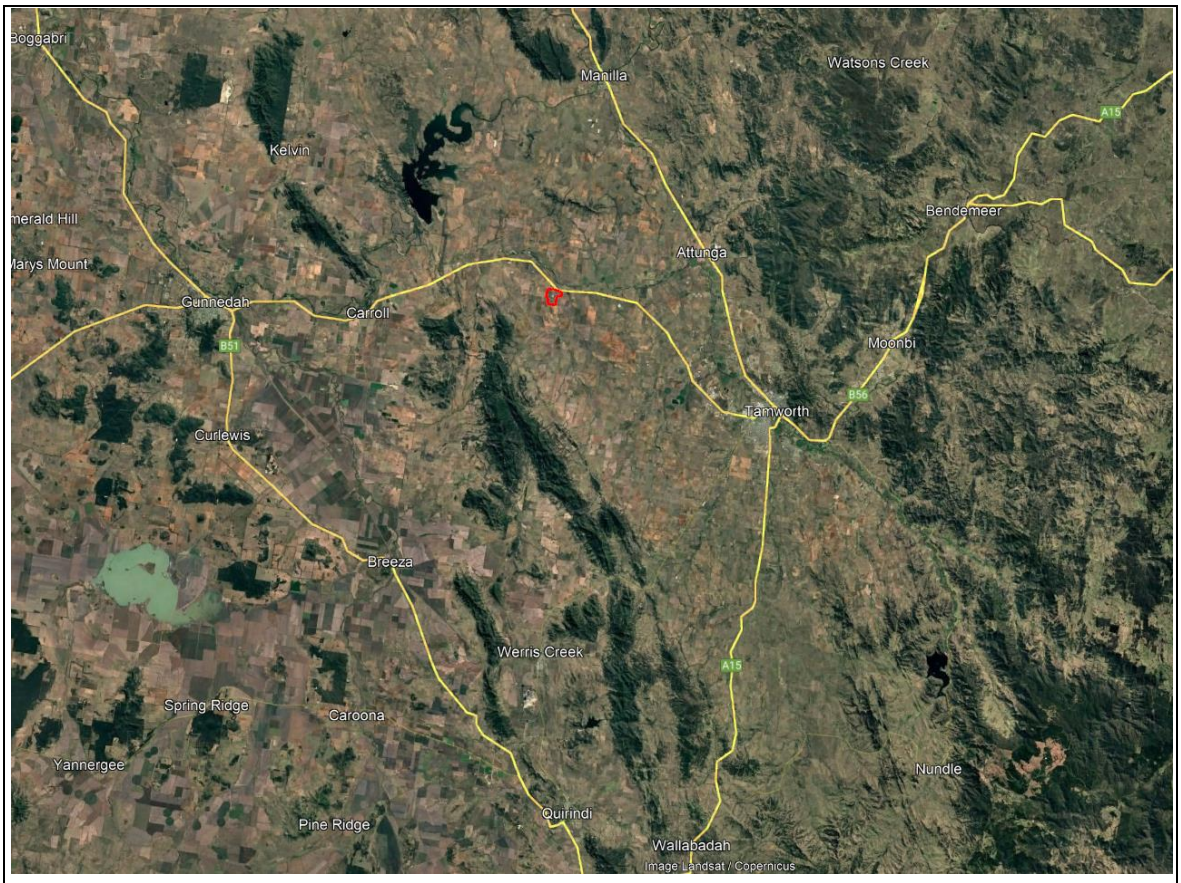
2. LOCATION AND SETTINGS

2.1 SITE LOCATION AND BOUNDARIES

The existing poultry farm is located at 3329 Oxley Highway Somerton NSW 2340 (legally designated as 10/DP261839). The site is located in a rural area and is located approximately 30 km northwest of Tamworth.

The location of the site in a regional context is shown in Figure 2-1, while the aerial view in Figure 2-2 shows the general nature of the surrounding lands. The site is surrounded by existing agricultural/rural landscapes, consistent with the primary production land use of the region.

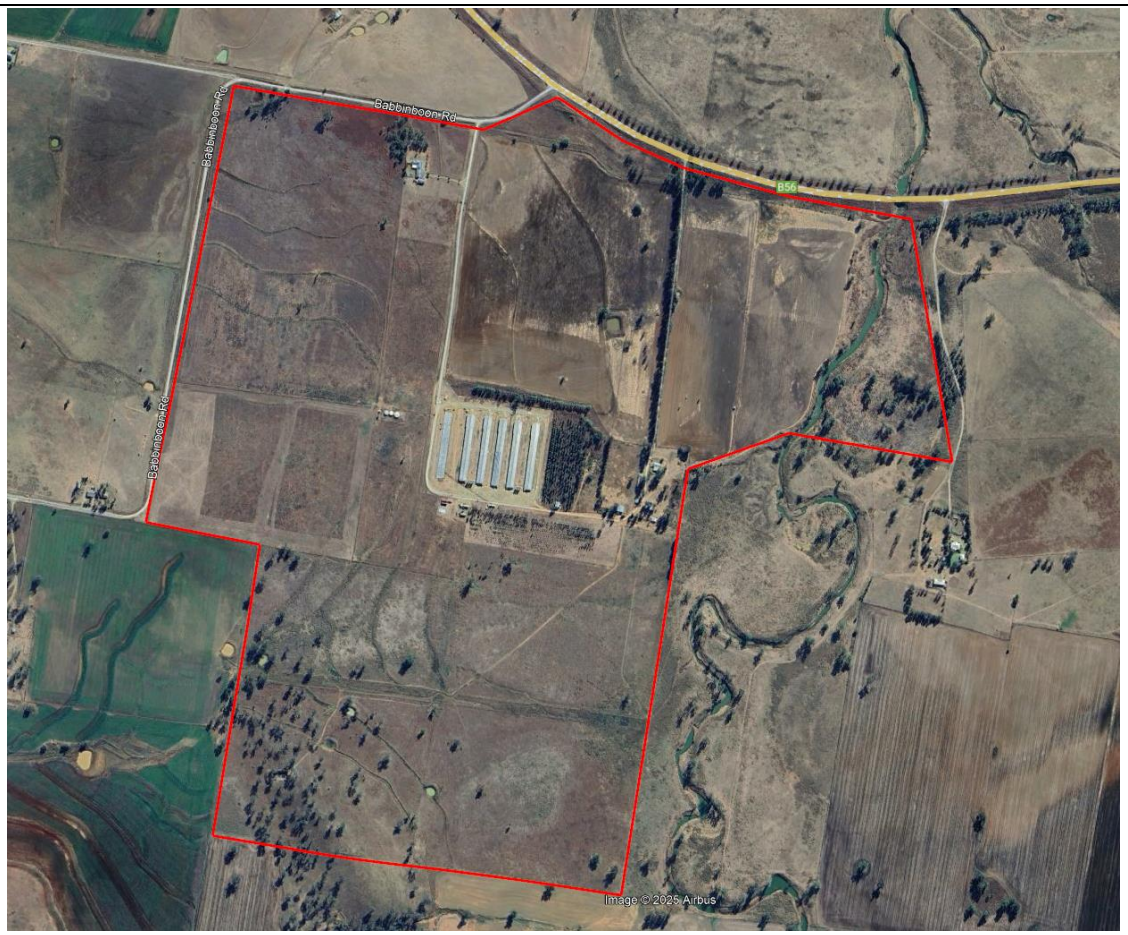
Figure 2-1: Site Location in a regional context



Source: Google Earth 2025

↑N Not to scale	LEGEND: Site	Benbow Environmental 27-29 Sherwood Street, Northmead NSW 2152

Figure 2-2: Aerial view of site



Source: Google Earth 2023

N Not to scale	LEGEND: Site border	Benbow Environmental 27-29 Sherwood Street, Northmead NSW 2152

2.2 EXISTING FACILITIES

The site covers an area of approximately 2,150,000,m^2 (215 ha), comprising mainly of cleared land, with the existing sheds in the middle of the site and some trees along the road and at the southwestern corner. Sandy Creek runs through the northeastern corner and Black Gully runs from the west to east at the south of the site. The topography of the site presents an overall falling slope from an elevation of 350 m at the southwestern corners towards the north-east and south-east boundaries of the site, with an elevation decline of 25-30 m. The site is accessible via a sealed road, entering from the north-eastern corner, which connects to Oxley Highway (B56) at the site's northern boundary. Internal roads are unsealed.

2.3 LAND USE

The site is zoned as RU1 - Primary Production under the Tamworth Regional Local Environmental Plan (TRLEP) 2010 and is surrounded by existing agricultural/rural landscapes, consistent with the primary production land use of the region.

The importance of preserving productive rural land, particularly for poultry and livestock operations, is reinforced in the Tamworth Rural Lands Strategy (April 2025), which identifies agriculture as a critical pillar of the local economy and specifically references the emergence of a dedicated 'poultry precinct' within the region to support further investment and land use planning aligned with intensive agriculture.

2.4 Description of the Surrounding Area

The surrounding land is typical of a rural landscape. Vast paddocks with very sparse buildings. Three poultry sheds are located to the northwest of the site, approximately 4 km, 5 km and 10 km respectively. Another is located approximately 7 km east of the site. The small township of Somerton is located approximately 3 km northwest of the site. Besides the town of Somerton zoned as RU5 – Village, the entirety of the surrounding area is also zoned as RU1 – Primary Production.

Sandy Creek starts at the Melville Range Nature Reserve at the south of the site, flowing north until it connects to Peel River approximately 700 m north of the site. Peel River flows east to west, eventually joining the Namoi River.

2.5 Hours of Operation

The existing farm currently operates 24/7. Feed deliveries occur during daytime hours and bird pickup typically occurs during night-time hours for the comfort of the birds. The proposed expansion would retain these hours.

2.6 Employment

The proposal is expected to provide employment for 48 employees during construction, 7 full-time employees during operations, and also to generate employment for trucking contractors (feed delivery, bird pickup, manure merchants, wash and sanitizing crews, bedding providers, bedding spreaders, electricians, plumbers and repairs and maintenance teams).

2.7 Layout and Site Plans

The site layout is shown in Figure 2-3. The full suite of plans are provided within Attachment 3.

Figure 2-3: Site Layout

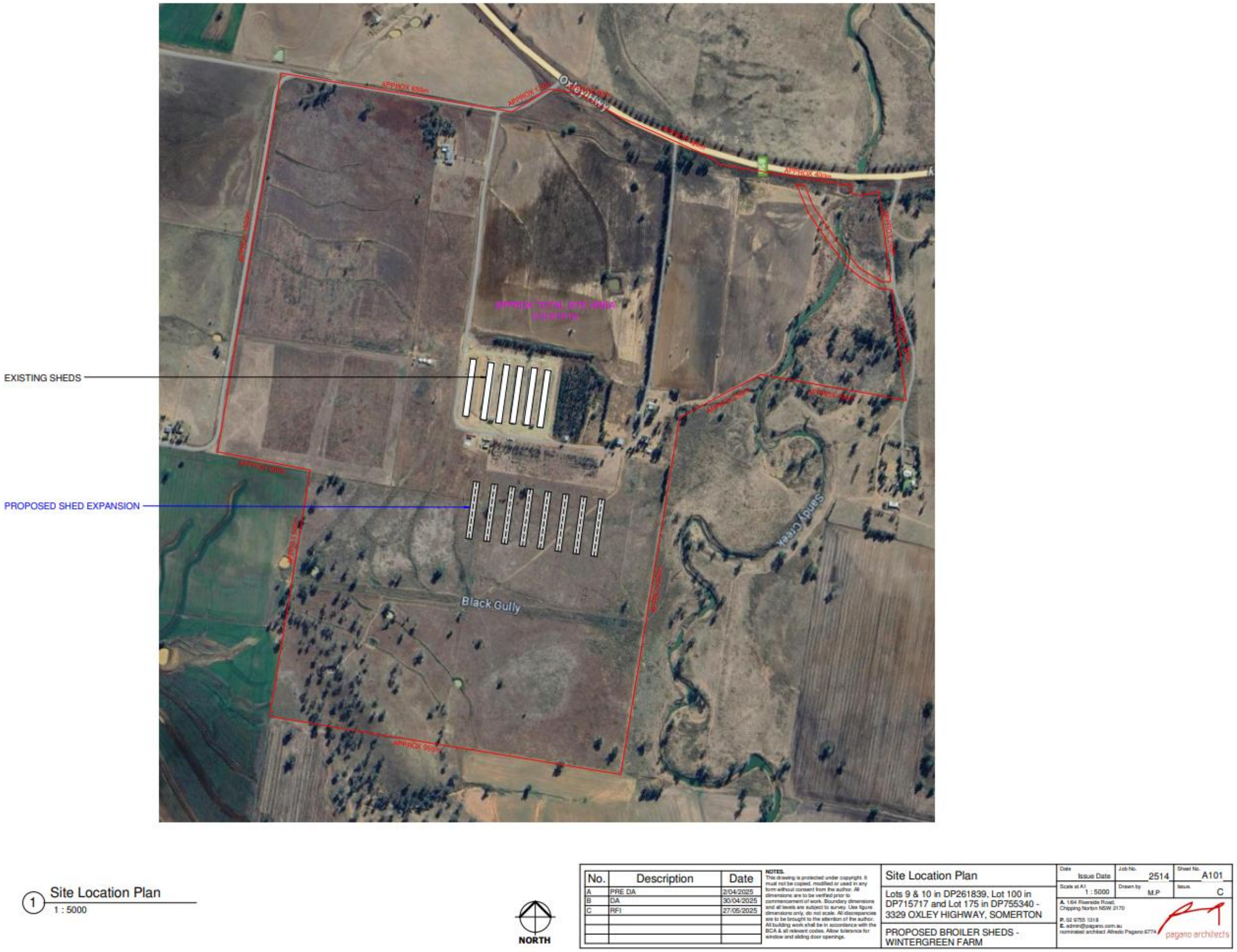
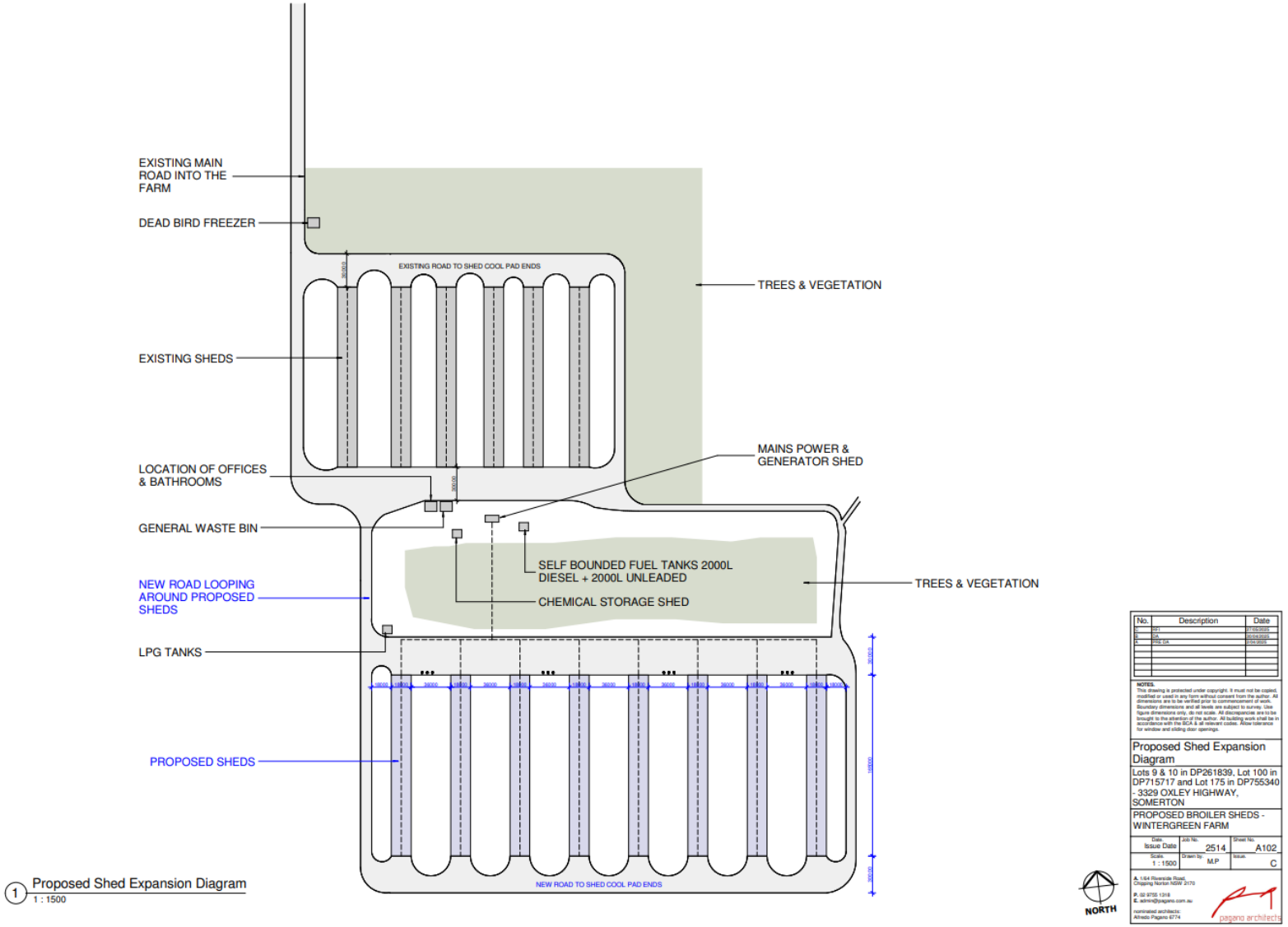


Figure 2-4: Proposed Shed Expansion Diagram



2.8 NEAREST SENSITIVE RECEPTORS

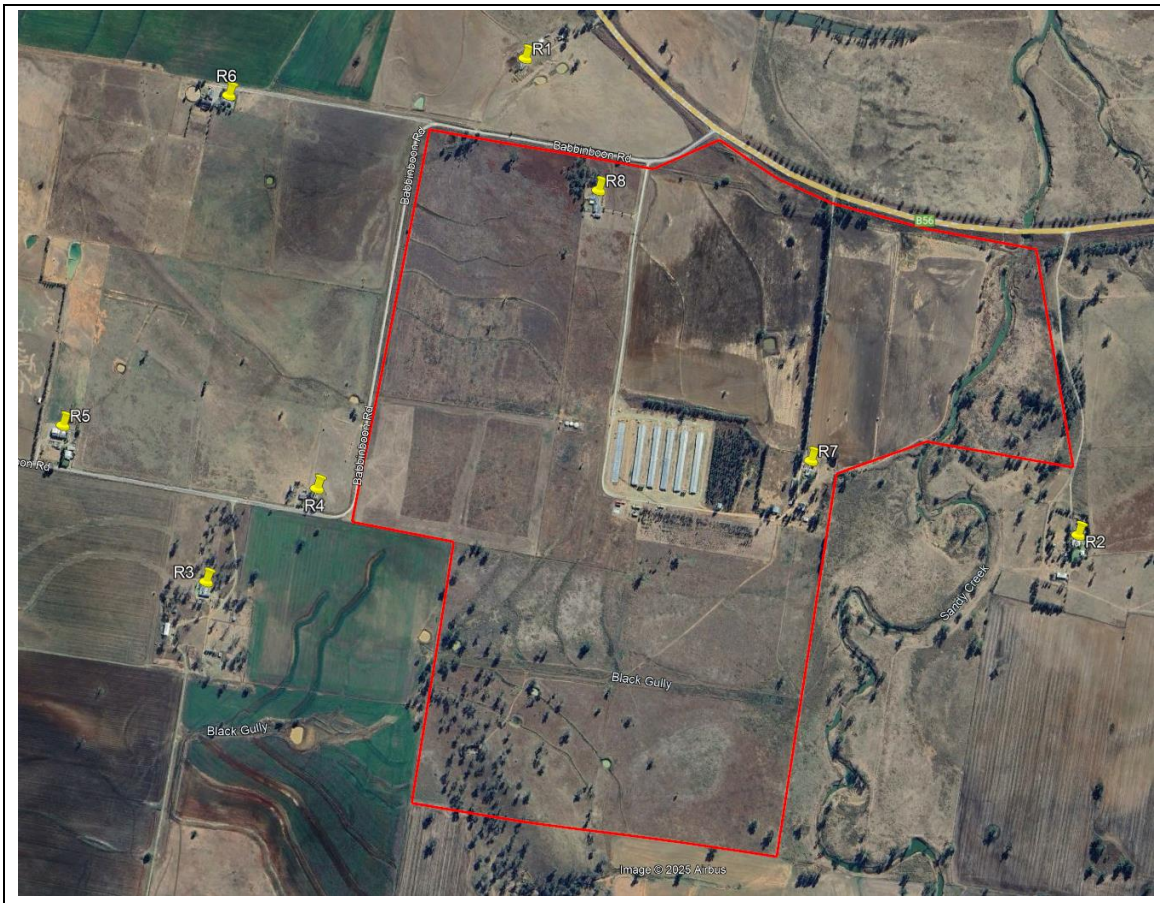
Table 2-1 lists the identifies the nearest sensitive receptors that have the potential to be affected by the proposal that are considered in this assessment. These receptors were selected based on their proximity and directional bearing from the subject site. The locations are shown in Figure 2-5.

Table 2-1: Table of Nearest Receptors

Receptor ID	Address	Lot & DP	Approximate Distance and Direction from Nearest Shed[1)]	Receptor Type
R1	Oxley Highway, Somerton	Lot 173/ DP657385	950 m N	Rural-Residential
R2	3269 Oxley Highway Bective	Lot 11/ DP1002595	970 m E	Rural-Residential
R3	207 Babbinboon Road Somerton	Lot 177/ DP755340	1060 W	Rural-Residential
R4	190 Babbinboon Road Somerton	Lot 4/ DP249697	740 m W	Rural-Residential
R5	250 Babbinboon Road Somerton	Lot 3/ DP249697	1370 m W	Rural-Residential
R6	76 Babbinboon Road Somerton	Lot 5/ DP249697	1320 m W	Rural-Residential
R7	3329 Oxley Highway Somerton	Lot 10/ DP261839	270 m E	Caretakers Cottage
R8	3329 Oxley Highway Somerton	Lot 10/ DP261839	540 m NW	Caretakers Cottage

Note: 1) Distance is measured from the nearest proposed or existing shed fan end/corner and nearest residential façade.

Figure 2-5: Map of Nearest Receptors



Source: Google Earth 2023

N	**LEGEND:** Site Location	Benbow Environmental 27-29 Sherwood Road Northmead NSW 2152

2.9 LOCAL COMMUNITY

2.9.1 (Suburb) and the Surrounding Area

Somerton is a village between Tamworth and Gunnedah on the Oxley Highway in northern New South Wales Australia. In the 2021 census, there were 272 people in Somerton. Somerton Village adjoins the plentiful Peel River.

The area surrounding Somerton is an agricultural region specialising in broad-acre cropping and large-scale grazing. Lucerne is grown along the fertile Peel River flats. Services available in Somerton include a primary school, roadhouse, hotel and memorial hall. Somerton is located close to a number of key employment hubs in the New England region, including the regional cities of Tamworth and Gunnedah.

2.9.2 Population Demographics

The Australian Bureau of Statistics (ABS) conducts a national census every 5 years. Data presented below has been sourced from the last census survey conducted in 2021. As of the 2021 census, the population of Somerton was 272. Of these, 52.0% were male and 48.0% were female. Aboriginal and/or Torres Strait Islander people made up 11.8% of the population. The median age of people in Somerton was 38 years. Children aged 0 - 14 years made up 23.5% of the population and people aged 65 years and over made up 14.9% of the population.

There were 145 people who reported being in the labour force in the week before Census night in Somerton. Of these, 66.9% were employed full time, 20.7% were employed part-time and 0% were unemployed. The most common occupations in Somerton included Managers 33.6%, Professionals 12.3%, Labourers 10.3%, Technicians and Trades Workers 9.6%, Community and Personal Service Workers 8.9%, Sales Workers 8.2%, Clerical and Administrative Workers 6.8% and Machinery Operators and Drivers 3.4%.

Of the employed people in Somerton, the most common responses for industry of employment included Grain-Sheep or Grain-Cattle Farming 8.9%, Beef Cattle Farming (Specialised) 6.8%, Primary Education 5.5%, Hospitals (Except Psychiatric Hospitals) 5.5% and Pubs, Taverns and Bars 4.1%.

2.10 SITE HISTORY

The objective of the site history review is to ensure that there are no gaps in the information obtained which is relied upon to document the activities conducted at the site.

A review of the site history was carried out and comprised the following:

- Review of current and historical land title search;
- Review of historical aerial photographs;
- Review of NSW EPA records;
- Review of Tamworth Regional Council records;
- Review of Section 10.7 planning certificate; and
- Search of the Aboriginal Heritage Information Management System (AHIMS).

It is noted that a search of the Safe Work Hazardous Chemical Registry was unable to be performed.

2.11 TITLE SEARCH

A title search was undertaken for the land holding at Lot 175, DP755340. These are presented in Attachment 1. For this land holding there are two (2) notifications:

1. Reservations and conditions in the crown grant(s); and
2. Ar624818 mortgage to National Australia Bank limited.

2.12 HISTORICAL TITLE SEARCH

A Historical Land Title Search was conducted for the land holding Lot 175, DP755340. The findings are presented in Table 2-2 below. The Historical Land Title Search documents have been included in Attachment 4.

Table 2-2: Historical Land Title Findings

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987	-	Title automation project	Lot recorded Folio not created
3/8/1987	-	Converted to computer folio	Folio created Ct not issued
25/8/1988	X791316	Transfer	Edition 1
11/10/2001	8018579	Transfer	-
11/10/2001	8018580	Mortgage	Edition 2
13/10/2003	AA57060	Discharge of mortgage	-
13/10/2003	AA57061	Transfer	Edition 3
3/9/2004	AA924037	Departmental dealing	-
14/10/2005	AB839432	Mortgage	Edition 4
2/4/2009	AE591335	Notice of death	Edition 5
15/3/2013	AH611490	Discharge of mortgage	-
15/3/2013	AH611491	Mortgage	Edition 6
22/9/2018	AN730158	Departmental dealing	Edition 7 Cord issued
17/11/2021	AR624816	Discharge of mortgage	-
17/11/2021	AR624817	Transfer	-
17/11/2021	AR624818	Mortgage	Edition 8

2.12.1 DA History

Information acquired from Tamworth Regional Council regarding past, refused and approved development applications at the site is summarised below in Table 2-3.

Table 2-3: Past Consents (Development Applications)

DA #	Address	Development Description	Determination Date	Determination
CC0617/2005	Valdimah Park, 3329 Oxley Highway Somerton NSW 2340	Shed- Rural Construction of 5 Chicken sheds	02/09/2005	Approved
CC0636/2005	Valdimah Park 3329 Oxley Highway Somerton NSW 2340	Dwelling – New	15/06/2005	Approved
MOD0093/2015	Valdimah Park 3329 Oxley Highway SOMERTON NSW 2340	Allow spreading of poultry litter	-	-
PrivCD2018-0013	Valdimah Park 3329 Oxley Highway SOMERTON NSW 2340	Solar panel installation	20/07/2017	Approved

2.12.2 Aerial Photographs

Aerial photographs obtained from the NSW Department of Lands and Google Earth for the following years, were reviewed to describe the site features and surrounding areas at various timelines:

- 1961;
- 1968;
- 1974;
- 1986;
- 1991;
- 1997;
- 2006;
- 2016; and
- 2023.

The historical aerial photographs have been included in Attachment 2. The approximate site boundaries are shown on the photographs. A review summary presented below in Table 2-4.

