Attachment 3 to Item 2.1.3.

Clause 4.6 Request

Date of meeting: 18 July 2024
Location: Council Chambers or audio-visual link
Time: 10am

10 Woodlands Road, Wilberforce

Proposed Poultry Processing Plant

ENVIRONMENTAL IMPACT STATEMENT

ADVICE | APPLICATIONS | APPEALS

URBAN CITY® Planning

Job Reference: 160737

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Document Control

Document: 10 Woodlands Road, Wilberforce
Environmental Impact Statement

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Revision History

VERSION	DATE	DETAILS	AUTHOR	AUTHORISATION
1	August 2022	Draft	Greg Hall	Greg Hall
2	September 2022	Final	Greg Hall	Greg Hall
3	October 2022	Amendment	Greg Hall	Greg Hall
4	January 2024	Amendment	Greg Hall	Greg Hall

General Disclaimer

This report is based on one site inspection and a desktop assessment only.

Details contained in this report only address issues of significance relevant to the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulations 2000 as well as the Environmental Planning Instruments applicable at the date of the assessment.

The information contained in this document produced by Urban City Planning Pty Ltd is intended only for the use of the client for the purpose which it has been prepared.

EXECUTIVE SUMMARY

Urban City Planning has been engaged by Blue Ribbon Poultry Pty Ltd to prepare this Environmental Impact Statement (EIS) to accompany a Development Application seeking Development Consent for the establishment of a Proposed Poultry Processing Plant located at 10 Woodlands Road, Wilberforce.

The Proposal

The proposed development involves the construction of a new poultry processing plant.

Specifically, the development application is seeking approval for the following:

- Construction of a New Poultry Processing Plant
  - 1706m^2 of Gross Floor Area providing for live bird storage, processing, chilling, freezing, and dispatch facilities.
  - 203m2 of Ancillary administration, amenities, and office space
- Relocation and construction of a new accessway from Woodlands Road
- Construction of a new staff carparking area for 23 vehicles
- Site landscaping and screening vegetation
- Use of the existing building for a workshop and amenities
- Removal of the existing temporary buildings and structures
- Signage

DEVELOPMENT DETAILS	PROPOSED
Buildings on Site	1 x Poultry Processing Plant (Proposed) 1 x Workshop / Amenities Building (Existing)
Animals to be Processed	Chicken and occasionally other poultry and game including rabbits, pigeons, quails, and turkey
Processing per day (live weight)	50,000kg
Processing per day (birds)	25,000 birds
Hours of operation	24 hours a day, 7 days a week
Employees	Site Manager - 1 Full time – 4 Labor hire – 20 maximum (Casual)

Statement of Objectives

The main objectives of the proposed poultry processing plant are as follows:

- Re-locate the existing Poultry Processing Plant from Withers Road, North Kellyville to Wilberforce because of the development of the surrounding area for residential purposes.
- Development of a best practice poultry processing facility which meets the following aspects:
  1. Animal Welfare,
  2. Biosecurity,
  3. Minimise any potential environmental impacts on the locality.
- Provide an additional poultry processing facility within the Hawkesbury area to meet the growth of poultry consumption in the Sydney, Australian and International market.
- Support the local economy through significant investment, employment opportunity; and

- Enable further growth of the applicant's poultry processing operations in the western Sydney Region in an environmental sensitive manner.

Purpose of the Environmental Impact Statement

The purposes of the EIS, assessments and specialist investigations and reports are to assess all the likely potential impact of the proposed development when operating at full production capacity.

The Proponent

The proponent of the proposed development is Blue Ribbon Poultry Pty Ltd a privately owned Australian company providing premium quality poultry meat from several large poultry grower.

The company operates successfully at the poultry processing plant in North Kellyville since the 1970's and sees the need to expand their operation and have for some time been searching for a suitable property to establish a new plant that would meet all the criteria needed to operate a sustainable poultry processing plant.

The Site

The site is in the Woodlands industrial area of Wilberforce which is to the west of Sackville Road and north of Woodlands Park and is legally known as Lot 2 and 3 in Deposited Plan 260028.

The site has a total area of 4011m^2.

Statutory Planning Requirements

The site is zoned **E4 'General Industrial'** under the *Hawkesbury Local Environmental Plan 2012.*

The main objective of the E4 zone seeks to provide a wide range of industrial and warehouse land uses while encouraging employment opportunities. The proposed poultry processing plant is considered to comply with the main objective of the E4 General Industrial Zone.

The proposed poultry processing plant operation falls within the definition of *Livestock Processing Industries* within the **Rural Industry** definition. Rural Industry is not prohibited within the E4 General Industrial zone, and therefore is permissible with Consent.

The proposed poultry processing plant is identified as Designated Development as the proposal falls under Item *22 Livestock processing industries (a)* within Schedule 3 of the *Environmental Planning and Assessment Regulation 2000.* Designated Development requires the preparation of an Environmental Impact Assessment in accordance with Section 72 & 73 of the *Environmental Planning and Assessment Act 1979*.

Consultation Activities

The initial Secretary's Environmental Assessment Requirements (SEAR's 1081) in 2016 which was extended in 2020 requested that the Applicant consult with the relevant Local, State and Commonwealth government agencies, service providers, and community groups, and to address any issues that arise, within the EIS. In response to the SEAR's, the following consultation activities were undertaken:

- Submission of a Request for EIS requirements to:
    - Rural Fire Service
    - Roads and Maritime Services
    - Hawkesbury City Council
    - Surrounding property owners
    - Local Community Groups
- The circulation and posting of letters to surrounding owners and occupants describing the proposed development, and requesting feedback in relation to key issues and concerns; and
- Face to face meetings, phone discussions, and email correspondence with landowners and occupants as requested and required.
- A further submission for the Secretary's Environmental Assessment Requirements was undertaken (dated 15 June 2020) to update the SEARS requirements which had lapsed from the initial 2016 SEARS. The applicant forwarded a further submission of a request for EIS requirements to:
    - Department of Primary Industry: Agriculture, Animal Welfare and Biosecurity

The Department of Planning in preparing the SEAR's consulted with the following agencies.

- Environment Protection Authority
- Department of Primary Industries
- Water NSW
- Rural Fire Service
- Office of Environment and Heritage

The issues and matters raised during this consultation phase have helped informed the scope, the extent of surrounding area identified when assessing impacts, and the recommended management and mitigation strategies.

The Department of Planning and Environment issued a new Secretary's Environmental Assessment Requirements (SEAR's 1701) dated 29th June 2022.

The SEAR's required consultation with the following agencies and groups

- Department of Planning and Environment (Environment and Heritage Group (formally Environment, energy, and Science Group)
- Water Group
- Department of Primary Industries
- Environmental Protection Authority
- Water NSW
- Deerubbin Local Aboriginal Land Council
- Hawkesbury Council

- Surrounding landowners and occupiers that are likely to be impacted by the proposal.

Letters dated the 21 July 2022 were sent to the government agencies and other groups including the surrounding landowners and occupants outlining the proposed development seeking any comments on feedback on the proposed development.

The letter requested feedback or comments to be made by the 4th August 2022.

During this consultation period, we received 1 submission from a surrounding landowner/occupant that raised the following matters.

- Potential Odour Impact
- Traffic impact and parking issues
- Another operation in the locality that causes odour to the locality.

The matters raised in respect to odour and traffic impact have been addressed and are discussed in the EIS.

The SEAR's document also contained a letter from the EPA that provided advise on the SEAR's and this matter listed in the EPA letter have been addressed in the EIS.

Consultants Reports and Assessments

Air Quality Impact - Odour & Dust Impact Assessment

The Air Quality Impact Assessment prepared by Benbow Environmental Pty Ltd aims to address the concerns on air quality impacts from the proposed development towards the nearest identified receptors, being residential premises.
The report has been now revised to address the matters raised by the EPA with the additional information letter dated 4th April 2023.

The revised Odour Impact Assessment has been carried out in accordance with the NSW EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (2016).

It repeals the previous assessments undertaken for the site by Benbow Environmental (Ref: 181026_AQIA_Rev3 and 211088_AQIA_Rev2).

The objective of this Odour Impact Assessment (OIA) is to address the odour impacts from the proposed development, towards the nearest identified receptors, particularly residential premises. This odour impact assessment has been carried out in accordance with the NSW EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (2022). It repeals the previous assessments undertaken for the site by Benbow Environmental (Ref: 181026_AQIA_Rev3 and 211088_AQIA_Rev2).

The revised OIA was prepared after obtaining odour source measurements from the Summerland Poultry North Kellyville poultry abattoir. Peter Stephenson from Stephenson Environmental Management Australia undertook the odour sampling. These samples were analysed by the Olfactory Odour Lab at Ektimo.

The previous OIA was based on odour measurements undertaken at a much larger poultry abattoir operated by Baiada at Girraween.

The proposed poultry abattoir will have an estimated production capacity of 25,000 birds per day. The live bird holding area will hold a maximum of 10,000 birds at any one time.

Sampling was conducted at the existing facility in North Kellyville and the odour concentrations

were utilised to determine the odour emission rates for the site.

One modelling scenario was undertaken using CALPUFF to determine the predicted odour impacts from the site. Results from Scenario 1 show the ground level concentrations comply with the complex odour criteria stipulated in the EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in NSW. Predicted ground level odour concentrations are well below the criteria of 2OU at all receptors.

The current location of the abattoir at North Kellyville (Summerland Poultry) is within a residential area with several multi-storey apartment buildings as immediate neighbours. Summerland Poultry
Several visits to the site during normal operations revealed very low levels of odour present. Hence, the existing site is free of odour complaints.

The new site will have all activities with potential for release of odour within buildings. The new process will include reducing the water vapour emitted from the stacks.

The main construction works required for the proposal would include construction of the main processing building, the installation of underground water tanks and a wastewater system. The construction activities have the potential to generate dust.

It is recommended a Construction Environmental Management Plan (CEMP) be prepared that documents the environmental aspects of the construction phase and establishes procedures to manage any potential impacts.
The CEMP should include a dust management procedure which would set out the process relating to management and monitoring of air emissions during construction.

Dust associated with the proposed operation of the site is considered to be negligible. Possible particulate emissions could be generated from external sources such as trafficable areas and car parking and bird deliveries. As the site would be newly concreted these emissions are expected to be negligible. Dust on the external hardstand area can be minimised through adequate housekeeping measures. No further assessment is considered warranted.

The odour impact assessment has concluded as follows.

With the proposed extraction system in place, the ground level concentrations are predicted to comply with the criteria at all receptors.
This is due to the odour source levels being significantly lower than the data used in the previous AQIA – reference: Benbow Environmental Report 181026_AQIA_Rev3.

The odour source levels are those that exist at the existing abattoir. .
The modules which provide the cages housing the birds would be placed inside one area of the building shown on the plans that is enclosed. The present arrangement at the existing abattoir are that these are in a tunnel area open to the north and south.

The odour impacts at the proposed abattoir will be negligible based on the source measurements undertaken by Peter Stephenson and the use of a new facility that encloses the odour sources by placing these inside a building with doors closed.

The AQIA shows that the proposed abattoir will generate minimal odour emissions and will readily satisfy the odour criteria.

An odour audit is recommended during commissioning of the abattoir.

Traffic and Parking Impact Assessment

The traffic impact assessment prepared by Thompson Stanbury and Associates details the assessment of the traffic generation, access and safety considerations associated with a proposal for the establishment of a poultry processing plant.
This report accompanied the application.

The council requested further information and a Traffic Assessment Report prepared by A.R Traffic Consulting Pty Ltd.
This report has detail the site operations for daily traffic flows for patrons and staff of 10 Woodlands Road post project completion.

This report will set out the transport management initiatives and transport methodologies that will be deployed to minimise disruption to the local and surrounding road networks, and ensure the safety of the wide range of stakeholders potentially affected by the site internal and external traffic arrangement and activities, including but not limited to: motorists, pedestrians, cyclists, public and shared transport users, residents and property owners; business owners; and workers/staff engaged during any nominal business day of operation.

The report also identifies defects within the current road network that vehicles accessing the site will be required to take as apart of ingress and egress site movements and vehicle turning manoeuvres.

Noise Impact Assessment

The Noise Assessment Report prepared by Day Design Pty Ltd aims to assess the potential environmental noise impact from the proposed poultry processing plant at 10 Woodlands Road, Wilberforce.

The report has been amended to address the matters raised by the EPA with the initial DA lodged (DA0490/20) that was withdrawn.

The main sources of noise associated with the proposal will be the machinery noise from the processing of the poultry, truck, and forklift movements on the site during deliveries and pickups of poultry, mechanical plant and equipment used for the ventilation and cooling of the poultry abattoir and noise from trucks and staff vehicles as they arrive/leave the poultry abattoir on local roads.

Noise and vibration levels from the proposed poultry abattoir have been calculated at the nearest residential and industrial premises.

The calculations undertaken in the report show that if the recommendations of the report are implemented the operation of the poultry abattoir will meet the EPA's noise and vibration limits.

Bushfire Report

The Bushfire Hazard Assessment Report prepared by Control Line Consulting assesses the bushfire threat with the existing vegetation and slope and provides recommendations for the survival of the development in a bushfire event.

The site has been identified as being bushfire prone land and therefore the legislative requirements for the proposed development are applicable.

The National Construction Code (NCC) for Class 5 – 8 and 10 buildings do not provide for bushfire specific performance requirements and as such the deemed to satisfy provisions of AS 3959-2018 *Construction of buildings in bushfire prone areas* is not strictly applicable.

Planning for Bush Fire Protection (PBP) 2019 states that the general fire safety construction provisions are normally taken as acceptable solutions although the aims and objectives of PBP 2019 do apply with respect to other matters such as access, water and services, emergency planning and landscape/vegetation management.

Specifically, the objectives of PBP 2019 are to;

(i) afford buildings and their occupants protection from exposure to a bushfire.

(ii) provide for a defendable space to be located around buildings;

(iii) provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;

(iv) ensure that appropriate operational access and egress for emergency service personnel and occupants is available;

(v) provide for ongoing management and maintenance of bush fire protection measures; and

(vi) ensure that utility services are adequate to meet the needs of firefighters

The aims and objectives of *Planning for Bush Fire Protection* 2019 can be adequately provided for the development by the recommendations as identified in the mitigation strategies section below.

Stormwater Design inc. OSD

A detailed Stormwater Drainage Plan has been prepared by Barker Ryan Stewart.

The aim of the stormwater drainage plan is to:

- Prevent or minimise adverse social or environmental impacts from stormwater runoff originating from the proposed development; and
- Achieve acceptable levels of stormwater runoff quality and quantity.

The design involves the construction of several pits within the driveway and carparking area, which will connect to the proposed On-Site Detention System (OSD).

Wastewater Report

A Wastewater Management Report has been prepared by Toby Fiander & Associates which aims to identify the quality and quantity of wastewater produced by the proposed development, identify the water source and the quantity used, and identify the appropriate wastewater treatment measures and disposal method.

Potable water will be used within the process for:

- Heating carcasses to aid removal of feathers.
- Collection of blood after stunning and beheading.
- Washing each carcass prior to evisceration.
- Internal washing of carcasses.
- Chilling, overflow from the chiller is used as make-up water for heating of carcasses.

There will then be washing down of the process area for which recycled water will be used after screen filtration. The water will be changed when required, around once a week, and to the storage and sewer pumping well.

Water use is estimated to be up to 100kL/day. For the target of 500kL/week, pumping to the sewer will be approximately 70kL/day

While the operation involves 7 days a week the processing of the poultry based on the current operation in Kellyville will involve on average 3-4 times a week and no more than 2 consecutive days.

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Cultural Heritage (Due Diligence) Assessment

The due diligence assessment prepared by Urban City Planning assess the potential impact of the proposed development on aboriginal heritage and cultural artifacts.

The AHMIS search concludes that there are no aboriginal sites or places located within 50m of the development site and that the development works previously undertaken on site will nullify the likelihood of finding any aboriginal artifacts during the construction works.

