Appendix A

Secretary's Environmental Assessment Requirements - SSD 6882



NSW GOVERNMENT | Planning & Environment

Industry
Contact: Thomas Piovesan
Phone: (02) 9228 6356
Fax: (02) 9228 6466
Email: thomas.piovesan@planning.nsw.gov.au

Mr Daniel Bryant
Chief Executive Officer
ProTen Pty Ltd
PO Box 1746
North Sydney NSW 2060

SSD 6882
15/01330

Dear Mr Bryant

Secretary's Environmental Assessment Requirements, Euroley Poultry Production Complex at Narrandera (SSD 6882)

I have attached the Secretary's environmental assessment requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the proposed Euroley Poultry Production Complex.

The attached SEARs have been prepared in consultation with the relevant government agencies (see attachment 2), and are based on the information you have provided to date. Please note that the Secretary may alter these SEARs at any time, and that you must consult further with the Secretary if you do not lodge a development application (DA) and EIS for the development within two years of the date of issue of these SEARs. The Department of Planning and Environment (the Department) will review the EIS for the development carefully before putting it on public exhibition, and will require you to submit an amended EIS if it does not adequately address the SEARs.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS. This process must ensure that the community is both informed of the proposal and is actively engaged in issues of concern to it. Sufficient information must be provided to the community so that it has a good understanding of what is being proposed and of the potential impacts.

Your proposal may require a separate approval under Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). If an *EPBC Act* approval is required, I would appreciate it if you would advise the Department accordingly, as the Commonwealth approval process may be integrated into the NSW approval process, and supplementary SEARs may need to be issued.

I would appreciate it if you would contact the Department at least two weeks before you intend to submit the DA and EIS for the development. This will enable the Department to determine the:

- applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000)*;
- consultation and public exhibition arrangements; and
- number of copies (hard-copy or CD-ROM) of the DA and EIS that will be required for exhibition purposes.

If you have any enquiries about these requirements, please contact Thomas Piovesan, Planning Services, at the Department on (02) 9228 6356.

Yours sincerely

Chris Ritchie 6/2/15.
Manager
Industry Assessments
as delegate of the Secretary

Secretary's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

State significant development

Application Number	SSD 6882
Development	Euroley Poultry Production Complex
Location	Sturt Highway, Narrandera LGA (Lot 41 DP 750898, Lot 42 DP 750898, Lot 1 DP 750898, Lot 1 DP 7054064, Lot 44 DP 750898, Lot 45 DP 750898, Lot 54 DP 750898).
Applicant	Mr Daniel Bryant, ProTen Limited
Date of Issue	February 2015
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the *Environmental Planning and Assessment Regulation 2000*. The EIS must include: • detailed description of the development including: – need for the proposed development; – justification for the proposed development; – likely staging of the development; – likely interactions between the development and existing, approved and proposed developments in the vicinity of the site; and – plans of any proposed works. • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments; • risk assessment of the potential environmental impacts of the development; identifying key issues for further assessment; • detailed assessment, where relevant, of the key issues below, and any other potential significant issues identified in the risk assessment, must include: – a description of the existing environment, using adequate baseline data; – consideration of potential cumulative impacts due to other development in the vicinity; and – measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. • consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. The EIS must be accompanied by a report from a qualified quantity surveyor providing: • a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the *Environmental Planning and*

	Assessment Regulation 2000), including details of all assumptions and components from which the CIV calculation is derived; • an estimate of the jobs that will be created by the development during the construction and operational phases; and • certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must include an assessment of the potential impacts of the proposal (including cumulative impacts) and develop appropriate measures to avoid, mitigate, manage and/or offset these impacts. The EIS must address the following specific matters: • **strategic context** – including: – justification for the proposal and suitability of the site; and – demonstration that the proposal is generally consistent with all relevant planning strategies and environmental planning instruments, and justification for any inconsistencies. • **air quality and odour** – including: – a description of all potential air emission and odour sources; – a quantitative odour and air quality impact assessment in accordance with the relevant Environment Protection Authority guidelines; – a description and appraisal of air quality and odour impact monitoring and mitigation measures. • **transport and road traffic** – including: – details of all road transport routes; – access to the site from the road network including intersection location, design and sight distance; – road traffic predictions for the development during construction and operation; – an assessment of predicted impacts on road safety and the capacity of the transport network, including an appraisal of any impact mitigation measures; – a description and plans of any road upgrades required for the development; and – plans for the layout of the internal roads and parking. • **waste and wastewater management** – including: – identification and classification of waste streams that would generated at the site; – description of waste transport, storage, handling, processing and disposal; – a description of wastewater management; and – a description and appraisal of waste impact mitigation and management. • **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; – a detailed description of the measures to avoid, minimise, mitigate and offset biodiversity impacts; and – the assessment of the proposal and all biodiversity values on the site under the Framework for Biodiversity Assessment 2014.

	• **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; and – a detailed description of the contingency measures that would be implemented for the mass disposal of livestock in the event of disease outbreak. • **hazards and risk** – including: – a preliminary risk screening completed in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* 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; and – 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). • **noise and vibration** – including: – a description of all potential noise and vibration sources during construction and operational, including traffic noise; – a noise and vibration impact assessment in accordance with the relevant Environment Protection Authority guidelines; and – a description of noise and vibration monitoring and mitigation measures. • **soils and water** – including: – a description of the water demands and a breakdown of water supplies including any water licensing requirements; – a description of the measures to minimise water use; – a description of surface, groundwater and stormwater management, including on site detention, flood impact mitigation and measures to treat or reuse water; – an assessment of any potential existing soil contamination; and – a description and appraisal of impact mitigation, management and monitoring measures. • **visual impacts** – including: – a description of the visual catchment and visual impacts including lighting impacts on surrounding receivers and public areas; and – an appraisal of visual impact mitigation measures. • **socio-economic** – including: – an analysis of the economic and social impacts of the development, particularly of any benefits to the community.
Plans and Documents	The EIS must include all plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. These documents should be included as part of the EIS rather than as separate documents.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service

	providers, community groups and affected landowners. In particular you must consult with: • Narrandera Shire Council; • Environment Protection Authority; • Office of Environment and Heritage; • Department of Primary Industries; • Essential Energy; • Roads and Maritime Services; and • Local community and other stakeholders. The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, an explanation should be provided.
Further consultation after 2 years	If you do not lodge a development application and EIS for the development within 2 years, you must consult further with the Secretary in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, strategies and plans. While not exhaustive, Attachment 1 contains a list that may be relevant to the assessment of this proposal.