Table 2-4: Summary of Historical Aerial Photographs Observations

Year	Site	Surrounding Areas
1961	The Site has been cleared of most woody vegetation with the occasional solitary tree dotting the cleared landscape. An exception to this is the Site's long driveway neatly lined by small trees from the main road until a cluster of farm buildings (approx. ten) of various sizes in halfway into the Site and located east. Surface erosion is quite apparent throughout with much soil scouring and gullying evident from overland flow. Where Sandy Creek passes through the land parcel's northeastern corner, riparian vegetation has mostly been cleared. There are signs of channel scouring.	The surrounding rural landscape has been largely cleared for agriculture and has the familiar patchwork appearance. An occasional farmhouse and farm sheds are scattered across the region. Mostly singles trees with small canopies dot the landscape. Roads are long and narrow. The small hamlet of Somerton is visible to the Site's northwest. It contains only a small number of roads and about two dozen buildings.
1968	The site appears mostly open with very little vegetation. There is large, cleared areas that appear to be old paddocks or farmland. There are no sealed roads or big buildings visible, just a small group of structures in eastern part of the site. Overall, the area looks quiet, with lots of open space and very little development.	The surrounding area of the site is primarily rural, characterised by large tracts of land and vacant. Singles trees with small canopies can be seen across the area.
1974	The Site remains largely unchanged. More trees have appeared along the southern side of the site.	The greater area surrounding the Site remains unchanged.
1986	The previous structures and pathways still remain.	No significant development has occurred in the surrounding area, which remains largely comprised of expansive land used for agricultural or farming purposes, interspersed with a few small structures.
1991	No significant changes can be seen on site.	More structures have been developed in surrounding area. The areas mostly unchanged in terms of vegetation and industrial/agricultural activities.
1997	No significant changes can be seen on site.	The surrounding area of the site remains unchanged.
2006	The site had been cleared of vegetation and developed with five poultry sheds.	Some development occurred in the surrounding area, with two poultry farms visible nearby. The remaining land predominantly used for agriculture and remained largely unchanged.

Year	Site	Surrounding Areas
2016	A vegetation buffer near the poultry sheds has matured over time, also, new vegetation buffer established along the northern side of the poultry sheds. Additionally, a water storage constructed on the property. The rest of the site remained clear of vegetation.	Agricultural activity becoming more prominent, especially to the north and west of the site, where large areas clearly show signs of cultivation and structured land use. These changes reflect a gradual shift toward more intensive farming.
2023	A concrete constructed on-site to accommodate an additional poultry shed. A new pond also established, along with additional water storage tanks, located on the western side of the poultry sheds. A small structure built in the north-western corner of the site. The vegetation buffer around the poultry sheds grew well. Most of the western and southern portions of the site, however, remained largely clear of vegetation.	Significant agricultural activities stablished in western and north-east areas of the site.

3. PROPOSED DEVELOPMENT

The existing site accommodates 240,000 birds. The proposed development is seeking to expand operations to accommodate 810,510 birds within a total of 14 sheds. The existing sheds have an internal floor area of 2,323 m^2 and the proposed sheds will have an internal floor area of 2,970 m^2.

The stocking density of approximately 34 kg per square metre will apply to all 14 sheds. This corresponds to a maximum capacity of 49,945 birds for the existing sheds and 63,855 birds for the proposed sheds.

3.1 OPERATIONAL DETAILS

Each shed would go through a 9 -10 week production cycle, consisting of approximately 7-8 weeks of growing phase and 2 weeks of break in-between growing phases. Typically, birds are collected for harvesting during the 5th, 7th and last (7th or 8th) week in the growth cycle. The RSPCA require a stocking density of no more than 34 kg per sqm and the birds are weighed towards the last weeks of the growing phase to ensure thin-outs occur such that the RSPCA stocking density is not exceeded.

In the 2 week break period, at the end of every growing phase, a full shed clean out is undertaken, and usually completed in 2 days. The clean out involves the mechanical removal of all spent litter from the sheds and its immediate disposal: the litter is collected by contractors, loaded directly onto trucks and transported off site for further processing elsewhere (usually used as a valuable by-product for other forms of agricultural activities). Shed clean out will be immediately followed by disinfection.

Wood shavings and straw would be most commonly used as litter material. Nipple drinkers fitted with catch-cups are used to supply drinking water to the birds, while pneumatically controlled pipelines deliver chicken feed from hoppers.

3.1.1 Shed Ventilation

The ventilation requirements of any type of poultry shed depends predominantly upon three factors: the ambient temperatures, the age/bodyweight of the birds, and the number of birds housed. Ventilation requirements subsequently increase as grow-out of the batch proceeds. Younger birds require a higher temperature and as the birds feather and grow larger, the target temperature changes from around 35°C in the first week reducing by approximately 2 degrees per week to approximately 21°C by week 8. Also, as birds grow larger and heat mass increases, the internal temperature in the shed would need to be lowered accordingly by allowing for more air flow and controlling humidity content within the shed. This can be done through either natural ventilation or mechanical ventilation, which is also referred to as tunnel ventilation. All the sheds that are part of the proposed development would operate as tunnel ventilated sheds.

3.1.2 Free Range Conversion Option

The proposed development may seek to retrofit the tunnel ventilated sheds with the capacity to convert the farm to free range in the future. This would involve installing doors to allow the chickens out into an adjacent yard.

This may have impacts to surface water and air quality and is not included as part of this assessment.

3.2 CONSTRUCTION WORKS

3.2.1 Construction details and timing

A construction program will be developed to cover the required civil, structural, electrical and building works. Construction will involve the erection of temporary buildings and facilities, including light and heavy vehicle access and parking areas, equipment storage compounds, diesel generators, diesel compressors, services and amenities. The construction program is expected to span approximately 24 months. An initial period of around 3 months will be required to complete site preparation, early earthworks, construction of internal access roads, and the installation of water tanks with a total capacity of 900,000 L, along with electricity supply infrastructure. Infrastructure for all eight poultry sheds will be completed during this time. The first four sheds will be constructed and commissioned over the following 9 months. The final four sheds will then be constructed and commissioned 12 months after the completion of the first set. Construction activities will include:

- Site preparation, including erosion and sediment control, and earthworks;
- Construction of new car park and internal access roads;
- Foundation and slab construction;
- Superstructure construction, including portal frames, roofing and cladding;
- Installation of associated plant and equipment, including feed silos and water tanks;
- Installation of the amenities facilities, workshops and other storage facilities;
- Installation of servicing infrastructure, including water, electrical and LPG;
- Installation of the surface water management systems; and
- Site landscaping.

It is anticipated that approximately 55 to 60 people across various construction contracting companies will be engaged in the construction of the development over all or part of the 24-month construction program.
Construction workers will be suitably inducted and trained. Training in relation to environmental responsibilities will take place initially through the site induction and then on an on-going basis through “toolbox talks” (or similar).

All construction activities will be undertaken during standard daytime construction hours, which in accordance with the Interim Construction Noise Guideline (ICNG) (Department of Environment and Climate Change [DECC] 2009) are:

- Monday to Friday - 7:00 am to 6:00 pm;
- Saturday - 8:00 am to 1:00 pm; and
- No audible construction work on Sundays and public holidays.

3.3 CLEANER PRODUCTION ACTIONS

3.3.1 Waste minimisation and recycling

The proposed expansion will implement a range of waste minimisation and recycling strategies in accordance with best practice principles and regulatory guidelines, to ensure environmental impacts are minimised.

- Compost spent litter and manure for potential reuse as a soil conditioner on approved agricultural land or for commercial sale.
- Investigate opportunities for off-site processing of poultry litter and mortalities through licenced composting or rendering facilities.
- Solid waste, including carcasses and used bedding, will be collected and removed off-site by licensed contractors to approved rendering or composting facilities. There will be no on-site burial or stockpiling of mortalities.
- Liquid waste, including water from shed cleaning, will be collected in designated sumps or holding tanks and managed according to a wastewater management plan, ensuring no surface water discharge.
- Recycle clean packaging materials, such as feed bags and chemical containers, through registered waste recovery programs.
- Regular equipment maintenance to minimise product loss, leaks, and inefficiencies.
- Training staff on waste reduction practices, including proper handling of feed, water, and chemicals.
- Implementing strict biosecurity and housekeeping protocols to avoid cross-contamination and minimise the accumulation of waste material on site.
- Development of 'buy recycled' purchasing policy.
- Establish systems with in-house and supply chain stakeholders to transport products in re-useable packaging where possible.
- Investigating leased office equipment and machinery rather than purchase and disposal.

3.3.2 Water management system

This section identifies potential surface water pollutants of concern at the site, the relevant source materials and actions to safeguard the water system from pollution.

The primary release mechanism anticipated on the poultry farm is the generation of organic debris and waste materials from activities such as bird movement, shed cleaning, and feed handling. Surface water runoff, particularly during rainfall events, may act as a pathway for these materials—along with associated pollutants such as nutrients and pathogens—to be transported off-site to nearby waterbodies.

Potential contaminants and potential risks will be:

- A potential risk for surface soil contamination from chemical spillages surrounding the chemical storage area (diesel, petrol and disinfections).
- Potential contamination risk (low) from air dispersal of odour and dust;

Shed floors are washed down using low-volume, high-pressure water that is kept within the shed confines. Due to the low volume of water used, any water remaining on the shed pad is evaporated by the ventilation system.

Sewage generated by on-site staff amenities at the Wintergreen Farm will be connected to septic system and collected via a pump-out system by a licensed contractor on a regular basis. This sewage waste would be disposed off-site by the contractor in accordance with relevant standard, guidelines and control approvals if a pump out is installed otherwise waste will be disposed by the usual onsite transpiration arrangements.

Spent litter will be trucked promptly off-site to be used as a fertiliser on rural properties. Apart from a small amount of spent litter to be used for composting, waste litter and manure would not be stockpiled to reduce odour impacts and biosecurity risks.

The chemicals will be stored in steel tank on site with appropriate bunding to prevent leaks or spills from impacting the surrounding waterbodies.

3.3.3 Soil contamination prevention

The potential sources of contamination from the proposed expansion includes spills or leaks of fuels and oils from machinery used on-site, as well as organic waste such as manure, litter, and dead bird waste. These wastes have potential to contaminant stormwater falling on the site which could potentially migrate into the subsurface soils.

- Potential spillages of diesel, lubricating oil and unleaded petrol could occur during refuelling and equipment maintenance; this risk would be minimised through proper procedures and training in appropriate methods and signage showing how to avoid spills and the use of appropriately trained contractors.

- Good housekeeping practices are important to prevent contamination. These include inspection of the integrity of equipment and inspection, cleaning and sweeping of sheds and areas where wastes and spillages could come into contact with stormwater.

3.4 UTILITY CONNECTIONS

3.4.1 Water

The site has a water sharing plan, Namoi Alluvial Groundwater Sources 2020. The well pumping test result reports are included in attachment 12. Water is sourced from a well, with up to 120 megalitres pumped annually into storage tanks located on elevated ground, allowing gravity-fed distribution across the farm. Currently, the operational sheds use approximately 36 megalitres per year, with water usage expected to increase to 84 megalitres once all proposed sheds are operational. In addition, all water runoff from the farm is captured in a dam located in a neighbouring paddock, which is used as a water source for cattle.

Water is required for feeding chickens will be generated from a well, pumped to water storage tanks and then with a pressure pumps will be directed to sheds for chickens. There is also a water treatment system on-site that purifies and chlorinates the water, making it suitable for broiler consumption.

A pump is installed on the northeastern side of the site at Sandy Creek, which is used to source water for emergency purposes.

3.4.2 Sewage and wastewater

The existing amenities block and site office are connected to a single septic system. It will be collected by a license contractor and dispose off-site. Main wastewater will be generated from the operation is from washing sheds after each cycle. The primary source of wastewater generated during operations is from shed wash-downs conducted at the end of each production cycle. However, the volume of wastewater produced is minimal, as shed floors are cleaned using low-volume, high-pressure water systems that contain water within the shed boundaries. Any residual water remaining on the shed pad is effectively evaporated through the ventilation system.

3.4.3 Electricity

A 315 kVA transformer currently supplies mains power to the existing sheds and will also be sufficient to service the proposed new sheds. Also, there is a 320kW diesel generator which automatically starts when there is a mains power outage. An additional generator of similar capacity will be installed to support the expansion. Additionally, a 100kW solar system will also be installed to operate alongside the existing 80kW system, collectively generating approximately 35% of the farm's total power requirements.

3.4.4 Telecommunications

The site will be connected to all utilities required for the proposed use, including electricity.

3.4.5 Gas, petrol and diesel

Fuels stored on site include:

- 40,000 L of LPG
- 2000 L of Diesel
- 2000 L Unleaded Petrol
- Minor storage of chemicals in a lockable storage

The existing site is equipped with four 7,500 L LPG tanks. As part of the proposed development, an additional eight 7,500 L tanks will be installed.. However, in accordance with safety regulations, LPG tanks are only permitted to be filled to 80% of their capacity, resulting in a maximum usable storage volume of 40,000 litres.

Further details of fuels and chemicals are provided in the Preliminary Hazard Analysis (PHA) provided as Appendix 4.

4. PLANNING FRAMEWORK

4.1 COMMONWEALTH CONTROLS

4.1.1 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) would not apply to the development of the subject land. The EPBC Act provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places – defined in the EPBC Act as matter of national environmental significance.

The proposed development would not have a significant impact on matters of national environmental significance, and it is not on Commonwealth land. Therefore, the Provisions of the Act do not apply.

4.2 STATE CONTROLS

4.2.1 Environmental Planning and Assessment (EP&A) Act and Regulation 2021

The EP&A Act 1979 and the EP&A Regulation 2021 provide the framework for environmental planning in NSW. The Act and the Regulation include provisions to ensure that proposals, which have the potential to impact on the environment, are subject to detailed assessment. Under these legislations, the proposed development is defined as both designated and integrated development.

4.2.1.1 Designated development

The proposed development constitutes designated development as it is captured by Clause 39(1)(a) in Schedule 3 of the *Environmental Planning and Assessment Regulation 2021*. The development would fit the description of a poultry farm that accommodates more than 250,000 birds. An Environmental Impact Statement is therefore required

4.2.2 Protection of the Environment Operations (POEO) Act 1997

4.2.2.1 Integrated development

Clause 91 of the EP&A Act defines what constitutes an "Integrated development". Integrated development is development (not being State significant development or complying development) that requires development consent and one or more of the following licenses or approvals listed in Table 4-1.

Table 4-1: Licence/Approval Requirements as Integrated Development

Legislation	Require License or Approval
Fisheries Management Act 1994	No
Heritage Act 1977	No
Mines Subsidence Compensation Act 1961	No
Mining Act 1992	No
National Parks and Wildlife Act 1974	No

Legislation	Require License or Approval
Petroleum (Onshore) Act 1991	No
Protection of the Environment Operations Act 1997	**Yes**
Roads Act 1993	No
Rural Fires Act 1997	No
Water Management Act 2000	No

Division 4.8 of the EP&A Act 1979 defines that integrated development is development (not being State significant development or complying development) that, in order for it to be carried out, requires development consent and one or more of the approvals, including approvals under the POEO Act 1997. The development is considered to be integrated development and an EPL will be required. The site does not currently hold an EPL.

Part 1 in Schedule 1 of the POEO Act 1997 lists premise-based activities that are scheduled activities and, as such, that require a licence under the Act. The proposed development incorporates the scheduled activities as defined by clause 22, and therefore, requires an EPL as the site will exceed the threshold quantity in the clause table of bird accommodation capacity to accommodate more than 250,000 birds at any one time.

4.2.3 Biodiversity Conservation Act 2016

The subject land is not biodiversity certified land within the meaning of Part 8 of the *Biodiversity Conservation Act 2016*. There is no element of the Biodiversity Offsets Scheme that applies to the land under Part 6 of the same Act. The subject land does not contain threatened species.

4.2.4 NSW Heritage Act 1977

The subject land does not contain an item of environmental heritage and there are no items of environmental heritage in the immediate vicinity of the subject land that would be impacted by its proposed use. Therefore, there are no issues in relation to the *NSW Heritage Act 1977*.

4.3 State Environmental Planning Policies (SEPPs)

A number of State Environmental Planning Policies (SEPPs) and Deemed SEPPs (previously knowns as Regional Environmental Plans) as well as Draft SEPPs, apply to the subject land and are listed in below in Table 3-2. The most relevant SEPPs are then discussed in greater detail.

The 45 existing State Environmental Planning Policies have been consolidated into 11 policies, most of which commenced on 1 March 2022. The consolidated Housing SEPP commenced on 26 November 2021.

Table 4-2: State and Regional Environmental Planning Policies

Policy	Comments
SEPP (Housing) 2021	Not relevant
SEPP (Transport and Infrastructure) 2021	**Yes – discussed below**
SEPP (Primary Production) 2021	**Yes – discussed below**
SEPP (Biodiversity and Conservation) 2021	**Yes – discussed below**
SEPP (Resilience and Hazards) 2021	**Yes – discussed below**

Policy	Comments
SEPP (Industry and Employment) 2021	Not relevant
SEPP (Resources and Energy) 2021	Not relevant
SEPP (Planning Systems) 2021	**Yes – discussed below**
SEPP 65 – Design Quality of Residential Apartment Development	Not relevant
SEPP (Building Sustainability Index: BASIX) 2004	Not relevant
SEPP (Exempt and Complying Development Codes) 2008	Not relevant

The relevant SEPPs will be discussed in the next sections.

4.3.1 SEPP (Transport and Infrastructure) 2021

The State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP) aims to facilitate the delivery and assessment of essential infrastructure and services across New South Wales. It applies broadly to development proposals that may affect or require coordination with public transport corridors, main roads, electricity transmission infrastructure, or other state infrastructure.

The proposed poultry farm expansion at 3329 Oxley Highway, Somerton does not involve the construction or modification of major transport infrastructure, nor does it fall within or directly impact a designated transport corridor. Access to the site is via an existing sealed rural road connected to the Oxley Highway, and the development does not require new road works, public infrastructure upgrades, or rail-related development.

While the Transport and Infrastructure SEPP remains a relevant environmental planning instrument for completeness of assessment, its provisions are not triggered by the nature or location of the proposed development. As such, no further assessment under this SEPP is considered necessary.

4.3.2 State Environmental Planning Policy (Primary Production) 2021

Schedule 4 of the SEPP Primary Production outlines the application of certain standard provisions relating to primary production and rural development to non-standard environmental plans and other instruments.

Part 3(4) intensive livestock agriculture clause (5) states the various types of development that may be carried out without development. Clause (6)(f) states that for the purposes of subsection (5), this is defined as a poultry farm having a capacity to accommodate fewer than 1,000 birds for meat or egg production (or both). Since the site can accommodate more than 1,000 birds at any one time, the capacity exceeds the threshold and development consent must be granted before the proposed development can operate.

4.3.3 SEPP (Biodiversity and Conservation) 2021

The State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP) aims to protect and enhance biodiversity, conserve natural heritage, and guide development in sensitive environmental areas across New South Wales. It consolidates several former SEPPs, including those relating to koala habitat protection, coastal management, and wetlands.

The subject site at 3329 Oxley Highway, Somerton, is located within a rural primary production zone (RU1) and is currently used for agricultural purposes. The site comprises predominantly cleared land with existing poultry infrastructure and associated activities. There are no mapped biodiversity-sensitive areas, such as coastal wetlands, littoral rainforests, or land identified as critical koala habitat, on or near the site. While Sandy Creek and Black Gully traverse parts of the property, the proposed development footprint is well separated from these areas and will not involve works within riparian corridors.

A biodiversity assessment report is included in Appendix 9.

4.3.4 SEPP (Resilience and Hazards) 2021

The proposed development involves the storage of LPG for heating the sheds that would trigger the requirement for a Preliminary Hazard Analysis (PHA) under the thresholds within Chapter 3 – Hazardous and Offensive Development. A Preliminary Hazard Analysis (PHA) has been prepared and is provided in Appendix 4. It demonstrates that the proposed development would not fit the definition of 'potentially hazardous industry' or 'hazardous storage establishment' and would have negligible offsite impacts due to the significant separation distances between the LPG tanks and any offsite receptors. It has been determined that the proposed development meets all the safety requirements stipulated by DIPNR and hence would not be considered to be an offensive or hazardous development.

Minor excavations for the footings of the sheds will be required and therefore the development is assessable under Chapter 4 – Remediation of Land, a Preliminary Site Investigation has been undertaken and is included in Appendix 6 which concludes that the site is suitable for the proposed use.

4.3.5 SEPP (Planning Systems) 2021

The State Environmental Planning Policy (Planning Systems) 2021 provides a framework for identifying and assessing development that may be declared State Significant Development (SSD) or State Significant Infrastructure (SSI). One of the key thresholds for SSD classification is a capital investment value (CIV) of $30 million or more, depending on the development type.

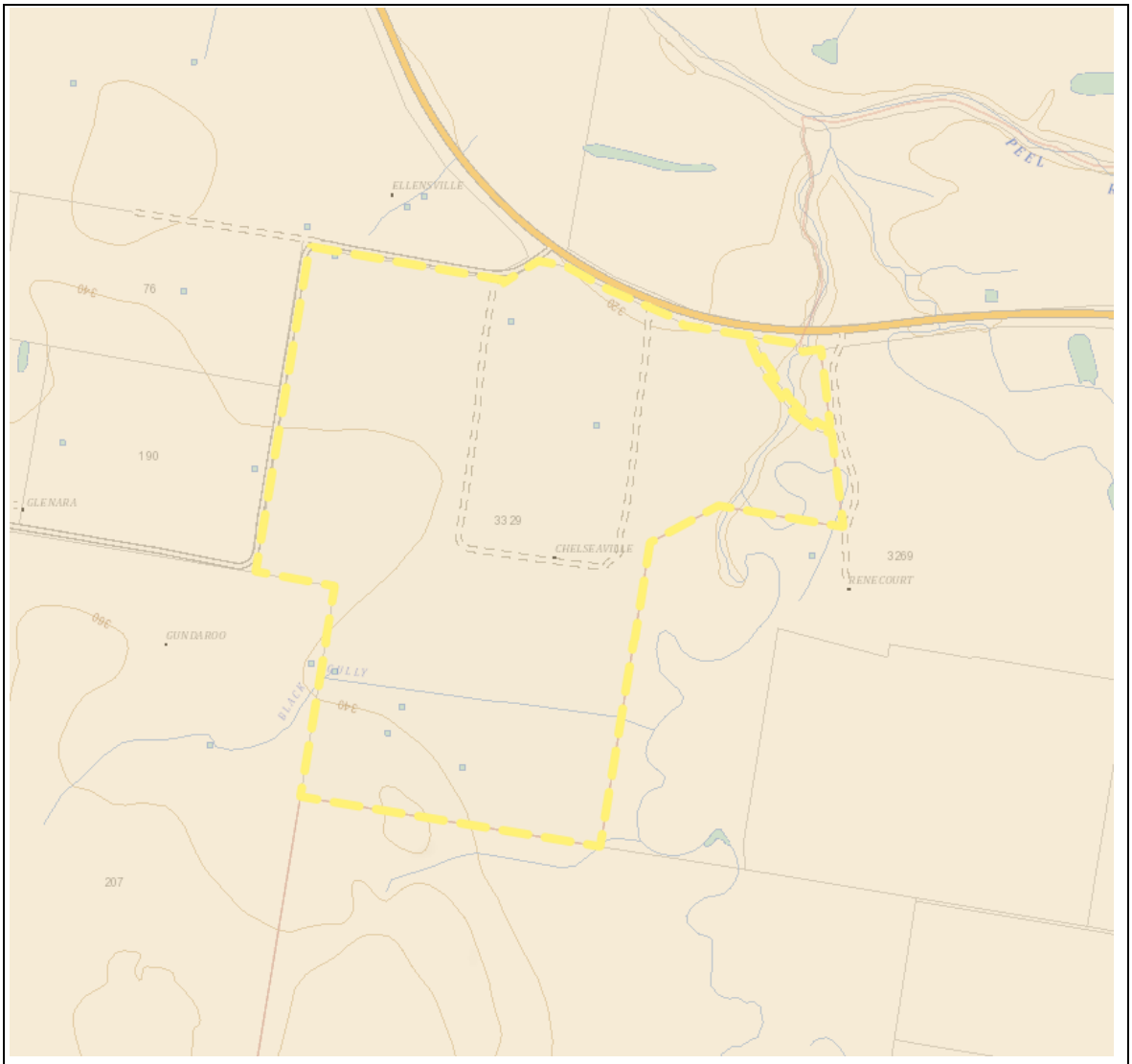
The proposed poultry farm expansion at 3329 Oxley Highway, Somerton has an estimated CIV of less than $30 million and does not meet any of the other criteria for classification as SSD. Accordingly, the proposal does not fall under the provisions of the Planning Systems SEPP in relation to State Significant Development and will proceed as designated development requiring an Environmental Impact Statement under the Environmental Planning and Assessment Regulation 2021.

4.4 LOCAL CONTROLS

4.4.1 Tamworth Regional Local Environment Plan (TRLEP) 2010

The land zoning for the subject land is zoned as RU1 - Primary Production under the Tamworth Regional Local Environmental Plan (LEP) 2010 as shown in the land zoning map in Figure 4-1.

Figure 4-1: Land Zoning Map



Source: ePlanning Spatial Viewer 2025

N Not to scale	LEGEND: Site boundary RU1 - Primary Production	Benbow Environmental 27-29 Sherwood Street, Northmead NSW 2152

The land zoning for the subject land is zoned RU1 - Primary Production under the provisions of the TRLEP 2010, which applies to the subject site. As such, the proposed development is permitted with consent under clause 3. The objectives of the 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 development is consistent with the objectives of the zone.

4.4.1.1 Permissible Development

The use is considered permissible under RU1 primary production of the TRLEP 2010 are as follows:

2 Permitted without consent

Environmental protection works; Extensive agriculture; Forestry; Home-based child care; Home occupations; Moorings; Roads

3 Permitted with consent

Aquaculture; Cellar door premises; Dual occupancy (attached); Dwelling houses; Extractive industries; Farm buildings; Intensive livestock agriculture; Intensive plant agriculture; Kiosks; Landscaping material supplies; Open cut mining; Plant nurseries; Roadside stalls; Rural workers' dwellings; Any other development not specified in item 2 or 4

4 Prohibited

Amusement centres; Cemeteries; Centre-based child care facilities; Commercial premises; Crematoria; Depots; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Local distribution premises; Mortuaries; Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Service stations; Serviced apartments; Sex services premises; Storage premises; Vehicle body repair workshops; Vehicle repair stations; Wharf or boating facilities; Wholesale supplies

The proposed development is permitted with consent as intensive livestock agriculture under item 3 and is therefore permissible.

4.4.2 Development Control Plans

The following table assesses the relevant provisions of Tamworth Regional Development Control Plan 2010.

Table 4-3: Tamworth DCP Compliance Table

DCP Control	Requirement	Proposal Response	Compliance
Step 2: Type of Development – General Housing and Ancillary Structures Development Controls			
Building Setbacks (RU1 Zone)	20m front setback, 10m side/rear setback	Complies -All proposed sheds and infrastructure are well set back from boundaries (>100m front setback)	Yes
Site Coverage	Not specified for RU1	Complies -Site coverage remains minimal in context of total site area (215 ha)	Yes
Utilities - Water Supply	Demonstrate reliable supply; min. 60,000 L storage if no reticulation	Complies -Water supply includes 900,000 L and 500,000 L storage tanks, spring-fed well, and emergency creek pump	Yes
Bushfire Prone Land	A DA for bushfire-prone land must illustrate the required Asset Protection Zone and must be accompanied by either a Bushfire Attack Level Self-Assessment or Bushfire Planning and Design Report	A bushfire report has been prepared by Firebird EcoSultants and has been provided as Appendix 8.	Yes
Environmental Effects	The DA must identify potential environmental and demonstrate mitigation methods for: • Traffic • Flood liability • Construction impacts • Solid and liquid waste • Air quality • Noise emissions • Water quality • Sustainability	These issues have been addressed within this EIS, supporting documents are provided in the attachments and appendixes (1-10)	Yes

Soil and Erosion Control	Refer to 'The Blue Book', stabilise site during/after construction	Will comply -Erosion and sediment control measures will be implemented and documented in the construction management plan	Yes
Vegetation/Landscaping	• Development design shall accommodate the retention of any mature trees and vegetation. • Where mature trees and vegetation are removed, replacement landscaping should aim to incorporate local indigenous species from 'Australian Plants Suitable for Tamworth Regional Council Areas" list.	A flora and fauna report has been prepared by Firebird EcoSultants and has been provided as Appendix 9.	Yes
Construction Waste Management	WMP to consider reuse or disposal of existing site waste materials (including demolition materials, earthworks) and construction waste materials.	Construction waste management has been addressed within the WMP provided as Appendix 3. Waste materials will be recycled.	Yes
Ongoing Waste Management	DA plans/drawings showing storage space and layout/dimensions for collection vehicles.	Operational waste management has been addressed within the WMP provided as Appendix 3. The proposed development aims to have a high recycling rate.	Yes
Step 3: General Development Specifications – Parking, Traffic and Access Controls			
Access and Parking	All-weather vehicular access required; no obstruction of public roads	Complies – Access via existing sealed road and new internal loop roads shown on plan	Yes

4.4.3 Section 7.11 Contribution Plan

Under Section 7.11 of the Environmental Planning and Assessment Act 1979, contributions may be levied for increased demand on local infrastructure as a result of development.