Impact Management and Mitigation Strategies

Identified Impact	Mitigation Measures and Management Measures
Odour Impacts	*The implementation of a ventilation system as outlined in the Odour Impact Assessment report prepared by Benbow Environmental dated November 2023.* *A mezzanine area will be built 4 m above the processing area to hold any controls and mechanical plant for the reduction of odorous emissions.* *It is recommended that the design of the mezzanine be such that in the event that the odour control installed is found to be insufficient, it will have the structural integrity to support heavier duty control method such as a biofilter.*

Dust Impacts	**Prepare construction Environmental Management Plan (CEMP)** **Following controls during construction** • *Monitor local weather conditions and cease dust generating operations when conditions* *result in visible dust emissions, and implement mitigation measures or until weather conditions improve.* • *Stage works to minimise areas of disturbance at any one time.* • *Install physical barriers such as a sediment barrier fences and sandbag sediment traps.* • *Install a stabilised access point.* • *Erect wind breaks such as fences at the site boundary.* • *Minimise the area of soil disturbance.* • *Install temporary covers over areas of earthworks where possible.* • *Minimise drop heights of materials.* • *Stabilise disturbed areas as soon as practicable.* • *Minimise the amount of time that materials/wastes are stockpiled on site.* • *Limit stockpile height to 3 m (maximum) and size.* • *Locate stockpiles away from drainage paths, easement, kerb, or road surface, and near* *existing wind breaks such as trees and fences.* • *Covering/tarping of stockpiles.* • *Minimise movement of construction traffic around the site by restricting vehicles to specific* *routes.* • *Enforce appropriate speed limits for vehicle on site. Recommended speed limit is <15 km/hr.* • *Cover all loads entering and leaving the site.* • *Vehicles leaving the site to be cleaned of dirt and other materials to avoid tracking onto* *public roads.* • *Enclosure of any conveyors and chutes used on site to transfer materials.* • *Inspect the site daily using the Site Dust Control Checklist to aid with the implementation of* *air quality control measures.*

Noise Impacts	Enforce appropriate speed limits for vehicles on site. Recommended speed limit of 10km/h for all vehicles during the night. The arrival of trucks at night should be staggered to allow for one arrival per 15min period. Only trucks delivering birds should access the site from Woodlands between the hours of 10pm to 7am. No vehicles to exit the site from Woodlands Road between the hours of 10pm to 7am. Entry gate at Woodlands Road only to be opened when the delivery truck arrives and closed once the truck is in the site between the hours of 10pm to 7am. All other vehicles should entry and leave the site from the Box Avenue entry during the hours of 10pm to 7am. Drivers should switch engines off as soon as possible once they have parked. The driver of the forklift should be encouraged to lift and drop crates as quietly as possible. Unnecessary revving of engines should be avoided. Unnecessary vehicle movements during the night should be avoided. Staff arriving at the site during the night should be encouraged to keep their voices at a minimal level and to enter and exit the site as quietly as possible.
Cultural Heritage	**Aboriginal Objects Find Procedure**: If suspected Aboriginal material has been uncovered as a result of development activities within the Project Area: • work in the surrounding area is to stop immediately. • a temporary fence is to be erected around the site, with a buffer zone of at least 10 meters around the known edge of the site; • an appropriately qualified archaeological consultant is to be engaged to identify the material; and • If the material is found to be of Aboriginal origin, the Aboriginal community is to be consulted in a manner as outlined in the OEH guidelines: Aboriginal Cultural Heritage Consultation Requirements for Proponents (2010). **Aboriginal Human Remains**: In the unlikely event that Remains are found, all works should halt. Once the site is cordoned off the nearest police station should be contacted in conjunction with the Tamworth LALC and the OEH Regional Office. If no investigation is sought and the remains are of Aboriginal origin then the Aboriginal community and OEH should be consulted as to how the remains are to be dealt with. Work may resume once all parties are in agreement. **Notifying the OEH**: If Aboriginal cultural materials are uncovered as a result of development activities within the Project Area, they are to be registered as Sites on the AHIMS, managed by the OEH.

Bushfire Impacts	The site where not built upon shall have the vegetation reduced where necessary to satisfy the requirements of *Planning for Bush Fire Protection* 2019 and the NSW Rural Fire Service document "Standards for Asset Protection Zones" for an inner protection area of an asset protection zone and this area shall be maintained at this vegetation level for the lifetime of the development. No future landscaping features, planting of shrubs, trees or other vegetation shall occur in such a manner as to compromise the integrity of the asset protection zone. The Poultry Processing Facility shall be constructed to the provisions as required by the National Construction Code and AS 3959- 2018 is not applicable. The building shall be constructed using non-combustible external materials. If the supply of gas to the building is undertaken, it shall be installed and maintained in accordance with AS 1596-2002 and requirements of relevant authorities. An Emergency/Evacuation Plan is prepared in accordance with the NSW RFS *Guide to Develop a: Bushfire Evacuation Plan.*
Traffic Impacts	Deliveries of live birds should be staggered to avoid cueing on Woodlands Road. The gates on the western boundary shall be opened prior to the arrival of delivery trucks to avoid cueing on Woodlands Road. The access driveway on Woodlands Road should be relocated. The access driveway on Box Avenue should be widened to accommodate for the delivery trucks. Car parking spaces are to be provided for staff and visitors. A loading and unloading area are to be provided in front of the building (within the driveway area). Council to review the current road surface and determine if any rectification or restoration works should be undertaken to refresh line marking, install signage or undertake any remedy asphalt works along the roadway.
Wastewater Impacts	Construct a wastewater treatment system that includes the following: • Screening, • Dissolved Air Floatation (DAF), • Mixing and Holding tanks Ensure all wastewater from the processing area is contained within the building. Testing of the effluent water to ensure that the treatment system is working efficiently.
Stormwater Impacts	Provide all aspects of the proposed stormwater management measures in accordance with the plan prepared by Barker Ryan Stewart. Erect a sediment and erosion control fence to ensure the stormwater is not impacted during construction.
Chemicals	Keep all chemicals in the lockable bunded area within the existing building on site.

	All chemicals are to be handled and used in accordance with their Material Safety Data Sheets (MSDS) and any relevant Australian Standard. Keep all MSDS on site for reference.
Waste	Ensure the offal and processing waste is collected regularly. Ensure the general waste, recycling, and chemical containers are collected by the appropriate contractors regularly. Ensure there is no overflow of waste or stockpiles on the site. Scheduling of the appropriate waste contractors will ensure (to a degree) that waste, produced from the operations, is managed.

Conclusion

This Environmental Impact Statement has been prepared in accordance with the requirements of the relevant State and Local statutory planning requirements and assess all relevant impacts of the proposed development.

Where impacts have been identified, appropriate management and mitigation measures have been identified and recommended.

Provided that the management and mitigation measures described in this EIS are adhered to, the proposed poultry processing plant is not predicted to result in unacceptable impacts on the receiving environment or local community of Wilberforce.

Accordingly, the proposed poultry processing plant is recommended for approval, subject to relevant and reasonable conditions.

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6. STORMWATER DRAINAGE AND CIVIL EARTHWORKS PLAN
7. DUE DILIGENCE ASSESSMENT
8. ENVIRONMENTAL NOISE ASSESSMENT & CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN
9. LANDSCAPE PLAN
10. NEIGHBOUR NOTIFICATION LETTER AND EXTENT OF NOTIFICATION MAP
11. PRELODGEMENT NOTES
12. SEARS REQUIREMENTS (2018 and 2022)
13. SURVEY PLAN
14. TRAFFIC AND PARKING IMPACT ASSESSMENT
15. VISUAL IMPACT ASSESSMENT
16. WASTEWATER TESTING REPORT
17. WATER AND WASTEWATER MANAGEMENT REPORT
18. QUANTITY SURVEY (COST SUMMARY) REPORT
19. BOSET REPORT
20. PRELIMINARY SITE INVESTIGATION WITH SAMPLING
21. SCHEDULE OF EXTERNAL COLOURS AND FINISHES
22. SIGNAGE DETAILS

1.0 INTRODUCTION

1.1 THE PROPOSAL

The proposed development involves the construction of a new poultry processing plant.

Specifically, the development application is seeking approval for the following:

- Construction of a New Poultry Processing Plant
    - 1706m^2 of Gross Floor Area providing for live bird storage, processing, chilling, freezing, and dispatch facilities.
    - 203m2 of Ancillary administration, amenities, and office space
- Construction of a new accessway from Woodlands Road
- Construction of a new staff carparking area for 23 car parking spaces
- Site landscaping and screening vegetation
- Use of the existing building for a workshop and amenities
- Removal of the existing temporary buildings and structures

The proposal includes a poultry processing plant capable of processing a maximum of 50,000 kg of live weight a day, for a maximum of five days per week.

The plant will occasionally process other poultry and game including rabbits, pigeons, quails, and turkey but on a significantly reduced scale to the chickens.

The proposed poultry processing plant falls under Schedule 3 of the *Environmental Planning and Assessment Regulations* and is accordingly classified as designated development requiring the preparation of an Environmental Impact Statement (EIS).

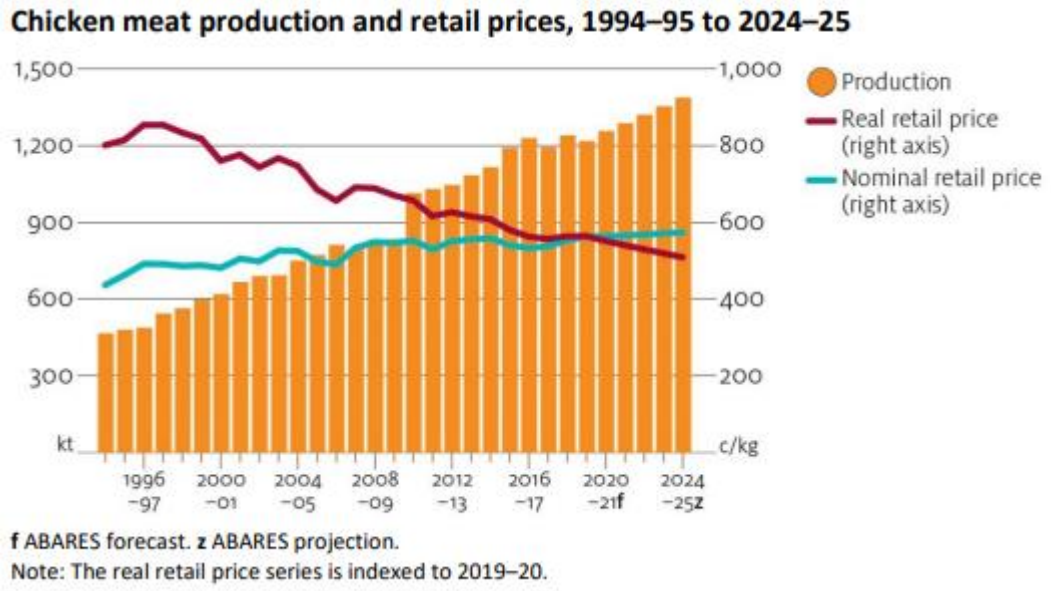
2.0 AUSTRALIAN POULTRY INDUSTRY CONTEXT

Research undertaken by the Australian Bureau of Agricultural and Resource Economics and Sciences (ABARES) indicates that total chicken meat consumption in Australia has increased by an average of 5% per annum over the 10 years to 2017-2018, representing 45% of the total meat consumption.

According to ABARES chicken meat is projected to remain the most consumed meat in Australia over the medium term. Demand for chicken meat is expected to remain strong because of relatively favorable retail prices compared with beef, pig meat and lamb. Per capita consumption of chicken is expected to grow by 1.2% per year on average over the medium term to 2024–25.

As a result of the ongoing and predicted growth in demand for poultry meat products in Australia, significant expansion of the industry is required.

Below is a chart which shows the trend in production and retail costs of poultry meat.



3.0 THE SITE

3.1 SITE LOCATION

The site of the proposed poultry processing plant is located on the corner of Woodlands Road, Ironbark Drive and Box Avenue within the Woodlands Industrial Estate.

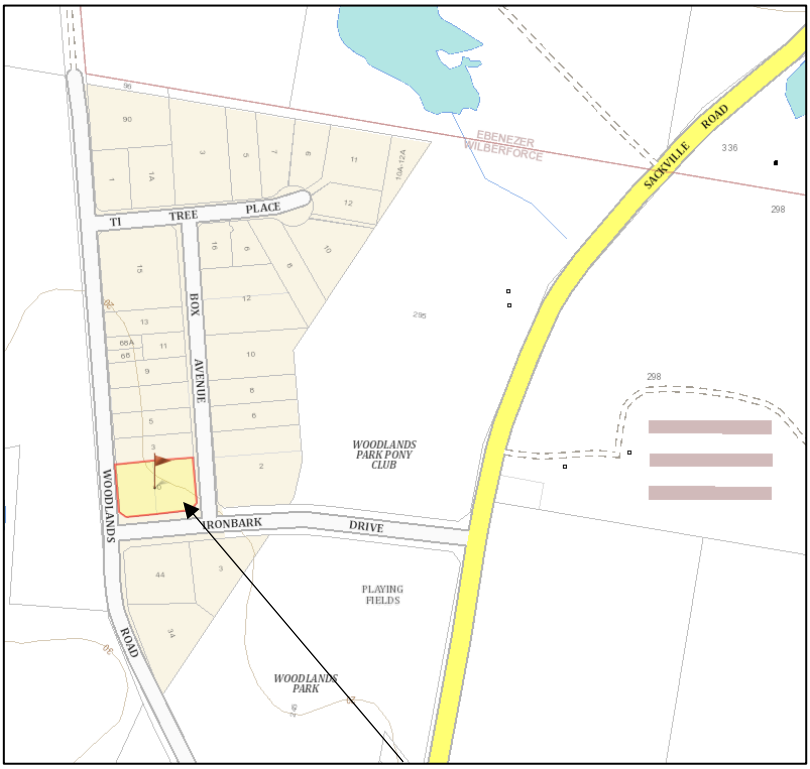
The site is known as 10 Woodlands Road, Wilberforce and legally known as Lots 2 & 3 in DP 260028.

The site is in the Parish of Wilberforce and County of Cook.

The site has a total area of 4,011m^2.

The site in the past been used for the manufacturing of pallets.

The location of the site is shown on the map below.



Subject site

3.2 SURROUNDING AREA

The subject site is located approximately 10km north of Windsor and approximately 3km north of the center of Wilberforce.

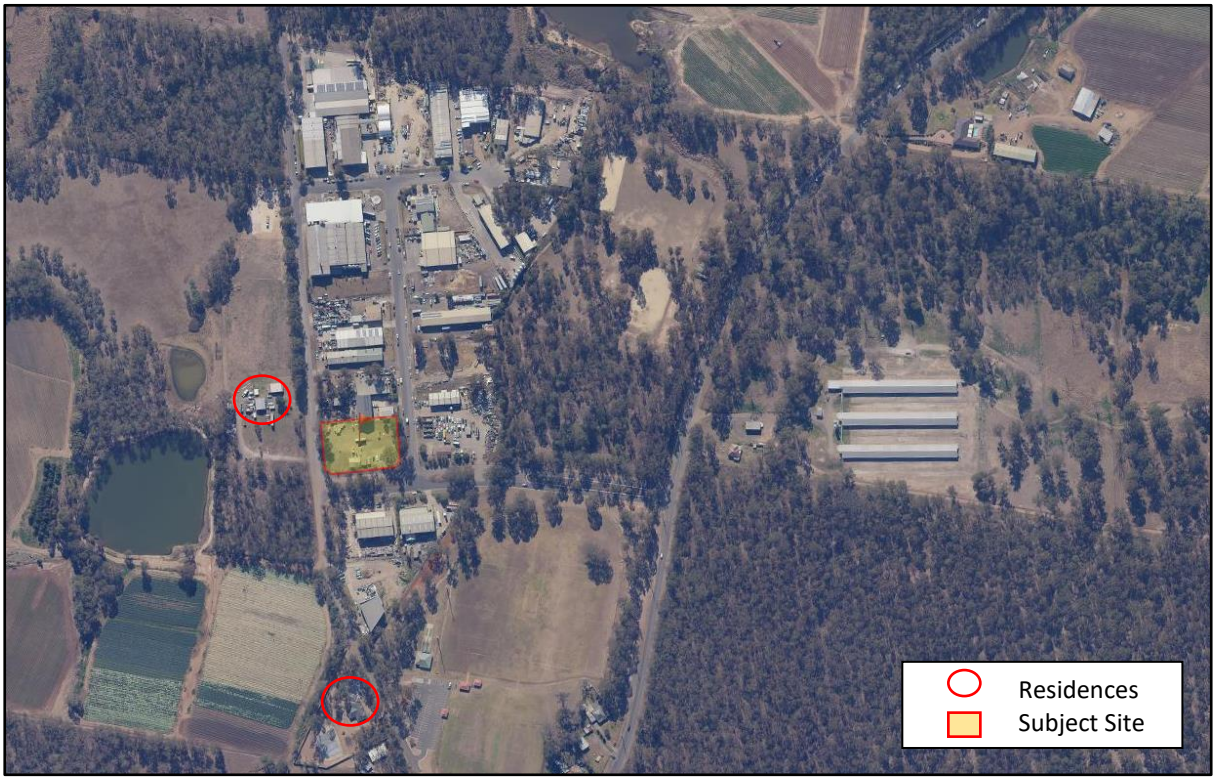
The site is in a typical industrial area which is characterised by a range of industrial and commercial activities including Pet Food Manufacturing, Vehicle Repair Workshops, Steel Fabricators, as well as Frame and Truss Manufacturers.