ATTACHMENT 1
Technical and Policy Guidelines

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:
http://www.planning.nsw.gov.au
http://www.bookshop.nsw.gov.au
http://www.publications.gov.au

Policies, Guidelines & Plans	
Plans and Documents	
	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: 1. An existing site survey plan drawn at an appropriate scale illustrating: • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location and height of adjacent buildings and private open space; and • all levels to be to Australian Height Datum (AHD). 2. A locality/context plan drawn at an appropriate scale should be submitted indicating: • significant local features such as heritage items; • the location and uses of existing buildings, shopping and employment areas; and • traffic and road patterns, pedestrian routes and public transport nodes. 3. Drawings at an appropriate scale illustrating: • detailed plans, sections and elevations of the existing building, which clearly show all proposed internal and external alterations and additions.
Documents to be Submitted	
	Documents to submit include: • 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition; and • Other copies as determined by the Department once the development application is lodged

Soil and Water	
Soil	Managing Urban Stormwater: Soils & Construction (Landcom)
	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	State Environmental Planning Policy No. 55 – Remediation of Land
	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
Surface Water	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ, 2000)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ, 2000)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (EPA, 2006)
	State Water Management Outcomes Plan
	NSW Government Water Quality and River Flow Environmental Objectives (DECC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Sorting and Handling Liquids: Environmental Protection – Participants Manual (DECC)
	Managing Urban Stormwater: Council Handbook. Draft (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA, 1997)
	Managing Urban Stormwater: Source Control. Draft (EPA)
	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
	Technical Guidelines: Bunding & Spill Management (DECC)
Groundwater	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 1995)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW State Groundwater Quality Protection Policy (DLWC, 1998)
	NSW State Groundwater Dependent Ecosystems Policy (DLWC, 2002)
Waste	
	NSW Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA, 2014)
	Waste Classification Guidelines (EPA)
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSE EPA)
	Environmental Guidelines: Use and Disposal of Biosolids Products (EPA, 1997)
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2010
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (EPA, 2005)
	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2005)
	Action for Air (DECC)

	Assessment and Management of Odour from Stationary Sources in NSW (EPA, 2006)
Odour	
	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
	Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
Hazards and Risk	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
Animal Welfare and Biosecurity	
	National Farm Biosecurity Manual – Poultry Production (2009)
	National Farm Biosecurity Manual for Chicken Growers (Australian Chicken Meat Federation 2009)
	Best Practice Management for Meat Chicken Production in New South Wales Manual 1 Site Selection & Development (DPI 2012)
	Best Practice Management for Meat Chicken Production in New South Wales Manual 2 – Meat Chicken Growing Management (DPI 2012)
Traffic	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
Noise and Vibration	
	NSW Industrial Noise Policy (EPA, 2000) and Industrial Noise Policy Application Notes
	NSW Road Noise Policy (EPA, 2011)
	Environmental Noise Control Manual (DECC)
	Assessing Vibration: a Technical Guide (EPA, 2006)
	Interim Construction Noise Guidelines (EPA, 2009)
Biodiversity	
	Principles for the use of Biodiversity Offsets in NSW (DECC 2008);
	OEH interim policy on assessing and offsetting biodiversity impacts of Part 3A, State Significant Development (SSD) and State Significant Infrastructure (SSI) projects
	State Environmental Planning Policy No 44 – Koala Habitat Protection (SEPP 44)
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
Greenhouse Gas	
	AGO Factors and Methods Workbook (AGO)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)

ATTACHMENT 2

Agency submission to be addressed in the EIS

NSW EPA

PCU057995

Your reference: SSD ID No 14_6882
Our reference: EF13/5564; DOC15/10470-01
Contact: Jason Price 02 6969 0700

The Planning Officer
Industry and Key Sites
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2000

Dear Mr Piovesan

Re Proposed intensive poultry production complex – SSD ID No 14_6882

Thank you for your electronic mail dated 12 January 2015 to the Environment Protection Authority (EPA) requesting our information requirements for the Environmental Impact Statement (EIS) to be prepared for the proposed poultry production complex located within Lots 1, 41, 42, 44, 45 and 54 DP 750898 and Lot 1 DP 1054069 at Euroley.

We have considered the details of the proposal as described in the briefing paper prepared by the proponent and have identified the information required for the EIS as outlined in Attachment 'A'. The key information requirements for the project are as follows.

- Identify the potential cumulative air quality impacts (odour and dust) from this proposal and detail management and mitigation measures for the potential impacts on surrounding receptors;
- Detail the proposed storm water collection, storage and disposal systems including demonstration that surface and ground waters will be protected through adequate design, construction and management;
- Prepare a comprehensive mass mortality management strategy for mass bird deaths and their disposal that ensures protection of the local groundwater resource; and
- Provide a comprehensive flood management strategy based on a flood risk assessment for a 1 in 100 year flood event.

In carrying out the assessment the proponent should refer to the relevant guidelines identified at Attachment 'B'.

If you have any further enquiries about this matter please contact Jason Price by telephoning 02 6969 0700.

Yours sincerely

C. Bretherton 21.1.2015

CRAIG BRETHERTON
Manager South West
Environment Protection Authority

Department of Planning
Received
29 JAN 2015
Scanning Room

PO BOX 397 Griffith NSW 2680
Suite 7, 130-140 Banna Avenue Griffith NSW
Tel: (02) 6969 0700 Fax: (02) 6969 0710
ABN 30 841 387 271
www.epa.nsw.gov.au

ATTACHMENT 'A'

Potential environmental impacts of the project

The following potential environmental impacts of the project need to be assessed, quantified and reported on.

(a) Air;
(b) Noise;
(c) Water;
(d) Land; and
(e) Waste and chemicals.

The Environmental Impact Statement (EIS) should address how the required environmental goals outlined below will be met for each potential impact.

The EIS should describe mitigation and management options that will be used to prevent, control, abate or mitigate identified potential environmental impacts associated with the project and to reduce risks to human health and prevent the degradation of the environment.

This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.

Potential impacts on air quality

The goal of the project in relation to air quality should be to ensure sensitive receptors are protected from any adverse impacts from odour and airborne particulate matter.

Odour is the primary concern for the proposed development and the potential emissions from (but not necessarily limited to) aged birds and bedding material. Details must be provided on the proposed measures to manage odour and dust from all sources subject to an air quality impact assessment.