The proposed expansion constitutes designated development within a rural zone (RU1) and is expected to result in increased use of road infrastructure, waste services, and possibly stormwater systems, depending on final operational conditions.

As such, a contributions levy under the Tamworth Regional Council Section 7.11 Contributions Plan are applicable. These contributions were discussed with Council during the pre-lodgement meeting. The proponent acknowledges this and will liaise with Council at the post-DA stage to confirm required contributions.

5. CONSULTATION

5.1 STAKEHOLDER ENGAGEMENT

A request for the Secretary's Environmental Assessment Requirements (SEARs) was sent to the Planning Services Division and SEARs No. 1982 with the requirements attached (Attachment 2).

5.1.1 Department of Planning and Infrastructure

As part of SEARs 1982, the DPHI provided requirements regarding various aspects of the proposed development. The main points are summarised below.

- Strategic and statutory context
- Suitability of the site
- Animal welfare, biosecurity and disease management
- Waste management
- Hazards and risk
- Air quality and odour
- Noise and vibration
- Soil and water
- Traffic and transport
- Biodiversity
- Food safety
- Visual
- Heritage

Consultation with the following bodies were required:

- Department of Primary Industries and Regional Development, specifically the:
  - Agriculture and Biodiversity
- NSW Environment Protection Authority
- Transport for NSW
- WaterNSW
- Tamworth Local Aboriginal Land Council
- Tamworth Regional Council
- The surrounding landowners and occupiers that are likely to be impacted by the proposal.

Note that the SEARs table listing full requirements and sections and page numbers of where each point is covered in the EIS is located within section 0.

5.1.2 NSW Environment Protection Authority

As part of SEARs 1982, the NSW EPA provided requirements regarding various aspects of the proposed development. The main points are summarised below.

- Environmental impacts of the project
- Licencing requirements
- Air issues
- Odour

- Waste, chemicals and hazardous materials and radiation
- Noise and vibration
- Water
- Fuel and chemical storage

Note that the SEARs table listing full requirements and sections and page numbers of where each point is covered in the EIS is located within section 0.

A consultation letter was prepared for the NSW EPA. It featured a description of the proposed development, brief details of the road and access to the site, scoping report and site plans. The letter invited NSW EPA to a meeting to discuss the AQIA. Specifically, to confirm our approach, modelling methodology used, and control measures recommended. This letter is provided as Attachment 5. It was sent to NSW EPA on 29th April 2025. On 30th April 2025, the NSW EPA responded with meeting time and date availabilities. The meeting was held on 12th May 2025.

The focus of the meeting was the AQIA. Discussed in the meeting were preferences for control methods, modelling methodology and meteorological modelling verification methods. The outcomes of the discussion were implemented within the odour impact assessment in the AQIA.

5.1.3 Tamworth Regional Council

The pre-lodgement meeting with Tamworth Regional Council was held on 3rd April 2025. The minutes were received 9th April 2025. Within the minutes, Council addressed the main points of potential concern in regards to the proposed development. The main assessments to provide were:

Table 5-1: Aspects Required from Pre-Lodgement Meeting Minutes

Aspect	Comment
Planning	
Proposal constitutes both Designated Development & Integrated Development. The following external and internal referrals are likely required: • NSW DPE Water • NSW EPA • Transport for NSW (encouraged to contact regional office (Grafton) via development.north@transport.nsw.gov.au for pre-consultation) • NSW Rural Fire Service • NSW DPE – Biodiversity, Conservation and Science • Local Aboriginal Land Council • NSW DPIRD – Agriculture • Internal Referrals would also be required: • Development Engineering • Building Certification • Environmental & Health • Integrated Planning	WaterNSW consultation Attachment 9 NSW EPA consultation Attachment 5 TfNSW consultation Attachment 7 NSW RFS consultation Attachment 8 DIPRD – Agriculture and Biosecurity consultation Attachment 6 Tamworth LALC consultation Attachment 10

Aspect	Comment
• A quantity surveyors report will be required and will be used to inform the s.7.12 contributions payable.	A quantity surveyor's report has been prepared and accompanies this DA.
Building Certification	
• It should be noted that the National Construction Code through Part I3 of NCC 2022, provides additional alternative Deemed-to-Satisfy Provisions for Class 7 and 8 buildings used for farming, noting that these buildings pose a lower risk to occupants than similar buildings of the same class that are not used for farming, the new sheds will have opportunity to be assessed using the new part providing the building meets the definition of either Farm Shed or Farm Buildings – these are defined in the NCC. • Continued Use approval will be required along with a Building Information Certificate for the additional 6th Shed that has been constructed on the property without consent. • A BCA consultant should be engaged to assess the plan set and prepare a report to accompany the DA, this would also need to include the 6th shed on site. • Full Structural Engineering Designs drawings and Certification required to be provided for the shed constructed without consent, along with installation certificates for all components as required by the design drawings. • A copy of Part I3 of NCC is attached as requested, it should be noted that this is only a part of the NCC requirements, an assessment against the full NCC is required to ensure compliance is achieved.	A BCA consultant will be engaged to review the plans in line with the NCC. We note the new part of the NCC Part I3. Once the additional sheds have been constructed, a BCA consultant will be contracted for the following aspects: • Building information certificate for the 6th shed • Certification that the constructed sheds meet the requirements of the NCC.
Development Engineering	
Access: • A sealed road access to property boundary is required for entry and exit and should be noted in the EIS. • Clear sightlines on the highway is required. • Traffic Impact report will be required.	A sealed road exists between Oxley Highway and the northern part of the site. Internal roads are gravel, but the sealed road connects these to Oxley Highway. A Traffic Impact report has been prepared by Motion Traffic Engineers and is provided as Appendix 7.
Water and Sewer: • A water balance report is required to demonstrate sufficient water to service the number of chickens proposed. • Stormwater and sewer effluent from the	A soil and water report has been prepared and is included as Appendix 5. This contains details of the proposed water balance, stormwater system and management of effluent.

Aspect	Comment
sheds cannot be mixed. It will be necessary to demonstrate the stormwater is managed separately from bird effluent. This should be noted on plans.	
Flooding: • The site is within a flood assessment area. • Council will require a flood assessment to be noted against Clause 5.21 'Flood Planning' under the Tamworth Regional Local Environmental Plan 2010. This should be recorded in your EIS.	A soil and water report has been prepared and is included as Appendix 5. This contains assessment of the flooding extent based on observational data on site and mitigation measures.
Documents that must be submitted with a DA (including but not limited to)	
Owner's Consent	Obtained and will be lodged with the EIS
EIS	This document.
Cost of Works done by a QS if the development is valued over $3 million.	Accompanies this DA.
Architectural Plans	Attachment 3 Section 2.7
Traffic Impact Assessment	Appendix 7 Section 9.3
SEPP (Resilience and Hazards) 2021 Chapter 3 Assessment	Appendix 4 Section 8.6.1.1
Noise and Vibration Assessment	Appendix 2 Section 8.2
Water Balance Report	Appendix 5 Section 8.3
Heritage Assessment with regards to Aboriginal Heritage	Appendix 10 Section 9.2
Stormwater Management Strategy	Appendix 5 Section 8.3
Bushfire Report	Appendix 8 Section 8.6.2
Waste Water Assessment	Appendix 3, Appendix 5
Flora and Fauna Assessment	Appendix 9

5.1.4 Department of Primary Industries and Regional Development

The SEARs refers to contacting DIRPD, specifically the Agriculture and Biodiversity Agency. A consultation letter was prepared for DIPRD – Agency of Agriculture and Biodiversity. It featured a description of the proposed development, scoping report and site plans. The letter invited DIPRD – Agriculture and Biodiversity Agency to provide written advice, or alternatively a meeting, to discuss the relevant aspects of the project. This letter is provided as Attachment 6. It was sent to DIPRD on 29th April 2025.

5.1.5 Transport for NSW (TfNSW)

A consultation letter was prepared for TfNSW – northern district. It featured a description of the proposed development, brief details of the road and access to the site, scoping report and site plans. The letter invited TfNSW to provide written advice, or alternatively a meeting, to discuss the relevant aspects of the project. This letter is provided as Attachment 7. It was sent to TfNSW on 29th April 2025.

A response was received on 20th May 2025 via email from the Transport Planning department – North within TfNSW. The following requirement was outlined:

> *TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the Future Transport Strategy.*
>
> *Oxley Highway (HW11) is a classified (State) road and all other roads within the site location are local roads. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the Roads Act 1993.*
>
> *TfNSW requests that a Transport Impact Assessment (TIA) be prepared by suitably qualified person/s in accordance with the TfNSW Guide to Transport Impact Assessment, 2024, Austroads Guide to Traffic Management Part 12 and the complementary TfNSW Supplement.*

A Traffic Impact Assessment has been prepared by Motion Traffic Engineers and is provided in Appendix 7.

5.1.6 NSW Rural Fire Service

A consultation letter was prepared for NSW RFS. It featured a description of the proposed development, brief details of the road and access to the site, scoping report and site plans. The letter invited NSW RFS to provide written advice, or alternatively a meeting, to discuss the relevant aspects of the project. This letter is provided as Attachment 8. It was sent to NSW RFS on 29th April 2025.

5.1.7 WaterNSW

A consultation letter was prepared for WaterNSW. It featured a description of the proposed development, a detailed description of existing and proposed site water quantities and use and results from well testing from November 2024. Attached to the letter were the scoping report, site plans, the water sharing plan and well pumping results. The letter invited WaterNSW to provide written advice, or alternatively a meeting, to discuss the relevant aspects of the project. This letter is provided as Attachment 9. It was sent to WaterNSW on 29th April 2025.

A response was received from the Water Regulation Team – North via email on 13th May 2025. The following was stated:

> *For a response to the request attached in your email, this can be considered through an Application through the Integrated Development Application through the planning portal.*

The application will then be referred to WaterNSW for consideration and response within the Planning portal.

Thus, no topics were needing to be discussed prior to lodgement of the EIS. Their input as part of the DA after lodgement will be considered once received.

5.1.8 Tamworth Local Aboriginal Land Council

In accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (DECCW, 2010), consultation was undertaken with the Tamworth Local Aboriginal Land Council (TLALC), the relevant Aboriginal stakeholder group for the area encompassing 3329 Oxley Highway, Somerton NSW 2340. This consultation was initiated to determine the potential cultural significance of a mature tree located within the proposed development footprint, which exhibited scarring characteristics potentially indicative of traditional Aboriginal bark removal practices.

Initial contact was made by telephone with TLALC, followed by a formal written request (dated 10 June 2025) seeking assessment of the tree in question. The request included photographs and precise location details of the suspected scar tree. TLALC responded on 11 June 2025, confirming receipt of the request and advising that the matter had been referred to their Operations Manager to arrange a site inspection by a designated sites officer. TLALC also noted that, due to their involvement in a large-scale ranger gathering event occurring concurrently, response times may be delayed. Despite this, a commitment was made to assess the site when available resources permit.

In recognition of the potential cultural heritage value of the tree and in alignment with the precautionary principle, Wintergreen Farm Pty Ltd has proactively committed to its preservation. A protective barrier will be erected around the tree, and no construction activity will occur within the fenced area, as documented in the architectural site plans.

The outcomes of TLALC's pending assessment will inform any further management actions. Should the tree be confirmed as an Aboriginal object under the *National Parks and Wildlife Act 1974*, all necessary steps will be taken to ensure compliance, including the potential application for an Aboriginal Heritage Impact Permit (AHIP) if disturbance is unavoidable.

This engagement reflects the proponent’s commitment to respectful collaboration with the local Aboriginal community and to ensuring cultural heritage values are identified, respected, and protected throughout the development process.

5.2 COMMUNITY CONSULTATION

A community consultation leaflet was prepared and sent to selected surrounding landowners and occupiers in person, via phone call and via post between 15th April 2025 and 28th April 2025 (Attachment 1) These locations were based on the nearest affected industrial receivers and the nearest residential areas and are shown in Table 5-2.

Table 5-2: Distribution of community leaflet

Address	Method of consultation	Direction from Subject Site (from site boundary)	Noise/Air Receptor ID
Oxley Highway, Somerton (Lot 173/DP657385)	Mailbox drop 28/4	950 m N	R1
3269 Oxley Highway Bective	In person 23/4	970 m E	R2
207 Babbinboon Road Somerton	Via phone call 15/4	1060 W	R3
190 Babbinboon Road Somerton	In person 24/4	740 m W	R4
250 Babbinboon Road Somerton	Mailbox drop 28/4	1370 m W	R5
76 Babbinboon Road Somerton	Phone call 15/4 The owner here will also inform the tenants	1320 m W	R6
Soldiers Settlement Road, Bective (Lot 176/DP755340)	In person 22/4	Adjacent S	N/A
Oxley Highway, Bective (Lot 168/DP755319)	Mailbox drop 28/4	3190 m E	N/A
3149 Oxley Highway Bective	Mailbox drop 28/4	1140 m E	N/A
3086 Oxley Highway Bective	Mailbox drop 28/4	30 m N	N/A
2684 Oxley Highway Bective	Emailed 28/4	3740 m E	N/A
2771 Oxley Highway Bective	Mailbox drop 28/4	4850 m E	N/A
2432 Oxley Highway Bective	Emailed 28/4	6650 m E	N/A
2793 Oxley Highway Bective	Mailbox drop 28/4	4450 m E	N/A
69 Bective Lane, Bective	Mailbox drop 28/4	6500 m E	N/A
234 Bective Lane, Bective	Mailbox drop 28/4	5580 m E	N/A
2363 Oxley Highway Bective	Emailed 28/4	8430 m E	N/A
2361 Oxley Highway Bective	Mailbox drop 28/4	8850 m E	N/A
2287 Oxley Highway Bective	Mailbox drop 28/4	8890 m E	N/A
390 Prices Road, Bective	Mailbox drop 28/4	1090 m S	N/A
147 Racecourse Road, Somerton	Phone call 28/4	1630 m W	N/A
1-7 Grant Street, Somerton	No mailbox. In person – have tried knocking on door with no answer.	30 m N	N/A
320 Babbinboon Road, Somerton	Mailbox drop 28/4	930 m W	N/A
309 Babbinboon Road, Somerton	Mailbox drop 28/4	960 m W	N/A

5.2.1 Community Consultation Feedback

The majority of nearby residences consulted expressed no concerns regarding the proposed development. The neighbour at 3269 Oxley Highway (R2), who strongly opposed the original development in 2005—primarily due to concerns about odour and water use—acknowledged that they have not experienced odour issues for many years and now consider the farm to be well managed. While they indicated they may raise similar concerns with the proposed expansion, they emphasised that their concerns today are far less significant than they were 20

years ago. The proponent explained that environmental standards and regulatory requirements have become substantially more stringent since 2005, and that an Environmental Impact Statement (EIS) will be prepared to comprehensively assess all environmental aspects of the proposed development, for the benefit of both neighbours and the environment.

5.3 SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS)

The following tables outline the requirements within the SEARs No. 1982 from the relevant stakeholders.

Table 5-3: Compliance with Secretary's Environmental Assessment Requirements – Department of Planning and Environment

Secretary's Environmental Assessment Requirements	EIS Reference	
	Section	Page No.
Department of Planning and Environment		
General Requirements		
The Environmental Impact Statement (EIS) must comply with the assessment requirements and meet the minimum form and content requirements in sections 190 and 192 of the Environmental Planning and Assessment Regulation 2021.		
Key Issues		
The EIS must include an assessment of all potential impacts of the proposed development on the existing environment (including cumulative impacts if necessary) and develop appropriate measures to avoid, minimise, mitigate and/or manage these potential impacts. As part of the EIS assessment, the following matters must also be addressed.	Sections 7.4.1, 9 & 10	8-1, 9-1 & 10-1
Strategic and statutory context		
• A detailed justification for the proposal and suitability of the site for the development	Section 1.2	1-1
• A demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), or justification for any inconsistencies	Section 1.2	1-1
• A list of any approvals that must be obtained under any other Act or law before the development may lawfully be carried out.	Sections 1.2, 1.3 & 1.4	1-1, 1-5 & 1-6
Suitability of the site		
• A detailed justification that the site can accommodate the proposed processing capacity, having regard to the scope of the operations and its environmental impacts and relevant mitigation measures	Sections 0, 12 & 14	2-1, 12-1 & 14-1
• Site/floor plans depicting the proposed layout, including the location of machinery and equipment.	Section 0	2-1
Animal welfare, bio-security and disease management		
• Details of how the proposed development would comply with relevant codes of practice and guidelines	Section 7.1	7-2
• Details of all disease control measures	Section 7.2	7-3

Secretary's Environmental Assessment Requirements	EIS Reference	
	Section	Page No.
Department of Planning and Environment		
• detailed description of the contingency measures that would be implemented for the mass disposal of livestock in the event of disease outbreak.	Section 7.3	7-5
Waste management		
• Details of waste handling including transport, identification, receipt, stockpiling and quality control including off-site reuse and disposal	Section 8.5.2; Appendix 3	8-8
• Detail of waste management including manure and disposal of dead poultry for the proposal	Sections 7.3.3 & 8.5.2.3	7-6 & 8-12
• The measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the *NSW Waste Avoidance and Sustainable Materials Strategy 2041*.	Section 8.5.1 & 8.5.1.4.1; Appendix 3	8-3 & 8-7
Hazards and risk		
• preliminary risk screening completed in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 3 and *Applying SEPP 33* (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should preliminary screening indicate that the project is "potentially hazardous" a Preliminary Hazard Analysis (PHA) must be prepared in accordance with *Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis* (DoP, 2011) and *Multi-Level Risk Assessment* (DoP, 2011)	Section 8.6; Appendix 4	8-14
• Any geotechnical limitations that may occur on the site and if necessary, appropriate design considerations to address this	Section 8.6	8-14
• An assessment of flood risk on the site. The assessment should determine: the flood hazard in the area; address the impact of flooding on the proposed development, and the development's impact (including filling) on flood behaviour of the site and adjacent lands; and address adequate egress and safety in a flood event.	Section 6.4.3; Appendix 5	6-6
Air quality and odour		
• A quantitative assessment of the potential air quality, dust and odour impacts of the development, during both construction and operation including any cumulative impacts from existing onsite operations, in accordance with relevant NSW Environment Protection Authority guidelines	Section 8.1; Appendix 1	8-1
• A description and appraisal of air quality and odour impact mitigation and monitoring measures, in line with International Best Practice.	Sections 8.1, 10.4.2 & 12; Appendix 1	8-1, 10-3 & 12-1

Secretary's Environmental Assessment Requirements	EIS Reference	
	Section	Page No.
Department of Planning and Environment		
Noise and vibration		
• A description of all potential noise and vibration sources during construction and operation, including road traffic noise and any cumulative impacts from existing onsite operations • A noise and vibration assessment in accordance with the relevant NSW Environment Protection Authority guidelines • A description and appraisal of noise and vibration mitigation and monitoring measures.	Section 8.2 Appendix 2 Sections10.4.3 & 12	8-1 10-3 12-1
Soil and water		
• A description of local soils, topography, drainage and landscapes • Details of water usage for the proposal including existing and proposed water licencing requirements in accordance with the *Water Act 1912* and/or the *Water Management Act 2000* • Details of sediment and erosion controls • A detailed site water balance • A description of the measures proposed to ensure the development can operate in accordance with the requirements of any relevant Water Sharing Plan or water source embargo • An assessment in accordance with ASSMAC Guidelines for the presence and extent of acid sulfate soils (ASS) and potential acid sulfate soils (PASS) on the site and, where relevant, appropriate mitigation measures • Details of the proposed stormwater and wastewater management systems (including sewage), including any proposed application to land • An assessment of potential impacts on the quality and quantity of surface and groundwater resources consistent with relevant guidelines, including details on any water monitoring program and measures to mitigate impacts • A description and appraisal of impact mitigation and monitoring measures.	Sections 6.1, 6.2 & 6.4; Appendix 6 Section 8.3; Appendix 5 Section 10.4.4 Appendix 3 Sections 12	6-1, 6-2 & 6-4 8-2 10-3 12-1
Traffic and transport		
• Details of road transport routes and access to the site • Road traffic predictions for the development during construction and operation • An assessment of impacts to the safety and function of the road network and the details of any road upgrades required for the development.	Section 9.3 Section 9.3 Sections 9.3 & 10.5.1; Appendix 7	9-3 9-3 9-3 & 10-4

Secretary's Environmental Assessment Requirements	EIS Reference	
	Section	Page No.
Department of Planning and Environment		
Biodiversity		
• Accurate predictions of any vegetation clearing on site or for any road upgrades	Sections 6.3 & 10.4.5	6-4 & 10-4
• A detailed assessment of the potential impacts on any threatened species, populations, endangered ecological communities or their habitats, groundwater dependent ecosystems and any potential for offset requirements in accordance with the current Environment and Heritage Group legislation and guidelines	Sections 6.3, 10.4 & 10.4.5; Appendix 9	6-4, 10-3 & 10-4
• Details of weed management during construction and operation in accordance with existing State, regional or local weed management plans or strategies	Section 13	13-1
• A detailed description of the measures to avoid, minimise, mitigate and/or offset biodiversity impacts.	Section 12; Appendix 9	12-1
Food safety		
• Including details of how the proposed development would meet the relevant Australian Standards and NSW Food Authority Standards in relation to meat handling and processing.	Section 7.4	7-7
Visual		
• Including an impact assessment at private receptors and public vantage points.	Sections 10.1 & 10.5.2	10-1 & 10-4
Heritage		
• Including Aboriginal and non-Aboriginal cultural heritage.	Sections 4.2.4 & 0; Appendix 10	4-2 & 6-17

A summary of the key information requirements that the NSW Environment Protection Authority require to issue general terms of approval are provide in Table 5-4.

Table 5-4: Compliance with Secretary's Environmental Assessment Requirements (SEARS) —NSW EPA

Secretary's Environmental Assessment Requirements	EIS Reference	
	Section	Page No.
NSW EPA		
In summary, the EPA's key information requirements for the proposal include an adequate assessment of: 1. Air issues including odour – air quality including dust and odour generation from construction and operations on the surrounding landscape and/or community; 2. Waste – consideration needs to be given to disposal options for general waste and solid waste litter from the poultry sheds;	1. Appendix 1 2. Appendix 3 3. Appendix 3 4. Appendix 2 5. Appendix 5 6. Appendix 4	

Secretary's Environmental Assessment Requirements	EIS Reference	
	Section	Page No.
NSW EPA		
3. Disposal of mortalities – management of mortalities under normal operating conditions and in the event of a mass death scenario, to prevent odour emissions, contain pathogens, control vermin and disease vectors, and protect surface water and groundwater from pollution; 4. Noise – proximity to sensitive receptors and the impact of any noise sources associated with the project; 5. Water and Soils – water management systems and the protection of surface waters and groundwater from runoff, and management of contaminated wash water from shed cleaning and if applicable, free-range yards. 6. Fuel and Chemical Storage - Identify and quantify any fuels and chemicals proposed to be stored at the premises, and the associated management arrangements		
Specific Issues		
Air Issues		
• The EIS must demonstrate the proposal's ability to comply with the relevant regulatory framework, specifically the Protection of the Environment Operations (POEO) Act (1997) and the POEO (Clean Air) Regulation (2002). Particular consideration should be given to section 129 of the POEO Act concerning control of "offensive odour". • The EIS must include an air quality impact assessment (AQIA). The AQIA must be carried out in accordance with the document, Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (2022). • The EIS must detail emission control techniques/practices that will be employed at the site and identify how the proposed control techniques/practices will meet the requirements of the POEO Act, POEO (Clean Air) Regulation and associated air quality limits or guideline criteria.	Section 8.1; Appendix 1	8-1
Odour		
• An investigation and assessment of odour impacts likely to be associated with cold air drainage effects on all identified and potential receivers. • A requirement to install a meteorological station as soon as possible on or near the site to obtain site-specific meteorological data for a minimum of 3 months and ideally 6 to 12 months to aid in refining odour assessment and modelling. • Collection of wind speed data using an ultrasonic wind speed sensor to ensure accurate representation of low wind speed frequencies to allow more accurate prediction	Section 8.1; Appendix 1	8-1

Secretary's Environmental Assessment Requirements	EIS Reference	
	Section	Page No.
NSW EPA		
of likely katabatic impacts on receivers. • Include a consideration of 'worst case' emission scenarios, and sensitivity analysis around the timing of peak emissions. • Air dispersion modelling must be conducted in accordance with: Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (2022) and Generic Guidance and Optimum Model Settings for the CALPUFF Modelling System for Inclusion into the 'Approved Methods for the Modelling and Assessments of Air Pollutants in NSW Australia' (TRC Environmental Corporation, 2011). • Demonstrate the proposal's ability to comply with the relevant regulatory framework, specifically the Protection of the Environment Operations (POEO) Act 1997 and the POEO (Clean Air) Regulation 2022. Particular consideration should be given to section 129 of the POEO Act concerning control of "offensive odour". • Odour emissions must be assessed in accordance with the Technical Framework – Assessment and Management of Odour from Stationary Sources in NSW and/or the Technical Notes – Assessment and Management of Odour from Stationary Sources in NSW (DEC, 2006). • Detail emission control techniques/practices that will be employed by the proposal.		
Waste, Chemicals and Hazardous Materials and Radiation		
• The EIS must assess all aspects of waste generation, management and disposal associated with the proposed development. • The EIS must demonstrate compliance with all regulatory requirements outlined in the POEO Act and associated waste regulations. • The EIS must identify, characterise and classify the following in accordance with the EPA's Waste Classification Guidelines (2014) and associated addendums: (i) all waste that will be generated onsite through excavation, demolition or construction activities, including proposed quantities of the waste; (ii) all waste that is proposed to be disposed of to an offsite location, including proposed quantities of the waste and the disposal locations for the waste. This includes waste that is intended for re-use or recycling. • The EIS must outline contingency plans for any event that may result in environmental harm, such as excessive stockpiling of material, or dirty water volumes exceeding the storage capacity available on-site.	Section 8.5; Appendix 3 & 4	8-3

Secretary's Environmental Assessment Requirements	EIS Reference	
	Section	Page No.
NSW EPA		
Noise and Vibration		
• Construction noise associated with the proposed development should be assessed using the Interim Construction Noise Guideline (DECC, 2009). • Vibration from all activities (including construction and operation) to be undertaken on the premises should be assessed using the guidelines contained in the Assessing Vibration: a technical guideline (DEC, 2006). • If blasting is required for any reasons during the construction or operational stage of the proposed development, blast impacts should be demonstrated to be capable of complying with the guidelines contained in Australian and New Zealand Environment Council – Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration (ANZEC, 1990). • Operational noise from all industrial activities (including private haul roads and private railway lines) to be undertaken on the premises should be assessed using the guidelines contained in the NSW Noise Policy for Industry (EPA, 2017). • Noise on public roads from increased road traffic generated by land use developments should be assessed using the guidelines contained in the NSW Road Noise Policy and associated application notes (EPA, 2011).	Section 8.2; Appendix 2	8-1
Water		
• The EIS must demonstrate how the proposed development will meet the requirements of section 120 of the POEO Act. • The EIS must include a water balance for the development including water requirements (quantity, quality and source(s)) and proposed storm and wastewater disposal, including type, volumes, proposed treatment and management methods and re-use options. • If the proposed development intends to discharge waters to the environment, the EIS must demonstrate how the discharge(s) will be managed in terms of water quantity, quality and frequency of discharge and include an impact assessment of the discharge on the receiving environment. This should include: - Description of the proposal including position of any intakes and discharges, volumes, water quality and frequency of all water discharges. - Description of the receiving waters including upstream and downstream water quality as well as any other water users. - Demonstration that all practical options to avoid	Section 8.3; Appendix 5	8-2

Secretary's Environmental Assessment Requirements	EIS Reference	
	Section	Page No.
NSW EPA		
discharge have been implemented and environmental impact minimised where discharge is necessary. • The EIS must refer to Water Quality Objectives for the receiving waters and indicators and associated trigger values or criteria for the identified environmental values of the receiving environment. This information should be sourced from the ANZECC (2018) Guidelines for Fresh and Marine Water Quality. • The EIS must describe how stormwater will be managed in all phases of the project, including details of how stormwater and runoff will be managed to minimise pollution. Information should include measures to be implemented to minimise erosion, leachate and sediment mobilisation at the site. The EIS should consider the guidelines Managing urban stormwater: soils and construction, vol. 1 (Landcom 2004) and vol. 2 (A. Installation of services; C. Unsealed roads; D. Main Roads; E. Mines and quarries) (DECC, 2008). • The EIS must describe any water quality monitoring programs to be carried out at the project site. Water quality monitoring should be undertaken in accordance with the Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (2022)		
Fuel and Chemical Storage		
• The EA must address the type and quantity of any fuel and chemical substances to be used or stored at the premises and describe arrangements for their safe use and storage. • The EA must demonstrate that appropriate spill containment will be provided for storage, filling and loading of all fuels and other chemicals to be used on site, in accordance with the relevant Australian Standard.	Section 8.6; Appendix 4	8-14

6. EXISTING ENVIRONMENT

This section describes the existing site and the location for the development. The surroundings are characterised and a general description of the environment that is likely to be affected is provided.