There are some agricultural land uses surrounding the industrial area including several market gardens, and turf farms. There are also two poultry farms located approximately 400m to the east of the industrial area.

There are no other poultry processing plants within proximity to the site. Other processing plants in the LGA are in Tennyson and South Windsor. All other poultry farms and processing plants are located further than 5000m from the subject development site.

The aerial photo below shows the site in relation to the surrounding areas and the location of the nearest 2 residences to the subject site.

The nearest residences to the site are located approximately 50m to the east known as 45 Woodlands Road and approximately 200m to the south known as 25 Woodlands Road, Wilberforce. The remaining residences are located more than 350m from the site.



3.3 EXISTING USES OF SITE

The subject site is currently used for the manufacturing, repair, and storage of pallets.

The site currently has a small building containing a workshop, amenities, lunchroom, and an attached carport.

The building will be used for storage and amenities associated with the proposed poultry processing plant.

Several temporary structures and buildings that will be removed as part of the proposed development.

(Refer to photos of the site below)

Pallet Storage Area

Workshop Space

Pallet storage Area

Existing Building

Carport w/ Vehicle Storage

Amenities

Workshop Space

Staff Room

4.0 THE ENVIRONMENT

4.1 PHYSICAL ENVIRONMENT

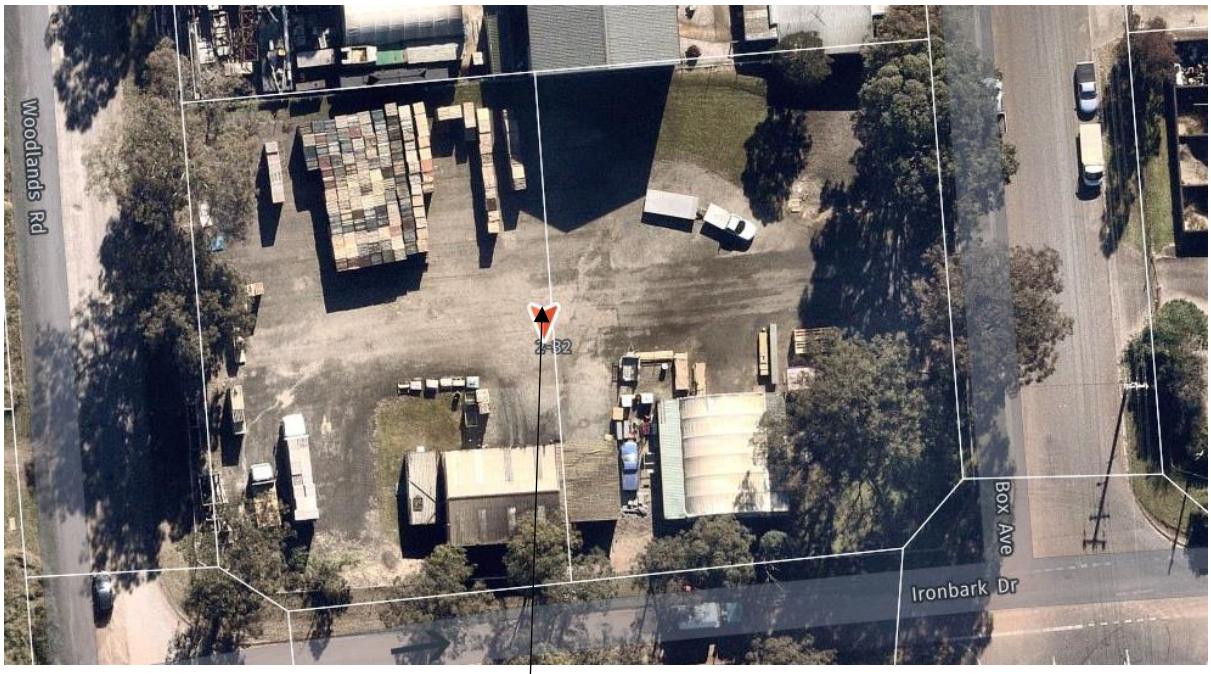
4.1.1 Topography

The site is generally flat, with a slight fall to the Box Avenue property boundary.

The site is relatively clear of native vegetation and only contains scattered individual trees along the Box Avenue and Woodlands Road property boundaries.

The road reserve and road frontages surrounding the subject site has a range of native vegetation that is located inside and outside the property boundaries.

(Refer to aerial photo below)



4.1.2 Soils and Geology

The site forms part of the Woodlands Soil Landscape as identified in the eSPADE mapping published by the Department of Planning, Industry and Environments.

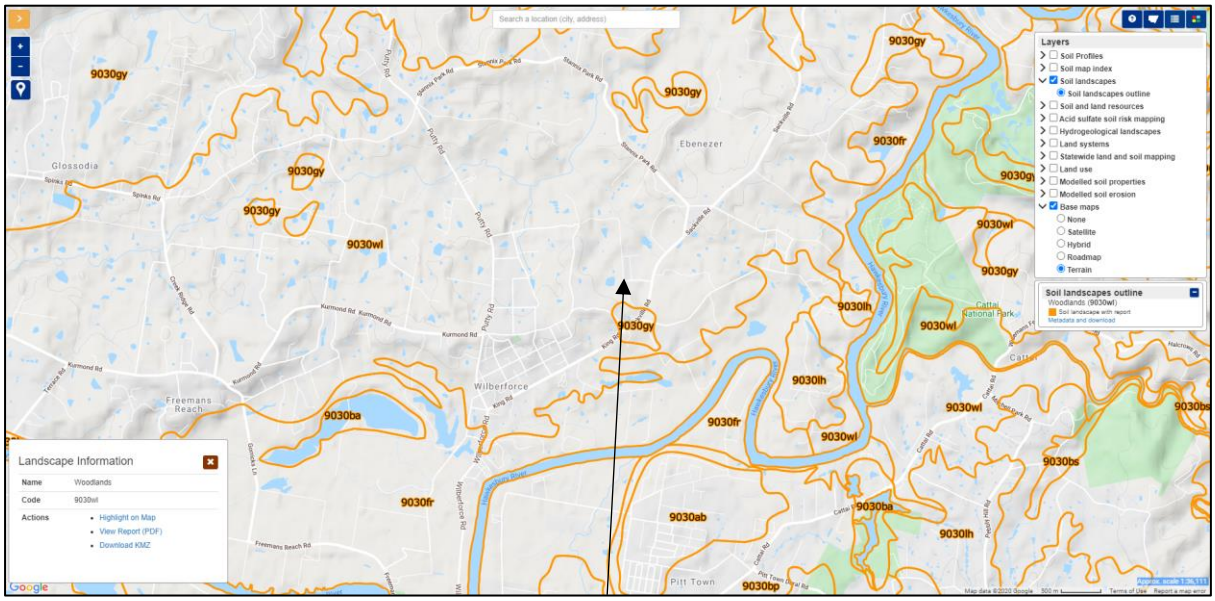
The characteristics of the Woodlands Soil Landscape are described below:

Landscape—very broad benches and drainage lines in the passage beds of the Mittagong Formation (alternating bands of shale and fine-grained sandstones). Rock outcrop is minimal. Local relief up to 20 m. Slope <10%.

Soils—deep (150–300 cm) soils range from leached sands (Uc2.21) in the drainage lines to lithosols (Uc1) on side slopes, with red solodic soils (Dr4.62), xanthozems (Gn3.51) and yellow earths (Gn2.24) on benches.

Limitations—localised steep slopes, localised mass movement hazard, stony soil, low soil fertility, low available water capacity.

(Refer to extract of eSPADE Mapping below).



Subject Site

4.2 METEOROLOGICAL DATA

4.2.1 Rainfall

The Bureau of Meteorology summary statistics for rainfall for all years at the nearest weather station (Richmond RAAF Base) is provided in the table below.

The table shows that based on the mean rainfall throughout the year February has the highest rainfall with July the lowest rainfall.

Most of the rain falls between January to March and then the rainfall declines until July and then gradually increases up to January.

(Refer to the extract of the BoM Summary Table for Richmond RAAF Base below).

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years		Plot	Map
Rainfall																	
Mean rainfall (mm)	81.6	116.7	81.1	53.9	42.8	55.9	27.0	31.2	44.6	50.0	75.3	67.1	719.1	23	1994 2020		
Highest rainfall (mm)	266.4	280.4	286.8	353.0	168.4	246.8	105.8	159.0	158.0	233.4	159.8	229.4	1051.2	26	1994 2020		
Date	2016	2020	2017	2015	1998	2007	1999	1998	1995	2004	2005	2014	2007				
Lowest rainfall (mm)	18.2	8.0	12.8	2.2	2.8	1.2	0.6	0.0	0.2	1.0	13.8	0.0	490.6	26	1994 2020		
Date	2009	2000	2016	1997	2008	2001	2017	1995	2017	2002	2009	2019	2006				
Decile 1 rainfall (mm)	21.7	26.7	23.7	7.9	4.2	15.1	2.9	2.4	7.0	13.2	18.0	22.3	535.0	26	1994 2020		
Decile 5 (median) rainfall (mm)	65.7	101.8	73.1	34.7	30.6	41.8	21.8	16.6	29.8	34.8	71.0	61.1	693.8	26	1994 2020		
Decile 9 rainfall (mm)	145.7	226.1	139.1	110.5	104.3	104.2	57.4	85.0	86.9	95.2	138.3	112.4	895.0	26	1994 2020		
Highest daily rainfall (mm)	111.8	112.8	50.2	113.4	77.0	82.0	48.6	71.8	89.4	56.6	55.4	42.0	113.4	26	1994 2020		
Date	29 Jan 2013	12 Feb 1997	08 Mar 2012	21 Apr 2015	19 May 1998	09 Jun 2007	28 Jul 1996	20 Aug 2007	07 Sep 2006	02 Oct 2004	21 Nov 2003	19 Dec 2000	21 Apr 2015				
Mean number of days of rain	11.9	11.7	12.2	9.7	9.6	10.2	8.1	6.2	7.5	9.0	11.5	10.6	118.2	26	1994 2020		
Mean number of days of rain ≥ 1 mm	7.8	8.2	8.3	5.8	4.9	5.9	3.9	3.5	4.5	5.6	7.2	6.5	72.1	26	1994 2020		
Mean number of days of rain ≥ 10 mm	2.4	3.5	2.6	1.3	1.5	1.7	0.7	0.8	1.3	1.4	2.2	2.0	21.4	26	1994 2020		
Mean number of days of rain ≥ 25 mm	0.8	1.5	0.8	0.4	0.3	0.5	0.1	0.2	0.3	0.5	0.8	0.7	6.9	26	1994 2020		

4.2.2 Temperature

The Bureau of Meteorology summary statistics for temperature for all years at the nearest weather station (Richmond RAAF Base) is provided in the table below.

The annual average maximum and minimum temperatures experienced are 24.4°C and 11.1°C.

July is the coldest month, with an average minimum temperature of 3.5°C.

January is the hottest month, with an average maximum temperature of 30.5°C.

(Refer to the extract of the BoM Summary Table for Richmond RAAF Base below).

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years		Plot	Map
Temperature																	
Maximum temperature																	
Mean maximum temperature (°C)	30.5	29.3	27.1	24.2	20.9	18.0	17.8	19.8	22.9	25.4	27.2	29.1	24.4	27	1993 2020		
Highest temperature (°C)	47.4	47.0	40.0	36.6	29.0	26.2	27.9	31.3	36.9	40.1	45.3	45.0	47.4	27	1993 2020		
Date	04 Jan 2020	11 Feb 2017	13 Mar 1998	06 Apr 2016	03 May 2018	14 Jun 2004	30 Jul 2017	21 Aug 1995	23 Sep 2017	21 Oct 1993	23 Nov 2014	31 Dec 2019	04 Jan 2020				
Lowest maximum temperature (°C)	18.8	18.1	16.6	15.0	13.0	11.5	9.5	12.6	12.6	15.2	14.2	14.6	9.5	27	1993 2020		
Date	15 Jan 1994	02 Feb 2012	14 Mar 2020	20 Apr 2015	28 May 2002	27 Jun 2007	13 Jul 2011	24 Aug 2016	17 Sep 2019	02 Oct 2011	22 Nov 1996	10 Dec 2002	13 Jul 2011				
Decile 1 maximum temperature (°C)	23.1	23.4	22.3	20.0	17.8	15.0	14.8	16.3	17.9	18.8	20.0	22.1		26	1993 2019		
Decile 9 maximum temperature(°C)	37.5	35.4	32.0	28.6	24.5	21.0	20.7	24.0	29.0	32.4	34.8	36.4		26	1993 2019		
Mean number of days ≥ 30 °C	15.6	11.7	6.6	1.4	0.0	0.0	0.0	0.2	1.9	5.9	8.7	12.9	64.9	27	1993 2020		
Mean number of days ≥ 35 °C	6.4	3.7	1.1	0.1	0.0	0.0	0.0	0.0	0.1	0.9	3.1	4.5	19.9	27	1993 2020		
Mean number of days ≥ 40 °C	1.8	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.6	3.4	27	1993 2020		
Minimum temperature																	
Mean minimum temperature (°C)	17.9	17.8	15.8	11.8	7.5	5.3	3.5	4.4	7.9	11.1	14.2	16.2	11.1	26	1993 2020		
Lowest temperature (°C)	8.6	10.3	6.0	-0.4	-2.1	-4.8	-5.2	-4.0	-1.4	3.0	5.3	7.0	-5.2	26	1993 2020		
Date	12 Jan 2012	07 Feb 2014	31 Mar 2008	23 Apr 2006	30 May 2016	30 Jun 2010	12 Jul 2002	07 Aug 2005	01 Sep 2012	20 Oct 2001	06 Nov 2013	07 Dec 2002	12 Jul 2002				
Highest minimum temperature (°C)	26.2	25.8	22.9	21.8	17.7	14.4	14.1	17.0	19.6	20.5	23.0	25.0	26.2	26	1993 2020		
Date	31 Jan 2017	02 Feb 2020	30 Mar 2017	14 Apr 2018	03 May 2015	03 Jun 2008	21 Jul 2016	27 Aug 1995	17 Sep 1996	26 Oct 2019	27 Nov 2002	23 Dec 2000	31 Jan 2017				
Decile 1 minimum temperature (°C)	14.0	14.1	11.8	7.3	2.1	0.0	-1.1	-0.6	3.0	6.0	9.9	12.2		25	1993 2019		
Decile 9 minimum temperature (°C)	21.0	20.9	19.2	15.9	13.0	10.4	8.8	10.0	13.0	15.4	18.2	19.6		25	1993 2019		
Mean number of days ≤ 2 °C	0.0	0.0	0.0	0.1	2.8	7.6	12.9	10.7	1.6	0.0	0.0	0.0	35.7	26	1993 2020		
Mean number of days ≤ 0 °C	0.0	0.0	0.0	0.0	0.7	3.0	6.5	4.4	0.2	0.0	0.0	0.0	14.8	26	1993 2020		

4.2.3 Wind

The Air Quality Impact Assessment has included a number of seasonal wind rose plots for this site using Richmond RAAF data from 2015.

Over the year of 2015 the wind direction varies but they mostly arrive at the site from the south-west 16% of the time and from the north-east 14% of the time. The fewest winds blow from the north-west and south-east, both at a 7% frequency. 31% of the year winds blow at speeds between 2.1 – 3.6 m/s followed by 0.5 – 2.1 m/s 29% of the time. The average wind speed in 2015 was 2.49 m/s and there was a calm winds frequency of 15.02%.

The Bureau of Meteorology summary statistics for wind run and gust speeds for all years at the nearest weather station (Richmond RAAF Base) is provided in the table below.