The Environment Protection Authority (EPA) expects that a cumulative assessment for dust and odour that includes all the proposed Proten Holdings Pty Ltd farms at the location and any other locally proposed broiler farms is undertaken in accordance with our guideline the "*Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales*" (EPA, 2005), in conjunction with analyses of local meteorologic and terrain data in order to make informed decisions about design and management options for the proposed development.

This assessment should also identify all existing and potential sensitive receptors in proximity to the proposed development. Their location can be relevant to the level of assessment.

The EPA has recently developed a Level 1 odour assessment calculator (in Excel format) to assist poultry growers and their consultants to plan for meat chicken (broiler) farm developments. The calculator uses the formulae defined in section 5 of the Technical Notes in the *"Assessment and management of odour from stationary sources in NSW"* to calculate required setback distances for a particular site. If a site cannot accommodate the calculated setback distance, Level 2 or 3 assessments may be required. The calculator can found on the EPA website at;
http://www.environment.nsw.gov.au/resources/air/PoultryOdourCalcualtor.xls

Emissions from any plant must meet the design criteria detailed in the *Protection of the Environment Operations (Clean Air) Regulation 2010*. Details need to be provided on the proposed air pollution control techniques from any air emission points, including proposed measures to manage and monitor efficiency and performance.

Potential impacts of noise

The goals of the project should be to design, construct, operate and maintain of the facility in accordance with relevant EPA policy, guidelines and criteria in order to minimise potential impacts from noise.

We expect that potential noise sources are assessed in accordance with the *"NSW Industrial Noise Policy"* (EPA, 2000), and where required mitigation measures are proposed (e.g. appropriate equipment chosen to minimise noise levels). All residential or noise sensitive premises likely to be impacted by the development must be identified and included in the assessment.

The proposed development will result in increased traffic movements. The potential noise impacts associated with any traffic increases need to be assessed in accordance with the *"NSW Road Noise Policy"* (EPA, 2011).

Potential impacts on water quantity and quality

The goals of the project should be to protect the sensitive surface and ground waters in the Euroley area and the EIS should address the following.

- No pollution of waters (including surface and groundwater), except to the extent authorised by the EPA (i.e. in accordance with an Environment Protection Licence).
- Identify the proposed storm water collection, storage and disposal systems including demonstration that surface and ground waters will be protected through adequate design, construction and management.
- Based on the proximity of the Murrumbidgee River a flood risk assessment must be undertaken based on a 1 in 100 year flood event. A flood management strategy must be provided that includes but is not limited to, identification of access and departure routes for all vehicular traffic that is required to operate the complex or robust contingency measures to avoid adverse impacts associated with the predicted flood isolation.
- Polluted water (including process waters, wash down waters, polluted stormwater or sewage) is captured on the site and collected, treated and beneficially reused, where this is safe and practicable to do so; and
- It is acceptable in terms of the achievement or protection of the NSW Water Quality and River Flow Objectives.

The EIS should document the measures that will achieve the above goals.

Details of the site drainage and any natural or artificial waters within or adjacent to the development must be identified and where applicable measures proposed to mitigate potential impacts of the development on these waters. The EIS should provide details of the proposed design and construction of all water management systems for the site to ensure surface and ground waters are protected from contaminants.

Potential impacts on land

The goals of the project should be to ensure the following requirements are met.

- No pollution of land, except to the extent authorised by the EPA (ie in accordance with an Environment Protection Licence); and
- The potential impact of land erosion from the development is mitigated.

The EIS should document the measures that will achieve the above goals.

Waste and chemicals

The goal of the project should ensure that environmental risks from mortalities, hazardous chemicals and chemical waste are minimised. The EIS should address the following.

- A comprehensive mass mortality management strategy for mass bird deaths and their disposal. Protection of the local groundwater resource must be a primary consideration in the strategy.
- It is in accordance with the principles of the waste hierarchy and cleaner production;
- Where potential impacts associated with the handling, processing and storage of all materials used at the premises are identified, these be mitigated by the development;
- The beneficial reuse of all wastes generated at the premises are maximised where it is safe and practical to do so; and
- No waste disposal occurs on site except in accordance with an Environment Protection Licence.
- The proposed type, quantity and location of chemicals to be stored on site. Spill management measures, including items such as bunding, and emergency procedures should be clearly outlined.

ATTACHMENT 'B'

Guidance Material

Air quality

- Protection of the Environment Operations (Clean Air) Regulation 2010
- Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (EPA, 2005)
- Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2005)
- Assessment and Management of Odour from Stationery Sources in NSW (EPA, 2006)
- Meat chicken farm calculator (EPA, 2011);
  http://www.environment.nsw.gov.au/resources/air/PoultryOdourCalcualtor.xls

Noise and vibration

- NSW Industrial Noise Policy (EPA, 2000)
- NSW Road Noise Policy (EPA, 2011)
- Assessing Vibration: a technical guideline (EPA, 2006)
- Technical Basis for Guidelines to Minimise Annoyance Due to Blasting Overpressure and Ground Vibration (ANZECC, 1990)
- Interim Construction Noise Guidelines (EPA, 2009)

Water quality

- National Water Quality Management Strategy: Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ, 2000)
- National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ, 2000)
- Using the ANZECC Guidelines and Water Quality Objectives in NSW (EPA, 2006)

Groundwater

- The NSW State Groundwater Policy Framework Document (DLWC, 1997)
- The NSW State Groundwater Quality Protection Policy (DLWC, 1998)
- The NSW State Groundwater Dependent Ecosystems Policy (DLWC, 2002)
- National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 1995)

Stormwater

- Managing Urban Stormwater: Soils and Construction (Landcom, 2004)
- Managing Urban Stormwater: Treatment Techniques (Draft) (EPA, 1997)

Wastewater

- Environmental Guidelines: Use of Effluent by Irrigation (EPA, 2004)
- Environmental Guidelines: Storage and Handling of liquids (EPA, 2007)

Waste

- Waste Classification Guidelines (EPA, 2008)
- Environmental Guidelines: Use and Disposal of Biosolids Products (EPA, 1997)
- Environmental Guidelines: Composting and Related Organics Processing Facilities (EPA, 2004)
- Environmental Guidelines: Solid Waste Landfills (EPA, 1996)
- Storing and Handling Liquids: Environmental Protection (EPA, 2007)

NSW GOVERNMENT | Office of Environment & Heritage

Your reference SSD 6882
Our reference: DOC15/9555
Contact: Miranda Kerr
Ph. 02 6022 0607

PCU058073

Mr Thomas Piovesan
Industry and Key Sites
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Piovesan

RE: SEARs for proposed Euroley Poultry Production Complex (SSD 6882)

I refer to your email dated 12 January 2015 seeking input into the Department of Planning and Environment Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the proposed Euroley Poultry Production Complex (SSD 6882).