6.1 GEOLOGY AND SOILS

6.1.1 Geological and Soil Landscapes

The CSIRO NSW Government eSpade interactive web portal provides the following information for the regional area's geology and soil landscape. (Reference: Kovac and Lawrie 1991.)

Geological Unit: The area is underlain by the Andesitic alluvium and colluvium derived from Carboniferous andesite members of the Merlewood and Namoi Formations. Andesite is a type of volcanic rock. Carboniferous rocks originated during the Carboniferous geological period (approx. between 359 to 299 million year ago).

Parent Rock: Carboniferous andesite

Soil Landscape:
The Soils derived from andesite generally form the unconsolidated sediment material from the crests slopes of the hills that are deposited at the footslopes. within the sedimentary series, with sedimentary rocks, andesitic colluvium and minor andesite members forming the soilson the flanks of the hills. The andesitic colluvium of the footslopes overlies various Carboniferous formations. Depth to underlying material was not determined.

Soils:
upper footslopes have deep, imperfectly drained Brown Dermosols (NSG) or moderately deep, imperfectly drained Red Chromosols (Red-brown Earths). Mid-footslopes generally have either moderately deep, moderately well-drained Brown Chromosols (Non-calcic Brown Soils) or very deep, moderately well-drained Brown Vertosols (Brown Clays). Lower slopes have very deep to giant, moderately well-drained Black Vertosols (Black Earths).

Limitations to Development:
Localised dieback; localised poor drainage; engineering hazard; gully erosion risk; inherent erosion risk; localised permanently high watertables; known discharge area; potential recharge area; high run-on; localised dryland salinity; localised seasonal waterlogging; sheet erosion risk.

6.1.2 Acid Sulfate Soils

ASS occur predominantly on coastal lowlands, with elevations generally below 5 m Australian Height Datum (AHD) but can occur within inland environments.

The CSIRO eSPADE interactive web portal shows the site is not located on or near expected acid sulfate soil. The site has a very low risk from ASS.

6.2 TOPOGRAPHY

The site generally slopes from the south (approximately 360 m) to the north (approximately 324 m).

Three-dimensional views of the local topography surrounding the site have been provided as Figure 6-1 and Figure 6-2, showing the location of the site. The first figure shows the terrain with all axes equally scaled, depicting the terrain as it actually exists when viewed in a conventional three-dimensional view. The second figure shows the terrain with the z-axis (i.e. vertical axis) exaggerated by a factor of 10 (i.e. a given distance on the x-axis or y-axis appears three times as great on the z-axis) in order to provide a clearer description of the topography. A coloured scale bar shows elevations corresponding to the colours used in the figures. It should be noted that these figures are an approximation of the actual terrain, based on terrain information available from USGS (U.S. Geological Survey).

Figure 6-1: Local Topography of Site, no vertical exaggeration

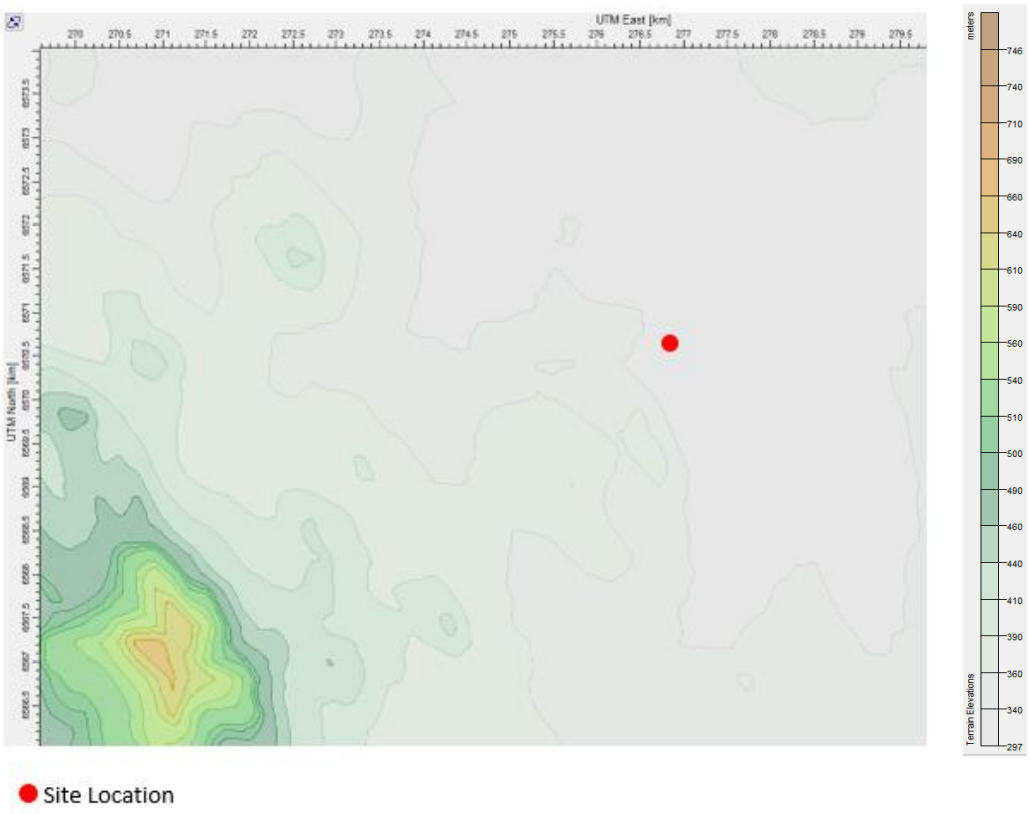
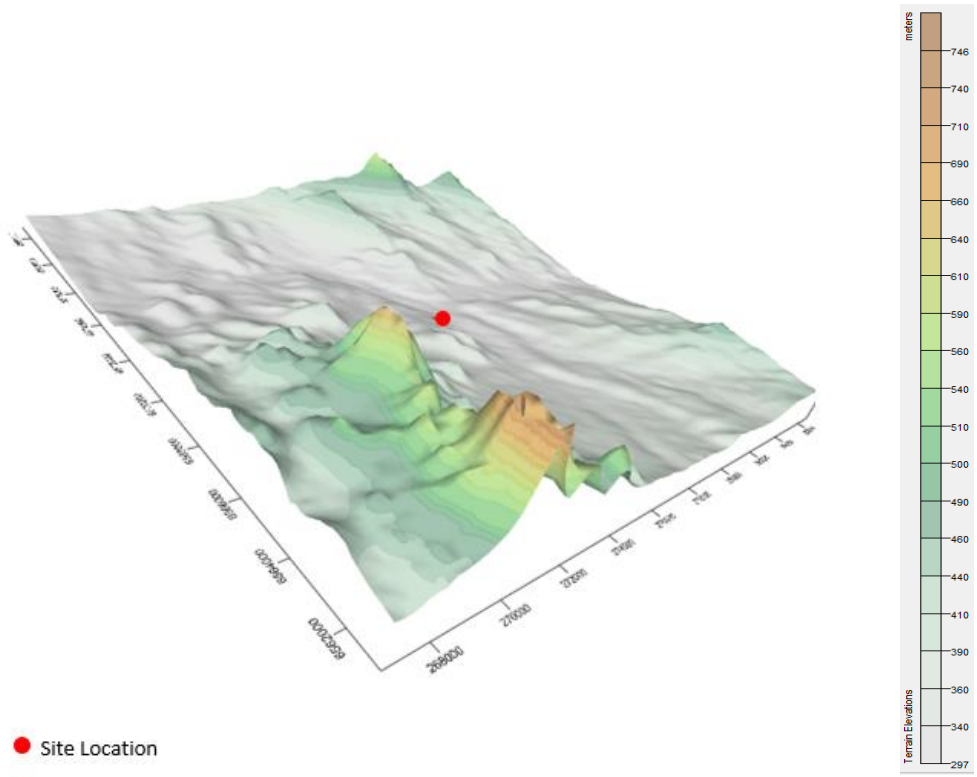


Figure 6-2: Local Topography of Site, factor of 10 vertical exaggeration



6.3 FLORA AND FAUNA

Existing vegetation consists mainly of long grasses with established trees lining the length of the main access road. Most other large woody vegetation is confined to areas immediately south and east of the current poultry sheds including the Site's principal dwelling and ancillary structures. Established trees sporadically line the banks of the Site's only natural water course Sandy Creek.

Based on a search that is conducted on 17/04/2025, there are no threatened or endangered flora or fauna populations or sightings listed or recorded on the NPWS Atlas for threatened or endangered species at the site as of 17/04/2025. Flora and fauna are discussed further in Section 8.4.

6.4 HYDROLOGY

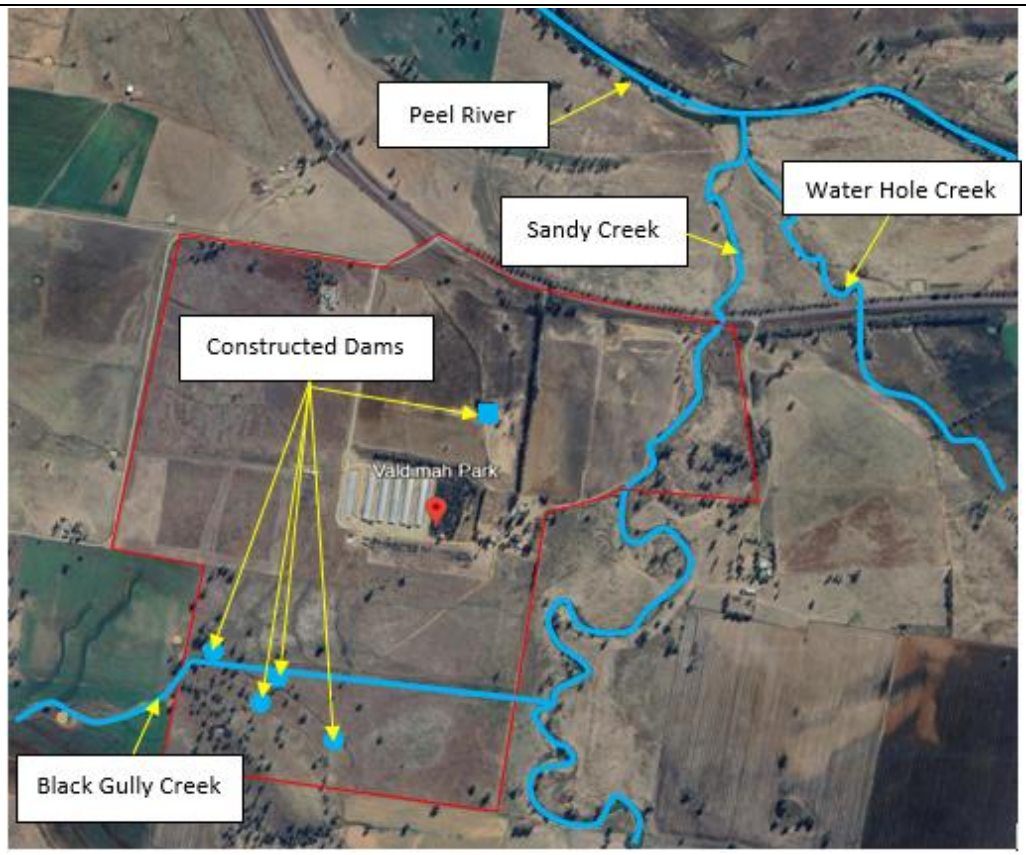
The following section details the hydrological aspect of the site and surrounding region. Specifics on surface water, waterways and groundwater have been described, together with overall catchment issues such as salinity and flooding.

6.4.1 Surface and local Hydrology

The land parcel itself contains a number of small creeks that flow through the site and into the Peel River, located above (north) the Site. Sandy Creek, located in the Site's east, runs exits through the northeastern corner. and Another creek, Black Gully, which is a modified drainage line and located in the Site's southern half, flows easterly across the width of the land parcel west to east and into Sandy Creek at the south of the site. Sandy Creek' starts headwaters are located in the Melville Range Nature Reserve approx. thirteen (13) km at the south of the site. The creek flows north until it connects to the Peel River approximately 700 m north of the site. The Peel River flows east to west, eventually joining the Namoi River. Clay water Hole Gully is another tributary of sand Creek and flows in northeastern side of the site.

The site contains five small human constructed ponds to the south, southwest and north of the site and appear to be independent from the local waterways.

Figure 6-3: Location of the Nearest Waterbodies to the Site



Source: Google Earth 2023

Legend: Site Boundary

Benbow Environmental
27-29 Sherwood Street,
Northmead NSW 2152

6.4.1.1 Water Quality and River Flow Objectives

The NSW Water Quality Objectives are the agreed environmental values and long-term goals for NSW's surface waters. They set out:

- the community's values and uses for our rivers, creeks, estuaries and lakes (i.e. healthy aquatic life, water suitable for recreational activities like swimming and boating, and drinking water); and
- a range of water quality indicators to help us assess whether the current condition of our waterways supports those values and uses.

The Water Quality Objectives and the ANZECC 2000 Guidelines can help decision makers consider water quality in both big picture strategic planning (i.e. Catchment Action Plans and Regional Strategies) and at the local level in assessing impacts of developments. They help assess the state of our catchments, identify and prioritise risks and threats, develop management action plans, and direct on-ground investment to deal with water quality 'hotspots'.

The poultry farm will be a largely dry operation, with no effluent generated as a result of the poultry rearing itself and it will not impact the water quality of surrounding waterbodies.

Furthermore, the implementation of appropriate mitigation measures on-site and adherence to best practice guidelines will further minimise any risk of changes to local water quality

6.4.2 Groundwater

A search was undertaken to identify registered groundwater bores located within a 500 metre radius from the site's boundary, using the Australian Groundwater Explorer by the Australian Bureau of Meteorology and the groundwater monitoring overview map by the NSW Office of Water.

According to these resources, there are seven (7) groundwater monitoring bores within 500 m of the subject site. A summary of available information for each bore is provided below in Table 6-1.

Table 6-1: Available Data for Groundwater Bores Within 500 m of the Subject Site's Boundaries.

Bore ID	Bore depth (m)	Purpose	Standing water level (m)	Salinity	Latitude	Longitude	Distance from Site boundary (m)
GW048098	28	Water supply	Unknown	Unknown	-30.970092	150.65113	448 m W
GW054816	59.4	Water supply	Unknown	Unknown	-30.972592	150.654186	105.9 m SW
GW048911	36.6	Stock and Domestic	Unknown	Unknown	-30.970092	150.655019	76 m w
GW022779	15.2	Unknown	Unknown	Unknown	-30.965091	150.660019	232.2 m N
GW901521	30	Stock and Domestic	Unknown	Unknown	-30.97325	150.660297	South of the site
GW023576	7.6	Irrigation	Unknown	Unknown	-30.970647	-30.970647	20.4 m E
GW901520	8	Water supply	Unknown	Unknown	-30.974278	150.666197	Southeast of the site
GW048098	28	Water supply	Unknown	Unknown	-30.970092	150.65113	448 m W

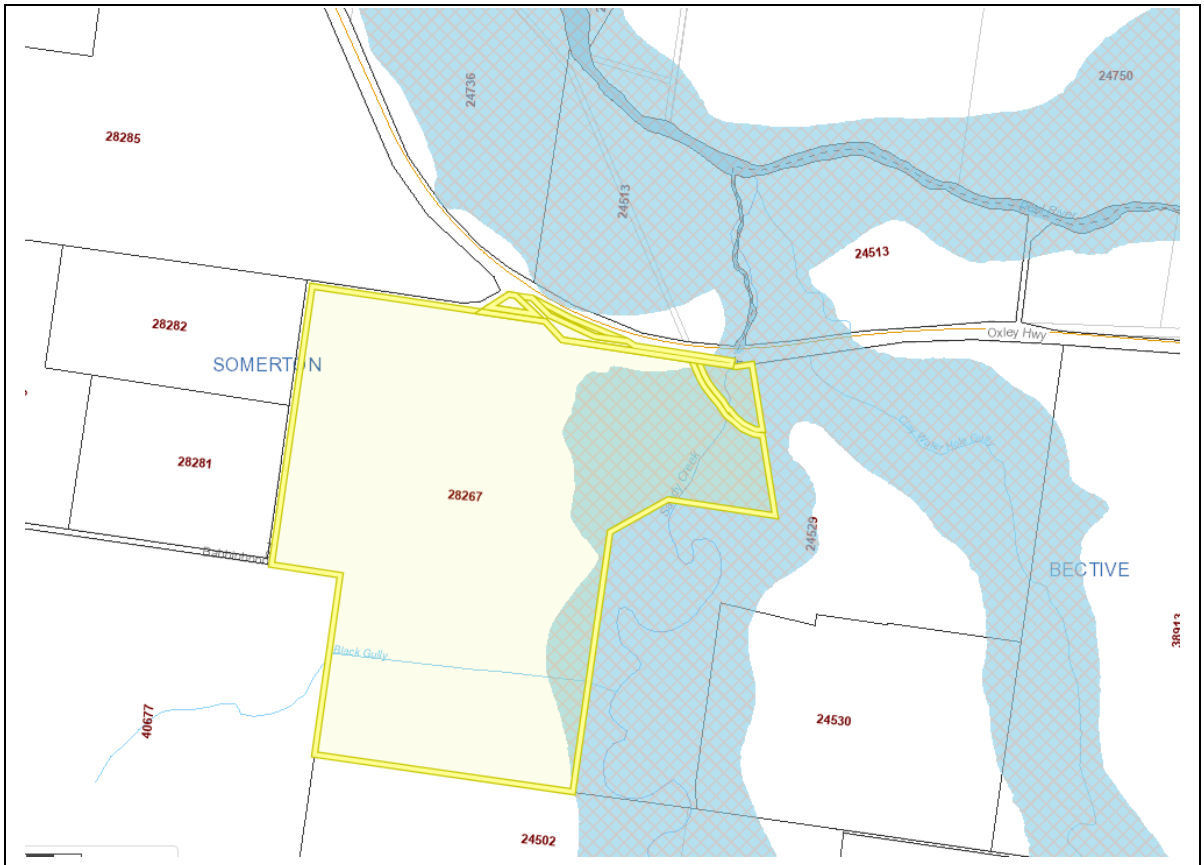
6.4.3 Flooding

According to Planning Certificate 10.7, the land is within a flood planning area and subject to flood related development controls as set out in the provisions of the Tamworth Regional Local Environmental Plan (LEP) 2010 (Clause 5.21) and the Tamworth Regional Development Control Plan (DCP) 2010 (Development on Flood Affected Land). However, according to the e-Planning Spatial Viewer and Draft Tamworth Flood Risk Management Plan Vol.2, the site is not flood-impacted. The closest area at risk to the site is along the Peel River, located to the north of Tamworth, located approximately 14.84 km east of the site.

To gain a clearer understanding of the site's flood risk, an email was sent to Tamworth Regional Council requesting any available maps or information related to flood planning areas in Somerton, including flood levels. Information available on the Council's website or other relevant

websites were not sufficient to determine whether the site is located within a flood-prone area or to identify specific flood levels. In response to the enquiry, the Council provided the map shown in the Figure 6-4. They advised that this map is a snippet from an internal, unverified flood study and should be considered anecdotal, as it has not been derived from formal modelling or comprehensive flood assessments. Based on the provided map, only the eastern portion of the site appears to be affected during flood events. The proposed location for the sheds is situated outside of this area and is unlikely to be impacted.

Figure 6-4: Unqualified Flooding Map of the Site



Source: Tamworth Regional Council

According to the *Assessment of Flood Risk in Various Towns and Villages – Final Draft, February 2007*, a major flood event occurred in February 1955, affecting the towns and villages of Moore and Somerton. This flood originated from the Peel River. Despite the significance of the event, only one house was reported to have been impacted, as most buildings in the area were located above the peak flood level recorded at that time. Based on this historical information, the site is considered unlikely to be flood affected.

In response to the general flood risk, Tamworth Regional Council has developed *Tamworth Regional Development Control Plan 2010* outlining specific development controls for properties within flood planning areas. These are provided in the following table.

Table 6-2: Development controls on flood control lots

Development Controls	Comments
Is land flood affected? *Council has adopted the 1% annual exceedance probability (AEP) Flood plus 0.5m as its Flood Planning Level (FPL).* *Additionally, the flood planning level includes the Sunny Day Failure of Dungowan Dam plus 0.5m for the properties between the the Ogunbil Bridge and Dungowan Dam.* *Land below the Flood Planning Level is referred to as the "flood planning area" (FPA).* *Flood planning area as shown on the Flood Planning Area Maps and associated flood studies available on Council's website is defined as the most current information available to Council and may be derived and interpreted from a combination of the following:* *1. Flood Studies identifying the 1% AEP flood undertaken in accordance with the Floodplain Development Manual, prepared by the NSW Government (as applicable at the time the Study was conducted)* *2. Modelling undertaken for specific sites which identifies the 1% AEP flood* *3. Historic flood inundation records held by Council as the highest know flood* *4. Information contained within an environmental planning instrument or policy* *5. Specific flood mapping for the site* *6. Mapping endorsed by the elected Council at an Ordinary Council Meeting.*	According to *Assessment of Flood Risk in Various Towns and Villages, Final draft, February 2007*, a significant flood event occurred in February 1955, impacting the towns/villages of Moore and Somerton. The flood originated from the Peel River. During this event, only one house was reported to have been flood-affected, as the majority of buildings in the area were situated above the maximum historical flood level recorded during the 1955 event.
Land Behind Levees *Development on land protected by the urban levee system is to include consideration of inundation resulting from a levee breach (failure of overtopping) or stormwater ponding when the river system is in flood.*	Not Applicable

Development Controls	Comments
Access • *All lots created by subdivision must have safe vehicle access (H2 in Figure 6 AIDR 2017b) for events up to 1% AEP.* • *For development of existing lots, where flood free vehicle access is not possible, the development must be able to achieve access through maximum H3 hazard category as defined in Figure 6 AIDR 2017b for 1% AEP flood events.*	The proposed development is within an existing lot that is accessible via Babbinboon Road and the Oxley Highway. The primary access is from the Babbinboon Road, where the entrance has recently been sealed with asphalt, while the remainder of the internal road remains unsealed. Based on Figure 6 of AIDR (2017b), which defines the H3 hazard category for 1% AEP flood events as "unsafe for vehicles, children, and the elderly," the condition of the site and access roads is considered to be well above the minimum requirements associated with the H3 flood hazard category.
On-site Sewer Management • *Onsite sewer management facilities must be sited and designed to withstand flooding conditions (including consideration of structural adequacy, avoidance of inundation, and flushing/leaking into flowing flood waters). Tank and trench style of systems are not permitted on land affected by the Flood Planning Level.* • *All sewer fixtures must be located above the 1% AEP Flood.*	Sewage from on-site staff amenities at Wintergreen Farm will be managed using a sealed septic tank system, with waste collected regularly by a licensed contractor through a pump-out service. The system is fully enclosed and designed to prevent leaks or overflows, including during flood events, ensuring no discharge to the surrounding environment.
General Development Requirements • *No building or work (including land filling, fencing, excavation) shall be permitted on flood affected land where in the opinion of Council, such building or work will obstruct the movement of floodwater or cause concentration or diversion of floodwaters.* • *A survey plan prepared by a registered surveyor showing existing ground levels, finished ground levels, finished floor levels, flood levels and location of existing/proposed buildings and safe evacuation path on the site relative to AHD.* • *This information must be supplied for development within the FPA.*	The proposed poultry sheds will be prefabricated structures installed on concrete slabs within the existing developed area of the site. These works are limited in scale and will not alter the natural flow of floodwaters. Therefore, the development will not obstruct, concentrate, or divert floodwaters and complies with the relevant floodplain development controls. A site layout with all required information is prepared by Pagano Architects Pty Limited and provided in Attachment 3 of the EIS.

Development Controls	Comments
General Development below the 1% AEP flood level • *For any part of a building (new works) below the 1% AEP flood level, structural design must be in accordance with the NCC flood requirements. The "Flood Hazard Area" is the FPA. The "defined flood event" is the 1% AEP event. The "flood hazard level" is the FPL.* • *Development must be designed in accordance with the Australian Building Codes Board Standard -* • *Construction of Buildings in Flood Hazards.* • *All materials used in construction shall be flood compatible.*	The development will be designed in accordance with the Australian Building Codes Board Standard – Construction of Buildings in Flood Hazard Areas. Furthermore, all construction materials selected for the project will be flood-compatible to ensure structural resilience and compliance with applicable standards.
Residential Development • *Floor levels of all habitable rooms, or rooms with connection to sewer infrastructure shall not be less than the flood planning level.* • *Upon completion and prior to the occupation (where relevant), a certificate by a registered surveyor showing the finished ground and floor levels conform to approved design levels shall be submitted to Council.* • *Additions to existing buildings below the FPA will only be permitted, with limitations, as follows:* ▸ *where the floor level of the proposed addition is located below the FPL the maximum increase in floor area is not to exceed 10% of the floor area of the existing dwelling; or* ▸ *where the floor level of the proposed addition is located above FPL but safe access is not available the increase in habitable floor space shall not exceed 100m2.* • *Where additions are more than 0.5m below the FPL Council must be satisfied that the addition will not increase risk to inhabitants in the event of a flood.* • *Rebuilding part of a dwelling may be permitted provided the building maintains the same dimensions which result in the same impact on flood behaviour.*	Not Applicable
Commercial/Retail/ Industrial Development *Development shall incorporate measures to seal or flood proof buildings, to avoid activities or fittings susceptible to flood damage, or to store the contents of buildings above the 1% AEP level.*	Due to the limited available information, the flood level for the site is unknown. According to Figure 6-4, the proposed shed locations are not situated within areas subject to flooding. However, the sheds will be constructed at an elevated level to minimise potential flood impact.

Development Controls	Comments
Subdivision *Residential subdivision will not be permitted where any lot to be created will be fully inundated by a 1% AEP event and the creation of such lot will create the potential for increased intensity of development within the flood planning area.*	Not Applicable
Landfilling • *Landfilling is not permitted within the floodway.* • *The volume of flood storage must be maintained when filling in the flood storage.* • *Land filling proposals are to demonstrate consideration of AS3798 .* • *Survey plan prepared by a registered surveyor is required, showing the contour levels of natural surface, any existing fill and the designed contour levels for the finished work.* • *A report certified by a consulting engineer is required to detail the impact of the proposed fill on adjoining properties and, where levee banks are proposed, and the methods of internal drainage.* • *Applications shall be accompanied by a construction management plan to show* ▸ *source of fill, including contamination assessment* ▸ *an assessment of the impact of haulage vehicles on roads* ▸ *precondition report of all haulage routes* ▸ *details of method of compaction of fill and associated impacts: control of dust, sedimentation, water quality impacts, noise and vibration* ▸ *contingency for containment of fill in the event of a flood during placement*	Not Applicable
Non-residential rural buildings • *Not permitted in "floodways".* • *Floor areas shall be located no lower than 0.5 m below the FPL unless there are no alternative practical sites, in which case the building or structure must be designed to withstand the force of flowing floodwaters, including debris and buoyancy forces as appropriate and has been designed in accordance with the Australian Building Codes Board Standard - Construction of Buildings in Flood Hazards*	The proposed sheds are not in floodways (refer to Figure 6-4). The design of the structures will incorporate flood-resilient features to withstand the forces associated with flowing floodwaters, including debris impact and buoyancy forces. All structural elements will be engineered in compliance with the Australian Building Codes Board (ABCB) Standard for Construction of Buildings in Flood Hazard Areas to ensure safety and durability during flood events.