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years		Plot	Map
Other daily elements																	
Mean daily wind run (km)	229	218	184	164	143	156	176	208	225	218	242	238	200	20	1994 2020		
Maximum wind gust speed (km/h)	87	89	74	78	78	89	85	95	100	87	98	106	106	21	1995 2020		
Date	29 Jan 1999	02 Feb 2005	16 Mar 1996	27 Apr 2008	27 May 2019	28 Jun 2014	18 Jul 2004	31 Aug 1996	24 Sep 2006	17 Oct 2019	02 Nov 1995	05 Dec 2013	05 Dec 2013				

4.3 NATURAL ENVIRONMENT

4.3.1 Flora and Fauna

A Flora and Fauna Assessment was not prepared for this application as the vegetation on site is minimal, the site is an established industrial site and the impact of the proposed development on the local flora and fauna is considered minimal.

A desktop assessment was undertaken to ensure that there is minimal impact on the flora and fauna in the locality.

The assessment included determining the trees to be removed, the species of tree and determining the impact.

Documents and other information resources utilised include:

- Aerial photographs (Near Maps & DPI Land Information)
- Vegetation maps (NSW OEH)
- Survey Plan prepared by McKinlay and Morgan Surveyors
- Site Plan prepared by Havanah Building Design
- Soil landscape maps (NSW eSPADE)

The proposal is unlikely to constitute a significant impact on threatened flora and fauna species given that:

- The proposed works would only remove 8 trees.
- The trees proposed trees include gum trees and ironbark trees.
- The proposed works would only remove marginal foraging habitat for any species of fauna.
- Other areas of better-quality habitat will be retained immediately adjacent to the subject site and surrounding landscape.
- The proposal is not likely to fragment habitat to an extent that would prevent mobility of the local viable populations of any threatened fauna species that may potentially occur within the sub-catchment.

The proposal is unlikely to significantly impact on threatened flora and fauna listed under the NSW *Threatened Species Conservation Act 1995* and Commonwealth *Environment Protection and Biodiversity Conservation Act 1999.*

4.3.2 Surface Water

The site currently contains an open basin that captures all the surface water runoff from the hardstand area on site.

This water is then released into the existing stormwater system in Box Avenue.

This existing system will be removed and replaced with a new drainage system for the proposed development. The proposed poultry processing plant involves the construction of an underground concrete On-site Detention Tank that is connected to a series of pits which will allow for controlled release of stormwater from the buildings and carpark to the Box Avenue stormwater system (refer to Appendix 6).

(Refer to the photo of the existing basin below).

4.3.3 Flood Assessment

The site not affected by any flooding hazard having a level above the 1:100year Flood Event of 17.3m AHD.

4.3.4 Bushfire Hazard

The subject site is identified as Bushfire Prone (Vegetation Buffer) by the Hawkesbury Bushfire Prone Land Map.

A Bushfire Hazard Assessment Report was prepared by Control Line Consulting and is attached as Appendix 3.

The bushfire hazard assessment was conducted for the proposed development, using the procedures as outlined in *Appendix 1 of Planning for Bush Fire Protection* 2019, and AS 3959-2009 *Construction of buildings in bushfire prone areas* procedure to determine the bushfire attack level (BAL) likely upon the development.

The report has concluded that the objectives and performance requirements for the proposed development as required by the Building Code of Australia and the document *Planning for Bush Fire Protection* 2019 will be achieved by the incorporation of the 6 recommendations contained within the Bushfire Hazard Assessment report.

The recommendations contained within this report will assist in providing a reasonable level of bushfire protection and improve but not guarantee the chances of building survival, or provision for the occupants with a safe refuge during the passage of a bushfire front and or the provision of a defendable space for fire fighters.

4.4 ROAD ACCESS

The site has two (2) existing access points – one (1) from Box Avenue and one (1) from Woodlands Road.

The current access driveways service the existing industrial development on site and is proposed to service the Poultry Processing Plant.

Woodlands Road is a one lane, two-way local road under the authority and management of Hawkesbury Council with a speed zone of 50km/h.

Box Avenue is a one lane, two-way local road under the authority and management of Hawkesbury Council with a speed zone of 50km/h.

The proposed development involves the relocation of the existing access points on Woodlands Road and Box Avenue to adequately service the proposed development and delivery vehicles.

The new access driveway will be relocated further north along the western property boundary to provide for truck movements and the required distances as outlined in AS 2890.2 from the intersection with Ironbark Drive and slightly to the south on the Box Avenue frontage to work with the proposed site drainage and earthworks.

4.5 INFRASTRUCTURE

4.5.1 Water Supply

Water supply to the subject site is currently provided by Sydney Water's reticulated water supply.

(Refer to the extract of the Sydney Water DYBD search below).

4.5.2 Power

Endeavour Energy's reticulated electricity network currently services the subject site and surrounding properties.

4.5.3 Communications

The site currently has access to NBN and Telstra's land line network and has mobile network coverage which differs between carriers.

4.5.4 Sewer

The subject site has access to Sydney Waters reticulated sewer network which is proposed to service the proposed Poultry Processing Plant.

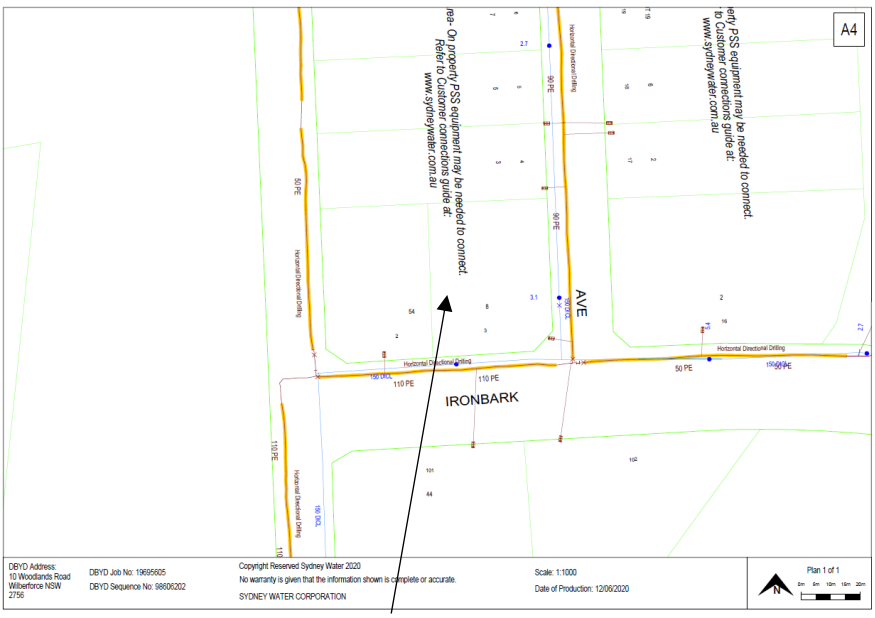
The existing building on site is serviced by a pump out on-site wastewater system which will be removed, and the existing amenities will be connected to the existing reticulated sewer system.

(Refer to the extract of the Sydney Water DYBD search below).

4.5.5 Stormwater Drainage

Stormwater and overland flows are currently directed towards the existing stormwater system on Box Avenue located to the east of the site.

The proposed stormwater drainage will involve the construction of an On-site Detention System which will control the flow of water into the existing stormwater system in Box Avenue.



Subject Site

4.6 CONTAMINATED LAND

A site inspection and desktop assessment and further investigations has revealed that the site has been used for the manufacturing, repair, and storage of pallets and revealed some existing structures.

The structure includes a workshop, amenities, lunchroom, and an attached carport.

This structure is located adjacent to and within the development area.

It is unlikely that the past uses of the site would have any impact on the proposed development which is also industrial in nature.

(Refer to the SEPP (Resilience and Hazards) 2021) Assessment in Section 10.11.3.1 and the Preliminary site Investigation with Sampling is attached as Appendix 20.

4.7 CULTURAL HERITAGE

To determine the likelihood of any aboriginal or non-aboriginal cultural heritage values over the development area an Aboriginal preliminary Due Diligence Assessment was undertaken.

The purpose of the assessment was to determine whether any Aboriginal objects or sites have been located within or near the development site and the likely impact on any potential relics.

The result of the assessment is as follows:

A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) with a buffer of 50m has shown that:

0	***Aboriginal sites are recorded in or near the above location.***
0	***Aboriginal places have been declared in or near the above location. ****

Notwithstanding, the site has been disturbed in the past with the subdivision and use of the site, and the likelihood of finding any aboriginal objects on site is low.

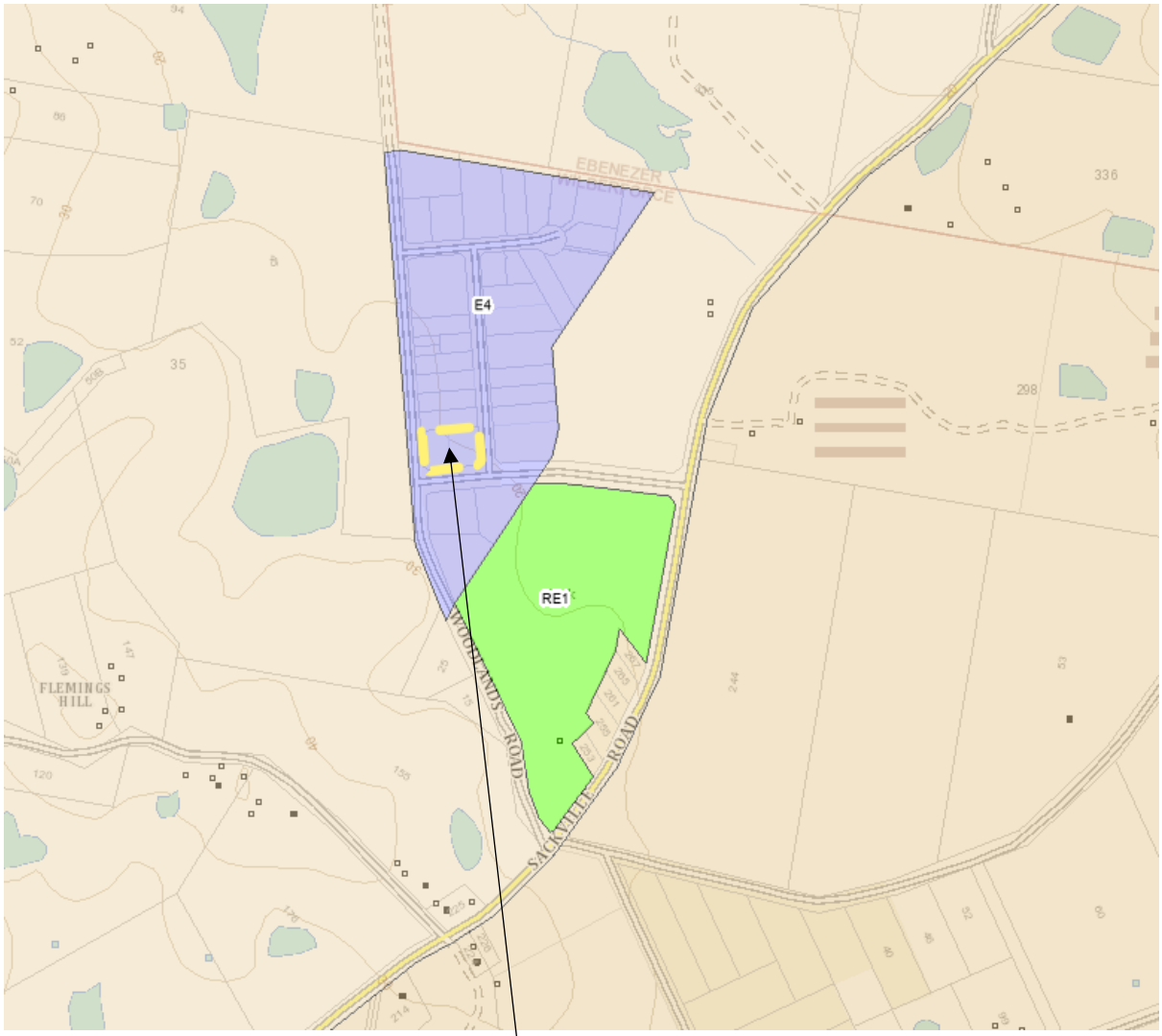
The preliminary Due Diligence Assessment accompanied the application as Appendix 7.

5.0 STATUTORY PLANNING

5.1 HAWKESBURY LOCAL ENVIRONMENTAL PLAN 2012

5.1.1 Zoning

The property is zoned "E4 General Industrial" under the Hawkesbury Local Environmental Plan 2012 (HLEP) as illustrated below.



The objectives of the E4 General Industrial zone as outlined within the HLEP are:

- *To provide a wide range of industrial and warehouse land uses.*
- *To encourage employment opportunities.*
- *To minimise any adverse effect of industry on other land uses.*
- *To support and protect industrial land for industrial uses.*
- *To allow commercial development for—*
  a) uses ancillary to the main use of land in the zone, and
  b) the day-to-day needs of the occupants and employees of the surrounding industrial area.
- *To ensure that industrial development creates areas that are pleasant to work in and safe and efficient in terms of transportation, land utilisation and services distribution.*

The proposed poultry processing plant is defined as a **Livestock Processing Industry**.

Livestock Processing Industry *means a building or place used for the commercial production of products derived from the slaughter of animals (including poultry) or the processing of skins or wool of animals and includes abattoirs, knackeries, tanneries, wool scours and rendering plants.*

Livestock Processing Industry is a permitted use in the IN1 zone with development consent.

5.2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT AND REGULATIONS

Designated Development

Section 4.10 of the EPA Act declares development that is designated development.

> ***4.10 Designated development*** *(cf previous s 77A)*
> *(1) Designated development is development that is declared to be designated development by an environmental planning instrument or the regulations.*

Schedule 3 of the EPA Regs provides details that declares when a development is designated development.

The relevant development under schedule 3 is below

> ***22 Livestock processing industries***
> *Livestock processing industries (being industries for the commercial production of products derived from the slaughter of animals or the processing of skins or wool of animals)—*
> ***(a) that slaughter animals (including poultry) with an intended processing capacity of more than 3,000 kilograms live weight per day, or***
> *(b) that manufacture products derived from the slaughter of animals, including—*
> *(i) tanneries or fellmongeries, or*
> *(ii) rendering or fat extraction plants with an intended production capacity of more than 200 tonnes per year of tallow, fat or their derivatives or proteinaceous matter, or*
> *(iii) plants with an intended production capacity of more than 5,000 tonnes per year of products (including hides, adhesives, pet feed, gelatine, fertiliser, or meat products), or*
> *(c) that scour, top, carbonise or otherwise process greasy wool or fleeces with an intended production capacity of more than 200 tonnes per year, or*
> *(d) that are located—*
> *(i) within 100 metres of a natural waterbody or wetland, or*
> *(ii) in an area of high watertable or highly permeable soils or acid sulphate, sodic or saline soils, or*
> *(iii) on land that slopes at more than 6 degrees to the horizontal, or*
> *(iv) within a drinking water catchment, or*
> *(v) on a floodplain, or*
> *(vi) within 5 kilometres of a residential zone and, in the opinion of the consent authority, having regard to topography and local meteorological conditions, are likely to significantly affect the amenity of the neighbourhood by reason of noise, odour, dust, lights, traffic or waste.*

The proposed development involves the slaughter of poultry has a processing capacity of 50,000kg of live weight, which exceeds the 3,000kg of live weight per day threshold capacity.

As a result, the proposed poultry processing plant is designated development under the EPA Act and Regulations.

Integrated Development

Section 4.46 of the EPA Act declares development that is integrated development.

