

General Terms of Approval - Issued



Notice No: 1611863

General Manager
Gunnedah Shire Council
PO Box 63
GUNNEDAH NSW 2380

Attention: Mr Wade Hudson

Notice Number 1611863
Date 23-Aug-2021

Issued pursuant to Section 4.46 Environmental Planning and Assessment Act 1979

Re: DA 2021.018 - CNR-19810 - Redevelopment of Gunnedah Saleyards

Dear Mr Hudson

I refer to the development application and accompanying information provided for the Redevelopment of Gunnedah Saleyards received by the Environment Protection Authority (EPA) on 13 August 2021.

The EPA has reviewed the information provided and has determined that it is able to issue a licence for the proposal, subject to a number of conditions. The Gunnedah Saleyards already holds an environment protection licence (EPL 11561) which may need to be varied should approval be granted. The applicant will need to make a separate application to EPA to vary this licence.

The EPA notes the proposal relates primarily to upgrading infrastructure facilities at the premises and the design livestock throughput capacity will remain unchanged.

I note the following commitments in the Statement of Environmental Effects as relevant to the EPL.:

1. Effluent waste management process to remain unchanged;
2. Numerous dust mitigation measures currently employed will continued (eg proactive dust suppression via regular watering) and actions such as bitumen sealing access roads and handstand areas will occur as part of the redevelopment proposal to reduce vehicular dust generation.
3. Surface and groundwater monitoring requirements of the EPL will continue and no new or additional water discharge or water monitoring points are proposed.
4. Roofing the pens, sealing access roads and increasing the area of hardstand will increase surfacewater runoff. Council should ensure water runoff calculations account for the increased generation and the

General Terms of Approval - Issued



Notice No: 1611863

respective clean and dirty water management systems at the premises have adequate capacity to contain, treat and prevent any pollution of waters offsite to occur.

5. Odour generation is not expected to change and the application of s129 (no offensive odour) of the Protection of the Environment Operations Act 1997 still remains applicable.
6. Construction will occur during standard construction hours and noise limits provided in the Interim Construction Noise Guideline (2009) will apply.
7. Operating noise levels have not been assessed in detail, however noise levels are not expected to increase as the nature or scale of operations is not proposing to change. It is also noted the nearest sensitive receiver is greater than 200m from the premises. The provisions of the *NSW Noise Policy for Industry* (2017) will apply to the premises. Should valid noise complaints be received, the EPA may consider requiring noise mitigation measures be required such as enclosing generators or the like, or reviewing hours for truck receivals or other sources of temporary noise that may be experienced.

In assessing the proposal, the only amendment to the EPL identified relates to the premises description. The EPA understands consolidation of multiple lots and DPs is being considered as part of the proposal. Should this proposal be approved, the EPL will need to be amended to reflect the correct Lot and DP description for the premises.

These general terms relate to the development as proposed in the documents and information currently provided to EPA. In the event that the development is modified either by the applicant prior to the granting of consent or as a result of the conditions proposed to be attached to the consent, it will be necessary to consult with EPA about the changes before the consent is issued. This will enable EPA to determine whether its general terms need to be modified in light of the changes.

If you have any questions, or wish to discuss this matter further please contact myself or Angus Adair on 6773 7000 or via email to armidale@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, which appears to read 'Rebecca Scrivener', is located below the 'Yours sincerely' text.

.....
Rebecca Scrivener
Head Regional Operations Unit
Environment Protection Authority

(by Delegation)