The construction activity associated with the proposed development is minimal and primarily involves the installation of concrete slabs, followed by the placement of prefabricated structures. As minimal earthwork is required to enable slab construction, the proposed development will not alter existing ground levels or surface water flow patterns. Consequently, it will have no impact on flood behaviour in the area.

Flooding can severely impact poultry farms by causing mortality among birds, damaging infrastructure, disrupting supply chains, and potentially impacting water quality and disease outbreaks. Floodwaters can restrict access to sheds, and floodwaters can impact stocking densities, according to the NSW Department of Primary Industries.

To minimize flood risks, the development should incorporate mitigation measures such as:

- An adequate drainage system is the most common planned response to reduce flood risks on farmed land;
- Limit water ponding and pooling, as recommended by the NSW Department of Primary Industries;
- Raising finished floor levels of structures above the designated Flood Planning Level; and
- Use durable, flood-resistant materials and construction techniques for all buildings and structures.

6.5 NOISE AMENITY

As the site is located in a rural area with minimal industry and sporadic residences, the ambient noise levels are low. No background monitoring was undertaken for this site as it is not necessary for this project. Instead, the minimum RBLs presented in the Noise Policy for Industry 2017 have been assumed as they will provide conservative criterion for the site. Further details are provided in Section 8.2.

6.5.1 Noise Enhancing Meteorological Conditions

The full Noise Impact Assessment (Appendix 2) assessed whether wind and temperature inversions are considered to be a feature of the area with the following conclusions:

- Because there are seven (7) instances, where more than 30% of wind speeds are less than 3 m/s in the plus and minus 45 degree arc from source to receiver. Therefore, worst case 3 m/s source-to-receiver winds have been included in the assessment.
- The analysis conducted on the 2024 weather data highlighted that during winter 31.47% of the nights presented temperature inversion conditions. Therefore, temperature inversion effects have included in the noise impact assessment.

The following conditions will be considered in this noise impact assessment considered:

- Neutral Weather Conditions;
- Wind Affected Conditions; and
- Temperature Inversion.

Details of the considered meteorological conditions have been displayed in Table 6-3.

Table 6-3: Meteorological Conditions Assessed in Noise Propagation Modelling

Classification	Ambient Temp.	Ambient Humidity	Wind Speed	Wind Direction (blowing from)	Temperature Inversion	Affected Receiver	Applicability
Neutral	10 °C	70%	-	-	No	All	All periods
Wind Enhancing	10 °C	70%	3 m/s	Source to receiver	No	R1, R6, R8	All periods
Temp. Inversion	10 °C	70%	2 m/s	Source to receiver	Yes	All	Night

6.6 Background Air Quality

Background air quality parameters were obtained from the closest NSW OEH ambient air monitoring station located at Tamworth, approximately 27.7 km south-east of the subject site. The relevant assessable pollutant parameters available from the monitoring station are PM_{10} and $PM_{2.5}$ levels for 2023. Levels of background dust (PM_{10} and $PM_{2.5}$) are approximately 80% of the criteria, indicating a moderate amount of dust in the area. A summary of the background data is provided in Table 6-4.

Table 6-4: Adopted Particulate Matter Background Levels for Assessment

Pollutant	Averaging Period	Concentration (µg/m³)
Total Suspended Particulates (TSP)	Annual	29.6
PM_{10}	24-Hours	40.4
	Annual	15.1
$PM_{2.5}$	24-Hours	23.4
	Annual	6.6

Using the worst-case particle size distribution data provided by the U.S. Environmental Protection Agency (USEPA) AP-42 Emissions Database, a PM_{10}-to-TSP ratio of 0.51 was used to estimate the TSP background concentration level of 29.6 µg/m³ for an annual averaging period.

6.7 Climate

This section provides background information on the meteorological conditions of the existing area surrounding the proposed development. The referenced meteorological information for rainfall and temperature has been sourced from the Bureau of Meteorology (BoM) monitoring station at Tamworth Airport AWS, Station No. 055325. This station is located approximately 29 km east of the subject site and is considered suitable for reference to general climate conditions in the local area. Note: The Air Quality Impact Assessment includes a detailed assessment of representative meteorological conditions utilising weather data from WRF meteorological model and compares it to weather data from a weather station at a nearby farm.

6.7.1 Temperature

At Tamworth Airport AWS, the annual mean maximum temperature is 25.0^0 and the annual mean minimum temperature is 9.8^0. The hottest month is January with an average of 33.0^0 and coldest is July with an average of 2.3^0). This data is shown in Table 6-5.

Table 6-5: Temperature Statistics at Tamworth Airport AWS

Months / Parameter	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean Maximum Temperature (ºC)	33.0	31.7	29.4	25.4	20.8	17.0	16.5	18.6	22.1	25.7	28.6	30.9	25.0
Mean Minimum Temperature (ºC)	17.7	16.9	14.5	10.0	5.9	3.6	2.3	2.9	5.8	9.7	13.3	15.6	9.8

Source: Bureau of Meteorology, 2025
Note: Statistics are based on data collected from the Year 1992 to 2025

6.7.2 Rainfall

Rainfall data from Tamworth Airport AWS shows the mean annual rainfall of 653.1 mm, with a monthly mean of 54.4 mm. December is the wettest month, having a mean rainfall of 70.3 mm, while the driest month is April, which has a mean of 28.4 mm. The mean annual number of rainy days (i.e. days with rain above 1.0 mm) is calculated as 60.9 days. This data is shown in Table 6-6 below.

Table 6-6: Rainfall Statistics – Tamworth Airport AWS

Months / Parameter	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean Rainfall (mm)	61.5	70.4	64.2	28.4	29.4	54.8	40.9	39.4	45.4	57.7	83.1	77.1	653.1
Decile 5 (Median) Rainfall (mm)	55.6	56.0	52.7	19.0	26.4	46.4	32.7	34.4	35.3	53.2	69.4	70.3	551.4
Mean No. of Days of Rain ≥ 1 mm	5.4	5.7	5.4	2.9	3.4	5.3	5.0	4.2	4.7	5.6	7.0	6.3	60.9

Source: Bureau of Meteorology, 2025
Note: Statistics are based on data collected from the Year 1993 to 2025
Note: Red indicates maximum values, whereas blue indicates minimum values

6.7.3 Wind

Seasonal wind rose plots representing the annual frequency of wind speed and direction for the subject site were created using Tamworth Airport AWS 2021 data. Trends in wind speed and direction are described in detail below and wind rose plots have been included in Figure 6-5 below. The data showed annual average wind speeds of 3.30 m/s and a calms (< 0.5 m/s) frequency of 2.63%. Annual winds from the south were found to be dominant and were present at a frequency of approximately 38%.

The summer wind speed was estimated to be at 3.54 m/s, with a calms frequency of 2.13%. Southerly winds were found to be the most dominant followed by those from the north west at frequencies of ~33% and ~15% respectively.

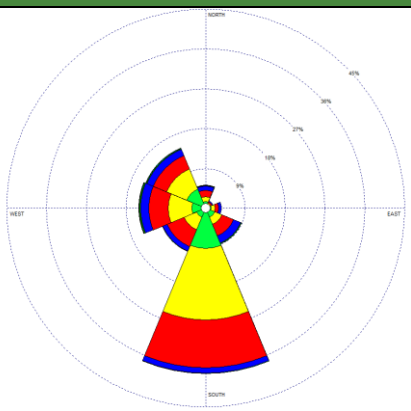
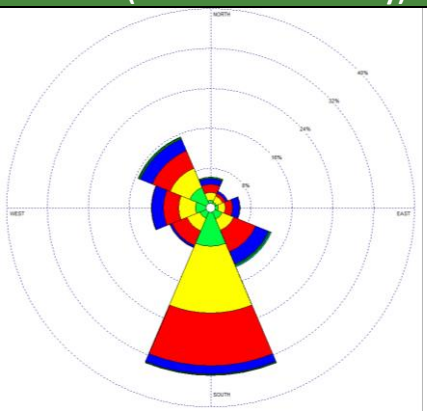
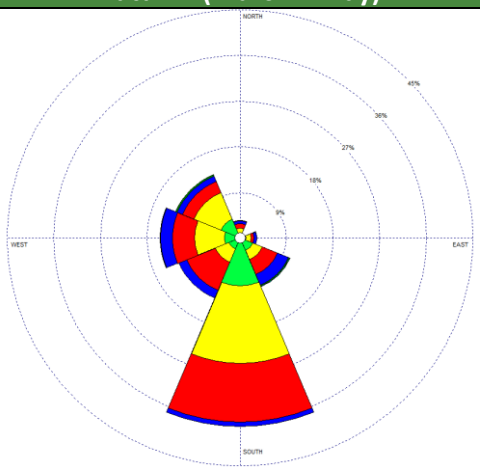
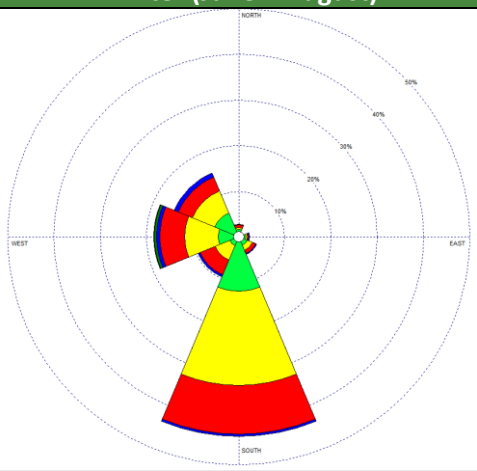
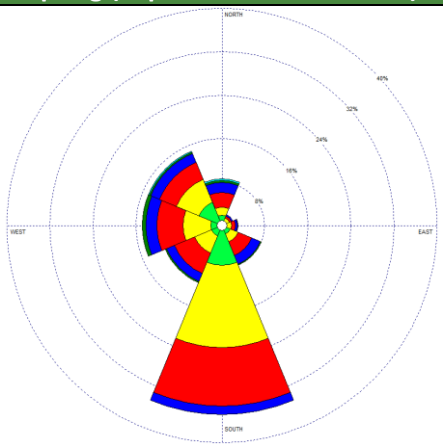
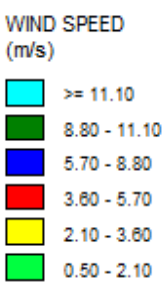
In autumn, southern winds were dominant at ~37%, followed by westerly winds at a frequency of approximately 15%. The average autumn wind speed was 3.27 m/s with a calms frequency of 2.90%.

The winter season data also showed the prevalence of winds from the south, west and north-west directions at approximate frequencies of 44%, 19% and 17%. The average winter wind speed was 2.84 m/s with a calms frequency of 3.13%.

In the spring time, average wind speeds of 3.57 m/s were estimated. Dominant winds were from the south (~34%), west (~15%), north-west (~15%) and the spring calms frequency was 2.34%.

Note: Calms are defined as wind events that occur at a wind speed of equal to or less than 0.5 m/s.

Figure 6-5: Wind Rose Plots for the site specific meteorological data from Lakes Environmental WRF data

All Seasons	Summer (December – February)
	
Average Wind Speed: 3.30 m/s Calms Frequency: 2.63% Axis Frequencies: 9%, 18%, 27%, 36%, 45%	Average Wind Speed: 3.54 m/s Calms Frequency: 2.13 % Axis Frequencies: 8%, 16%, 24%, 32%, 40%
Autumn (March – May)	**Winter (June – August)**
	
Average Wind Speed: 3.27 m/s Calms Frequency: 2.90 % Axis Frequencies: 9%, 18%, 27%, 36%, 45%	Average Wind Speed: 2.84 m/s Calms Frequency: 3.13 % Axis Frequencies: 10%, 20%, 30%, 40%, 50%
Spring (September – November)	**Legend**
	
Average Wind Speed: 3.57 m/s Calms Frequency: 2.34 % Axis Frequencies: 8%, 16%, 24%, 32%, 40%	

6.8 HERITAGE

A search for heritage places and items was conducted on 01/05/2025 via the OE&H State Heritage Inventory, an online heritage database which includes listings from Aboriginal Places, State Heritage Register, Interim Heritage Orders, State Agency Heritage Registers and Local Environmental Plans.

The subject land does not contain and is not in the vicinity of any Aboriginal Places and State Heritage Register items; it is also not affected by an Interim Heritage Order under the provisions of the NSW Heritage Act 1977.

A search of the AHIMs database was undertaken on the 08/03/2025. No heritage items were returned from this search. Search results are provided in Attachment 5 of Appendix 6 (PSI).

7. ANIMAL WELFARE, BIOSECURITY, DISEASE MANAGEMENT AND FOOD SAFETY

This section details of how the proposed development would comply with relevant codes of practice and guidelines including:

Animal Welfare and Husbandry
Model Code of Practice for the Welfare of Animals – Domestic Poultry (SCARM 83)
Standing Committee on Agriculture and Resource Management (SCARM)
4th Edition, 2002
ISBN: 0 642 58308 9
Type: National Code of Practice

Australian Animal Welfare Standards and Guidelines for Poultry
Animal Health Australia (AHA), 2022
Type: National standards (not yet mandatory in all states)

Approved Farming Scheme Standards for Meat Chickens
Royal Society for the Prevention of Cruelty to Animals (RSPCA) Australia
Version 1.1, August 2020
Type: National guideline

Chicken Facility Standard Barn Sheds New Building Projects (June 2024)
Baiada Poultry
Version 1, June 2024
Type: National standard

Biosecurity and Disease Management
National Farm Biosecurity Manual – Poultry Production
Animal Health Australia (AHA)
Revised Edition, 2010
ISBN: 978-1-921958-13-5
Type: National guideline

Biosecurity Act 2015 (NSW)
NSW Government
Commenced: 1 July 2017
Type: Legislation

Biosecurity Regulation 2017 (NSW)
NSW Government
Supporting regulation to the Biosecurity Act
Type: Legislation

Emergency Disease Response and Disposal
AUSVETPLAN – Disposal Operational Manual (Version 5)
Animal Health Australia (AHA)
2021
Type: National emergency response plan manual

AUSVETPLAN – Decontamination Manual (Edition 3)
Animal Health Australia (AHA)
2022
Type: National emergency response plan manual

Emergency Animal Disease Response Agreement (EADRA)
Animal Health Australia (AHA)
Signed 2002, updated regularly
Type: National cost-sharing and response protocol

NSW DPI Emergency Animal Disease Response Plan (EADRP)
NSW Department of Primary Industries
Customised NSW response framework (internal versioning)
Type: State-specific emergency plan

NSW DPI Animal carcass disposal
NSW Department of Primary Industries 2021
Type: Publication

This section presents details of all disease control measures a detailed description of the contingency measures that would be implemented for the mass disposal of livestock in the event of disease outbreak.

7.1 ANIMAL WELFARE

The following table presents a summary the animal welfare provisions and compliance. This section references to the supplier requirements placed on the grower provided in Attachment 11, Baiada Poultry's Chicken Facility Standard Barn Sheds New Building Projects (June 2024).

Table 7-1: Animal Welfare Provisions Summary

Animal Welfare Provision	Corresponding Facility Standard Compliance
1. Adequate space per bird	Placement based on a maximum of 34 birds/m², in line with commercial industry welfare expectations.
2. Shelter and Protection from Weather	Solid-sided, insulated, tunnel-ventilated sheds (A4–A6, B1–B10), with temperature regulation and backup systems.
3. Environmental Control (Temp, Humidity, Ventilation)	Automated ventilation and cooling systems (B1–B12), air speed requirements met, and backup generator systems included (K1–K13).
4. Lighting Programs	Dimmable LED lights with programmable dawn–dusk systems (G1–G4) meeting intensity and photoperiod welfare standards.
5. Clean Water Supply	Nipple drinker systems with sanitation, backup supply, alarms and proper spacing (F1–F13).
6. Feed Access	Feed pans providing minimum 0.5 cm/bird, spacing ≤2.5 m, automatic feeding timers (E1–E10).

7. Bedding and Flooring	Concrete floors with appropriate drainage and camber (A7), bedding stored separately in sealed, pest-proof structures (A16).
8. Disease Prevention & Biosecurity	Biosecurity protocols (A15, F7-F8, F10, I1–I13) include fencing, surveillance, wheel wash, bird-proofing, sanitiser, rodent control, dead bird freezer.
9. Minimising Injury / Aggression	Migration fences and feeder/drinker distribution reduce competition and aggression (B12, E2, F4).
10. Handling & Catching Welfare	Smooth entrances, designated pickup zones, blackout tunnels for calm catching (H1–H5).
11. Emergency Systems	Multiple backup systems for power, temperature, water, alarms, and communication (K1–K13).
12. Staff Access & Hygiene Facilities	Separate amenities, change and shower areas, boot scrapers, hand sanitiser at shed entrances (I12–I13).
13. Protection from Wild Animals	Full animal and wild bird proofing of sheds and feed/bedding storage (A11, A16, I5, I10)

The proposed development incorporates the design and operational elements required to align with the animal welfare standards set out in:

- Model Code of Practice for the Welfare of Animals – Domestic Poultry (SCARM 83)
- National Farm Biosecurity Manual – Poultry Production
- RSPCA Approved Farming Scheme for Meat Chickens
- Australian Animal Welfare Standards and Guidelines – Poultry
- Baiada Poultry's Chicken Facility Standard Barn Sheds New Building Projects (June 2024)

All provisions relating to environmental control, feeding and watering systems, space allowances, biosecurity, handling, and housing design are addressed in this facility standard.

7.2 Disease Control Measures

This poultry farm expansion has been designed to meet or exceed all relevant biosecurity and animal health standards, in alignment with the Model Code of Practice for the Welfare of Animals – Domestic Poultry, the National Farm Biosecurity Manual – Poultry Production, and relevant NSW legislative and industry guidelines. The following comprehensive disease control measures are either already in place or will be implemented as part of the proposed new sheds.

7.2.1 Facility Design and Infrastructure Measures

The existing farm infrastructure has been developed to minimise disease risks through best-practice design. The new sheds will continue this approach through the following features:

- Biosecurity-Compliant Construction: The new sheds will be constructed in accordance with the Baiada Poultry's Chicken Facility Standard Barn Sheds New Building Projects (June 2024), incorporating solid-sided, tunnel-ventilated structures with air-tight seals to a minimum static pressure of 30 Pascal at 20,000 cfm extraction (with inlets closed). Internal surfaces will be smooth to enable effective cleaning and airflow.

- Rodent and Bird Exclusion: All buildings, including feed storage and bedding facilities, will be wild bird and rodent proof, preventing ingress of disease vectors.
- Drainage and Flooring: Shed floors will be concrete with appropriate side camber and integrated drainage points to prevent the accumulation of water. Drainage between sheds has been designed to prevent pooling or stagnation of water.
- Bedding Storage: Bedding materials are currently stored in a sealed, rodent- and wild-bird-proof facility located outside the production area, and this system will continue to be used for the new sheds.

7.2.2 Environmental and Ventilation Controls

To reduce the risk of disease from environmental stress:

- The new sheds will include fully automated ventilation systems capable of maintaining minimum and tunnel ventilation modes, with backup manual override. These systems will regulate humidity, air quality, and temperature, reducing stress-induced susceptibility to disease.
- High-efficiency evaporative cooling systems will be installed, with cool pads, mini-vents, and high-speed fans providing complete air exchange at a minimum of once per minute.
- All ventilation systems will be fitted with high and low static pressure alarms, as well as temperature alarms, to ensure consistent climate control.

7.2.3 Brooding and Chick Placement

- Brood areas in the new sheds will maintain optimal temperatures at all times through evenly distributed heaters and well-constructed curtains or whole-shed brooding capacity. These systems are critical for chick health and immunity development.
- Solid barriers will be installed to restrict day-old chick access to hazardous areas during placement.

7.2.4 Feed and Water Systems

- Feed will be stored in well-maintained, sealed silos with breather systems and blower tubes. Each set of silos is equipped with spill response kits (shovel, broom, 140 L bin).
- Feed pans and drinker lines will be positioned to ensure birds are never more than 2.5 m from food or water, reducing crowding and the spread of disease.
- All water supplied to the sheds is potable and treated in accordance with the Baiada Poultry's Chicken Facility Standard Barn Sheds New Building Projects (June 2024). Farms supplied by surface water have a dual disinfection system that can operate independently if needed. A 72-hour reserve water supply is maintained for both drinking and cooling purposes.
- Drinker lines are flushed regularly, and water meters and flow alarms are installed to detect anomalies that may signal equipment or health issues.

7.2.5 Farm-Wide Biosecurity Measures

Comprehensive biosecurity systems are currently in place across the farm and will be extended to the expansion area. These include:

- Controlled Entry: The farm is secured with lockable perimeter fencing and a fully automated gate operated by unique access codes. Visitors are required to park outside the production area and register in a dedicated logbook housed in a weatherproof cabinet.

- Access Hygiene: Hand sanitiser stations, footbaths, and boot scrapers are installed at the entry to each shed. Separate amenities and change areas, including showers, are available for staff and visitors.
- Wheel Wash and Surveillance: A 4-metre full-body wash system for cars and trucks, along with an automatic wheel wash station, is operational at the entrance to the production area to maintain strict biosecurity standards. Surveillance cameras and motion sensors are installed at all entry and exit points, with clear signage advising of their presence.
- Rodent Control: A three-tier rodent baiting system is in place, with bait stations positioned internally, along external shed walls, and around the perimeter of the production area, at intervals of no more than 10 m.
- Dead Bird Management: Mortalities are stored in a dedicated -20°C freezer located outside the production area and capable of holding at least three days of mortality. This prevents carcass putrefaction and associated disease risks.

7.2.6 Emergency Systems and Disease Response Preparedness

To mitigate risks during equipment failure or disease outbreaks:

- A backup generator, capable of powering all fans and cooling systems under full load for 48 hours, is installed and regularly maintained. It includes an automatic start feature and is housed in a weatherproof shelter.
- All sheds will be equipped with independent alarm systems to monitor temperature, pressure, and power status. Alarms will be connected to mobile communication devices for immediate response.
- Medication tanks (1,000–2,000 L) are installed to facilitate controlled in-shed delivery of veterinary treatments and vaccinations.

The disease control measures outlined above demonstrate the high level of preparedness and compliance of the poultry farm with all current animal health and biosecurity standards. The infrastructure and operations of the proposed sheds will be integrated seamlessly with the existing systems, ensuring effective disease risk management across the entire farm.

7.3 Contingency Measures for Mass Disposal

In the event of a notifiable disease outbreak requiring the depopulation of birds, such as Highly Pathogenic Avian Influenza (HPAI) or Newcastle Disease, the proponent has developed a contingency plan to manage the mass disposal of poultry in accordance with national and state biosecurity standards.

The following measures will be implemented to ensure effective, safe, and environmentally responsible disposal of affected livestock:

7.3.1 Emergency Response Coordination

In the event of a disease outbreak:

The proponent will immediately notify the NSW Department of Primary Industries and Regional Development (DPIRD), Local Land Services (LLS), and other relevant authorities.
The farm will implement the relevant procedures outlined in:

- AUSVETPLAN – Disposal Operational Manual (Version 5, Animal Health Australia, 2021)
- NSW DPI Emergency Animal Disease Response Plan (EADRP)

- Emergency Animal Disease Response Agreement (EADRA)

These documents form the basis for coordinated national response to emergency animal disease incidents.

7.3.2 Quarantine and Depopulation

The affected sheds or the entire farm, if required, will be placed under quarantine.

Depopulation of birds will be undertaken in a humane and biosecure manner, consistent with RSPCA and Model Code of Practice for the Welfare of Animals – Domestic Poultry standards.

Personnel will be equipped with appropriate personal protective equipment (PPE) and follow strict decontamination procedures to prevent disease spread.

7.3.3 Disposal Methodology

The preferred disposal methods, selected based on environmental suitability, volume, and biosecurity risk, include:

- On-Site Deep Burial (subject to approval by NSW EPA and geotechnical assessment) Burial pits will be constructed in line with the NSW EPA Guidelines for the On-Site Burial of Animals.
  - Sites will be located away from watercourses, flood-prone areas, and bores.
  - Liner and cover material will be used to prevent leachate migration and scavenger access.

- On-Site Composting
  - Where feasible, whole-bird composting will be implemented using carbon sources such as straw or wood shavings.
  - The composting process will follow AUSVETPLAN procedures, ensuring temperature and aeration parameters are maintained to promote pathogen breakdown.
  - Compost piles will be monitored and managed by trained personnel to ensure compliance and efficacy.

- Off-Site Disposal (as a contingency)

In the event that on-site methods are not feasible, carcasses will be transported to an EPA-licensed rendering facility or landfill.

Transport will be undertaken in sealed, leak-proof vehicles in accordance with NSW Biosecurity Regulation 2017.

The dead bird freezer currently on site (–20°C, 3-day capacity) will be used to temporarily store mortalities pending collection.

7.3.4 Decontamination and Site Remediation

Following disposal:

- Sheds, equipment, and operational areas will be thoroughly cleaned and disinfected under DPIRD supervision.
- Contaminated litter and bedding will be disposed of through composting, burial, or licensed off-site disposal.
- The site will be subject to inspection and testing before restocking is permitted.

7.3.5 Recordkeeping and Reporting

Detailed records will be maintained during all stages of the outbreak response, including:
- Mortality counts
- Disposal volumes and methods
- Leaning and decontamination procedures
- Personnel movements

These records will be provided to the NSW DPIRD and other regulatory bodies upon request.

7.3.6 Training and Preparedness

All farm staff are trained in biosecurity protocols and will receive refresher training on emergency disease response annually.

The contingency plan will be reviewed and updated regularly in consultation with local and state authorities.

The farm maintains contact with the Local Emergency Management Committee (LEMC) to ensure integration with regional emergency services if required.

7.4 FOOD SAFETY

7.4.1 Food Standards Australia New Zealand Act 1991

This act establishes the operation of the Food Standards Australia New Zealand (FSANZ) as the statutory authority for the development and maintenance of a safe food supply. The Act also outlines the function of FZANZ as a government agency. One of the functions of FSANZ is the development of food standards under the Australia New Zealand Food Standards Code (the Code), however it does not have enforcement powers – only state or territory government agencies and local councils are responsible for enforcing and interpreting the Code. The relevant standards have been addressed below.

7.4.1.1 Food Standards Code

Food Standards Australia New Zealand (FSANZ) is responsible for regulating the Australia New Zealand Food Standards Code, the over-arching standard for food safety in Australia. The Code is split into four sections:

- Introduction and standards that apply to all food
- Food standards
- Food safety standards
- Primary production standards

Chapter 2 Food standards Part 2.2 Meat eggs and fish contain the Standard 2.2.1 Meat and meat products. This standard applies to the contractors to which Wintergreen Farm supplies the birds and determines what is considered meat.

Chapter 3 Food Safety Standards contains the Standard 3.2.2 as mentioned within the Food Safety Regulation (9)(80). This standard applies to food businesses which sell food. The birds, while intended for consumption by humans, are not technically considered food at the stage the site contractors collect the birds. Nevertheless, the site complies with the following standards:

6 Food storage

(1) A food business must, when storing food, store the food in such a way that –

(a) it is protected from the likelihood of contamination; and

(b) the environmental conditions under which it is stored will not adversely affect the safety and suitability of the food.

(2) A food business must, when storing potentially hazardous food –

(a) store it under temperature control; and

(b) if it is food that is intended to be stored frozen, ensure the food remains frozen during storage.

7 Food processing

(1) A food business must –

(a) take all practicable measures to process only safe and suitable food; and

(b) when processing food –

(i) take all necessary steps to prevent the likelihood of food being contaminated; and

(ii) where a process step is needed to reduce to safe levels any pathogens that may be present in the food – use a process step that is reasonably known to achieve the microbiological safety of the food.

Comment: The site has been designed with animal welfare and disease control measures, as listed in section 7.2, which include biosecurity measures for employees and visitors, design of site to enclose birds and providing environmental and ventilation controls to ensure the birds are as comfortable and stress-free as possible.

Chapter 4 Primary production standards contain the Standards 4.1.1 Primary Production and Processing Standards – Preliminary Provisions and 4.2.2 Primary Production and Processing Standard for Poultry Meat (Australia only), as mentioned within the Food Safety Regulation 2015 Part (9)(80).