OEH has reviewed the available supporting documentation and provides SEARs for the proposed development in Attachments A and B and guidance material in Attachment C (please note that both Attachments A and B include biodiversity matters that will need to be addressed). The assessment must include all ancillary infrastructure and new vehicle tracks, access from the Sturt Highway and the proposed new road easement.

OEH recommends the EIS needs to appropriately address the following:

1. Biodiversity and offsetting
2. Aboriginal cultural heritage
3. Water and soils
4. Cumulative impact

Please note that the NSW Biodiversity Offsets Policy for Major Projects www.environment.nsw.gov.au/resources/biodiversity/140672biopolicy.pdf is now being implemented. The policy provides a standard method for assessing impacts of major projects on biodiversity and determining offsetting arrangements. The policy is underpinned by the Framework for Biodiversity Assessment (FBA) www.environment.nsw.gov.au/resources/biodiversity/140675fba.pdf which contains the assessment methodology that is adopted by the policy to quantify and describe the impact assessment requirements and offset guidance that applies to Major Projects. The FBA must be used by a proponent to assess all biodiversity values on the development site.

OEH notes that Figure 2 in the briefing paper omits to show that Lot 41 DP 750898 abuts the 'Banandra' portions of South West Woodland Nature Reserve and Murrumbidgee Valley National Park. These reserves are managed by the National Parks and Wildlife Service (NPWS) Mid West Area based in Griffith (see Attachment B Point 15).

Relevant regional vegetation mapping includes the 'Central-Southern NSW' dataset[1]. Vegetation mapping and NPWS estate boundaries suitable for use in geographic information systems can be downloaded from OEH Spatial Data Online http://mapdata.environment.nsw.gov.au/geonetwork/srv/en/main.home.

[1] OEH (2011) *Vegetation mapping by 3-D digital aerial photo interpretation: vegetation of central-southern New South Wales.* Technical Report. NSW Office of Environment and Heritage, Queanbeyan (VIS ID 3884).

PO Box 544 Albury NSW 2640
Second Floor, Government Offices
512 Dean Street Albury NSW 2640
Tel: (02) 6022 0600 Fax: (02) 6022 0610
ABN 30 841 387 271
www.environment.nsw.gov.au

If you have any questions regarding this matter please contact Miranda Kerr on (02) 6022 0607 or at miranda.kerr@environment.nsw.gov.au.

Yours sincerely

29/1/15

GRAEME ENDERS
Senior Manager South West
Regional Operations
Office of Environment and Heritage

ATTACHMENT A - Environmental Assessment Requirements
ATTACHMENT B - Project specific Environmental Assessment Requirements
ATTACHMENT C - Guidance Material

cc: Robin Mares, Area Manager, Mid West Area, NPWS

Attachment A – Standard Environmental Assessment Requirements

Biodiversity
1. Biodiversity impacts related to the proposed Euroley Poultry Production Complex are to be assessed and documented in accordance with the Framework for Biodiversity Assessment, unless otherwise agreed by OEH, by a person accredited in accordance with s142B(1)(c) of the *Threatened Species Conservation Act 1995.*
Aboriginal cultural heritage
2. The EIS must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the proposed Euroley Poultry Production Complex and document these in the EIS. This may include the need for surface survey and test excavation. The identification of cultural heritage values should be guided by the *Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW* (DECCW, 2011) and consultation with OEH regional officers.
3. Where Aboriginal cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the *Aboriginal cultural heritage consultation requirements for proponents 2010* (DECCW). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the EIS.
4. Impacts on Aboriginal cultural heritage values are to be assessed and documented in the EIS. The EIS must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.
Water and soils
5. The EIS must map the following features relevant to water and soils including: a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map). b. Rivers, streams, wetlands, estuaries (as described in Appendix 2 of the Framework for Biodiversity Assessment). c. Groundwater. d. Groundwater dependent ecosystems. e. Proposed intake and discharge locations.
6. The EIS must describe background conditions for any water resource likely to be affected by the proposed Euroley Poultry Production Complex, including: a. Existing surface and groundwater. b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations. c. Water Quality Objectives (as endorsed by the NSW Government www.environment.nsw.gov.au/ieo/index.htm) including groundwater as appropriate that represent the community's uses and values for the receiving waters. d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the ANZECC (2000) Guidelines for Fresh and Marine Water Quality and/or

local objectives, criteria or targets endorsed by the NSW Government.
7. The EIS must assess the impacts of the proposed Euroley Poultry Production Complex on water quality, including: a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the proposed Euroley Poultry Production Complex protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction. b. Identification of proposed monitoring of water quality.
8. The EIS must assess the impact of the proposed Euroley Poultry Production Complex on hydrology, including: a. Water balance including quantity, quality and source. b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas. c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems. d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (eg river benches). e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water. f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options. g. Identification of proposed monitoring of hydrological attributes.
Flooding
9. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including: a. Flood prone land b. Flood planning area, the area below the flood planning level. c. Hydraulic categorisation (floodways and flood storage areas).
10. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 1 in 10 year, 1 in 100 year flood levels and the probable maximum flood, or an equivalent extreme event.
11. The EIS must model the effect of the proposed Euroley Poultry Production Complex (including fill) on the flood behaviour under the following scenarios: a. Current flood behaviour for a range of design events as identified in 8) above. The 1 in 200 and 1 in 500 year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.

12. Modelling in the EIS must consider and document:
    a. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood.
    b. Impacts of the proposed Euroley Poultry Production Complex on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazards and hydraulic categories.
    c. Relevant provisions of the NSW Floodplain Development Manual 2005.

13. The EIS must assess the impacts on the proposed Euroley Poultry Production Complex on flood behaviour, including:
    a. Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure.
    b. Consistency with Council floodplain risk management plans.
    c. Compatibility with the flood hazard of the land.
    d. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.
    e. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.
    f. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.
    g. Any impacts the proposed Euroley Poultry Production Complex may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the SES and Council.
    h. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the SES and Council.
    i. Emergency management, evacuation and access, and contingency measures for the proposed Euroley Poultry Production Complex considering the full range or flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the SES.
    j. Any impacts the proposed Euroley Poultry Production Complex may have on the social and economic costs to the community as consequence of flooding.