> ***4.46 What is "integrated development"?*** *(cf previous s 91)*
> *(1) 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 following approvals—*

Act	Provision	Approval
Coal Mine Subsidence Compensation Act 2017	s 22	approval to alter or erect improvements, or to subdivide land, within a mine subsidence district
Fisheries Management Act 1994	s 144	aquaculture permit
	s 201	permit to carry out dredging or reclamation work
	s 205	permit to cut, remove, damage or destroy marine vegetation on public water land or an aquaculture lease, or on the foreshore of any such land or lease
	s 219	permit to— (a) set a net, netting or other material, or (b) construct or alter a dam, floodgate, causeway or weir, or (c) otherwise create an obstruction, across or within a bay, inlet, river or creek, or across or around a flat
Heritage Act 1977	s 58	approval in respect of the doing or carrying out of an act, matter or thing referred to in s 57(1)
Mining Act 1992	ss 63, 64	grant of mining lease
National Parks and Wildlife Act 1974	s 90	grant of Aboriginal heritage impact permit
Petroleum (Onshore) Act 1991	s 16	grant of production lease
Protection of the Environment Operations Act 1997	ss 43(a), 47 and 55	Environment protection licence to authorise carrying out of scheduled development work at any premises.
	ss 43(b), 48 and 55	**Environment protection licence to authorise carrying out of scheduled activities at any premises (excluding any activity described as a "waste activity" but including any activity described as a "waste facility").**
	ss 43(d), 55 and 122	Environment protection licences to control carrying out of non-scheduled activities for the purposes of regulating water pollution resulting from the activity.
Roads Act 1993	s 138	consent to— (a) erect a structure or carry out a work in, on or over a public road, or (b) dig up or disturb the surface of a public road, or (c) remove or interfere with a structure, work or tree on a public road, or (d) pump water into a public road from any land adjoining the road, or (e) connect a road (whether public or private) to a classified road
Rural Fires Act 1997	s 100B	authorisation under section 100B in respect of bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes
Water Management Act 2000	ss 89, 90, 91	water use approval, water management work approval or activity approval under Part 3 of Chapter 3

Schedule 1 of the POEO Act provides details that declares when a development is scheduled activity and requires an EPA License.

The relevant section under schedule 1 of the POEO Act is below.

23 Livestock processing activities

(1) This clause applies to the following activities—
Slaughtering or Processing Animals meaning the slaughtering or processing of animals (including poultry and fish).

(2) Each activity referred to in Column 1 of the Table to this clause is declared to be a scheduled activity if it meets the criteria set out in Column 2 of that Table.

Activity	Criteria
general animal products production	capacity to produce more than 5,000 tonnes of animal products per year
greasy wool or fleece processing	capacity to process more than 200 tonnes of wool or fleece per year
rendering or fat extraction	capacity to produce more than 200 tonnes of tallow, fat or their derivatives or proteinaceous matter per year
slaughtering or processing animals	**capacity to slaughter or process more than 750 tonnes live weight per year**
tanneries or fellmongeries	capacity to process more than 2 tonnes of skins or hides per year

The proposed development involves the slaughter of poultry has a processing capacity of 50,000kg of live weight, which exceeds the 750 tonnes of live weight per year threshold capacity.

As a result, the proposed poultry processing plant is integrated development under the EPA Act and Regulations and POEO Act.

6.0 DEVELOPMENT OVERVIEW AND CONTEXT

6.1 THE PROPONENT

The proponent of the proposed development is Blue Ribbon Poultry who are a private company currently located in North Kellyville.

The proponent is proposing to relocate his operation from the current site in North Kellyville because of the recent residential development that now surrounds this site.

6.2 AUSTRALIAN POULTRY INDUSTRY CONTEXT

Research undertaken by the Australian Bureau of Agricultural and Resource Economics and Sciences (ABARES) indicates that the production of poultry meat in Australian has increased by 55% over the past ten years.

The demand for chicken meat is predicted to continue to grow in the years to 2025, and continuing this trend in the years beyond, with it remaining the most consumed meat in Australia.

Increasing processing plants for chicken and other poultry / game birds will result to assure these demands are met (ABARES, 2020).

Based on current projections, production is expected to continue to grow as the population in the Sydney region expands.

6.3 OBJECTIVES OF PROPOSED DEVELOPMENT

The main objectives of the proposed poultry abattoir are as follows:

- Re-locate the existing Poultry Processing Plant from Withers Road, North Kellyville to Wilberforce because of the development of the surrounding area for residential development.
- Development of a best practice poultry processing facility which meets the following aspects:
    1. Animal Welfare,
    2. Biosecurity,
    3. Minimise any potential environmental impacts on the locality.
- Provide an additional poultry processing facility within the Hawkesbury area to meet the growth of poultry consumption in the Sydney, Australian and International market.
- Support the local economy through significant investment, employment opportunity; and
- Enable further growth of the applicant's poultry processing operations in the western Sydney Region in an environmental sensitive manner.

7.0 THE PROPOSAL

7.1 DEVELOPMENT DESCRIPTION

This Development Application is seeking Development Consent in accordance with Section 4.12 of the *Environmental Planning and Assessment Act 1979* for the construction of a proposed Poultry Processing Plant. at 10 Woodlands Road, Wilberforce.

The proposed development involves the construction of a new poultry processing plant.

Specifically, the development application is seeking approval for the following:

- Construction of a New Poultry Processing Plant
    - New building with a GFA of 1706m^2 containing areas for live bird storage, processing, chilling, freezing, and dispatch facilities.
    - 203m2 of Ancillary administration, amenities, and office space.
- Relocation and construction of a new accessways from Woodlands Road and Box Avenue.
- Construction of a new staff carparking area for 23 car parking spaces
- Site landscaping and screening vegetation
- Use of the existing building as a workshop and amenities
- Removal of the existing temporary buildings and structures
- Proposed signage involving
  1x pylon (2.4m x 1.2m x 3m) located corner of Box Avenue and Ironbark Drive
  2x flush awning signs (8m x 0.75) and (5m x 0.75m) along Box Avenue frontage

The proposal generally involves the processing of chicken, however, on rare occasions other poultry and game including rabbits, pigeons, quails, and turkeys will be processed at the facility and are included as part of this application.

The summary of the key characteristics of the proposed development is outlined in the table below

DEVELOPMENT DETAILS	PROPOSED
Buildings on Site	1 x Poultry Processing Plant (Proposed) 1 x Workshop / Amenities Building (Existing)
Processing per day (live weight)	50,000kg
Processing per day (birds)	25,000 birds
Hours of operation	24 hours a day, 7 days a week
Employees	Site Manager - 1 Full time – 4 Labor hire – 20 average (Casual) for processing activity

7.2 BUILT INFRASTRUCTURE

7.2.1 Processing Building

The proposed poultry processing building will consist of separated areas providing for live bird storage, processing, chilling, freezing, and dispatch facilities.

The proposed building also provides areas for storage administration, amenities, and an office space.

The building is 73m long, 22m wide and have a maximum of height of 9.5m (excluding the proposed stack).

The building will be constructed on a concrete slab and comprised of concrete panel walls and a metal roof, in muted colours that are consistent with the surrounding environment (e.g., sand or eucalyptus green).

The portion of the building in which the office is located facing Box Avenue will be comprised of a glass, stone, and decorative cladding feature.

The building will have several openings including roller doors, personal access doors and vents.

The existing building on site will be used for storage purposes and the existing amenities will be used by staff and contractors.

Plans of the building accompanies the application.

7.2.2 Ancillary Structures

The proposed poultry processing plant will also require a range of supporting infrastructure including:

- Exhaust fans and a stack.
  - As described in section 10.1 of the EIS.,the Air Quality Impact Assessment report (Appendix 1) recommends that several odour management and mitigation measures be implemented in the poultry holding area, and exhaust fans to the proposed stack in the whole of the processing area of the building.

- Acoustic barrier as per acoustic recommendations.
  - As described in Section 10.2 of the EIS, the Environmental Noise Impact Assessment (Appendix 8) has recommended that a minimum of a 2.4m high sound barrier wall be constructed along the entire length of the western boundary of the site. The sound barrier wall may be constructed from corrugated sheet metal masonry or 9mm fiber cement on both sides of a 90mm steel post wall without holes or gaps. The proposed sound barrier will be installed along the whole western boundary and a portion of the southern boundary. The sound barrier will be constructed of corrugated sheet metal with a height of 3m.

  - Also, for roof mounted condenser units a 1.5m and 3.2m high (or minimum 1.32m above top of the condenser unit sound barrier wall be constructed.

- Sewage processing and holding tanks, dissolved air floatation unit, and an offal silo tower.
  - As described in Section 10.3 of the EIS, the amended Waste Water Management Report dated 11/12/23 has recommended that the waste water generated from the development needs to be treated through a number of steps and processes including screening, dissolved air floatation and pumping to the available reticulated sewer system in Box Avenue.

- Water tanks, pipes, pumps, drains and onsite detention.
    - As described in Section 10.5 of the EIS, the Drainage Design Plan (Appendix 6) includes several water tanks, pits and an onsite detention tank that will be used to collect water from the building, and the carparking area and direct the water to the existing stormwater system in Box Avenue. The drainage is only in relation to the external parts of the buildings and the site and does not include any water used within the building which is effluent/wastewater.

- Screening and buffer vegetation.
    - As identified on the Landscape Plan (Appendix 9) that accompany the application, buffer vegetation is proposed to be planted on site to screen the proposed development from the streetscape.
    - The proposed larger species of vegetation include will be planted around the eastern, western, and southern boundaries to create a solid hedge screen.

- Relocated access points from Woodlands Road and Box Avenue, driveways, hardstand and carparking areas.
    - As identified on the Architectural Plans (Appendix 2) that accompany the application, the site will contain two access points – one from Woodlands Road, and one from Box Avenue.
    - The proposal also includes 23 car parking spaces for staff, and visitor parking.

- Proposed signage.
    - A Pylon sign is proposed at the corner of Ironbark Drive and Box Avenue
      The proposed signage will be 2.4m wide by 3m high.
      The signage will be 2.4m x 1.2m
    - 2 awning signs area proposed for the front of the building along Box Avenue.
      The signs will be 8m x 0.75m and 5m x 0.75m

Details of the signage is shown on the architectural plans that accompany the application and the signage plan refer to Appendix 22.

7.3 EARTHWORKS

To create a level building platform for the proposed processing building, a balance of cut and fill will be undertaken.

The works will involve the importation of suitable filling material to create a compacted building platform and internal access and maneuvering areas.

All-weather material i.e. road base is to be imported be used for the road's pavement, which will then be sealed.

All cut and fill will be retained by a batter on which the landscape buffer will be planted.

(Refer to the Civil Earthworks plans showing the proposed earthworks in Appendix 6).

7.4 OPERATIONAL DETAILS

The production cycle for the processing of the poultry is dependent on the number of birds delivered to the site per day.

A typical production cycle comprises of the following steps:

1. **Delivery of Live Birds:** Live birds are delivered to the site by Semi Trailers or B-Double Trucks. The birds are delivered in crates. The truck is unloaded using a forklift, and the crates are placed in the live holding area in the western side of the building.

2. **Processing of the Birds:** The live birds are manually hung onto a kill line (shackle chains). The birds are then stunned via electric shock (in water), necks cut and bled out for 90 seconds. The birds are then put through a scalding tank. The birds are then put through a plucking machine to defeather the birds. The birds are then eviscerated, washed, and cut from the kill line and put through a spin chiller that rapidly cools the birds (for approx. 5 mins). The birds are then cut from the feet, and the feet are collected. Birds are then hung on a drip line by the wing.

3. **Weighing and Packaging:** The processed birds are removed from the processing area, weighed, and manually packaged. The packaged meat is then stored in the cool rooms or freezers.

4. **Cleanout:** After the birds have been processed the processing area and live bird storage area is thoroughly cleaned to avoid any contamination issues. The areas are swept clean and sanitised using a high-pressure gurney spray and disinfectant to reduce the risk of the contamination between processing cycles. After cleaning the openings in the building including the roller doors, louvers and doors are opened to dry via evaporation.

5. **Cutting of Meat:** Some of the processed poultry is cut for customers i.e., breast, thigh, wings, drumstick or whole chickens if requested, before pick up – this generally occurs the day after the birds are processed, but can also occur on the same day.
   The majority of the birds are packed as a whole and not cut up.

6. **Pick up of Processed Meat:** Once the meat has been processed and stored in the cool rooms and freezers, The orders are made up for the customers and the orders area either delivered to the customer directly or picked up from the site and deliver to the various customers including wholesalers, butchers, restaurants etc.

The processing of the live birds is generally an 8-hour process.

Over a typical average week, the total proceeded live weight of birds would be between 150,000kg to 200,000kg

7.5 HOURS OF OPERATION

The proposed poultry will operate 24 hours a day, 7 days a week.

However, most of daily activity on site will be carried out between 5.00am and 7.00pm.

The processing of the live birds will occur a maximum of 5 days a week but based on the current operation at Kellyville the processing of the live birds is likely to occur on average 3-4 days a week which is based on the availability of suitable live birds from the growing farms that can be processed. (Certain weight and size)

The processing normally occurs Monday to Friday and occasionally on Saturday or Sunday due to a public holiday falling on a weekday or the birds from the growing farm being ready for processing.

A typical processing day which occurs approximately 90% of the time involves the following

- Birds arrive on site any time from 6pm the day before.
- The live birds in the cages are placed in the holding area.
- The unloading of the birds into the holding area occurs immediately and on average takes 10-15 minute for a semi-trailer
- The processing of the live birds commences at 5.30am and takes 8 hours. (5.30am to 2pm)
- Cleaning of the holding and processing areas occurs once the activity in each area has been completed and starts with the live bird holding area and moves along the processing rooms in the building.
  The cleaning process can also take up to 8 hours and can start around 1pm and finish at 10pm.
- The packing of the orders and placing the processed birds in the cool room and freezer also occurs after the processing of the birds and can also take 8 hours.

The commencement and finishing times of the processing of the birds can changes due to several unforeseen circumstance's such as

- Delivery truck breakdown or delays with the interstate trucks being caught up in traffic.
- Breakdown of the processing equipment during the processing of the birds and the process must stop until the equipment is repaired and then the process continues as the live birds are to be processed within the 24 hours once they are packed into the cages for transportation.

The 24hour operation 7 days a week allows the operation to process the live birds when unforeseen circumstances occur, and when public holidays occur on a weekday and the birds are ready to process on Saturday and Sunday.
Also, for the other activities (maintenance/repairs of the equipment, cleaning, and packing) to occur at any time of the day when the processing of the live birds is delayed and extends beyond the typical processing times.

The delivery of live birds typically occurs between the hours of 6.00pm and 6.00am in accordance with the CSIRO *Model Code of Practice for the Welfare of Animals: Land Transport of Poultry* as the temperature is generally cooler and the birds are more settled during the darkness.

Once the birds are delivered to site the processing of the birds commences and is carried out as previously identified in Section 7.4 of the EIS.

The office staff will generally work between 8am-5pm.

7.6 STAFF NUMBERS

The Poultry Processing Plant will have 5 full-time positions including 1 full time site manager.

Throughout the processing cycle additional casual labour will be required to assist with the slaughtering and processing of life birds. (Average of 20 casual staff)

Any additional staff members will be sourced from a labour hire company.

7.7 BIOSECURITY

Biosecurity plays a significant and vital role in the control and prevention of the incidence of disease and contamination and is an integral part of any successful poultry processing operation.

The key biosecurity measures that would be implemented at the proposed development site include monitoring and record keeping, restricted access, sanitization, and signage.

Biosecurity refers to those measures taken to prevent or control the potential introduction and spread of infectious agents to the poultry. It aims to restrict the introduction of infectious diseases and stop the spread of disease from an infected area to an uninfected area and to stop any contamination of processed meat.

The key bio-security measures that will be implemented at the proposed poultry processing plant will include and not be limited to those outlined below.

- Sanitizing –
  - All staff must sanitize their hands and work boots while moving throughout the processing building.

- Showering/Clothing –
  - Staff must shower and change clothes after processing poultry.
  - Some staff must shower and change before entering other parts of the slaughtering process - i.e hangers must shower after all the live birds have been placed in shackles, and other staff must shower and change before entering the clean areas of the building such as cool rooms.

- Signage –
  - Appropriate signage will be erected at the entrance to the site to notify visitors of the different zones and direct them to contact the operator prior to entering the area, and any other requirements.

- Staff must not attend any poultry farms or other poultry processing plants prior to arriving to work. If they are to attend these sites, they must shower, and change clothes prior to starting work.

7.8 WATER SUPPLY AND SECURITY PLAN

7.8.1 Water Supply

Potable water supply in Ironbark Drive and Box Avenue is available to the site by a 150 mm diameter pipe. There is an existing 20 mm diameter pipe metre that currently services the site.

This pipe has a maximum velocity through the water meter of 1.8 m/s, this reticulated service can supply 0.56L/s, or about 49kL/day.

One underground water tank is proposed to be located on site under the front office to store an additional 110,000l of water (minimum) for use throughout the processing of the birds.

7.8.2 Water Use and Demand

The processing of poultry generally requires 5l of water per bird.

The water in the processing of the birds is generally used in the following processes:

- Heating carcasses to aid removal of feathers.
- Collection of blood after stunning and beheading.
- Washing each carcass prior to evisceration.
- Internal washing of carcasses.
- Chilling, overflow from the chiller is used as make-up water for heating of carcasses.

The washing down of the process area will generally use recycled water that has been suitably treated with screen filtration.