Standard 4.1.1 contains the following relevant provisions:

4 The general food safety management requirements

(1) Where a standard in this Chapter of the Code provides that a person or business is required to comply with the general food safety management requirements, that person or business must –

(a) have a food safety management statement; and

(b) operate according to its food safety management statement.

(2) A person or business required to comply with the food safety management requirements must also –

(a) systematically examine its operations to identify potential hazards and implement control measures to address those hazards; and
(b) have evidence to show that a systematic examination has been undertaken and that control measures for those identified hazards have been implemented; and
(c) verify the effectiveness of the control measures.

5 Food safety management statements
A food safety management statement is a statement which –
(a) has been approved or recognised by the authority; and
(b) is subject to ongoing verification activities by the business or person; and
(c) if required by the authority, is also subject to ongoing verification activities by the relevant authority; and
(d) sets out how the obligations imposed by this Chapter of the Code are to be, or are being, complied with.

Comment: In the the Standards:

- A primary producer is a business that grows and/or harvests leafy vegetables or melons.
- A primary processor is a business that does any of the following with leafy vegetables or melons: washing, trimming, sorting, sanitising, storing, combining, packing, and transporting between packhouses.

Therefore, the site is not required to have a Food Safety Management Statement. However, the site is required to utilise and maintain an Environmental Management Plan (EMP). This document details the necessary procedures and safeguards to effectively manage the on-site and off-site environmental impacts of the site operations. Environmental procedures include but are not limited to:

- Biosecurity and Disease Management;
- Dust and Odour management;
- Noise management;
- Stormwater management;
- Waste Management;
- On-site Traffic Management; and
- Regular Workplace Inspection.

The EMP identifies environmental legal requirements and identifies and assesses the risk of potential impacts based on the site activities. It is the guiding document to facilitate the implementation of environmental management at the site including specific objectives and targets for both the short and long term. A copy of this EMP will be available on site at all times. These procedures are to be reviewed annually or in line with new operational procedures.

Standard 4.2.2(1) has these definitions for poultry:

poultry *means chicken, turkey, duck, squab (pigeons), geese, pheasants, quail, guinea fowl, mutton, birds and other avian species (except ratites).*
poultry handler *means a person who handles or supervises the handling of poultry.*
poultry meat *means the parts of the poultry carcass intended for human consumption.*
poultry producer *means a business, enterprise or activity that involves –*
(a) growing; or
(b) live transporting; of poultry for human consumption.

> ***poultry processor*** *means a business, enterprise or activity that involves the processing or transporting of poultry product for human consumption.*
> ***poultry product*** *means the carcass of poultry, poultry meat or poultry meat product, as the case may be.*

Comment: The site is classed as a poultry producer.

From Division 2 – Primary production of poultry

> ***3 General food safety management***
> *(1) A poultry producer must systematically examine all of its primary production operations to identify potential hazards and implement control measures to address those hazards.*
> *(2) A poultry producer must also have evidence to show that a systematic examination has been undertaken and that control measures for those identified hazards have been implemented.*
> *(3) A poultry producer must operate according to a food safety management statement that sets out how the requirements of this Division are to be or are being complied with.*

Comment: Being a licenced development, the site is required to have an Environmental Management Plan (EMP). This document details the necessary procedures and safeguards to effectively manage the on-site and off-site environmental impacts of the site operations. Environmental procedures include but are not limited to:

- Biosecurity and Disease Management;
- Dust and Odour management;
- Noise management;
- Stormwater management;
- Waste Management;
- On-site Traffic Management; and
- Regular Workplace Inspection.

The EMP identifies environmental legal requirements and identifies and assesses the risk of potential impacts based on the site activities. It is the guiding document to facilitate the implementation of environmental management at the site including specific objectives and targets for both the short and long term. A copy of this EMP will be available on site at all times. These procedures are to be reviewed annually or in line with new operational procedures.

> ***4 Inputs***
> *A poultry producer must take all reasonable measures to ensure inputs do not make the poultry unsuitable.*

Comment: The site has been designed with animal welfare and disease control measures, as listed in section 7.2, which include biosecurity measures for employees and visitors, design of site to enclose birds and providing environmental and ventilation controls to ensure the birds are as comfortable and stress-free as possible.

> ***5 Waste disposal***
> *(1) A poultry producer must store, handle or dispose of waste in a manner that will not make the poultry unsuitable.*

(2) For subclause 5(1), waste includes sewage, waste water, litter, dead poultry and garbage.

Comment: A Waste Management Plan has been prepared and included as Attachment 3. This details the waste generated by the site, and methods of removal. Most waste is taken offsite to be recycled.

6 Health and hygiene requirements
(1) A poultry handler must exercise personal hygiene and health practices that do not make the poultry unsuitable.
(2) A poultry producer must take all reasonable measures to ensure that poultry handlers, personnel and visitors exercise personal hygiene and health practices that do not make the poultry unsuitable.

Comment: Site-wide biosecurity measures are in place to ensure that employees and visitors are clean when handling chickens, their feed and water or the sheds.

7 Skills and knowledge
A poultry producer must ensure that poultry handlers have –
(a) skills in food safety and food hygiene; and
(b) knowledge of food safety and food hygiene matters; commensurate with their work.

Comment: The EMP will have training for employees. This training needs to be renewed every 2 years.

8 Design, construction and maintenance of premises, equipment and transportation vehicles
A poultry producer must –
(a) ensure that premises, equipment and transportation vehicles are designed and constructed in a way that minimises the contamination of poultry, allows for effective cleaning and sanitisation and minimises the harbourage of pests and vermin; and
(b) keep premises, equipment and transportation vehicles effectively cleaned, sanitised and in good repair to ensure poultry is not made unsuitable.

Comment: The site has been designed with these principles in mind. See plans in Attachment 3 and section 7.2 for further details.

9 Traceability
A poultry producer must be able to identify the immediate recipient of the poultry handled by the poultry producer.

Comment: Within the WMP and EMP, procedures will be in place for recording information relating to truck movements of birds. Records are to be kept for a minimum of 6 years.

10 Sale or supply of poultry
A poultry producer must not sell or supply poultry for human consumption if the producer ought reasonably know or ought reasonably suspect that the poultry is unsuitable.

Comment: No diseased poultry will be sold. Site-wide biosecurity measures are in place to ensure that employees and visitors are clean when handling chickens, their feed and water or the sheds to minimise the risk of a disease outbreak and spread occurring onsite.

7.4.2 NSW Food Act 2003

Part 1(7) Meaning of "primary food production".

> ***7 Meaning of "primary food production"***
> *(1) In this Act, primary food production means the growing, raising, cultivation, picking, harvesting, collection or catching of food, and includes the following—*
> *(a) the transportation or delivery of food on, from or between the premises on which it was grown, raised, cultivated, picked, harvested, collected or caught,*
> *(b) the packing, treating (for example, washing) or storing of food on the premises on which it was grown, raised, cultivated, picked, harvested, collected or caught,*
> *(c) the storage of food in a silo that is not connected with a food processing operation and the transportation or delivery of food from, between or to such silos,*
> *(d) the sale of livestock at saleyards and the transportation of livestock to and from saleyards,*
> *(e) any other food production activity that is regulated by or under an Act prescribed by the regulations for the purposes of this subsection.*
> *(2) However, primary food production does not include—*
> *(a) any process involving the substantial transformation of food (for example, manufacturing or canning), regardless of whether the process is carried out on the premises on which the food was grown, cultivated, picked, harvested, collected or caught, or*
> *(b) the sale or service of food directly to the public, or*
> *(c) any other food production activity that is prescribed by the regulations for the purposes of this subsection.*

Comment: This definition applies to the site.

Part 1(9) Meaning of "unsuitable food".

> *(1) For the purposes of this Act, food is unsuitable if it is food that—*
> *(a) is damaged, deteriorated or perished to an extent that affects its reasonable intended use, or*
> *(b) contains any damaged, deteriorated or perished substance that affects its reasonable intended use, or*
> *(c) is the product of a diseased animal, or an animal that has died otherwise than by slaughter, and has not been declared by or under another Act to be safe for human consumption, or*
> *(d) contains a biological or chemical agent, or other matter or substance, that is foreign to the nature of the food.*
> *(2) However, food is not unsuitable for the purposes of this Act merely because—*
> *(a) at any particular time before it is sold for human consumption it contains an agricultural or veterinary chemical, or*

(b) when it is sold for human consumption it contains an agricultural or veterinary chemical, so long as it does not contain the chemical in an amount that contravenes the Food Standards Code, or

(c) it contains a metal or non-metal contaminant (within the meaning of the Food Standards Code) in an amount that does not contravene the permitted level for the contaminant as specified in the Food Standards Code, or

(d) it contains any matter or substance that is permitted by the Food Standards Code.

(3) In this section, slaughter of an animal includes the killing of an animal in the process of capturing, taking or harvesting it for the purposes of preparing it for use as food.

Comment: Diseased birds will not be sold onto the supplier. Site-wide biosecurity measures are in place to ensure that employees and visitors are clean when handling chickens, their feed and water or the sheds to minimise the risk of a disease outbreak and spread occurring onsite.

Division 2(21) Compliance with Food Standards code.

21 Compliance with Food Standards Code

(1) A person must comply with any requirement imposed on the person by a provision of the Food Standards Code in relation to the conduct of a food business or to food intended for sale or food for sale.

(2) A person must not sell any food that does not comply with a requirement of the Food Standards Code that relates to the food.

(3) A person must not sell or advertise for sale any food that is packaged or labelled in a manner that contravenes a provision of the Food Standards Code.

(4) A person must not sell or advertise for sale any food in a manner that contravenes a provision of the Food Standards Code.

(5) This section does not require compliance with a provision of the Food Standards Code in relation to the conduct of a food business that is primary food production unless a food safety scheme provides that the provision applies to the food business or to a class of food businesses that includes the food business concerned. Maximum penalty—500 penalty units in the case of an individual and 2,500 penalty units in the case of a corporation. Note— An offence against subsection (1)–(4) committed by a corporation is an executive liability offence attracting executive liability for a director or other person involved in the management of the corporation—see section 122.

Comment: The site will comply with the applicable standards within the Food Standards Code.

7.4.3 NSW Food Regulation 2015

Part 9 Meat Food Safety Scheme Division 1 Preliminary contains the relevant regulations relating to the site. A poultry farm is considered a meat business under the Food Regulation 2015 Part 9(79)(n). A poultry farm in the Regulation means any land or premises where birds (being poultry for human consumption) are grown but only if more than 100 such birds are being grown at any time. The proposed development is thus considered a poultry farm.

9(80)(a-c) state which food codes apply to the primary production of poultry, as follows:

- clause 4 of Standard 3.2.2, unless the food business is referred to in section 101 of the Act
- Standard 4.1.1
- clauses 1–10 of Standard 4.2.2 (as modified by this Part)

These three standards have been addressed in section 7.4.1.1 above.

8. ENVIRONMENTAL IMPACTS AND SAFEGUARDS

8.1 AIR QUALITY

An Air Quality Impact Assessment has been undertaken for the proposed development. A full copy of the AQIA is provided as Appendix 1.

TSP and PM_{10} emissions were modelled for the operation of the proposed resource recovery facility in accordance with the "*Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales*" (EPA 2022) and complied with the criteria at all sensitive receptors.

A 6 OU criterion has been adopted for the site as only two off-site receptors that are expected to experience odour units of approximately 2 OU. Predicted 99^{th} percentile concentrations comply with this criterion at all sensitive receptors with vegetative environmental buffers (VEB) in place.

This assessment finds that a vegetative environmental buffer (VEB) is required for compliance. Should the development site require further mitigation it is recommended that the level of reduction required is first assessed and then measures are applied in a staged approach and then reassessed for efficacy before applying further mitigation measures. As predicted 99th percentile concentrations comply with this criterion at all sensitive receptors with the vegetative environmental buffers (VEB) in place, no odour monitoring measures are considered warranted.

8.2 NOISE

A Noise Impact Assessment has been undertaken for the proposed development. A full copy of this report is provided as Appendix 2.

The nearest receivers and the noise generating activities have been identified. Noise criteria for the project have been formed, with assessment of the proposed site activities conducted against the NSW EPA Noise Policy for Industry (EPA, 2017), the NSW Road Noise Policy (DECCW, 2011) and Interim Construction Noise Guideline (DECC, 2009). Modelling of the activities was conducted using the noise modelling software SoundPlan 7.3.

Three operational scenarios including fan noise, feed delivery and bird pickup have been assessed. Operational noise levels in all three (3) scenarios are predicted to comply with the Noise Policy for Industry 2017 assessment Project Noise Trigger Levels at all receivers.

The generation of additional road traffic associated with the site's activities has been assessed and it was predicted to comply with the guidelines set out in the NSW Road Noise Policy.

Noise levels associated with construction are predicted to comply with the noise management level at all receivers and are well below the Interim Construction Noise Guideline's highly noise affected management level of 75 dB(A).

In the Transport for NSW Construction Noise Strategy document and Assessing Vibration – a Technical Guideline, construction equipment that may cause vibration impacts includes hydraulic hammers, vibratory pile drivers, pile boring, jackhammers, 'wacker packers', concrete vibrators, and pavement breakers, amongst other equipment. The construction work proposed would not use this type of equipment and is not expected to cause vibration impacts. The equipment

utilised for the sheds will not generate vibration impacts therefore a detailed Vibration Impact Assessment is therefore not considered warranted.

8.3 SOIL AND WATER

A soil and water assessment report has been undertaken and is provided in Appendix 5. A summary is provided below.

Site Characteristics and Development
The 215-hectare site consists of cleared rural land with existing poultry sheds and internal access roads. The site contains several minor creeks and earthen dams, with the nearest natural waterway being Sandy Creek, located approximately 200 m from the proposed development area. Topography slopes northeast, facilitating overland flow management.

Water Management and Flooding
The farm is licensed under the Namoi Alluvial Groundwater Sources 2020 and currently uses 36 ML of well water annually, increasing to 84 ML upon expansion. Stormwater runoff is internally managed using existing drainage lines and dams, with no off-site discharge proposed. Flooding risk is considered low, with the site situated above the 1% AEP flood level. The proposed poultry sheds will be constructed on elevated concrete slabs to avoid ingress of surface water.

Wastewater and Contamination
On-site wastewater from sheds is minimal and managed via evaporation or removal by licensed contractors. There is no on-site stockpiling of manure or mortalities. A preliminary site investigation found no evidence of significant soil contamination or acid sulfate soils, and a detailed site investigation was deemed unnecessary.

Soil and Erosion Risk
Local soils include deep Vertosols and Chromosols derived from andesitic colluvium. The site has a low risk of erosion due to its flat terrain and vegetated cover. Temporary erosion and sediment controls will be implemented during construction, including silt fences and vegetated buffer zones.

Safeguards and Monitoring
Mitigation measures include sealed storage areas, bunded fuel tanks, spill kits, and stormwater controls. A groundwater monitoring program is recommended to ensure sustainable well water use and to detect potential contamination from farm operations.

8.4 FLORA AND FAUNA

An Ecological Assessment Report has been undertaken and is provided in Appendix 9. A summary is provided below.

The area of vegetation within the development footprint is highly disturbed and consists of exotic grasses. The development will result in thirteen (13) trees being removed. These trees being 13x Eucalyptus Melliodora (Yellow Box). This equates to 0.2ha of native vegetation. One hollow bearing tree was recorded.

No evidence of koalas was found within the site; Also the recent BioNet Atlas has shown zero records of the species within a 10km radius of the site from 1986 to 2023. No primary feed trees

were recorded on the site i.e. Eucalyptus robusta (Swamp mahogany). Brief searches were undertaken at the base of all trees within the site, for indirect evidence (scats and scratch marks) and in the tree canopy, for direct sightings. No koala evidence was found on site.

Further, it is considered unlikely that the proposal will sever any existing wildlife corridor functionality across the site. Overall, it is considered that the area of vegetation to be removed would represent an insignificant portion of habitat due to the degraded nature of the site

Potential direct impacts to flora and fauna include:
- The loss of 3.5 ha of native vegetation
- The loss of 13 trees which could provide foraging habitat for some species
- Temporary disturbance to fauna during construction work.

Potential indirect impacts to flora and fauna include:
- Possible introduction or dispersal of invasive species (although it is noted that the site already weed species).
- Risk of runoff, erosion and sedimentation, during construction; and
- Long and short-term edge effects resulting from the clearing of vegetation (e.g. change in light filtration, increase in edge effect).

8.5 WASTE GENERATION AND MANAGEMENT

A Waste Management Report is provided in Appendix 3 which addresses the SEARS (1982) requirements.

The scope of this section is limited to the following objectives:

- Provide a description of the proposed activities;
- Compliance with legislation and policies that may apply to the development.
- Formalise waste handling, transfer and disposal activities associated with waste from the depot;
- To prevent inappropriate management of waste and associated risk of pollution of the environment;
- To facilitate waste minimisation entailing avoidance, reduction, reuse, recycling or treatment before disposal;
- To streamline waste segregation, storage, and disposal and promote resource recovery from waste;
- To contain, control and dispose of waste in accordance with the required waste management practices (e.g. waste segregation);
- To define responsibility for waste management at the various levels of operation associated with the maintenance activities;
- To provide a framework for the selection of waste management service providers in line with cradle to grave principles.

8.5.1 Relevant Legislation and Guidelines

The main legislation and guidelines that have been addressed in the writing of this report are:

- *Waste Classification Guidelines – Part 1: Classification of waste* (NSW EPA, 2014)*;*
- *Protection of the Environment Operations Act 1997;*

- *Protection of the Environment Operations (Waste) Regulation 2014;*
- *Waste Avoidance and Resource Recovery Act 2001; and*
- *Integrated Waste Management and Resource Recovery Strategy 2017*
- *NSW Waste and Sustainable Materials Strategy 2041*

8.5.1.1 Waste Classification Guidelines

In the NSW EPA *Waste Classification Guidelines* (2014), "waste" is described as:

> *a) any substance whether solid, liquid or gaseous that is discharged, emitted or deposited in the environment in such volume, constituency or manner as to cause an alteration in the environment; or*
> *b) any discarded, rejected, unwanted, surplus or abandoned substance; or*
> *c) any otherwise discarded, rejected, unwanted, surplus or abandoned substance intended for sale or for recycling, reprocessing, recovery or purification.*

All waste materials generated during operation must be classified into one of six different categories described in the *Waste Classification Guidelines* (see Table 8-1). Classification of waste enables the owner/generator to determine the appropriate handling, transport and, if necessary, disposal requirements.

Table 8-1: *Waste Classification Guidelines* Waste Classes

Class	Definitions/Examples
Special waste	• Clinical and related wastes**;** • Asbestos waste; • Waste tyres.
Liquid waste	• Waste that has an angle of repose <5 degrees; • Waste that becomes free flowing at or below 60°C. • Is not generally capable of being picked up by a spade or shovel.
Hazardous waste	• Waste with a pH ≤2 or ≥12.5; • Containers that have not been cleaned and contained dangerous goods within the meaning of the Transport of Dangerous Goods Code; • Lead-acid or nickel-cadmium batteries.
Restricted solid waste	• This type of waste is determined by chemical tests.
General solid waste (putrescible)	• Waste from litter bins collected by local councils; • Manure and night soil; • Food waste; • Animal waste; • Grit or screenings from sewage treatment systems that have been dewatered so that the grit of screenings do not contain free liquids.

Class	Definitions/Examples
General solid waste (non-putrescible)	• Glass, plastic, rubber, plasterboard, ceramic, bricks, concrete or metal; • Paper or cardboard; • Garden waste • Grit, sediment, litter and gross pollutants collected in, and removed from, stormwater treatment devices and/or stormwater management systems, that has been dewatered so that they do not contain free liquids; • Garden waste; • Wood waste; • Virgin excavated natural material.

Office and amenities waste falls under general solid waste (non-putrescible). Grease, oil, wastewater and the like fall under liquid waste. Grit/solids filtered from the wastewater/sewage stream will be classed as general solid waste (putrescible). Clinical/medical waste falls under special waste. Bedding materials as well as dead birds will be under General solid waste (putrescible).

8.5.1.2 Protection of the Environment Operations Act 1997

The *Protection of the Environment Operations Act 1997* (POEO Act) is the principal environmental protection legislation for NSW. It defines 'waste' for regulatory purposes and establishes management and licensing requirements for waste. It defines offences relating to waste and sets penalties.

Part 1 in Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act) lists premise-based activities that are scheduled activities and, as such, that require a licence under the Act. The proposed development incorporates the scheduled activities as defined by clause 22, and therefore, requires an EPL.

The site will exceed the threshold quantity in the clause table of bird accommodation capacity to accommodate more than 250,000 birds at any one time.

The POEO Act also establishes the ability to set various waste management requirements via the Protection of the Environment Operations (Waste) Regulation 2014, discussed below.

8.5.1.3 Protection of the Environment Operations (Waste) Regulation 2014

The *Protection of the Environment Operations (Waste) Regulation 2014* (Waste Regulation), identifies provisions relating to waste management and disposal.

Part 3, Clause 28 of the Waste Regulation states:

28 Waste and other materials transported from facility for use, recovery, recycling, processing or disposal

The occupier of a scheduled waste facility must record the following information in relation to each load of waste or other material transported from the facility for use, recovery, recycling, processing or disposal at another place
(a) the amount of any waste contained in the load, its waste type and (except where the waste is trackable liquid waste) its waste stream,
(b) the amount of any other material contained in the load and a description of the nature of that other material,
(c) the amount of any waste contained in the load that is spoil generated by dredging activities,
(d) if any of the waste in the load has been collected in accordance with a community service or activity, or arising from a biological outbreak or natural disaster, and been approved by the EPA for the purposes of clause 21

(i) the date of the approval and the code or number allocated by the EPA for the approval, and
(ii) the amount of that waste, and
(iii) particulars of the community service or activity, biological outbreak or natural disaster in respect of which the waste has been collected,

(d1) the amount of any waste contained in the load that is wholly or predominantly comprised of whale carcasses,
(e) the date and time the load is transported from the facility,
(f) the registration number of the vehicle used to transport the load,
(g) the name and address of the place to which the load is transported and the code or number of any environment protection licence for that place,
(h) in the case of waste or other material in the load that is removed from a stockpile required to have a unique identification number under clause 31(1)(a)—the unique identification number,
(i) in the case of an occupier who is required to pay contributions under section 88 of the Act—details of any recycling, mixing, blending or processing of any waste in the load, including the composition as a proportion of waste and other material in any waste-derived material in the load.

The proposed development would keep records of details of outgoing waste. Implementation of the procedure in Section 5 of this WMP would ensure record keeping requirements under this Part are met.

8.5.1.4 Waste Avoidance and Resource Recovery Act 2001

The *Waste Avoidance and Resource Recovery Act 2001* (WARR Act) promotes waste avoidance and resource recovery to achieve a continual reduction in waste generation. Among other miscellaneous provisions, the WARR Act sets out provisions for waste strategies and programs, and industry actions for waste reduction.

Waste minimisation and resource recovery would be practised as part of the main goals of the facility. Resource recovery practices implemented at the site are in accordance with the *NSW Waste and Sustainable Materials Strategy 2041 – Stage 1: 2021-2027*, which "focuses on the environmental benefits and economic opportunities in how we manage our waste."

The company would also follow the NSW EPA hierarchy of waste management for the management of wastes generated as a result of its ongoing operations.

8.5.1.4.1 NSW Waste Avoidance and Resource Recovery Strategy 2041 – Stage 1: 2021-2027

The proposed development will continue to support and remain consistent with a number of statutory policies including the "Waste Avoidance and Resource Recovery Act, 2001" (WARR Act) and the "NSW Waste and Sustainable Materials Strategy 2041 – Stage 1: 2021-2027". This strategy is a key policy tool under the WARR Act.

The proposed development will allow for resourceful reuse of materials offsite with the primary materials obtained. In line with the Strategy's most relevant targets, the site will:

- reduce total waste generated by 10% per person by 2030

Comment: This will be achieved through measures such as optimizing resource use, improving waste segregation and recycling, reducing packaging, and enhancing operational efficiency. Staff will be trained to support these initiatives.

- Phase out unnecessary and problematic plastics by 2025

Comment: This development promotes the reuse of plastics, allowing for an easier transition.

Waste minimisation and resource recovery would be practised as part of the company's commitment to the principles of Ecologically Sustainable Development (ESD) and the Waste Avoidance and Resource Recovery Act. Wintergreen Farm is committed to the reuse of materials in order to improve the economic efficiency of the process and the principles of the ESD.

8.5.2 Operational Waste

The following broad waste streams are anticipated from the operation of each of the shed in the proposed development:

- General Non-Recyclable Waste
- Recyclable Waste
- Chemical Containers
- Sewage
- Birds litter
- Routine Mortality Dead Birds
- Tyres
- Food and organic waste
- Used motor oil, air and oil filters and rags
- Batteries.

Table 8-2 shows waste streams, NSW EPA classification, estimated quantity and management methods.

Table 8-2: Waste Management – Operational Waste

Waste Type		Estimated Quantities Per 8 Weeks Cycle (Tonnes)	Tonnes per year	EPA Waste Classification[1]	Relevant Resource Recovery Order	Management
General waste	Cardboard and bulky cardboard boxes	0.03	0.2	General solid waste (non-putrescible)	-	Collected in bulk bins and removed by contractor
	Dead birds	31.35	200	General solid waste (putrescible)	-	Stored in sealed freezer and collected daily by contractor
	Poultry Litter	1393.2	8360	General solid waste (putrescible)	The manure order 2014	Removed after each batch, transported off-site as fertiliser
	Recyclable containers including glass and plastic bottles, aluminium cans and steel cans	0.07	0.4	General solid waste (non-putrescible)	-	Collected in recycling bins, contractor disposal
	Food waste	0.04	0.3	General solid waste (putrescible)	-	Placed in bins, regular contractor pickup
	Air-conditioning parts and filters	0	0	General solid (non-putrescible) waste	-	Replaced as needed during maintenance and disposed via general waste or recycled if possible.
	Recycle Plastic Drinkers/ Feeders	0.04	0.2	General solid (non-putrescible) waste	-	Sent for recycling
	Total	**1424.73**	**8,561**			
Medical waste	Any materials used for the vaccination/quarantine of chickens	0.1	0.6	Special waste	-	Stored in labelled bins and collected by licensed contractor
	Total	**0.1**	**0.6**			

Waste Type		Estimated Quantities Per 8 Weeks Cycle (Tonnes)	Tonnes per year	EPA Waste Classification[1]	Relevant Resource Recovery Order	Management
Waste water	Wash water from washing the chicken houses	40	240	Liquid waste	-	Due to the small amount of water used, most of it evaporates; however, any remaining runoff is directed into a dedicated water storage dam.
	Sewage (from staff amenities and residences)	1	6	Liquid waste	The biosolids order 2014	Pumped out by licensed contractor
	Total	**41**	**246**			
Chemicals	Oil and Diesel	0.05	0.3	Hazardous waste if containers used to store Dangerous Goods (Class 1, 3, 4, 5 or 8) and residues have not been removed by washing or vacuuming. General solid (non-putrescible) waste if containers cleaned by washing or vacuuming.	-	Stored and removed by licensed contractor
	Fuel container	0.02	0.1		-	Disposed by contractor or via DrumMUSTER
	Cleaning chemicals	0.06	0.4		-	Stored in bunded area; removed by contractor
	Total	**0.13**	0.8			
Hazardous waste	Light bulbs and fluorescent tubes	0.02	0.1	Hazardous waste	-	Stored and removed by licensed contractor
	Batteries	0	0.0	Hazardous waste	-	Stored securely and disposed as required
	Printer toners and ink cartridges	0	0.0	Hazardous waste	-	Recycled or sent to designated facility

Waste Type		Estimated Quantities Per 8 Weeks Cycle (Tonnes)	Tonnes per year	EPA Waste Classification[1]	Relevant Resource Recovery Order	Management
	Total	**0.02**	**0.1**			
Special waste	Tyres	0.05	0.3	Special waste	The recovered tyres order 2014	Stored and removed by tyre recycling contractor
	All waste total	**1466.03**	**8809**			

8.5.2.1 Demolition Waste

No demolition is required.

8.5.2.2 Construction Waste

Construction works would involve constructing additional sheds which will be included but not limited to site preparation and earthworks, steel framework erection, ventilation and cooling system integration and lighting installations. Additional infrastructure includes administration offices, storage buildings, quarantine areas and driveways.