Attachment B – Project specific Environmental Assessment Requirements

Biodiversity

14. Impacts on the following species, populations and ecological communities will require further consideration and provision of the information specified in s9.2 of the Framework for Biodiversity Assessment:
    - Sand-Hill Spider Orchid (*Caladenia arenaria*)
    - Bindweed (*Convolvulus tedmoorei*)
    - Small Scurf-pea (*Cullen parvum*)
    - Oaklands Diuris (*Diuris* sp. (Oaklands, D.L. Jones 5380))
    - Austral Pillwort (*Pilularia novae-hollandiae*)
    - Lanky Buttons (*Leptorhynchos orientalis*)
    - Regent Honeyeater (*Anthochaera phrygia*)
    - Glossy Black-Cockatoo (*Calyptorhynchus lathami*), Riverina population
    - *Allocasuarina luehmannii* Woodland Endangered Ecological Community
    - Sandhill Pine Woodland Endangered Ecological Community
    - Inland Grey Box Woodland Endangered Ecological Community
    - Myall Woodland Endangered Ecological Community

15. The EIS must identify:
    a. Matters to be considered outlined in the *Guidelines for developments adjoining land and water managed by DECCW* (DECCW 2010) and include:
        i. The nature of the impacts, including direct and indirect impacts.
        ii. The extent of the direct and indirect impacts.
        iii. The duration of the direct and indirect impacts.
        iv. The objectives of the reservation of the land.
    b. Measures proposed to prevent, control, abate, minimise and manage the direct and indirect impacts including an evaluation of the effectiveness and reliability of the proposed measures.
    c. Residual impacts.

Attachment C – Guidance material

Title	Web address
Relevant Legislation	
Commonwealth Environment Protection and Biodiversity Conservation Act 1999	www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/
Environmental Planning and Assessment Act 1979	www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N
Fisheries Management Act 1994	www.legislation.nsw.gov.au/maintop/view/inforce/act+38+1994+cd+0+N
Marine Parks Act 1997	www.legislation.nsw.gov.au/maintop/view/inforce/act+64+1997+cd+0+N
National Parks and Wildlife Act 1974	www.legislation.nsw.gov.au/maintop/view/inforce/act+80+1974+cd+0+N
Protection of the Environment Operations Act 1997	www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N
Threatened Species Conservation Act 1995	www.legislation.nsw.gov.au/maintop/view/inforce/act+101+1995+cd+0+N
Water Management Act 2000	www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N
Wilderness Act 1987	www.legislation.nsw.gov.au/viewtop/inforce/act+196+1987+FIRST+0+N
Biodiversity	
NSW Biodiversity Offsets Policy for Major Projects (OEH, 2013)	www.environment.nsw.gov.au/resources/biodiversity/140672biopolicy.pdf
Framework for Biodiversity Assessment (OEH, 2013)	www.environment.nsw.gov.au/resources/biodiversity/140675fba.pdf
OEH Threatened Species Website	www.environment.nsw.gov.au/threatenedspecies/
NSW BioNet (Atlas of NSW Wildlife)	www.bionet.nsw.gov.au/
Fisheries NSW policies and guidelines	www.dpi.nsw.gov.au/fisheries/habitat/publications/policies,-guidelines-and-manuals/fish-habitat-conservation
List of national parks	www.environment.nsw.gov.au/NationalParks/parksearchatoz.aspx
Guidelines for developments adjoining land and water managed by the Department of Environment, Climate Change and Water (DECCW, 2010)	www.environment.nsw.gov.au/resources/protectedareas/080290devadjoindecc.pdf
OEH Spatial Data Online Access	http://mapdata.environment.nsw.gov.au/geonetwork/srv/en/main.home
Heritage	
The Burra Charter (The Australia ICOMOS charter for places of cultural significance)	http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf

Title	Web address
Statements of Heritage Impact 2002 (HO & DUAP)	www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf
NSW Heritage Manual (DUAP) (scroll through alphabetical list to 'N')	www.environment.nsw.gov.au/Heritage/publications/index.htm#M-O
Aboriginal Cultural Heritage	
Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW, 2010)	www.environment.nsw.gov.au/resources/cultureheritage/commconsultation/09781ACHconsultreq.pdf
Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)	www.environment.nsw.gov.au/resources/cultureheritage/10783FinalArchCoP.pdf
Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011)	www.environment.nsw.gov.au/resources/cultureheritage/20110263ACHguide.pdf
Aboriginal Site Recording Form	www.environment.nsw.gov.au/resources/parks/SiteCardMainV1_1.pdf
Aboriginal Site Impact Recording Form	www.environment.nsw.gov.au/resources/cultureheritage/120558asirf.pdf
Aboriginal Heritage Information Management System (AHIMS) Registrar	www.environment.nsw.gov.au/contact/AHIMSRegistrar.htm
Care Agreement Application form	www.environment.nsw.gov.au/resources/cultureheritage/20110914TransferObject.pdf
Water and Soils	
Acid sulphate soils	
Acid Sulfate Soils Planning Maps via 'The NSW Natural Resource Atlas'	www.nratlas.nsw.gov.au/
Acid Sulfate Soils Manual (Stone et al. 1998)	Manual available for purchase from: www.landcom.com.au/whats-new/the-blue-book.aspx Chapters 1 and 2 are on DPI's Guidelines Register at: Chapter 1 Acid Sulfate Soils Planning Guidelines: www.planning.nsw.gov.au/rdaguidelines/documents/NSW%20Acid%20Sulfate%20Soils%20Planning%20Guidelines.pdf Chapter 2 Acid Sulfate Soils Assessment Guidelines: www.planning.nsw.gov.au/rdaguidelines/documents/NSW%20Acid%20Sulfate%20Soils%20Assessment%20Guidelines.pdf
Acid Sulfate Soils Laboratory Methods Guidelines (Ahern et al. 2004)	www.advancedenvironmentalmanagement.com/Reports/Savannah/Appendix%2015.pdf This replaces Chapter 4 of the Acid Sulfate Soils Manual above.
Flooding	
Floodplain development manual	http://www.environment.nsw.gov.au/floodplains/manual.htm
NSW Climate Impact Profile	NSW Climate Impact Profile
Climate Change Impacts and Risk Management	Climate Change Impacts and Risk Management: A Guide for Business and Government, AGIC Guidelines for Climate Change Adaptation