Refer to the Water and Wastewater Management Report prepared by Toby Fiander and Associates.

7.9 STORMWATER MANAGEMENT

Stormwater runoff from the buildings, the access driveways and carparking area on site will be collected by the gutters and proposed stormwater pits which will be connected to the proposed on-site detention tank on the site. Which will be connected to the Box Avenue stormwater system.

A Drainage Design Plan has been prepared by Barker Ryan Stewart and accompanies the application (Appendix 6).

7.10 CHEMICAL USE AND STORAGE

A small amount of chemicals will be used as part of proposed operations and are generally associated with the following tasks:

- Cleaning of the processed birds.
- Sanitization of the poultry processing and live bird storage area during the cleaning phase at the end of each processing cycle.
- Sanitization of live bird cages, truck tyres, and staff hands and boots.
- Pest and vermin control, where necessary.

The chemicals stored that are used on site with their quantity are outlined in the Table below.

Chemical Use and Storage

Chemical	Use	Usage Rate	Qty	Storage Requirements	Ecological Information
Liquid Chlorine	Spin chiller (cleansing of processed chickens)	Mix rate: 500ml per 5,000L of Water	200L (10x 20L drums)	Stored in securely sealed polyethylene or polypropylene containers as provided by the manufacturer in a cool, dry, well-ventilated area. Must be labelled and free from leaks.	Active ingredient – Sodium Hypochlorite. Dangerous Goods Class 8. Acute aquatic hazard: This material has been classified as non-hazardous. Acute toxicity estimate.
Poultrafoam-1000	Cleaning of Processing Areas	Mix rate: 3L per 8L of Water	200L	Stored in securely sealed polyethylene or polypropylene containers as provided by the manufacturer in a cool, dry, well-ventilated area. Must be labelled and free from leaks.	Active Ingredients – Sodium Hydroxide and Sodium Hypochlorite. Dangerous Goods Class 8. Acute aquatic hazard: This material has been classified as non-hazardous. Acute toxicity estimate.
Quat Max 1000	Sanitize Hands, Cages and Truck Tyres	No mixing required	20L	Stored in securely sealed polyethylene or polypropylene containers as provided by the manufacturer in a cool, dry, well-ventilated area.	Active Ingredients - Quaternary ammonium compounds, benzyl-C8-18-alkyldimethyl, chlorides Not classified as a dangerous good.
Hand Wash	Wash Hands	No mixing required	20L	Stored in securely sealed polyethylene or polypropylene containers as provided by the manufacturer in a cool, dry, well-ventilated area.	Not classified as a dangerous good.

The use, storage, safety precautions, management of spills, and instructions for use outlined for each chemical by the relevant MSDS will be strictly followed. Specifically, chemicals will be stored on site within the existing building located on the site.

Material Safety Data Sheets (MSDS) for all relevant chemicals stored on site will be accessible and available on site at any time and will be managed by the site manager. All empty chemical containers are returned to the supplier for recycling /reuse on a regular basis.

7.11 WASTE MANAGEMENT

Procedures, strategies, and management practices will be implemented to ensure that all waste generated by the proposed poultry processing plant are suitably managed and/or disposed of off-site.

The proposed waste management strategies for the site are outlined below as well as in the Operational Management Plan for the site.

The likely waste streams generated by the operation are identified below.

7.11.1 Non-Recyclable Waste

Day to day general waste (e.g., packaging) will be placed into enclosed large 1.5m^3 front lift bins (2 bins on site) and removed from the site by a waste contractor on a regular basis. No waste material will be disposed of on-site.

The general waste bin will generally be collected every one to two weeks. However, the client can book additional waste collections when necessary.

7.11.2 Recyclable Waste

Recycling material such as paper, and cardboard, will also be removed by a waste contractor on a regular basis.

The paper and cardboard will be placed into a baler/crusher, once full, the bale will be stored in a dry place on site pending removal by the contractor.

7.11.3 Chemical Containers

The chemical supply company will be engaged to provide a chemical delivery and pickup service direct to the development site.

During the delivery of new chemical supplies, all empty chemical containers will be retrieved by the chemical company for recycling or appropriate disposal.

The delivery of chemicals and removal of containers generally occurs once a month.

7.11.4 Dead Birds and Offal

Dead birds will be collected from the holding area and processing area by the staff each day.

The dead birds and waste from the processing area will be disposed of in the offal storage silo (refer to the photos of the existing silos at the Kellyville operation below).

The offal silo has two components:

1. Feathers
2. Dead birds, guts, feet, heads, and any other processing waste.

The container is fully enclosed and will be emptied and removed from the site after each day of processing.

7.11.5 Wastewater

The wastewater generated by the processing of birds will be treated and screened on site through the proposed wastewater system prior to the discharge into the reticulated sewage system.

The wastewater generated by the staff amenities will be directed into the existing reticulated sewage system.

Refer to the Amended Wastewater Management Report dated 11/12/23 that accompanies the application.

Existing Offal Silo at another processing plant

7.12 TREE PLANTING

Vegetation planting is proposed as part of the development of the Poultry Processing Plant as recommended by the Odour Impact Assessment Report, and Environmental Noise Impact Assessment.

The purpose of the proposed plantings is to minimise odour and air particle dispersion through the interruption of airflow and emissions, reduce environmental noise impacts from the operation, reduce potential soil erosion and visual impact of the development as well as enhancing amenity of the surrounding area.

The proposed landscaping will be planted in a 3m wide landscape strip around the eastern, western, and southern property boundaries.

The proposed plants will include different species of vegetation including the following:

- Paperbark
- Plum Pine Brown Pine
- Sydney blue Gum
- Gymea Lily

7.12.1 Buffer Vegetation

As discussed above, a vegetated screen buffer approximately 3m wide and consisting of row of Plum Pine Brown Pine is proposed around the boundary of the property.

The landscape plan showing the proposed buffer areas accompanies the application (Appendix 9).

7.12.2 Planting Approach

All proposed vegetation planting undertaken as part of the proposed development will be in accordance with the Hawkesbury DCP Chapter C1.

7.13 TRAFFIC AND TRANSPORT

7.13.1 Access and Parking

Access to the site will be provided by a proposed sealed 6.2n and 7.5m wide access driveways from Woodlands Road and Box Avenue which will be constructed to the Council requirements.

The existing access points along Woodlands Road and Box Avenue will be removed and slightly relocated.

The internal access driveway and carparking area will be constructed of concrete.

The site provides adequate area for staff and visitor parking spaces near the proposed building that meets the Councils DCP provisions.

7.13.2 Vehicle Generation

The proposed poultry processing plant will generate the following truck movements for the plant operating at maximum capacity.

Delivery of birds	2-5 truckloads per day	10-12,000 birds approximately per B-Double 5,000 birds approximately per Semi-Trailer
Delivery of meat (To Customers)	2-3 trucks load per day	The truck sizes and meat quantities vary depending on the day.
Pick up of meat (by Customers)	2-3 trucks load per day	The truck sizes and meat quantities vary depending on the day.
Offal Removal	1-2 truck load per day	The quantity of offal varies depending on the number of birds processed per day.

The maximum total number of truck movements for the operation of the processing plant is up to 15 truck movements over a 24hour period and 30 light vehicle movements.

7.13.3 Heavy Vehicle Routes

All the heavy traffic vehicles will access the site from the Box Avenue access point and exit from the Woodlands Road driveway point.

The heavy vehicles accessing the site from Sydney and Windsor will travel from Sackville Road, onto Ironbark Drive and enter through the eastern property boundary (Box Avenue).

The heavy vehicles will then exit the site from the western property boundary onto Woodlands Road, towards Sackville Road via Ironbark Drive.

Sackville Road, Ironbark Drive and Woodlands Road are all B-Double routes specified by RMS.

(Refer to the extract of the RMS Heavy Vehicle Restricted Access map below).

7.14 POWER SUPPLY

The site has access to an existing electricity supply which is adequate for the supply of electricity to the proposed Poultry Processing Plant operation.

This existing network will not need to be extended or upgraded.

7.15 ENVIRONMENTAL OPERATION MANUAL

Operational Management Plan (OMP) for the proposed poultry processing operations has been prepared and includes any commitments or recommendations contained in the various technical reports that accompany the application. The plan will also include any conditions of development consent.

A copy of the draft OMP accompanies the application as appendix 5.

8.0 CONSULTATION

This section outlines the consultation activities undertaken by the Applicant to inform the scope of the EIS.

The initial Secretary's Environmental Assessment Requirements (SEAR's 1081) in 2016 which was extended in 2020 requested that the Applicant consult with the relevant Local, State and Commonwealth government agencies, service providers, and community groups, and to address any issues that arise, within the EIS. In response to the SEAR's, the following consultation activities were undertaken:

In particular, the EPA, DPI, OEH, RMS, Hawkesbury City Council and the surrounding landowners and occupiers that are likely to be impacted by the proposal were recommended to be consulted.

The Director General's Requirements also requested that details of the consultations carried out and issues raised must be included in the EIS.

The following consultation activities were undertaken:

- Submission of a request for Secretary's Environmental Assessment requirements (SEAR) (dated 27 September 2016) with the Department of Planning & Environment (DPE)
- The DOP forwarded the request for Secretary's Environmental Assessment requirements (SEAR) to the:
    - Environment Protection Authority

- Department of Primary Industries
- Water NSW
- Rural Fire Service
- Office of Environment and Heritage
- Roads and Maritime Services

- The applicant forwarded a submission of a request for EIS requirements to:
  - Rural Fire Service
  - Roads and Maritime Services
  - Hawkesbury City Council
- The circulation of a letter (dated 16 May 2018) briefly describing the proposed development, and requesting feedback, prepared by Urban City Planning to gain the views and feedback of the surrounding residents and landowners.
- Phone discussions, and email correspondence with landowners as requested and required.
- A further submission for the Secretary's Environmental Assessment Requirements was undertaken (dated 15 June 2020) to update the SEARS requirements which had lapsed from the initial 2016 SEARS.
- The applicant forwarded a further submission of a request for EIS requirements to:
  - Department of Primary Industry: Agriculture, Animal Welfare and Biosecurity
- The circulation and posting of letters to surrounding owners and occupants describing the proposed development, and requesting feedback in relation to key issues and concerns; and
- Face to face meetings, phone discussions, and email correspondence with landowners and occupants as requested and required.
- A further submission for the Secretary's Environmental Assessment Requirements was undertaken (dated 15 June 2020) to update the SEARS requirements which had lapsed from the initial 2016 SEARS. The applicant forwarded a further submission of a request for EIS requirements to:
  - Department of Primary Industry: Agriculture, Animal Welfare and Biosecurity

The Department of Planning and Environment issued a new Secretary's Environmental Assessment Requirements (SEAR's 1701) dated 29th June 2022.

The SEAR's required consultation with the following agencies and groups

- Department of Planning and Environment (Environment and Heritage Group (formally Environment, energy, and Science Group)
- Water Group
- Department of Primary Industries
- Environmental Protection Authority
- Water NSW
- Deerubbin Local Aboriginal Land Council
- Hawkesbury Council
- Surrounding landowners and occupiers that are likely to be impacted by the proposal.

Letters dated the 21 July 2022 were sent to the government agencies and other groups including the surrounding landowners and occupants outlining the proposed development seeking any comments on feedback on the proposed development.

The letter requested feedback or comments to be made by the 4th August 2022.

During this consultation period, there was 1 submission received from a surrounding landowner/occupant that raised the following matters.

- Potential Odour Impact
- Traffic impact and parking issues
- Another operation in the locality that causes odour to the locality.

The matters raised in respect to odour and traffic impact have been addressed and are discussed in the EIS.

All of the Secretary's Environmental Assessment Requirements, and the issues raised by identified and relevant agencies, groups, and individuals for both the consultations periods (2018 and 2022) have been considered and addressed by the EIS.

8.1 CONSULTATION WITH GOVERNMENT DEPARTMENTS & AGENCIES

The Secretary's Environmental Assessment Requirements were received from the DPE on 27 September 2016 and the new set of requirements dated 29th June 2022 (including a written request from the EPA, Office of Environment and Heritage, Department of Primary Industries, and Water NSW) which identified the key information requirements to be included as part of the EIS. A copy of these responses is attached as Appendix 12 and the key matters raised are summarised in the following sections.

In response to the request within the Secretary's Environmental Assessment Requirements, further consultation was undertaken with the following government departments, community groups, and organisations. Letters were sent to selected entities on 17 March 2018 and on 16 May 2018 and the 21 July 2022 that contained an overview of the proposed development, and requested feedback by way of phone, email, or written correspondence. The entities that this correspondence was provided to include:

- NSW Rural Fire Service
- NSW Transport – Roads and Maritime Services
- Hawkesbury City Council (pre lodgement meeting on 31 May 2018),
- Adjoining and surrounding landowners and occupants.

8.1.1 Response to Secretary's Environmental Assessment Requirements

The key environmental planning issues that were raised by the Secretary in the SEARS issued in 2016 and 2022 are identified in table below.

Table: Secretary's Requirements

Issue	Specific Request	Influence on EIS	EIS Section
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000.	The EIS has been prepared in accordance with the Environmental Planning and Assessment Regulation 2000.	
Key Issues			
Strategic Context	• Detailed justification for the proposal and suitability of the site for the development, including	The EIS has detailed the justification of the proposed poultry processing plant, and the suitability of the development site.	13.4

	the need for any demolishing of existing infrastructure • Demonstrate that the proposal is consistent with relevant planning strategies, EPI's, DCP's or justify any inconsistency • Obtaining of any approvals under any other Act or law before the lawful carrying out of the development.	The EIS has assessed the proposed development against the relevant EPI's and DCP's to demonstrate compliance and consistency with the controls. The application is integrated development and requires further approval from the EPA.	10.11.3 10.11.4 10.11.5 5.2 12.1

Air Quality and Odour	• Description of all potential sources of air and odour emissions • Preparation of an air quality impact assessment in accordance with relevant Environment Protection Authority Guidelines • Description and appraisal of air quality impact mitigation and monitoring measures	An Air Quality Impact Assessment Report has been prepared by Benbow Environmental which address the potential air and odor emissions. The report also recommends mitigation and monitoring measures. The report is attached as Appendix 1.	10.1 10.1 10.1
Water Resources	• Details of any licensing requirements or other approvals under the Water Act 1912 and/or Water Management Act 2000 • An assessment of potential impacts on floodplain and stormwater management and any impact to flooding in the catchment • 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	No licensing requirements or approvals under the Water Management Act are required. The site is not subject to flooding, and an assessment of Councils flood controls is not required.	n/a
Soil and Water	• Description of local soils, topography, drainage, and landscapes • An assessment of potential impacts on the quality and quantity of surface and groundwater resources • Details of sediment and erosion controls • Details of the proposed stormwater and wastewater management systems (including sewage), water monitoring program and other measures to mitigate surface and groundwater impacts	The EIS has detailed the description of the local soils, topography, and landscapes. The impacts of the development will be minimal as the wastewater generated from the development and the stormwater generated from the site as managed separately. Sediment and erosion controls are detailed in the plans prepared by Havanah Building Design that accompany the application. A Water Management Report prepared by Toby Fiander and Associates addresses the wastewater management system. The report is attached as Appendix 17 A detailed stormwater management plan prepared by Barker Ryan Stewart	4.0 Appendix 2 10.3 10.5 3.3

	• Description of previous land uses of the site and characterisation of the nature and extent of any contamination • Description and appraisal of impact mitigation and monitoring measures.	addresses the stormwater management system. The plan is attached as Appendix 6. The EIS details the previous uses of the site and nature of any potential contamination.	11.1
Waste Management	• Details of all potential waste streams • Details of waste handling including transport, identification, receipt stockpiling, and quality control including off-site reuse and disposal • Detail measures that would be implemented to ensure the development is consistent with the aims and objectives and guidelines in the NSW Waste Avoidance and Resource Recovery Strategy 2014-21	The EIS provides details on the waste generation and the treatment and disposal of each waste source. The EIS provides details of the proposed management measures and procedures for the disposal of waste. The EIS has assessed the proposed development against the strategy's aims, objectives, and guidelines	7.1 7.1 11.1
Animal Welfare, Biosecurity, and disease management	• Details of how the proposed development would comply with the relevant codes of practice and guidelines. • Details of all disease control measures • Detailed description of the contingency measures that would be implemented for mass disposal of livestock in the event of a disease outbreak.	The EIS has assessed the proposed development against the relevant codes and guidelines The EIS has provided the details of the measures to control disease on the site as well as measures to dispose of dead animals. The EIS has provided the measures and practices to be implemented in the event of a disease outbreak.	10.12 10.9.2 10.9.2