Table 8-3: Expected Construction Waste

Waste Type	Estimated Maximum Quantity (tonnes)	EPA Waste Classification[1]	Management
Concrete	150	General solid waste (non-putrescible)	Placed in designated skip bin to be removed from site by a recycling contractor.
Excavation materials	400	General solid waste (non-putrescible)	These are cut and fill works. They will be deposited as necessary to level the site.
Metals	30	General solid waste (non-putrescible)	Placed in designated skip bin to be removed from site by a recycling contractor.
Timber	50	General solid waste (non-putrescible)	Placed in designated skip bin to be removed from site by a recycling contractor.

***Note**: [1] Waste classification according to Waste Classification Guidelines provided.*

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8.5.2.3 Waste Management

All expected wastes generated during construction works to be undertaken at the subject site will be either re-used on site or recycled/re-used offsite at licensed waste management facilities. Waste would be segregated on site into designated bins.

As the scale of construction work is minimal so, erosion and sediment controls would not need to be installed around the area.
Ongoing general office and amenities waste, as well as recyclable kitchen waste and office paper will be stored, until collection by waste contractors, in standard bins for general waste and recycling waste.

Spent litter will be trucked promptly off-site to be used as a fertiliser on rural properties. Apart from a small amount of spent litter to be used for composting, waste litter and manure would not

be stockpiled to reduce odour impacts and biosecurity risks. The use of spent litter (manure and spent bedding) for land application is permitted by The Manure Exemption (2014), under Part 9, Clauses 91 and 92 of *the Protection of the Environment Operations* [POEO] (Waste) Regulation 2014. Poultry litter will be transported with enclosed vehicles in accordance with *Regulation 292 of Road Rules Regulation (2014)* to prevent any spillage and emissions. Re-use of spent litter as a fertiliser and composting medium is consistent with the WARR Strategy.

Empty chemical containers will be disposed of either by a chemical supply company or the DrumMUSTER program. Using either waste depositary system, empty drums would be disposed of as per manufacturer's instruction.

Waste oil and diesel will be removed by contractors from site.
Daily bird mortalities will be collected at least once a day from each shed and will be stored in a fully sealed 20-foot freezer container. These will be picked up in a covered waste vehicle and taken to Ron Jones Haulage, a Baiada contractor daily.

Sewage generated by on-site staff amenities at the Wintergreen Farm will be connected to septic system and collected via a pump-out system by a licensed contractor on a regular basis.

Overall, waste management practices to be implemented at the subject site are considered adequate and, if undertaken correctly, would ensure that the proposed development is compliant with the *Protection of the Environment Operations Act 1997*, in particular, the proposed facility will have an environmental protection licence for the proposed activities (as per Section 48 of the POEO Act); it will not wilfully or negligently dispose of waste in a manner that harms or is likely to harm the environment (Section 115); and will not transport waste to a place that cannot lawfully be used as a waste facility for that waste, or cause or permit waste to be so transported (Section 143).

Management of waste on site will also follow the *Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities* (EPA December 2012) as it will include the following best practices:

- Ensuring waste is stored adequately and cannot escape receptacles/storage areas; and
- Ensuring easy access to each waste storage area for collection services.

Finally, a Waste Management Plan was required as part of SEARs 1982 and is provided as Appendix 5. The plan identifies the waste generated during construction and operational stages and the associated management of these wastes.

Additional recommendations for best practice waste management include the option of undertaking regular waste audits via workplace inspections. Voluntary audits would assist in ensuring that wastes are appropriately segregated, housekeeping and storage is adequate, and that records of waste management, transport and disposal are up to date and accurate.

8.6 HAZARDS AND RISKS

This section presents the hazards and risks associated with the proposed modifications.

8.6.1 Chemicals and Dangerous Goods Storage

Table 8-4: Chemicals and Dangerous Goods Storage

Chemical Name	Storage Type	Estimated Onsite Maximum Quantity (kg or Litres)	ADG Class
Biosolve HDD	20 L drums in lockable chemical shed	270 L	Non-Dangerous Good
Virkon S	20 L drums in lockable chemical shed	160 L	Non-Dangerous Good
LarvaBETA	1 L bottles in lockable chemical shed	12 L	Non-Dangerous Good
RoundUp	20 L drum in lockable chemical shed	20 L	Non-Dangerous Good
SureFire Block Baits	8 kg tubs in lockable chemical shed	16 kg	Non-Dangerous Good
Diesel	Self-bunded tanks	2,000 L	Non-Dangerous Good C1 – Combustible Liquid
Unleaded Petrol	Self-bunded tanks	2,000 L	Class 3 – Flammable Liquid PG II
LPG	80% full 8 x 7,500 L Bulk storage tanks	40,000 L	Class 2.1 – Flammable Gas

8.6.1.1 Preliminary Risk Screening

Dangerous Goods to be stored onsite have been assessed against the screening threshold limits outlined in SEPP (Resilience and Hazards) 2021 Chapter 3 – Hazardous and Offensive Development (formerly SEPP 33) and Applying SEPP 33, a guideline published by the Department of Planning, Housing and Infrastructure. This initial screening process determines whether the proposal is potentially hazardous, and provides guidance on the level of analysis that is required.

Table 8-5: SEPP 33 Preliminary Risk Screening

Class	Screening Threshold	Description	Site Specific Description	Quantity to be stored	Triggers SEPP 33
Class 1.1	Assessed by reference to figure 5 of applying SEPP 33	Explosives	None	None	No
Class 1.2	5 tonne or are located within 100 m of a residential area	Explosives	None	None	No

Class	Screening Threshold	Description	Site Specific Description	Quantity to be stored	Triggers SEPP 33
Class 1.3	10 tonne or are located within 100 m of a residential area	Explosives	None	None	No
Class 2.1	**(LPG only — not including automotive retail outlets[1])** 10 tonne or 16 m^3 if stored above ground 40 tonnes or 64 m^3 if stored underground or mounded	**Flammable Gases**	**8 x 7,500 L bulk above ground storage (80% full)**	**40,000 L**	**Yes**
	(Excluding LPG) Assessed by reference to figure 6 of applying SEPP 33	Flammable Gases Pressurised	None	None	No
	(Excluding LPG) Assessed by reference to figure 7 of applying SEPP 33	Flammable Gases liquified under pressure	None	None	No
Class 2.2	Not relevant	Non-flammable, non-toxic gases	None	None	Not relevant
Combustible Liquid C1	**Not relevant**	**Combustible liquid with flashpoint of 150°C or less**	**Diesel in steel tank**	**2,000 L**	**Not relevant**
Combustible Liquid C2	Not relevant	Combustible liquid with flashpoint exceeding 150°C	None	None	Not Applicable
Class 2.3	5 tonne	Anhydrous ammonia, kept in the same manner as for liquefied flammable gases and not kept for sale	None	None	No
	1 tonne	Chlorine and sulphur dioxide stored as liquefied gas in contains <100 kg	None	None	No
	2.5 tonne	Chlorine and sulphur dioxide stored as liquefied gas in containers >100 kg	None	None	No
	100 kg	Liquefied gas kept in or on premises	None	None	No
	100 kg	Other toxic gases	None	None	No

Class	Screening Threshold	Description	Site Specific Description	Quantity to be stored	Triggers SEPP 33
Class 3	**Assessed by reference to figures 8 & 9 of applying SEPP 33**	**Flammable liquids PG I, II and III**	**Unleaded petrol in steel tank**	**2,000 L**	**No**
Class 4.1	5 tonne	Flammable Solids	None	None	No
Class 4.2	1 tonne	Substances liable to spontaneous combustion	None	None	No
Class 4.3	1 tonne	Substances which, in contact with water, emit flammable gases	None	None	No
Class 5.1	25 tonne	Ammonium nitrate – high density fertiliser grade, kept on land zoned rural where rural industry is carried out, if the depot is at least 50 metres from the site boundary	None	None	No
	5 tonne	Oxidising substances, and ammonium nitrate elsewhere	None	None	No
	2.5 tonne	Dry pool chlorine — if at a dedicated pool supply shop, in containers	None	None	No
	1 tonne	Dry pool chlorine — if at a dedicated pool supply shop, in containers >30 kg	None	None	No
	5 tonne	Any other Class 5.1	None	None	No
Class 5.2	10 tonne	Organic peroxides	None	None	No
Class 6.1 PGI	0.5 tonne	Toxic substances	None	None	No
Class 6.1 PGII & III	2.5 tonne	Toxic substances	None	None	No
Class 6.2	0.5 tonne	Infectious substances, includes clinical waste	None	None	No
Class 7	All	Radioactive Material, should demonstrate compliance with Australian codes	None	None	No
Class 8 PGI	5 tonne	Corrosive substance	None	None	No
Class 8 PGII	25 tonne	Corrosive substance	Packages	None	No
Class 8 PGIII	50 tonne	Corrosive substance	Packages	None	No

The PHA is prepared on the basis of triggering the SEPP (Resilience and Hazards) 2021 Chapter 3 – Hazardous and Offensive Development threshold for Class 2.1 – Flammable Gases and is provided in Attachment 4.

As part of the PHA, the potential hazards associated with the operations or storage of materials have been identified and the hazards associated with the storage of LPG falls under the ALARP zone. This means that off-site risks may be significant but are likely to be well within the quantitative criteria. Therefore, a Level 2 Partially Quantitative Risk Assessment has been undertaken to determine the level of risk of the proposed development, in particular the storage of LPG, to its surroundings. The details are presented in 251021_PHA_Rev1. Consequence and frequency modelling found the worst-case LPG incident falls within the *negligible* societal risk zone. Also, identified risks are effectively mitigated through adherence to AS/NZS 1596:2014, appropriate separation distances, and emergency response procedures.

8.6.2 Bushfire Hazard

A bushfire assessment has been completed by Firebird ecoSultants Pty Ltd nd is provided as Appendix 8.
The Site has been mapped as Bush Fire Prone Land Map (BFPLM) by TRC. Bushfire prone land maps provide a trigger for the development assessment provisions and consideration of sites that are bushfire prone. The assessment aims to consider and assess the bushfire hazard and associated potential threats relevant to the proposal.
In accordance with PBP (RFS 2019), an assessment of the vegetation over a distance of 140m in all directions from the site was undertaken. Vegetation that may be considered a bushfire hazard was identified in all directions from the site.
Recommendations are provided with regard to fuel management, access, provision of emergency services, building protection and construction standards to facilitate an acceptable level of bushfire protection, these are:

- 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 laying shed 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

If the recommendations contained within this report are duly considered and incorporated, it is considered that the fire hazard present is containable to a level necessary to provide an adequate level of protection to life and property on the proposal for poultry broiler farm sheds.

9. SOCIAL IMPACTS AND SAFEGUARDS

The potential for adverse impacts on the social amenity of the area is primarily associated with those resulting from odour, dust, traffic impacts. In the context of this Development, social amenity (due to its location and land use characteristics) means the intrinsic value that residents place on the area, including rural character, peace and quiet, visual amenity and access to major facilities.

9.1 HUMAN HEALTH

The *Health Impact Assessment Guidelines* (enHealth, 2017) emphasize the importance of identifying potential health impacts—both positive and negative—early in the decision-making process.

Poultry farming creates conditions that support the growth and spread of various microorganisms, posing significant health risks to workers. These risks come primarily from organic dust, which contains bacteria, fungi, viruses, allergens, gases, and chemical residues. Long-term exposure can lead to respiratory illnesses like asthma, bronchitis, allergic alveolitis, and organic dust toxic syndrome (ODTS).
Viruses such as avian influenza (e.g., H5N1) can spread through air or direct contact with infected birds, with severe health outcomes, especially for workers in close contact with poultry.
Bacteria, including Gram-negative and Gram-positive types, are present in high concentrations in poultry houses. They can cause respiratory infections, allergic reactions, and diseases due to endotoxins and antibiotic resistance.
Fungi such as *Aspergillus* and *Penicillium* produce spores, allergens, and toxic substances like mycotoxins and VOCs, contributing to allergic and respiratory issues.
Overall, poultry workers face continuous exposure to biologically contaminated air, putting them at risk of serious health problems without appropriate protective measures (Cobo et al., 2022).

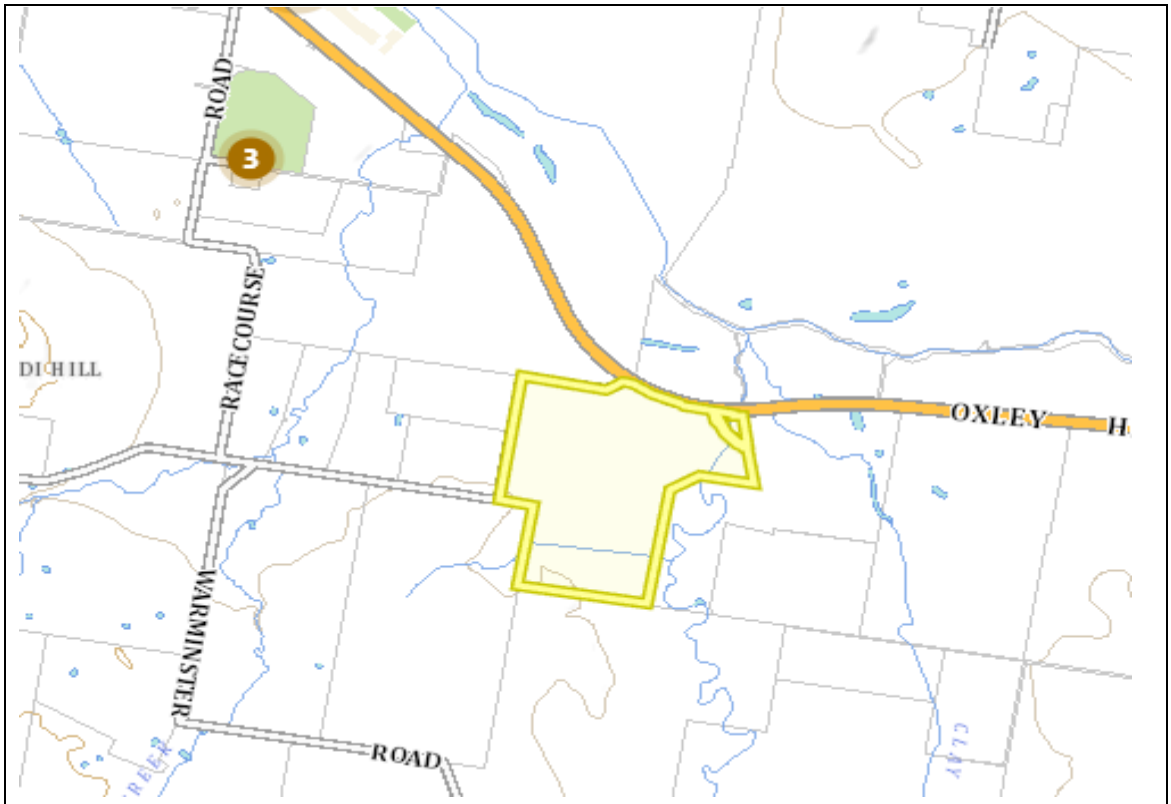
The proposed expansion to the existing poultry farm by implementing recommended mitigation and management measures will not result in any adverse health impacts on surrounding residential communities.

9.2 HERITAGE

9.2.1 General Heritage

A search for heritage places and items was conducted via the OE&H State Heritage Inventory, an online heritage database which includes listings from Aboriginal Places, State Heritage Register, Interim Heritage Orders, State Agency Heritage Registers and Local Environmental Plans. The site is not listed as being a heritage item or containing heritage items, and none are known to occur. The nearest heritage item is a Racecourse located approximately 3,396.22 m south-east from the site.

Figure 9-1: State Heritage Inventory



Source: hms.heritage.nsw.gov.au

↑N Not to scale	LEGEND: Heritage Item	Benbow Environmental 27-29 Sherwood St Northmead NSW 2152

9.2.2 Aboriginal Heritage

A heritage report has been prepared and is provided within Appendix 10. This report was a desktop study only, of information currently available of the potential heritage status for the site, particularly the existence of Aboriginal objects or Places within or near the proposed development area.

This report followed the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (published by DECCW in 2010). Although no Aboriginal objects or Aboriginal Places were identified, the existence of a potential scar tree within the proposed development area was located. It is an offence under NSW law to cause harm to Aboriginal heritage items.

This report provides two recommendations:

Firstly, an assessment of the potential scar tree, as identified in the proposed works area, is required to determine if it is an Aboriginal heritage item. Consultation has been undertaken with the Tamworth Local Aboriginal Land Council (TLALC) to ascertain whether the tree is of significance to Aboriginal people. A ranger from TLALC has agreed to come to site to confirm significance when available. Given the likelihood of its significance, protective fencing will be erected around the tree as shown in the architectural plans and the tree will be retained and preserved.

Secondly, it is recommended that an unexpected finds protocol should be implemented during the proposed works (as detailed in Section 6 of the report). The following of the protocol will minimise potential harm that may occur to potential Aboriginal object/s and is a legal defence if harm to an object occurs.

9.3 ROAD, TRAFFIC AND TRANSPORT

A Traffic Impact Assessment has been prepared by Motion Traffic Engineers Pty Ltd in relation to the proposed development. The report details the assessments undertaken to evaluate the impact of the proposal on the performance of the road network in the proximity of the subject site.

Based on the analysis and operational information presented in this report, overall, the existing road infrastructure is appropriate for rural industry operations and can accommodate the current scale of traffic generated by the poultry farm. Moreover, the additional trips generated by the proposed poultry farm expansion has minimal impact on the intersection performances in both AM and PM peak hours. The traffic impacts of the proposed poultry farm expansion are therefore considered acceptable.

10. CUMULATIVE IMPACTS AND SAFEGUARDS

Cumulative effects are changes to the environment that are caused by an action in combination with other past, present and future human actions (Hegmann et al. 1999). An assessment of cumulative effects considers the combined and incremental impacts of a proposed development with existing and future developments in mind.

There is no prescribed method to undertake a cumulative impact assessment as the approach is usually dependent on the nature and scale of the proposal. This cumulative impact assessment broadly follows the guiding principles of the "*Cumulative Effects Assessment Practitioners Guide",* prepared for the Canadian Environmental Assessment Agency (Hegmann et al. 1999).

This cumulative assessment considers the local impacts on potential land use, water, noise, air quality, traffic, flora and fauna, heritage, and visual impacts associated with the proposed development.

10.1 METHODOLOGY

Valued Ecosystem Components (VEC) were determined based on issues raised by Regulatory Authorities during the planning process and outcomes of assessments undertaken as part of the EIS.

Table 10-1 below, presents the VEC's and the related regional issues of concern and indicators. It has been used as a guide in assisting assessment of cumulative impacts.

Table 10-1: Valued Ecosystem Components

Environmental Component	Regional Issues of Concern	Indicators
Hazards and Risk	Potential hazards and risk are related to the storage of LPG and other chemicals on-site. An assessment of hazards and risks has been undertaken, and offsite impacts are not predicted.	Incident records.
Waste Management	Potential environmental and off-site impacts associated with the storage and handling of waste.	Waste data, waste classification, waste savings from recycling.
Traffic and Transport	Increased traffic in existing road network and the ability to support this increase. Traffic impacts at night.	Traffic volumes and noise levels.

Environmental Component	Regional Issues of Concern	Indicators
Soil and Water	Contamination of stormwater run-off with off-site impacts on nearby waterways and ultimately groundwater.	Visual changes in the water quality near the operational area discharge location. Minimal risk due to indoor operations.
Air Quality	The release of odour dust and particulates impacting nearby receptors.	Observable excessive odour emissions. Visual emissions, dust and particulate concentrations at sensitive receptors.
Noise and Vibration	Annoyance from residents from increased noise generated from site equipment and vehicle movements especially entering / exiting the Site (particularly at night).	Noise levels at sensitive receptors.
Flora and Fauna *(Biodiversity)*	Potential impacts on any existing Flora and Fauna.	It is unlikely to place any viable local populations / communities at risk of extinction due to the proposed expansion.
Visual	Visual impacts of the proposed site change from key residential areas.	There will be negligible change to the visual impact from residential areas.
Heritage	Potential impacts on any existing heritage items.	A potential scar tree is located adjacent to the proposed sheds. Protective fencing will be erected and the tree will be retained and preserved.

According to the above table, the following needs to be discussed further in relation to cumulative impacts:

- **Waste** – Management and storage of waste;
- **Air quality** – odour and dust;
- **Noise** – Noise levels at sensitive receptors;
- **Traffic and Transport** – traffic levels and volumes.

The above issues are discussed in Sections 10.4 and 10.5.

10.2 SURROUNDING LAND USES

The proposed increase in operational activities is at a site located with an existing poultry farm and direct access to Oxley Hwy.

Cumulative impacts associated with the proposed development and surrounding land uses listed above have been divided into biophysical and socio-economic impacts and presented in the following sections. Infrastructure requirements are also addressed.

10.3 INFRASTRUCTURE REQUIREMENTS

The Site is located in a well-established agricultural area. No significant infrastructure upgrades are required.

10.4 CUMULATIVE BIOPHYSICAL IMPACTS

10.4.1 Waste

The valued ecosystem components identified that in terms of waste management required for the proposed development, potential environmental and off-site impacts would be associated with off-site impacts of incorrect waste handling and storage. Inadequate storage of waste could lead to release of odour and dust to the air. Safeguards to be adopted at the Site would significantly reduce the risk for waste to impact on the surrounding environment. These are detailed in the Waste Management Plan.

With stringent procedures and safeguards in place, cumulative impacts of handling and management of waste would be negligible.

10.4.2 Air Quality

The air quality impact from the proposed development has been assessed in accordance with the NSW EPA *Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales*.

The AQIA confirms that the proposed development complies with the NSW EPA *Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales*. The facility's will implement vegetation buffers to effectively minimises odour and dust emissions. Contingency measures are also provided in the AQIA.

The cumulative environmental impacts of the proposed expansion, when considered alongside past, present, and foreseeable future actions, are assessed as negligible as there is no significant odour source of a similar development in the immediate surrounding area. No further assessment is considered warranted.

10.4.3 Noise

The predicted operational noise levels within the Noise Impact Assessment are well below the relevant criteria presented in the Noise Policy for Industry 2017. The Noise Policy for Industry 2017 effectively assesses cumulative noise impacts through the implementation of both an intrusive and amenity criterion designed to minimise “background creep”, therefore complying with the Project Noise Trigger Levels stipulated within the Noise Policy for Industry 2017 cumulative impacts are effectively assessed.

10.4.4 Soil and Water

Potential for impacts to soil and water is low as minimal pathways for contaminants to enter the stormwater are present due to the chickens being located indoors. The existing water access licence well is sufficient to meet the water use needs of the proposed expansion.

10.4.5 Flora and Fauna

The proposed development will result in the removal of 0.2 ha of native vegetation, including 13 *Eucalyptus melliodora* trees and one hollow-bearing tree. The site-specific impacts are considered minor due to the degraded condition of the vegetation and absence of threatened species. However, the ongoing removal of paddock trees and woodland remnants that may affect regional biodiversity over time. Mitigation measures such as vegetation retention, weed management, and erosion control will help reduce the potential cumulative impact.

10.5 CUMULATIVE SOCIO-ECONOMIC IMPACTS

10.5.1 Traffic

The existing road infrastructure is appropriate for rural industry operations and can accommodate the current scale of traffic generated by the poultry farm. The additional trips generated by the proposed poultry farm expansion has minimal impact on the intersection performances in both AM and PM peak hours. The traffic impacts of the proposed poultry farm expansion are therefore considered acceptable.

10.5.2 Visibility

Visual sensitivity is a measure of how critically a change to the existing landscape will be viewed from various viewpoints. This sensitivity is dependent on a number of viewer characteristics which, for the purposes of this study, are land use, distance of the poultry farm from viewers and the visibility from critical viewing locations.

The existing landscape character of an area is a fundamental factor in determining the visual impact of any development. The background setting and surrounding natural or built environments can either expose a new development to view or help absorb the visual effects. The following elements influence the character of the landscape and visibility of a development:

- vegetation – influences lines of view as well as the visual character of an area;
- topography – can obscure or expose a development;
- distance of views – influences the area potentially affected by a development and the degree of impact; and
- built structures – form part of the visual character of an area and may also block or create lines of view.

The proposed development will be physically screened from any nearby public road. Local topography and extensive vegetation prevents the visibility of the proposed expansion from all surrounding residences. Therefore, there would be negligible impacts to visual amenity of the area as a result of the proposed development.

10.5.3 Heritage

There are no known heritage items or artefacts on site and therefore the Proposed Development is unlikely to negatively impact upon heritage. Under the SEARs, the proponent is required to

commission an assessment of Aboriginal and non-Aboriginal heritage items and values of the site and surrounding area in accordance with the relevant Office of Environment and Heritage guidelines. Benbow Environmental were commissioned to prepare a Heritage Assessment Report for this development. This report was a desktop study only, of information currently available of the potential heritage status for the Site, particularly the existence of Aboriginal objects or Places within or near the proposed development area. Although no Aboriginal objects or Aboriginal Places were identified, the existence of a potential scar tree within the proposed development area was located. The report concluded that the proposed expansion will not impact on Aboriginal objects.

It is recommended that an unexpected finds protocol should be implemented during the proposed works (as detailed in Section 6 of the Heritage report). By following the protocol this will minimise potential harm that may occur to potential Aboriginal object/s and is a legal defence if harm to an object occurs.

11. ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Ecologically sustainable development (ESD) means using, conserving and improving natural resources so that the ecological processes on which life depends can continue in the future. There are four main principles of ESD, which should be taken into account for any development:

- The precautionary principle;
- Inter-generational equity;
- Conservation of biodiversity and ecological integrity; and
- Improved valuation, pricing and incentive mechanisms such as the "polluter pays" principle.

Other ESD guiding principles are:

- Public participation in decision making;
- Access to information and to justice; and
- Application of environmental impact assessment.

The meaning of each principle and how each principle was considered and/or incorporated in the proposed development are addressed in Table 11-1.

To fulfil ESD principles in a commercial/industrial development, one requires an effective and environmentally-sound approach to the design, operation and management of the development, as well as good planning and decision making. As demonstrated in the following table, various objectives and mechanisms had been included in the development in order to achieve ESD.

Table 11-1: ESD Principles – Meaning and relevance to the Proposed Development

Principle	Applicants Response
The precautionary principle	
(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.

Principle	Applicants Response
Inter-generational equity	
(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 economic and operational efficiency of the site and support the broader growth and economic development associated with poultry production in the Tamworth region.
Conservation of biodiversity and ecological integrity	
(c) conservation of biological diversity and ecological integrity, namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration,	**Complies**. The biodiversity assessment of the EIS confirms that the development will have a minimal impact upon significant flora and fauna in the local area. There are no Threatened Ecological Communities or Endangered Ecological Communities impact by the development. The site has been historically cleared and no new vegetation removal is proposed.
Improved valuation, pricing and incentive mechanisms such as the "polluter pays" principle	
(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**. Typically, poultry farms generate little waste. Day to day general waste is collected in sealed bins and removed from the site by the applicant every two to three weeks. This type of waste will be transported to and disposed of at a local resource recovery station / landfill site. No waste material will be disposed of on-site. With respect to manure and poultry litter, will be trucked promptly off-site to be used as a fertiliser on rural properties. As such, there is no collection, storage, stockpiling and/or composting of manure on site. Mortalities are removed from the range areas and temporarily stored in a chiller to avoid breakdown and then disposed offsite. There is no burial or composting of dead birds on the site.
Public participation in decision making	
This means that members of the public should be able to participate at different stages of environmental decision-making processes.	**Complies**. The project complies with this requirement, as community consultation has been conducted to inform and engage stakeholders.

Principle	Applicants Response
Access to information and to justice	
This means providing people access to information and to the courts (i.e. a legal right to bring a claim.).	**Complies**. The Environmental Impact Statement (EIS) will be publicly available, allowing stakeholders to review the potential impacts of the project. Additionally, members of the public retain the legal right to make submissions or challenge decisions through appropriate legal channels, ensuring transparency and accountability in the decision-making process.
Application of environmental impact assessment	
This means taking the assessment of environmental impacts into account when making decisions.	**Complies**. The proposed development applies the principles of environmental impact assessment by identifying, evaluating, and addressing potential environmental impacts prior to decision-making. This process ensures that environmental considerations are integrated into project planning, with the goal of minimising harm and supporting sustainable outcomes.