Title	Web address
Water	
Water Quality Objectives	www.environment.nsw.gov.au/ieo/index.htm
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	www.environment.gov.au/water/publications/quality/australian-and-new-zealand-guidelines-fresh-marine-water-quality-volume-1
Applying Goals for Ambient Water Quality Guidance for Operations Officers – Mixing Zones	http://deccnet/water/resources/AWQGuidance7.pdf
Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004)	www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf

NSW GOVERNMENT | Department of Primary Industries

OUT15/1505

Mr Thomas Piovesan
Industry and Key Sites
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

thomas.piovesan@planning.nsw.gov.au

Dear Mr Piovesan,

ProTen Limited Poultry Production Complex, Euroley, Narrandera
Request for input into Secretary's Environmental Assessment Requirements (SSD 14-6882)

I refer to your email dated 12 January 2015 requesting advice from the Department of Primary Industries (DPI) in respect to the above matter.

Comment by Crown Lands
Crown Lands has advised that a review of Crown records by NSW Trade & Investment, Crown Lands has indicated that Crown Land is located adjacent to the proposed development site and various sections of discrete Crown road exist within the project boundary. Crown Land Lot 57 DP 750898 is a Reserve for Future Public Requirements and has the potential to be impacted by the proposal. The Crown roads pertaining to the development site will also need to be investigated and options considered. It will be required that consultation is undertaken with Crown Lands during the preparation of the *Environmental Impact Statement,* to address the above issues.

For further information please contact Rebecca Johnson, Coordinator Client Services, Crown Lands, on (02) 4920 5040 or at Rebecca.johnson@crownland.nsw.gov.au.

Comment by NSW Office of Water
The NSW Office of Water (Office of Water) has reviewed the supporting documentation accompanying the request for Secretary's Environmental Assessment Requirements (SEARs) and provides the following comments below, and further detail in **Attachment A**.

It is recommended that the EIS be required to include:

- Details of water proposed to be taken (including through inflow and seepage) from each surface and groundwater source as defined by the relevant water sharing plan.
- Assessment of any volumetric water licensing requirements (including those for ongoing water take following completion of the project).
- The identification of an adequate and secure water supply for the life of the project. Confirmation that water can be sourced from an appropriately authorised and reliable supply. This is to include an assessment of the current market depth where water entitlement is required to be purchased.
- A detailed and consolidated site water balance.
- Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts.
- Full technical details and data of all surface and groundwater modelling.
- Proposed surface and groundwater monitoring activities and methodologies.
- Assessment of any potential cumulative impacts on water resources, and any proposed options to manage the cumulative impacts.
- Consideration of relevant policies and guidelines.
- A statement of where each element of the SEARs is addressed in the EIS (i.e. in the form of a table).

For further information please contact Vanessa Hornsby, Water Regulation Officer on (02) 8838 7816 or at vanessa.hornsby@dpi.nsw.gov.au.

Yours sincerely

Kristian Holz
Policy, Legislation and Innovation

Attachment A

ProTen Limited Poultry Production Complex, Euroley, Narrandera (SSD14_6820)
Request for input into Secretary's Environmental Assessment Requirements
Additional comment by NSW Office of Water

The following detailed assessment requirements are provided to assist in adequately addressing the assessment requirements for this proposal.

For further information visit the NSW Office of Water website, www.water.nsw.gov.au

Key Relevant Legislative Instruments

This section provides a basic summary to aid proponents in the development of an Environmental Impact Statement (EIS), and should not be considered a complete list or comprehensive summary of relevant legislative instruments that may apply to the regulation of water resources for a project.

The EIS should take into account the objects and regulatory requirements of the *Water Act 1912* (WA 1912) and *Water Management Act 2000* (*WMA 2000*), and associated regulations and instruments, as applicable.

Water Management Act 2000 (WMA 2000)
Key points:

- Volumetric licensing in areas covered by water sharing plans
- Works within 40m of waterfront land
- SSD & SSI projects are exempt from requiring water supply work approvals and controlled activity approvals as a result of the *Environmental Planning & Assessment Act 1979 (EP&A Act).*
- No exemptions for volumetric licensing apply as a result of the *EP&A Act.*
- Basic landholder rights, including harvestable rights dams
- Aquifer interference activity approval and flood management work approval provisions have not yet commenced and are regulated by the *Water Act 1912*
- Maximum penalties of $2.2 million plus $264,000 for each day an offence continues apply under the *WMA 2000*

Water Act 1912 (WA 1912)
Key points:

- Volumetric licensing in areas where no water sharing plan applies
- Monitoring bores
- Aquifer interference activities that are not regulated as a water supply work under the *WMA 2000.*
- Flood management works
- No exemptions apply to licences or permits under the *WA 1912* as a result of the *EP&A Act.*
- Regulation of water bore driller licensing.

Water Management (General) Regulation 2011
Key points:

- Provides various exemptions for volumetric licensing and activity approvals
- Provides further detail on requirements for dealings and applications.

Water Sharing Plans – these are considered regulations under the *WMA 2000*

Access Licence Dealing Principles Order 2004

Harvestable Rights Orders

Water Sharing Plans

The proposal is located within the area covered by the Water Sharing Plan for the Murrumbidgee Unregulated and Alluvial Water Sources, the Water Sharing Plan for the Murrumbidgee Regulated

River Water Source and the Water Sharing Plan for the Lower Murrumbidgee Groundwater Sources. The EIS is required to:

- Demonstrate how the proposal is consistent with the relevant rules of the Water Sharing Plans including rules for access licences, distance restrictions for water supply works and rules for the management of local impacts in respect of surface water and groundwater sources, ecosystem protection (including groundwater dependent ecosystems), water quality and surface-groundwater connectivity.
- Provide a description of any site water use (amount of water to be taken from each water source) and management including all sediment dams, clear water diversion structures with detail on the location, design specifications and storage capacities for all the existing and proposed water management structures.
- Provide an analysis of the proposed water supply arrangements against the rules for access licences and other applicable requirements of any relevant WSP, including:
    - Sufficient market depth to acquire the necessary entitlements for each water source.
    - Ability to carry out a "dealing" to transfer the water to relevant location under the rules of the WSP.
    - Daily and long-term access rules.
    - Account management and carryover provisions.
- Provide a detailed and consolidated site water balance.
- Further detail on licensing requirements is provided below.