Traffic and Transport	• Details of road transport routes and access to site. • Road traffic predictions for the development during construction and operation • Assessment of impacts to the safety and function of the road network and details of any proposed road upgrades	The EIS is accompanied by a Traffic and Parking Impact Assessment Report prepared by Thompson Stanbury and Associates. The report has assessed the expected traffic generation for the proposed development and impact on the road network. The access and parking requirements are also considered and assessed in the report. The report is attached as Appendix 14	4.4 10.4 10.4 10.4
Noise and Vibration	• Description of all potential noise and vibration sources during construction and operation, including road traffic noise • A noise and vibration assessment in accordance with the relevant Environment Protection Authority Guidelines • Description and appraisal of noise and vibration mitigation and monitoring measures	An Environmental Noise Impact Statement prepared by Day Design Consulting Acoustical Engineers addresses the potential noise and vibration sources during construction and operation. The report also recommends mitigation and monitoring measures. The report is attached as Appendix 8.	10.2 10.2 10.2
Hazards and Risk	• EIS must include a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33 (DPE, 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 (HA) must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DPE, 2011) and Multi-Level Risk Assessment (DPE, 2011)	The EIS includes a preliminary risk assessment in accordance with SEPP No. 33. The proposed poultry processing plant is not defined as industry and is therefore not considered potentially hazardous or offensive development.	10.11.3.1

Bushfire	• An assessment of the risk of bushfire. Any proposed Asset Protection Zones must not adversely affect environmental objective (e.g., buffers). Provision is to be made for their appropriate management into the future.	The EIS is accompanied by a Bushfire Hazard Assessment Report prepared by Control Line Consulting. The report is attached as Appendix 3.	10.8
Visual	• Preparation of an impact assessment at private receptors and public vantage points	The EIS includes an assessment of the visual impact of the development. The assessment is attached as Appendix 15.	Appendix 15
Heritage	• Identification of surrounding heritage items, including Aboriginal and non-Aboriginal cultural heritage	The EIS includes a due diligence assessment. The assessment is attached as Appendix 7.	4.7
Biodiversity	• 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	The plans prepared by Havanah Building Design identify the trees to be removed and the proposed access ways. The EIS includes a preliminary assessment of the impacts of the development on threatened species flora and fauna.	10.11.4 4.3.1 11.1
Environmental Planning Instruments and Other Policies	The EIS must assess the proposal against the relevant environmental planning instruments including but not limited to: • SEPP (infrastructure) 2007 • SEPP 33 Hazardous and Offensive Development • SEPP 55 Remediation of Land • SEPP (Rural Lands) 2008 • SREP 20 - Hawkesbury -Nepean River • Hawkesbury LEP 2012 • Relevant DCP's and S7.11 Contributions Plan	The EIS has assessed all the relevant EPIs against the proposed development.	10.11

Guidelines	The EIS during the preparation should consult with the Departments Register of Development Assessment Guidelines	The EIS has reviewed the Development Assessment Guidelines and incorporated the relevant guidelines into the EIS preparation	
Further Consultation after 2 years	If you do not lodge an application under Section 4.12 (8) of the Environmental Planning and Assessment Act 1979 within 2 years of the issue date of the SEARs, you must consult with the Secretary in relation to any further requirements for lodgement.	The department was consulted on 15 June 2020 for any additional requirements. The department advised that the existing SEAR remains valid subject to the following additional requirements. A new SEARs was issued on the 29th June 2022	8.1.1
Additional Requirements – Key Issues	<u>Food Safety</u> • Including details of how the proposed development would satisfy the relevant Australian Standards in relation to meat handling and processing. <u>Biodiversity</u> • Including consideration of Clause 7.7 of the *Biodiversity Conservation Act 2016.*	The Food Act and Regulations have been assessed. The EIS also assesses the relevant provisions of the Australian Food standards Code, and AS4465:2006. The EIS includes a preliminary assessment of the flora and fauna on site as well as an assessment of clause 7.7 of the Biodiversity Conservation Act.	10.13 10.11.2
Additional Requirements – Environmental Planning Instruments	• State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Primary Production) 2021 • . State Environmental Planning Policy (Resilience and Hazards) 2021 • Hawkesbury LEP 2012 • Relevant development control Plans	The EIS includes an assessment of the specified SEPPs.	N/A 10.11.3.3 10.11.3.5 10.11.3.6 10.11.3.4 10.11.3.2 10.11.4 10.11.5
Additional Requirements - Consultation	• Department of Primary Industry – Agriculture, Animal Welfare and Animal Biosecurity	Additional consultation with the relevant groups within the Department of Primary Industry has been undertaken, their requirements are discussed below.	8.1.8

8.1.2 Response to Office of Environment and Heritage

The NSW Office of Environment and Heritage (OEH) were contacted by email seeking their comments on the proposed development and the EIS.

An email response dated 6 September 2016 advised that any issues that require a formal OEH response.

A further letter was sent on the 21 July 2022 and no further response was received.

8.1.3 Response to NSW Environmental Protection Authority

The NSW Environmental Protection Authority (EPA) provided written advice outlining key information requirements to be included as part of the EIS. These requirements are identified in Table below.

NSW EPA Requirements

Issue	Specific Request	Influence on EIS	EIS Section
Air Quality Management include ng Odour	• Air quality management from construction and operational activities, must be taken into specific consideration	The EIS is accompanied by an Odour Impact Assessment prepared by Benbow Environmental.	10.1
	• Details must be provided on sources for any potential significant air emissions generated at the premises as well as associated methodology/controls to prevent/minimise any potential impacts.	The Odour Impact Assessment has summarized the odour sources and recommended measures to minimise impacts.	10.1
	• An Air Quality Impact Assessment (AQIA) should be undertaken for the project and should consider the requirements of the Approved Methods for the Modelling and Assessment of air Pollutants in New South Wales (2005). This must also include details of any management and monitoring measures.	The Odour Impact Assessment considered the Approved Methods for the Modelling and Assessment of air Pollutants in New South Wales (2005).	10.1
Water Management	• Water quality management from site activities must be taken into consideration. • Appropriate management of water quality impacts from each activity/section of the proposed works is required.	The EIS is accompanied by a Water Management Report prepared by Toby Fiander and Associates addresses the wastewater management system and a detailed stormwater management plan prepared by Barker Ryan Stewart addresses the stormwater management system.	10.3 10.5

	• Water quality goals for the proposed development must include:
	  ○ No pollution of waters (including surface and groundwater); except to the extent authorised by the EPA (e.g., In accordance with EPL)
	  ○ Any polluted water (inc. process waters, wash down waters, polluted stormwater, sewage etc.) is captured on site and collected, treated, and beneficially reused where it is safe and practical to do so.
	• And the EIS should document the measures that will achieve the above outcomes.
	• Details of water management at the premises (inc. site drainage, potential waste water irrigation etc.) and any natural or artificial waters within or adjacent to the development must be identified as well as any associated measures proposed to mitigate the potential impact to theses water from operations at the premises.
	• Details must also be provided for the proposed design and construction of the water management systems at the premises to ensure surface and ground waters are protected from contaminants.
		The development proposed minimal environmental effects in respect to water management as the wastewater generated from the development and the stormwater generated from the site are managed separately.
		
		The Water Management Report and Stormwater Management Plan highlight the measures proposed to achieve the above outcomes and the overall details of the water management.
		
		The proposed stormwater management design accompanies the EIS in appendix 6, however the wastewater management system is yet to be designed and will be designed prior to the issue of a construction certificate.
		
		The general principals of the wastewater management system have been set out in the Water Management report that accompanies the application, refer to appendix 17.	

Land Management	• Land management objectives must include: ○ No pollution of land; except to the extent authorised by the EPA (e.g., In accordance with EPL) ○ Appropriate erosion and sediment control measures must be implemented to mitigate risk, especially in the development phase ○ Any land potentially impacted by any waste water management (including irrigation) is appropriately monitored and managed in accordance with relevant EPA guidelines.	The EIS includes details regarding waste management on site. The EIS is also accompanied by a Waste Management Plan, Erosion and Sediment Control Plan, Water Management Report, Stormwater Drainage Plan, and an Operational Management Plan.	7.11
	• The EIS should clearly document the potential impact and measures/procedures associated with the above goals.	As discussed above, the various reports and plans that accompany the EIS detail the potential impact and mitigation measures.	11.1
	• Details must be provided to the proposed management of any potential waste water disposal or re-use applications (inc. associated biosolids) at the premises including outlining any potential impacts and methodology/controls proposed to be applied for mitigation of risk	The waste water/water management report details the use of water on site as well as the proposed waste water system including the treatment processes prior to being discharged into the reticulated sewer in Box Avenue.	10.2
	• Presence of contaminated or acid forming soils and any mitigation strategies or remedial action required	The EIS is accompanied by a Preliminary Investigation and Sampling that has addressed site contamination. This report is attached as Appendix 20.	10.11.3.2

Noise Impacts Management	• Noise sources from the construction and operational phase must be identified and all reasonable and practical measures must be undertaken to mitigate the impacts of noise on any potential sensitive receivers • The proposed works must be designed, constructed, operated, and maintained in accordance with relevant EPA policy, guidelines, and criteria • Operational noise from all activities to be undertaken on the premises should be assessed/managed using the guidelines contained in the NSW Industrial Noise Policy, EPA 2000 • All residential or noise sensitive receptors likely to be impacted by the development must be identified and included in the assessment.	The EIS is accompanied by an Environmental Noise Impact Statement prepared by Day Design Consulting Acoustical Engineers addresses the potential noise and vibration sources during construction and operation and nominates the sensitive receptors likely to be impacted. The report is attached as Appendix 8.	10.2 10.2 10.2 10.2
Chemicals, Dangerous Goods and Waste Management	• Details must be provided on the proposed management of chemicals, dangerous goods, and waste at the premises, especially regarding g waste water, including outlining potential impacts to land and both surface and ground waters and methodology/controls proposed to be applied to mitigate risk • The proponent must mitigate environmental risks associated with the storage, procession and handling of hazardous materials and dangerous goods • Storage and handling of any dangerous goods must be undertaken in accordance with The Storage and Handling of Dangerous Goods Code of Practice, 2005	The EIS has addressed this matter and provides details of the chemicals to be stored and the quantities.	7.10 10.10 11.1 10.10

	• The type, quantity and location of all dangerous goods, chemicals and waste needs to be easily identified by site personnel and included in management plans/documentation for the premises • Wastes must be classified within the EPA Waste Classification Guidelines; Part 1: Classifying Waste, November 2014 • Effective controls need to be implemented and maintained in the storage, procession, and handling of materials at the premises. These controls should also include operating and maintaining bunds or spill containments systems where necessary to minimise the risk of pollution from potential spills and leaks.		7.10 10.10 7.10 10.10
Waste	• Consideration to be given to chemicals and hazardous material storage and handling	The EIS provides details of the chemicals to be used and the quantity of the chemicals to be stored on the site.	7.10 11.1
Disposal of mortalities	• Management of mortalities in the event of an outbreak of exotic disease to prevent odour emissions, contain pathogens, control vermin and disease vectors. And protect surface and ground water from pollution.	The EIS provides details of the management of any mortalities in the poultry.	7.11.4 11.1

General	The EIS for the proposed development must describe management and mitigation options that may be used to prevent, control, abate or mitigate identified potential environmental impacts associated with the operations at the premises, including an assessment of the effectiveness and reliability of the measures/procedures described and any residual impacts that may be present after these are implemented.	The EIS details the management and mitigation measures for potential environmental impacts as identified.	11.1

8.1.4 Response to Hawkesbury City Council

A pre lodgment meeting with Hawkesbury City Council was held on the 31 May 2018 to identify any additional matters that Council would like addressed within the DA and the EIS.

A response from Council was received on 25 June 2018 outlining the matter that should be addressed the items identified in Table below.

No further response was provided by council to the letter sent 21 July 2022

Table Hawkesbury City Council Requirements

Issue	Specific Request	Influence on EIS	EIS Section
1. Permissibility	Any application must categorise and demonstrate the permissibility of the development under Hawkesbury LEP 2012 or other relevant environmental planning instrument.	The EIS demonstrates the permissibility of the development.	5.1
2. Designated Development	The proposed development triggers the EPA Regulations for Designated Development.	Noted.	5.2
3. Determining Authority	The Hawkesbury Local Planning Panel is the determining authority for designated development.	Noted.	
4. Integrated Development	Where a development has a capacity of more than 750 tonnes per year, the application will be categorised as 'integrated development' and require referral to the Environment Protection Authority (EPA) for comment.	The application will be integrated development under Sections 43(b), 48 and 55 of the *Protection of the Environment Operations Act 1997*	5.2

5. Operational Details	Details for the business (hours of operation, staff numbers, facility operations processing capacities, waste management etc.) are to be nominated within the EIS. EIS must clearly detail the capacities of the livestock processing industry with respect to the designated development thresholds of the EP&A Regulation 2000 and the scheduled activity thresholds of the POEO Act 1997.	The EIS details the business operations including hours of operation, staff numbers, and processing capabilities.	7.0
6. Supporting Documentation	EIS and supporting documentation must address the Key Issues and matters detailed in the SEARs, EPA letter, Department of Primary Industries – Agriculture letter and Water NSW letter. Including preparation of the following: - • A noise and vibration report prepared in support of proposal, prepared by suitably qualified acoustic engineer demonstration satisfaction of 'NSW Industrial Noise Policy'	The EIS is accompanied by a Noise Impact Assessment Report (refer to appendix 8).	10.2
	• An Air Quality Impact Assessment undertaken and must consider the requirements of the 'Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (2005), addressing potential air emissions, odour impacts and dust impacts, as well as management and monitoring measures for preventing and/or 73 authorized both point and fugitive emissions	The EIS is accompanied by an Air Quality Assessment Report (refer to appendix 1).	10.1
	• Water quality management measures are to be detailed. Water quality goals must include the following: (ii) No pollution of waters (including surface and groundwater), except to the extent 73 authorized by the EPA; and	The EIS is accompanied by a Water Management Report (refer to appendix 17).	10.3

	(ii) Any polluted water (including process waters, wash down waters, polluted stormwater, sewage etc.) is to be captured onsite and collected, treated, and beneficially reused where it is safe and practical to do so.		10.4
	• A Traffic Report must be prepared addressing road transport routes, traffic predictions, an assessment of road function and performance, parking, and servicing requirements.	The EIS is accompanied by a Traffic and Parking Assessment Report (refer to appendix 14).	10.11.3.1
	• A Preliminary Risk Screening Report must be prepared in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (SEPP 33) and the supporting document 'Applying SEPP 33 (2011)'. The report must detail the class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should the preliminary screening indicate that the project is 'potentially hazardous' a Preliminary Hazard Analysis must be prepared in accordance with the 'Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (2011)' and 'Multi-Level Risk Assessment (2011)'.	The EIS has addressed this matter.	10.9 10.12
	• An Animal Welfare, Biosecurity and Disease Management Plan must be prepared for the abattoir.	The EIS is accompanied by a an Operational Management Plan detailing animal welfare and biosecurity management (refer to appendix 5.	7.11

	• Waste management details are to be provided, including the measures that would be implemented to ensure the development is consistent with the aims, objectives, and guidelines in the 'NSW Waste Avoidance and Resource Recovery Strategy 2014-21'.		
7. Concerns with Delivery and Unloading Hours	The supplied documentation indicates that the abattoir will operate between 6am and 5pm however deliveries will be made, and birds will be unloaded between 8pm and 8am. Concerns were raised with respect to the proposed delivery and unloading hours as there are several residential properties within the vicinity of the property.	The EIS is accompanied by a Noise Impact Assessment, a Traffic Impact Assessment, and an Operational Management Plan. These reports have concluded that the proposed deliveries and unloading will have minimal environmental impact including the amenities of the nearby residential properties. Refer to appendix 5, 8 and 14.	10.2 10.4
8. Flood Level	The land is located above the adopted 100 year Average Recurrence Interval (ARI) flood level of 17.3m AHD. Council's records indicate that the property has levels ranging from approximately 21.5m to 25m AHD.	A flood assessment is not applicable as property not impacted by flooding	4.3.3
9. Height Limit	The Hawkesbury LEP 2012 does not establish a height limit for the land.	Noted.	10.11.4
10. Building Design	The building's facades to its street frontages should be constructed predominantly of face brick, concrete panels, or glazing. Council encourages attractive building design through the use of variation in facia treatments, roof lines and the selection of building materials.	The EIS is accompanied by plans prepared by Havanah Building Design and accompanies a visual impact assessment. Refer to appendix 2 and 15.	Appendix 2
11. Road Upgrading	The suitability and condition of the surrounding roads to accommodate the proposed development will be considered as part of the assessment of the application.	The EIS is accompanied by a Traffic and Parking Assessment report prepared by Thompson Stanbury and Associates that addresses this matter.	10.4