The above principles have been incorporated into the overall design of the project and into the management of operations on site.

The main environmental safeguards to be implemented in order to minimise environmental harm, in line with ESD principles, are as follows:

The proposed development would not have any foreseeable negative impacts on socio-economic aspects. Instead, a positive contribution from the increased operations on site would be the creation of jobs, with additional employment opportunities being provided. Increased operations are also to focus heavily on supplying the local markets. As a result, the proposal could have positive economic “spin-off” effects in the local region, by enhancing social productivity while not undermining ecological systems. This aspect would be in accordance with the inter-generational equity principle of ESD.

Examples of these indicators are outlined in the table below and have been addressed in relation to the subject site and its considerations for ESD and sustainable practices. The site’s EMP will be used (and be continually updated) in order to maintain the principles of ESD and monitor the sustainability indicators mentioned in the table.

Table 11-2: Sustainability Indicators

Indicator category	Comments and Description
Community	• Increase in employment opportunities; • Strengthening of local economy; • Level of knowledge based investment increased; • No net loss of heritage or other features, buildings, places of high community importance; and • No loss of community integrity.
Ecosystems	• Minimise reduction in richness or abundance of flora and fauna species in aquatic or terrestrial environments; • Minimise reduction in the existing landscaping of the site; • No net increase of pests or disease threats to the health of the ecosystem; and • Reduction of hazards which are threats to the health of the ecosystem (fire, pollution, etc.).
Soils	• No net topsoil erosion; • No increase in area of land affected by salinisation; and • No reduction in soil pH below certain levels.
Water	• Reduction of freshwater use per unit of production; • No net increase in levels of acidification or toxic substances, heavy metals, nutrient and sediment levels; and • No net reduction in quality of water bodies as aquatic habitats.
Air	• No net reduction in air quality.
Energy	• Programs to reduce the use of fossil fuels for transportation and energy consumption

12. MITIGATION MEASURES AND MANAGEMENT

This section provides a summary of the mitigation measures required to ensure that the surrounding natural and built environment is safeguarded from potential impacts of the proposed development. An overview of the site management plans to be used on site is also provided, together with a description of incident management procedures.

12.1 SUMMARY OF CONTROLS AND MITIGATION MEASURES

Table 12-1 presents a summary of the potential impacts of the site activities discussed in Sections 8 and 9 and identifies the environmental safeguards and control measures that are recommended throughout the EIS to provide a sufficient level of protection, to both the built and natural environment surrounding the development.

Table 12-1: Summary of Potential Impacts, Environmental Safeguards and Control Measures

Potential Impacts	Safeguards and Control Measures
Air	
Odour generation	• Tunnel ventilation of all sheds (using exhaust fans and openings). • Vegetative environmental buffer (3 rows, 18 m long, trees spaced 2 m apart). Vegetation types need to retain leaf cover through all seasons of the year. • Implementation of EMP.
Dust generation	• Tunnel-ventilated sheds. • Implementation of EMP.
Noise	
Construction noise	Construction activities should only take place during **standard construction hours** as follows: • Monday to Friday: 8am to 6pm • Saturday: 8am to 1pm • Sunday and Public Holidays: No works permitted
Operational noise	No control measures are required for compliance. The following safeguards are recommended as good practice. • Prohibition of extended periods of on-site revving/idling. • Minimisation of the use of truck exhaust brakes on site. • On-site vehicles and machinery to be maintained in accordance with a preventative maintenance program to ensure optimum performance and early detection of wearing or noisy components. • Forklifts to use reversing lights as opposed to reverse beepers. • Implementation of EMP.

Potential Impacts	Safeguards and Control Measures
Soil and Water	
Erosion	• Flat terrain of site. • All drainage and stormwater discharge points are maintained and reinforced with larger rocks and gravel. The site is covered with grass and vegetative environment buffer zones around the sheds to cover soil.
Contamination of soil/stormwater	• Implementation of EMP. • Staff trained in spill response and emergency procedures, including flood emergency response and maintenance and EMP procedures. • Water quality testing of ground water. • Maintenance of all stormwater infrastructure including drainage swales. • Use of appropriately trained contractors • Good housekeeping practices are important to prevent contamination. These include regular inspections of equipment, sheds and areas where wastes and spillages could come into contact with stormwater. • Cleaning undertaken at least every 9-10 weeks or as necessary if fatalities occur.
Flooding	• An adequate drainage system is the most common planned response to reduce flood risks on farmed land; • Limit water ponding and pooling, as recommended by the NSW Department of Primary Industries; • Raising finished floor levels of structures above the designated Flood Planning Level; and • Use durable, flood-resistant materials and construction techniques for all buildings and structures.
Chemical (LPG) storage and use	
Fire from LPG	• Tanks installed to AS/NZ standards. • Control / interlock mechanisms would be installed as required by AS/NZS 1596:2014. • Fire extinguishers to be present. ▸ LPG Tank Areas: 2x 9kg Dry Chemical ABE extinguishers per pod one at each end), 15 m away from tanks. ▸ Fuel Tank: 1x Dry chem ABE powder per tank, mounted outside projected spill area ▸ Poultry sheds: 1x per shed (14 total), near exit ▸ Chemical Shed: 1x dry chem powder ABE outside shed ▸ Electric Mains Board: 1x CO2 near switchboard Workshop area: Dry Chem ABE 1 ▸ Vehicles/Tankers: vehicles should also have ABE extinguishers on board • Appropriate separation distances in place (6 m from site boundary and 11 from protected place). • Firefighting trailer with 1,000-2,000 L storage to be present. • Training of employees about LP gas characteristics and risks, method of ignition and action to take in the event of gas

Potential Impacts	Safeguards and Control Measures
	leakage. • Environmental procedures and training in appropriate methods and signage showing how to avoid spills. • Site locked when not in use. • Only Zone 1 Class 1 forklifts used on-site. • Retaining current exit travel distances. • Smoke detectors in office and onsite dwellings. • Implementation of EMP.
Bushfire	• 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 laying shed 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.
Waste Management	
Contamination of wastewater	• All wastewater collected by a sump and removed from the site by a licensed contractor. • Sewage water pumped out by licenced contractor.
Contamination of soil/water from chemical waste	• Chemicals stored in an appropriately bunded area in lockable steel chemical shed for short terms and in limited volumes. • Chemicals stored on an impervious surface.
Mortality of birds	• Deceased birds will be collected from the poultry sheds daily and placed in an onsite cold storage freezer. Baiada contracts daily pickups from this facility to ensure timely and biosecure removal of mortalities from the site.
Biosecurity and Disease Management	
Spread of disease	• All wastewater collected by a sump and removed from the site by a licensed contractor. • The new sheds will be constructed in accordance with the National Farm Biosecurity Manual for Chicken Growers, incorporating solid-sided, tunnel-ventilated structures with air-tight seals to a minimum static pressure of 30 Pascal at 20,000 cfm extraction (with inlets closed). • Internal surfaces will be smooth to enable effective cleaning and airflow. • All buildings, including feed storage and bedding facilities, will be wild bird and rodent proof.

Potential Impacts	Safeguards and Control Measures
	• Concrete shed floors with appropriate side camber and integrated drainage points to prevent the accumulation of water. • Drainage between sheds has been designed to prevent pooling or stagnation of water. • Bedding materials stored in a sealed, rodent- and wild-bird-proof facility located outside the production area.
Environmental stress to birds	• The new sheds will include fully automated ventilation systems capable of maintaining minimum and tunnel ventilation modes, with backup manual override. These systems will regulate humidity, air quality, and temperature, reducing stress-induced susceptibility to disease. • Installation of high-efficiency evaporative cooling systems with cool pads, mini-vents, and high-speed fans providing complete air exchange at a minimum of once per minute. • All ventilation systems will be fitted with high and low static pressure alarms, as well as temperature alarms, to ensure consistent climate control.
Chick mortality	• Brood areas in the new sheds will maintain optimal temperatures at all times through evenly distributed heaters and well-constructed curtains or whole-shed brooding capacity. • Solid barriers will be installed to restrict day-old chick access to hazardous areas during placement.
Contamination of feed and drinking water	• Feed stored in well-maintained, sealed silos with breather systems and blower tubes. Each set of silos is equipped with spill response kits (shovel, broom, 140 L bin). • Feed pans and drinker lines will be positioned to ensure birds are never more than 2.5 m from food or water. • All water supplied to the sheds is potable and treated in accordance with the National Farm Biosecurity Manual. Farms supplied by surface water have a dual disinfection system that can operate independently if needed. A 72-hour reserve water supply is maintained for both drinking and cooling purposes. • Drinker lines are flushed regularly, and water meters and flow alarms are installed to detect anomalies that may signal equipment or health issues.
Biosecurity risk	• The farm has lockable perimeter fencing and gates. Visitors must park outside the production area and register in a dedicated logbook housed in a weatherproof cabinet. • Hand sanitiser stations, footbaths, and boot scrapers are installed at the entry to each shed. Separate amenities and change areas, including showers, are available for staff and visitors. • An automatic wheel wash station is operational at the entrance to the production area. Surveillance cameras and motion sensors are installed at entry/exit points, with signage advising of their presence.

Potential Impacts	Safeguards and Control Measures
	• A three-tier rodent baiting system is in place, with bait stations positioned internally, along external shed walls, and around the perimeter of the production area, at intervals of no more than 10 m. • Mortalities are stored in a dedicated -20°C freezer located outside the production area and capable of holding at least three days of mortality. This prevents carcass putrefaction and associated disease risks.
Equipment failure or disease outbreak	• A backup generator, capable of powering all fans and cooling systems under full load for 48 hours, is installed and regularly maintained. It includes an automatic start feature and is housed in a weatherproof shelter. • All sheds will be equipped with independent alarm systems to monitor temperature, pressure, and power status. Alarms will be connected to mobile communication devices for immediate response. • Medication tanks (1,000–2,000 L) are installed to facilitate controlled in-shed delivery of veterinary treatments and vaccinations.
Mass Disposal of Birds During Disease Outbreak	**Emergency Response Coordination** In the event of a disease outbreak: • The proponent will immediately notify the NSW Department of Primary Industries and Regional Development (DPIRD), Local Land Services (LLS), and other relevant authorities. • The farm will implement the relevant procedures outlined in: ▸ AUSVETPLAN Carcass Disposal Manual (Edition 3, Animal Health Australia, 2015) ▸ NSW DPI Emergency Animal Disease Response Plan (EADRP) ▸ Emergency Animal Disease Response Agreement (EADRA) **Quarantine and Depopulation** • The affected sheds or the entire farm, if required, will be placed under quarantine. • Depopulation of birds will be undertaken in a humane and biosecure manner, consistent with RSPCA and Model Code of Practice for the Welfare of Animals – Domestic Poultry standards. • Personnel will be equipped with appropriate personal protective equipment (PPE) and follow strict decontamination procedures to prevent disease spread. **Disposal Methodology** • On-Site Deep Burial (subject to approval by NSW EPA and geotechnical assessment) Burial pits will be constructed in line with the NSW EPA Guidelines for the On-Site Burial of Animals. ▸ Sites will be located away from watercourses, flood-prone areas, and bores/wells.

Potential Impacts	Safeguards and Control Measures
	► Liner and cover material will be used to prevent leachate migration and scavenger access. • On-Site Composting ► Where feasible, whole-bird composting will be implemented using carbon sources such as straw or wood shavings. ► The composting process will follow AUSVETPLAN procedures, ensuring temperature and aeration parameters are maintained to promote pathogen breakdown. ► Compost piles will be monitored and managed by trained personnel to ensure compliance and efficacy.
	• Off-Site Disposal (as a contingency) ► In the event that on-site methods are not feasible, carcasses will be transported to an EPA-licensed rendering facility or landfill. ► Transport will be undertaken in sealed, leak-proof vehicles in accordance with NSW Biosecurity Regulation 2017. ► The dead bird freezer currently on site (–20°C, 3-day capacity) will be used to temporarily store mortalities pending collection. **Decontamination and Site Remediation** • Sheds, equipment, and operational areas will be thoroughly cleaned and disinfected under DPIRD supervision. • Contaminated litter and bedding will be disposed of through composting, burial, or licensed off-site disposal. • The site will be subject to inspection and testing before restocking is permitted. **Recordkeeping and Reporting** Detailed records will be maintained during all stages of the outbreak response, including: • Mortality counts • Disposal volumes and methods • leaning and decontamination procedures • Personnel movements These records will be provided to the NSW DPIRD and other regulatory bodies upon request. **Training and Preparedness** • All farm staff are trained in biosecurity protocols and will receive refresher training on emergency disease response annually. • The contingency plan will be reviewed and updated regularly in consultation with local and state authorities. • The farm maintains contact with the Local Emergency

Potential Impacts	Safeguards and Control Measures
	Management Committee (LEMC) to ensure integration with regional emergency services if required.
Human Health	
Disease spread from chickens to humans	• The farm has lockable perimeter fencing and gates. Visitors must park outside the production area and register in a dedicated logbook housed in a weatherproof cabinet. • Hand sanitiser stations, footbaths, and boot scrapers are installed at the entry to each shed. Separate amenities and change areas, including showers, are available for staff and visitors. • An automatic wheel wash station is operational at the entrance to the production area. Surveillance cameras and motion sensors are installed at entry/exit points, with signage advising of their presence. • A three-tier rodent baiting system is in place, with bait stations positioned internally, along external shed walls, and around the perimeter of the production area, at intervals of no more than 10 m. • Mortalities are stored in a dedicated -20°C freezer located outside the production area and capable of holding at least three days of mortality. This prevents carcass putrefaction and associated disease risks. **Quarantine and Depopulation** • The affected sheds or the entire farm, if required, will be placed under quarantine. • Depopulation of birds will be undertaken in a humane and biosecure manner, consistent with RSPCA and Model Code of Practice for the Welfare of Animals – Domestic Poultry standards. • Personnel will be equipped with appropriate personal protective equipment (PPE) and follow strict decontamination procedures to prevent disease spread. **Decontamination and Site Remediation** • Sheds, equipment, and operational areas will be thoroughly cleaned and disinfected under DPIRD supervision. • Contaminated litter and bedding will be disposed of through composting, burial, or licensed off-site disposal. • The site will be subject to inspection and testing before restocking is permitted.
Traffic and transport	
Low traffic impact	No requirement for road upgrades

12.2 SITE MANAGEMENT PLANS

Various site management plans would need to be prepared or updated by Wintergreen Farm prior to the operation commencing, to ensure that proposed operations will be undertaken in an

environmentally safe manner and with consideration to work health and safety. The most important site management plans include the following:

- Pollution Incident Response Management Plan
- Emergency Response Plan
- Environmental Management Plan

An outline of these reports is provided in the following sub-sections.

12.2.1 Emergency Plan

An emergency plan is required and should be prepared with the following guidelines and standards:

- NSW Rural Fire Service Guidelines for the Preparation of Emergency/Evacuation Plans;
- AS 3745–2010 *Planning for Emergencies in Facilities*; and
- AS/NZS 1596:2014 *The storage and handling of LP Gas.*

The aims of the plan are:

- to provide a clear understanding of how to handle and react to any emergency situation that may occur at the site in the form of effective control structures, procedures and directives;
- to prevent or minimise the impact of an emergency and pollution incident on human life, the community and surrounding environment; and
- to facilitate a return to *normal* or *safe* operations as soon as possible.

The procedures contained in the plan should be designed to protect life and where possible prevent or minimise damage to the equipment, site and installations at the site and facilitate a return to normal operations by providing effective utilisation of the safety features, systems and/or equipment installed at the site. The procedures would be updated as continually improving guidelines to support site management and handling of unanticipated situations.

Designated roles are established for individuals in the plan, and take on responsibilities in order to ensure the safety of all individuals who may have been on the site. The Chief Warden of the site is the most prominent role, and liaises with the emergency services to coordinate the emergency response in accordance with the EP.

An Incident Reporting and Investigation procedure should be included in the plan to address the following aspects and actions:

- If the incident poses a risk to human health or the environment, report the incident immediately, otherwise report incident within 24 hours of the occurrence of the incident;
- Undertake an incident investigation especially if multiple incidents occur or if the incident results in serious injury/death or property damage; and
- Monitor and review incidents to determine follow-up actions, prevent the recurrence of the incident and ensure that follow-up actions are implemented.

12.2.2 Pollution Incident Response Management Plan

Holders of an EPL under the POEO Act 1997 are required to prepare and implement Pollution Incident Response Management Plans (PIRMP) for each licensed activity.

A Pollution Incident Response Management Plan could be incorporated into the site's Emergency Plan for ease of use, resulting in an "Emergency and Pollution Incident Response Management Plan".

A PIRMP would be prepared in accordance with the following guideline:

- Guideline: Pollution Incident Response Management Plans (NSW EPA, 2020)

The aims of the plan are:

- to provide a clear understanding of how to handle and react to any pollution situation that may occur at the site in the form of effective control structures, procedures and directives; and
- to prevent or minimise the impact of a pollution incident on human life, the community and surrounding environment.

The plan would include:

- Legal obligations of the licensee and staff;
- Contact details of responsible persons;
- Staff training;
- Procedure for actions to be taken immediately after a pollution incident has occurred;
- Notification procedure to ensure all relevant people and authorities are notified and kept informed throughout the incident;
- Action and communication procedures to ensure incidents are effectively and safely dealt with;
- Inventory of pollutants on the premises;
- Safety equipment used to minimise risks or contain or control a pollution incident;
- Detailed maps showing location of the premises, location of any potential pollutants and stormwater drains on the premises and the surrounding areas that may be affected;
- Testing and revision of the PIRMP.

12.2.3 Environmental Management Plan

The proposed operations will require an EMP. This will address the following elements that need to be controlled on the site and would include:

- Legal and regulatory requirements;
- Site description including environmental characteristics and general infrastructure;
- Operational conditions and controls;
- Environmental management activities associated with particular aspects and impacts in the form of a risk assessment;
- Reporting, staffing and training requirements;
- Environmental monitoring and review; and
- Environmental procedures including but not limited to:
  - Biosecurity and Disease Management;
  - Dust and Odour management;
  - Noise management;
  - Stormwater management;
  - Waste Management;

- On-site Traffic Management; and
- Regular Workplace Inspection.

The EMP would adopt the framework suggested by the ISO 14001 Standard. This would maximise consistency and simplicity in the administration and implementation of the EMP procedures. Specific procedures would be developed to manage the identified environmental aspects and impacts of site activities.

13. STATEMENT OF COMMITMENTS

Wintergreen Farm commits to the following course of action during the construction and operation of the proposed expansion of the poultry farm to be located at 3329 Oxley Highway Somerton NSW 2340 (legally designated as Lot 175/DP755340):

1. Wintergreen Farm will abide by all legal requirements, licence conditions and approvals pertaining to the site.

2. Wintergreen Farm will ensure the external areas are kept tidy and free of items to allow trucks to enter and leave in a forward direction.

3. Wintergreen Farm will implement and maintain safeguards and mitigation measures detailed in Section 11 and 13 of this EIS at the site. Safeguards to be included in the design of the site include:

- Wintergreen Farm will implement all practicable measures to prevent or minimise any harm to the local environment and surrounding populace that may result from the construction of the Development.
- Wintergreen Farm will construct the Development generally as described in this EIS and in accordance with detailed design completed following development consent, along with the necessary construction approvals (for example, construction certificates).
- Construction workers will be suitably inducted and trained. Training in relation to environmental responsibilities and unexpected finds protocol (Heritage) will take place initially through the site induction and then on an on-going basis through toolbox talks (or similar).

4. Wintergreen Farm will implement and maintain safeguards and mitigation measures in relation to air quality including:

- The poultry sheds will be tunnel-ventilated to allow control over internal moisture levels and promote optimum growing conditions and bird health.
- The poultry sheds will be fully enclosed with wide eaves to provide weather protection. Stormwater will be managed through earthworks that divert surface water away from the sheds, helping to prevent elevated moisture levels. Where possible, activities that may increase odour emissions (for example, bedding material replacement) will be undertaken during daytime hours.
- Shed access points will remain closed at all times other than for the purposes of allowing access to the sheds.
- Dead birds will be collected from the poultry sheds on a daily basis and stored in the on-site dead bird freezers prior to being removed from site.
- Poultry litter will be promptly removed from the poultry sheds and transported off site in covered trucks at the end of each production cycle.
- Where possible, litter handling will be avoided during adverse climatic conditions, such as times of cold air drainage during early morning or strong winds. The shed ventilation systems will not be used during little removal.
- Poultry litter will not be stockpiled or spread within the Development Site.
- Vegetation screens will be established and maintained around the perimeter of each sheds

5. Wintergreen Farm will implement and maintain safeguards and mitigation measures in relation to noise including:

- Construction activities will be restricted to the following standard daytime hours: − Monday to Friday – 7:00 am to 6:00 pm; − Saturday – 8:00 am to 1:00 pm; and − No audible construction work on Sundays or public holidays.
- Noise generating equipment purchased by the operator will comply with relevant workplace health and safety requirements.

6. Wintergreen Farm will provide the following safeguards and mitigation measures in relation to Soil and Water during construction including:

- Construction works will be planned and coordinated in order to limit the area of disturbance at any one time (as far as practicable).
- Erosion and sediment controls will be implemented prior to disturbance activities commencing in accordance with the Blue Book (Landcom 2004) and Erosion and Sediment Control on Unsealed Roads (OEH 2012).
- Stripped topsoil will be appropriately stockpiled and managed for use in future rehabilitation works.
- Disturbed areas will be promptly rehabilitated and revegetated to a stable landform following completion of disturbance activities.
- An on-going inspection and maintenance program will be implemented to ensure the continued integrity of the erosion and sediment control structures throughout the construction period. They will be visually inspected on a monthly basis and following significant rainfall events and any required maintenance work will be promptly undertaken.

7. Wintergreen Farm will implement and maintain safeguards and mitigation measures in relation to Soil and Water during operation including:

- Maintenance of erosion and sediment controls;
- Water quality testing of ground water;
- Maintenance of all stormwater infrastructure including drainage swales;
- Staff trained in spill response and emergency procedures, including flood emergency response and maintenance and EMP procedures; and
- Implementation of an Environmental Management Plan that includes regular workplace inspections to maintain a high standard of housekeeping.

8. Wintergreen Farm will implement and maintain safeguards and mitigation measures in relation to Waste Management including:

- Appropriate systems will be implemented to ensure that all waste streams generated by the development are effectively managed and/or disposed of off-site.
- General waste will be collected on a regular basis from the site by a licensed contractor, or personnel for recycling and or disposal at the relevant local waste disposal facility.
- Empty chemical containers will be returned to the chemical supply company for recycling, reuse or appropriate disposal. Any non-returnable chemical containers can be collected and managed via the Drum MUSTER program
- Poultry litter will be collected from the sheds at the end of each production cycle and removed from site for provision as a fertiliser as previously discussed.
- No waste litter and manure will be stockpiled on site

Deceased birds will be collected from the poultry sheds daily and placed in an onsite cold storage freezer. Baiada contracts daily pickups from this facility to ensure timely and biosecure removal of mortalities from the site.

9. Wintergreen Farm will implement and maintain safeguards and mitigation measures to manage potential hazards and risks.

- Diesel and petrol will be stored in aboveground bunded tanks, with the minimum bund volumes being 110% of the respective tank capacity.
- Diesel, petrol and LPG storages will be separated from each other and separated from the chemical store in the amenities and workshop building at each shed.
- The following controls will be implemented in relation to LPG storage to reduce risks to an acceptable level:
  - Installations will comply with AS/NZS 1596:2014, specifically sections 3, 5, 6, 8, 11, 12 and 13;
  - Tanks will be made of steel and comply with the requirements AS/NZS 1200;
  - Tank filling will comply with section 6.6 of AS/NZS 1596:2014;
  - Tanks will have an automatic fill shutoff when they have reached capacity in accordance with section 6.6 of AS/NZS 1596:2014;
  - Outflow will be controlled in accordance with section 5 of AS/NZS 1596:2014;
  - Appropriate compliant safety shut down and isolation valves will be installed as per sections 5.3 and 6.7 of AS/NZS 1596:2014;
  - Inspections, testing and maintenance will be undertaken is in accordance with section 11.5 of AS/NZS 1596:2014;
  - Separation distances will be maintained as per AS/NZS 1596:2014;
  - Hazard area classification will be in accordance with AS/NZS 60079.10.1:2009;
  - Electrical equipment will comply with AS3000;
  - Fire safety systems will be installed and/or available in accordance with section 13 of AS/NZS 1596:2014;
  - Fire-sensing elements of the emergency shutdown system will be located in a position to sense a fire at the filling/loading connection; and
  - − Staff will be trained in how to use firefighting equipment and fire drills should be undertaken.

10. Wintergreen Farm will implement and maintain safeguards and mitigation measures to protect and manage biodiversity on-site during construction and operation.

- Construction areas will be clearly delineated to ensure no native vegetation outside of these areas is cleared.
- Erosion and sediment controls will be implemented prior to disturbance activities commencing in accordance with the Blue Book (Landcom 2004) and Erosion and Sediment Control on Unsealed Roads (OEH 2012).
- An on-going inspection and maintenance program will be implemented to ensure the continued integrity of the erosion and sediment control structures throughout the construction period. They will be visually inspected on a monthly basis and following significant rainfall events and any required maintenance work will be promptly undertaken.
- If considered necessary, vehicles leaving the Development Site will be cleaned to avoid the spread of weeds.
- Rubbish, including building material wastes and food scraps, will be properly managed and will not be stockpiled within areas of native vegetation.

- Disturbed areas will be promptly rehabilitated and revegetated to a stable landform following completion of disturbance activities.
- Pest control measures will be implemented to prevent and control outbreaks.
- Internal traffic will be restricted to the designated access roads (except in the event of an emergency or incident).

11. Wintergreen Farm will implement measures to preserve and enhance the visual amenity of the site, ensuring that operations do not adversely impact the surrounding landscape or views.

- The solar panels will have anti-reflective treatment and there will not be any mirrors or lenses used.
- External lighting will comprise individual light fixtures mounted at a height of approximately 4 m over the front and rear of each poultry shed, with no broad area or flood lighting.
- Vegetation screens will be established and maintained around the perimeter of each shed on a progressive basis as soon as practicable following bulk earthworks and construction at each shed.
- External lighting will be aimed downwards and only used when necessary during times of low light and/or heavy fog.

12. Wintergreen Farm acknowledges the significance of Aboriginal heritage and will ensure that all activities on-site are conducted in accordance with relevant legislation and cultural heritage guidelines to protect any identified or potential Aboriginal heritage values.

- No disturbance will occur outside of the disturbance footprint assessed in this EIS. Any alterations to the Development footprint will be assessed in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (DECCW 2010c).
- Protect and retain potential scar tree located within the development area.
- Employees and contractors will be made aware of the presence of the identified Aboriginal sites during site inductions and training and implement the unexpected finds protocol.

14. CONCLUDING REMARKS

The proposed expansion to Wintergreen Farm has been assessed in this EIS in accordance with the EP&A Act and its regulations, the SEARs issued on 8 April 2025 and related input from consulted government agencies. A qualitative risk assessment, stakeholder consultation and baseline environmental surveys were undertaken to identify potential impacts, issues or concerns and ensure these matters were taken into consideration through the development planning and impact assessment process, and specialist assessments were completed for key environmental impacts.

The potential impacts of the development have been minimised via refinements to the design and layout of the development, primarily associated with odour emissions and high conservation vegetation areas and waste disposal. On this basis, the development, as proposed, represents the best of the alternatives considered when taking the environmental and social amenity impacts into consideration.

While the development may result in some externalised impacts, Wintergreen Farm has committed to implementing appropriate development design features, best management practices and mitigation measures to ensure that such impacts are within acceptable criteria/standards and that the development can co-exist with the surrounding land uses.

The potential for adverse impact on social amenity as a result of the development is considered minimal. There should not be any change to the day-to-day life of surrounding residents and recreational land users as a result of the development and no additional demand for community infrastructure, facilities or services.

The Development will be a catalyst for significant and sustained economic activity within the local and regional economies through employment during the construction and operational phases, significant expenditure on consumable products and services, and additional flow-on economic activities.

The development is justified on environmental, social and economic grounds and it is consistent with the key objects of the EP&A Act. The development will promote the orderly and economic use and development of land, while at the same time protecting and managing valuable environmental and cultural resources.

15. REFERENCES

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APPENDICES

EIS Appendix 5: Soil and Water Report