Relevant Policies and Guidelines

The EIS should take into account the following policies (as applicable):

- NSW Guidelines for Controlled Activities on Waterfront Land (NOW, 2012)
- NSW Aquifer Interference Policy (NOW, 2012)
- Risk Assessment Guidelines for Groundwater Dependent Ecosystems (NOW, 2012)
- Australian Groundwater Modelling Guidelines (NWC, 2012)
- NSW State Rivers and Estuary Policy (1993)
- NSW State Groundwater Policy Framework Document (1997)
- NSW State Groundwater Quality Protection Policy (1998)
- NSW State Groundwater Dependent Ecosystems Policy (2002)
- NSW Water Extraction Monitoring Policy (2007)

Office of Water policies can be accessed at the following links:
http://www.water.nsw.gov.au/Water-management/Law-and-policy/Key-policies/default.aspx
http://www.water.nsw.gov.au/Water-licensing/Approvals/Controlled-activities/default.aspx

An assessment framework for the NSW Aquifer Interference Policy can be found online at: http://www.water.nsw.gov.au/Water-management/Law-and-policy/Key-policies/Aquifer-interference.

Licensing Considerations

The EIS is required to provide:

- Identification of water requirements for the life of the project in terms of both volume and timing (including predictions of potential ongoing groundwater take following the cessation of operations at the site – such as evaporative loss from open voids or inflows).
- Details of the water supply source(s) for the proposal including any proposed surface water and groundwater extraction from each water source as defined in the relevant Water Sharing Plan/s and all water supply works to take water.
- Explanation of how the required water entitlements will be obtained (i.e. through a new or existing licence/s, trading on the water market, controlled allocations etc.).

- Information on the purpose, location, construction and expected annual extraction volumes including details on all existing and proposed water supply works which take surface water, (pumps, dams, diversions, etc).
- Details on all bores and excavations for the purpose of investigation, extraction, dewatering, testing and monitoring. All predicted groundwater take must be accounted for through adequate licensing.
- Details on existing dams/storages (including the date of construction, location, purpose, size and capacity) and any proposal to change the purpose of existing dams/storages
- Details on the location, purpose, size and capacity of any new proposed dams/storages.
- Applicability of any exemptions under the *Water Management (General) Regulation 2011* to the project.

Water allocation account management rules, total daily extraction limits and rules governing environmental protection and access licence dealings also need to be considered.

The Harvestable Right gives landholders the right to capture and use for any purpose 10% of the average annual runoff from their property. The Harvestable Right has been defined in terms of an equivalent dam capacity called the Maximum Harvestable Right Dam Capacity (MHRDC). The MHRDC is determined by the area of the property (in hectares) and a site-specific run-off factor. The MHRDC includes the capacity of all existing dams on the property that do not have a current water licence. Storages capturing up to the harvestable right capacity are not required to be licensed but any capacity of the total of all storages/dams on the property greater than the MHRDC may require a licence.

For more information on Harvestable Right dams, including a calculator, visit:
http://www.water.nsw.gov.au/Water-licensing/Basic-water-rights/Harvesting-runoff/Harvesting-runoff

Dam Safety

Where new or modified dams are proposed, or where new development will occur below an existing dam, the NSW Dams Safety Committee should be consulted in relation to any safety issues that may arise. Conditions of approval may be recommended to ensure safety in relation to any new or existing dams.

See www.damsafety.nsw.gov.au for further information.

Surface Water Assessment

The predictive assessment of the impact of the proposed project on surface water sources should include the following:

- Identification of all surface water features including watercourses, wetlands and floodplains transected by or adjacent to the proposed project.
- Identification of all surface water sources as described by the relevant water sharing plan.
- Detailed description of dependent ecosystems and existing surface water users within the area, including basic landholder rights to water and adjacent/downstream licensed water users.
- Description of all works and surface infrastructure that will intercept, store, convey, or otherwise interact with surface water resources.
- Assessment of predicted impacts on the following:
    - flow of surface water, sediment movement, channel stability, and hydraulic regime,
    - water quality,
    - flood regime,
    - dependent ecosystems,
    - existing surface water users, and
    - planned environmental water and water sharing arrangements prescribed in the relevant water sharing plans.

Groundwater Assessment

To ensure the sustainable and integrated management of groundwater sources, the EIS needs to include adequate details to assess the impact of the project on all groundwater sources.

Where it is considered unlikely that groundwater will be intercepted or impacted (for example by infiltration), a brief site assessment and justification for the minimal impacts may be sufficient, accompanied by suitable contingency measures in place in the event that groundwater is intercepted, and appropriate measures to ensure that groundwater is not contaminated.

Where groundwater is expected to be intercepted or impacted, the following requirements should be used to assist the groundwater assessment for the proposal.

- Works likely to intercept, connect with or infiltrate the groundwater sources.
- Any proposed groundwater extraction, including purpose, location and construction details of all proposed bores and expected annual extraction volumes.
- Bore construction information is to be supplied to the Office of Water by submitting a "Form A" template. The Office of Water will supply "GW" registration numbers (and licence/approval numbers if required) which must be used as consistent and unique bore identifiers for all future reporting.
- A description of the watertable and groundwater pressure configuration, flow directions and rates and physical and chemical characteristics of the groundwater source (including connectivity with other groundwater and surface water sources).
- Sufficient baseline monitoring for groundwater quantity and quality for all aquifers and GDEs to establish a baseline incorporating typical temporal and spatial variations.
- The predicted impacts of any final landform on the groundwater regime.
- The existing groundwater users within the area (including the environment), any potential impacts on these users and safeguard measures to mitigate impacts.
- An assessment of groundwater quality, its beneficial use classification and prediction of any impacts on groundwater quality.
- An assessment of the potential for groundwater contamination (considering both the impacts of the proposal on groundwater contamination and the impacts of contamination on the proposal).
- Measures proposed to protect groundwater quality, both in the short and long term.
- Measures for preventing groundwater pollution so that remediation is not required.
- Protective measures for any groundwater dependent ecosystems (GDEs).
- Proposed methods of the disposal of waste water and approval from the relevant authority.
- The results of any models or predictive tools used.

Where potential impact/s are identified the assessment will need to identify limits to the level of impact and contingency measures that would remediate, reduce or manage potential impacts to the existing groundwater resource and any dependent groundwater environment or water users, including information on:

- Any proposed monitoring programs, including water levels and quality data.
- Reporting procedures for any monitoring program including mechanism for transfer of information.
- An assessment of any groundwater source/aquifer that may be sterilised from future use as a water supply as a consequence of the proposal.
- Identification of any nominal thresholds as to the level of impact beyond which remedial measures or contingency plans would be initiated (this may entail water level triggers or a beneficial use category).
- Description of the remedial measures or contingency plans proposed.
- Any funding assurances covering the anticipated post development maintenance cost, for example on-going groundwater monitoring for the nominated period.

Groundwater Dependent Ecosystems

The EIS must consider the potential impacts on any Groundwater Dependent Ecosystems (GDEs) at the site and in the vicinity of the site and:

- Identity any potential impacts on GDEs as a result of the proposal including:
  - the effect of the proposal on the recharge to groundwater systems;
  - the potential to adversely affect the water quality of the underlying groundwater system and adjoining groundwater systems in hydraulic connections; and
  - the effect on the function of GDEs (habitat, groundwater levels, connectivity).
- Provide safeguard measures for any GDEs.

Watercourses, Wetlands and Riparian Land

The EIS should address the potential impacts of the project on all watercourses likely to be affected by the project, existing riparian vegetation and the rehabilitation of riparian land. It is recommended the EIS provides details on all watercourses potentially affected by the proposal, including:

- Scaled plans showing the location of:
  - wetlands/swamps, watercourses and top of bank;
  - riparian corridor widths to be established along the creeks;
  - existing riparian vegetation surrounding the watercourses (identify any areas to be protected and any riparian vegetation proposed to be removed);
  - the site boundary, the footprint of the proposal in relation to the watercourses and riparian areas; and
  - proposed location of any asset protection zones.
- Photographs of the watercourses/wetlands and a map showing the point from which the photos were taken.
- A detailed description of all potential impacts on the watercourses/riparian land.
- A detailed description of all potential impacts on the wetlands, including potential impacts to the wetlands hydrologic regime; groundwater recharge; habitat and any species that depend on the wetlands.
- A description of the design features and measures to be incorporated to mitigate potential impacts.
- Geomorphic and hydrological assessment of water courses including details of stream order (Strahler System), river style and energy regimes both in channel and on adjacent floodplains.

Landform rehabilitation

The Environmental Impact Statement report should include:

- Justification of the proposed final landform with regard to its impact on local and regional surface and groundwater systems;
- A detailed description of how the site would be progressively rehabilitated and integrated into the surrounding landscape;
- Outline of proposed construction and restoration of topography and surface drainage features if affected by the project; and
- An outline of the measures to be put in place to ensure that sufficient resources are available to implement the proposed rehabilitation.

End Attachment A

14 January 2015

CR2015/000133
SF2015/002700
MM

The Manager
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Thomas Piovesan

SSD-6882 – PROPOSED INTENSIVE LIVESTOCK DEVELOPMENT - POULTRY FARM, LOTS 1, 41, 42, 44, 45 & 54 DP750898, LOT 1 DP1054064, STURT HIGHWAY (HW14), NARRANDERA.

I refer to your correspondence forwarded to Roads and Maritime Services requesting the provision of Environmental Assessment Requirements to be addressed in the supporting documentation to be submitted for the subject development.

From review of the information provided, including the Briefing Paper for the Euroley Poultry Production Complex dated 19 December 2014 prepared by SLR Consulting Australia, it is understood that the proposal is for the establishment of an intensive poultry production complex on the subject site to consist of 5 Poultry Production Units (PPUs) on the subject site with a capacity to house up to approximately 3.9 million birds, plus ancillary infrastructure including 10 residential dwellings. The subject site is located with frontage to the Sturt Highway (HW14), which is a Classified Road. Access to the development is proposed to intersect with the Sturt Highway within a 100 km/h speed zone. Note that the Sturt Highway is an approved Road Train Route.

Roads and Maritime is interested in the characteristics of the traffic generated by the development, including the peak traffic volumes, and in the potential impact of the development on the safety and efficiency of the road network, particularly the interaction of the development with the Sturt Highway. Given the scale of the development proposal a Traffic Impact Assessment (TIA) is to be submitted with the Development Application. In particular the TIA shall address the impacts of traffic generated by this development upon the surrounding road network, particularly the proposed access connection to the Highway, during the lifetime of the project.

Given the scale of the development and the characteristics of the potential traffic generation an intersection treatment will be required for the intersection of the proposed access driveway with the Sturt Highway. Due to the frontage of the subject site to the Sturt Highway being located within an area of undulating road formation detailed plans and assessment of the required sight distance requirements for the location of the intersection of the driveway and for the full extent of any required intersection treatment including turn lanes is required to be submitted as part of the supporting information for the application.

1 Simmons Street Wagga Wagga NSW 2650 | PO Box 484 Wagga Wagga NSW 2650 | DX5407
T (02) 6938 1145 | F (02) 6938 1183 | www.rms.nsw.gov.au

In addition to consideration of the traffic generation for the proposed development the TIA shall also consider the impacts of the proposed driveway and required intersection treatment for this development on the existing access driveway to Lot 30 DP 750876 located on the northern side of the Sturt Highway opposite the subject site.

For guidance in the preparation of the TIA the applicant is referred to the Austroads publications, particularly the Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development and the "Guide to Traffic Generating Developments" prepared by the RTA. The TIA is to address the existing and anticipated additional traffic generation, vehicle types and numbers, travel routes for vehicles accessing the development and provide recommendations for any measures, such as intersection upgrades, considered necessary to address traffic related impacts.

From the information available it is considered that the establishment and operational phases of the development have the potential to impact on the transport infrastructure required to service the development. Roads and Maritime advises that in relation to traffic related issues the development should be considered and addressed in 2 distinct stages as follows;

- Establishment phase – the transport of materials and equipment/components for the establishment of the facility and ancillary infrastructure, the movement and parking of construction related vehicles, including personal vehicles, during the construction period.
- Operational phase – the ongoing traffic generation due to the operation, maintenance and servicing of the various elements of the project.

Roads and Maritime emphasises the need to appropriately consider and minimise the impacts of the development on the existing road infrastructure and maintain the safety, efficiency and standard of maintenance along the existing road network through the design, construction and operation of the development.

Any enquiries regarding this correspondence may be referred to the Manager, Land Use for Roads and Maritime Services (South West Region), Maurice Morgan, phone (02) 69371611.

Yours faithfully

Per:
Mr Lindsay Tanner
Regional Manager
South West Region