	The upgrading of Woodlands Road may be required to allow the development.	Refer to appendix 14.	
12. Remediation of Land	The application must demonstrate the suitability of the land with respect to State Environmental Planning Policy No. 55 – Remediation of Land	The EIS includes a preliminary investigation and sampling (Refer to appendix 20)	10.11.3.2
13. Sewer Authority	Sydney Water is the sewer authority for the area.	Noted. Sydney water has been consulted during the preparation of this application.	4.5.4
14. Other EPI assessments	EIS to include assessment under the following • Hawkesbury LEP 2012 • Schedule 3 of the EPA Regulations • Schedule 1 of the POEP Act • SEPP No. 33 • SEPP No. 55 • SREP No. 20 (Hawkesbury Nepean River); and • SEPP No. 64	The EIS has assessed the development against the listed legislation as amended by recent changes.	10.11
15. Hawkesbury DCP 2002	The application must demonstrate compliance with the relevant provisions of the Hawkesbury DCP, in particular: • Part C Chapter 2 (Car Park and Access) • Part C Chapter 3 (Signs) • Part C Chapter 4 (Soil Erosion and Sediment Control • Part C Chapter 8 (Management of Construction and Demolition Waste; and Part D Chapter 2 (Industrial Development)	The EIS includes an assessment of the poultry abattoir against the listed DCP chapters	10.11.5
16. Documentation	Any development application is to be accompanied by two copies of the following: - • Site Plan • Floor Plans • Elevation and Section Plans. • Survey Plan (to AHD). • Site Analysis Plan. • EIS • Noise and Vibration Report • Air Quality Impact Assessment. • Traffic Report. • Preliminary Risk Screening Report (based on the findings of the Preliminary Risk	The EIS is accompanied by the listed supporting documentation.	Refer to Appendix

	Screening Report a Preliminary Hazard Analysis may also be required). • Contamination Report (where contamination is identified a Remediation Action Plan [RAP] will be required). • Animal Welfare, Biosecurity and Disease Management Plan. • Stormwater Management Plan. • Landscaping Plan; and • Schedule of Materials and Finishes		
17. Cost of Development	The value of works for the development shall be nominated by a Quantity Surveyor	The EIS is accompanied by a Quantity Surveyors Report. Refer to appendix 18.	Appendix 18
18. Section 7.12 (Section 94A) Contributions	Please be aware that Section 7.12 (Section 94A) Contributions may apply to this development.	Noted.	

Council Matters previously raised with DA 0409/20

EPA Air Quality and Noise	The Environmental Protection Authority (EPA) has reviewed the Environmental Impact Statement (EIS) prepared in support of the development. Upon review of this documentation the EPA have advised that insufficient information has been provided with respect to air quality and noise impacts associated with the development.	The Air Quality Impact Assessment prepared by Benbow has been amended to address the EPA matters raised in their letter. (Refer to Appendix 1) The Environmental Noise Impact Assessment prepared by Day Design has been amended to address the EPA matters raised in their letter. (Refer to Appendix 8)	Refer to Appendix 1 and 8
Contamination	The Preliminary Site Investigation Report does not include a search of the Stored Chemical Information Database held by SafeWork NSW and no reference is made to the potential for the historical storage of chemicals, Aboveground Storage Tanks (ASTs) or Underground Petroleum Storage Systems (UPSS). However, Table 7 Image 1 of Appendix A of the Preliminary Site Investigation Report includes a caption stating, "Hardstand area with suspected	The preliminary investigation with sampling has been amended and now addresses the additional information requested. (Refer to Appendix 20)	Refer to Appendix 20

	UPSS at the centre of the site, facing east at the Site". A further investigation, including a search through Safe Work, shall be undertaken to verify the presence of a UPSS at the site. Should a search of the records indicate that there are/were no UPSS at the site this finding should be further supported through a site inspection. The contamination assessment should include limited soil sampling to the depth of the proposed soil disturbance in accordance with EPA Guidelines. Testing must be completed for Contaminants of Potential Concern (CoPC) related to historical uses and filling at the site.		
Earthworks	A considerable amount of earthworks will be required to accommodate the proposed building and fill the basin. The following information shall be provided with respect to the proposed earthworks: a) Cross sections that extend 3m into adjoining lots are to be provided across the site. These sections must clearly show existing and proposed surface levels; b) Details of any retaining structures are to be included on the plans; and c) Total cut/fill volumes are to be provided on the civil plans.	Plans prepared by Barker Ryan and Stewart have now been prepared showing the proposed earthworks including sections and total cut and fill volumes.	Refer to Appendix 6
Building Design	The proposed building is to have a setback of 4m to Box Avenue. The proposed first floor addition is simplistic, and it is considered that a concrete finish alone does not satisfy the "high level of design and architectural treatment" requirements of Clause 2.2(b) of Part D Chapter 2 of the Hawkesbury Development Control Plan (DCP) 2002. Furthermore, the projecting first floor level provides a stacked parking arrangement so there is	This matter has been addressed in section 10.11.5	

	little to be gained from the reduced setback. The Schedule of Materials and Finishes provided in support of the application does not address the first floor office component.	Schedule of external finishes has been prepared and accompanies the application	Refer to Appendix 21
Landscaping	The supplied landscaping plan appears to indicate that the landscaping works are to consist of hedging plants and two conifers. The water tanks are also to be located within the primary frontage and forward of the building. On these grounds it is considered that the proposed landscaping is inadequate to allow for a reduced building setback under Clause 2.2(b) of Part D Chapter 2 of the Hawkesbury DCP 2002. A detailed landscaping plan must be prepared to satisfy the recommendations of the Air Quality Impact Assessment Report.	A detailed landscape plan prepared by Aspect Design has been prepared and provides details of the proposed plantings.	Refer to Appendix 9
Processing Capacities and Operational Details	The subject proposal involves the processing of approximately 50,000kg of poultry (live weight) per day and the operation of the facility 24 hours a day seven days a week. Given the deficiencies and the potential impacts identified by the EPA it is recommended that consideration is given to lowering the capacities, restricting activities throughout the day, and reducing the operating hours of the facility. Operating hours that do not intrude into the 'night-time' period as defined by the Industrial Noise Policy are recommended. The EIS outlines that the poultry processing plant will operate 24 hours a day seven days a week, whilst the Draft Operational Plan of Management suggests the facility will operate five days per week and does not outline operating hours. All mitigation measures and recommendations contained within consultant reports are to be clearly detailed to allow them to be incorporated into the Draft Operational Plan of Management and conditions of consent.	This has been discussed in the EIS and the operating hours justified. The EIS details and draft operational plan now provide proposed operating hours The draft Operational Management Plan has been amended to now include the consultants' recommendations	7.4 7.5

	The EIS and supporting documentation provide extensive information relating to transport, processing of poultry and animal welfare however it requested that a short summary is provided detailing how live poultry will be delivered and processed at the facility. This information should include general delivery times and specify where the animals will be unloaded, killed, and processed.	This detail is provided in the operations of the poultry as discussed in the EIS	7.4 7.5
	Details of the existing poultry processing plant at Withers Road, North Kellyville, should be provided to assist in the preparation of the future Council report. It is requested that details of the existing facility's operating hours, processing capacities and licensing are provided.	The existing operation at Kellyville was established in the 1970's and the existing building and operation is not of the same standard to what is proposed at the Wilberforce site and the new operation at Wilberforce will not be like the Kellyville operation. The Kellyville operation has not received any complaints for the adjoining residents that surround the site and Council has not taken any compliance actions in respect to complaints received.,	
	Section 8.1.4 of the EIS outlines a preliminary risk assessment has been prepared in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (SEPP No. 33). However, Section 10.11.13 of the EIS later suggests that SEPP No. 33 "is not a relevant consideration with regards to the proposed poultry processing plant". The EIS should address 'Hazardous and Offensive Development Application Guidelines – Applying SEPP 33' and determine if the types and quantities of chemicals and materials to be used and stored onsite exceed the relevant screening thresholds.	The preliminary risk assessment has been completed in section 10.11.3.1	10.11.3.1

Submissions	The poultry processing plant will generate negative odour impacts for residents and workers within the vicinity. • The locality is already impacted by odours generated by the pet food factory at 15 Box Avenue and the additional odour generated by the poultry processing plant will exacerbate this issue. • Heavy vehicles associated with the facility will generate noise impacts for neighbours. • Insufficient parking is to be provided which will result in staff parking within Box Avenue. • The operation of the poultry processing plant will attract vermin. • The development will reduce property values within the locality	The matters raised by the submissions have been addressed in the EIS and the various technical reports that are attached as appendix's	

8.1.5 Department of Primary Industry - Water NSW

A formal response letter was received during the initial consultation that raised the following comments, remarks and concerns as identified in the Table below.

No further correspondence has been received in response to the consultation letter 21 July 2022.

Table Department of Primary Industries Water Requirements

Issue	Specific Request	Influence on EIS	EIS Section
EIS to Include	Annual Volumes of surface water and groundwater proposed to be taken by the activity (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 requirement (including those for ongoing water take following completion of the project. Identification of an adequate and secure water supply for the life of the project. Conformation that water can be sourced from an appropriately authorised and reliable supply, including an assessment of the current market depth where water entitlement is required to be purchased.	Not applicable. Not applicable. The proposed development will use the existing reticulated water supply available to the site. The water supply is adequate for the proposed development.	n/a

	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	Not applicable. The development will not have impact on ground waters. The surface water (stormwater) will be captured on site within the proposed drainage system and directed to the existing stormwater system on Box Avenue (refer to the drainage plan in appendix 6). Not applicable. Not applicable. Not applicable. The proposed drainage has been designed in accordance with Councils DCP.	
Water Sharing Plans	The EIS to describe the ground and surface water sharing plans, water sources, and management zones that apply to the project. The Water Act 1912 applies to all water sources not yet covered by a commenced water sharing plan. The EIS is required to: • Demonstrate how the proposal is consistent with the relevant rules of the Water Sharing Plan, including rules for access licenses, 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	Not applicable. The site is serviced by a reticulated water supply and does not require a license for the use of water.	n/a

	dependent ecosystems), water quality and surface-groundwater connectivity • Describe 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 licenses and other applicable requirements of any WSP, including: o Sufficient market depth to acquire the necessary entitlements for each water source o Ability to carry out a 'dealing' to transfer the water to relevant location under the rules of the WSP. o Daily and long-term access rules o Account management and carryover provisions • Provide a detailed and consolidated site water balance.		
Relevant Policies and Guidelines	The EIS should consider the following policies (as applicable): • NSW Guidelines for Controlled Activities on Waterfront Land 2012 • NSW Aquifer Interference Policy 2012 • Risk Assessment Guidelines for Groundwater Dependent Ecosystems 2012 • Australian Groundwater Modelling Guidelines 2012	Not applicable. Not applicable. Not applicable. Not applicable.	n/a

	• NSW State Rivers and Estuary Policy 1993 • NSW Wetlands Policy 2010 • NSW State Groundwater Policy Framework Document 1997 • NSW State Groundwater Quality Protection Policy 1998 • NSW State Groundwater Dependent Ecosystems Policy 2002 • NSW Extraction Monitoring Policy 2000	Not applicable. Not applicable. Not applicable. Not applicable. Not applicable. Not applicable.	
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 license/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.)	The site is serviced by a reticulated water supply and does not require a license for the use of water. Not applicable. No ground water or surface water will be used. Not applicable. Not applicable. No water will be extracted for the use in the proposed poultry processing plant.	n/a

	• 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 das/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 license dealings also need to be considered.	Not applicable. No water will be extracted for the use in the proposed poultry processing plant. Not applicable. No existing dams on site. Not applicable. No proposed dams on site. Not applicable. Not applicable.	
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.	Not applicable.	n/a
Surface Water Assessment	Predictive assessment of the impact on surface water sources including: • Identification of all surface water features including watercourses, wetlands and floodplains transected by or	The site is not affected by watercourses, wetlands, or flood plains.	n/a

	adjacent to the proposed project • Identification of the 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 the works and surface infrastructure that will intercept, store convey with the surface water resources.	No water sharing plan applies. The site is service by a reticulated water and sewer system. The EIS is accompanied by a Stormwater Management Plan prepared by Barker Ryan Stewart.	
Groundwater Assessment	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. • The known or predicted highest groundwater table at the site. • Works likely to intercept, connect with or infiltrate the groundwater sources. • Identification of any predicted impacts on groundwater resulting from proposed earthworks at the construction phase.	The proposed development will have no impact on the groundwater on site. The site will generally be covered in hardstand area, except for the 3m wide landscape strip around the site. The proposed excavation is not considered significant and should not intercept any groundwater. Not applicable.	n/a

	• 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 DPI Water by submitting a "Form A" template. DPI Water will supply "GW" registration numbers (and license/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.		

Ground Water Dependent Ecosystems	The EIS must consider the potential impacts on any ground water dependent ecosystems at the site or in the vicinity of the site and:
	
	• Identify 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.
		The proposed development will have no impact on the groundwater on site.	n/a

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.	The site is not located within the vicinity of a watercourse, wetland, or riparian land. The likely impact of the development on any of the above is negligible. Not applicable.	n/a

	○ 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.	Not applicable.	
	• A detailed description of all potential impacts on the watercourses/riparian land.	Not applicable.	
	• A detailed description of all potential impacts on the wetlands, including potential impacts to the wetland's hydrologic regime; groundwater recharge; habitat and any species that depend on the wetlands.	Not applicable.	
	• A description of the design features and measures to be incorporated to mitigate potential impacts.	Not applicable.	
	• 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.	Not applicable.	
Landform Rehabilitation	Where significant modification to landform is proposed, the EIS must include: • Justification of the proposed final landform with regard to its impact on local and regional surface and groundwater systems.	No significant modification to the current landform is proposed. The final landform will have no impacts on the local or regional surface and ground waters.	n/a

	• 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.	The proposed development will integrate into the landscape during construction. The drainage plan (appendix 6) identifies the surface water drainage system proposed. Not applicable.	

8.1.6 NSW Department of Roads and Maritime Services

A response dated 21 June 2018 identified that the RMS has no approved proposal that requires any part of the subject property for road purposes.

The response raised that the following issues are to be addressed as part of the traffic and parking impact assessment prepared for the proposed development.

No further correspondence has been received in response to the consultation letter 21 July 2022.

NSW Roads and Maritime Services Requirements

Issue	Specific Request	Influence on EIS	EIS Section
Traffic	Daily and peak traffic movements likely to be generated by the proposed development including the impact on Sackville Road (MR 182).	The EIS has addressed the traffic generation of the proposed development and the impact on the local road network.	10.4
Parking	Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (i.e.: turn paths, sight distance requirements, aisle width, etc). Proposed number of car parking spaces and compliance with the appropriate parking codes.	The EIS has addressed the accessways and parking provisions as well as carparking numbers in accordance with the relevant controls.	10.4
Vehicle Movements	Details of service vehicle movements (including vehicle type and likely arrival and departure times).	The EIS has addressed the details of service vehicle movements.	10.4
Demolition/ Construction	Roads and Maritime will require in due course the provision of a traffic management plan for all demolition/construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.	A traffic management plan will be prepared prior to the issue of a Construction Certificate.	10.4

The EIS is accompanied by a Traffic and Parking Impact Assessment report prepared by Thompson Stanbury and Associates (refer to appendix 14).

8.1.7 NSW Rural Fire Service

A response dated 2 November 2018 identified that a bushfire assessment report shall be prepared which identifies the extent to which the proposed development conforms with or deviates from the relevant provisions of *Planning for Buh Fire Protection 2006*.

No further correspondence has been received in response to the consultation letter 21 July 2022.

The EIS is accompanied by a Bushfire Assessment Report prepared by Control Line Consulting.

8.1.8 Department of Primary Industries

The Department of Primary Industries during the initial consultation in 2018 provided written advice outlining key information requirements to be included as part of the EIS. These requirements are identified in Table below.

No further correspondence has been received in response to the consultation letter 21 July 2022.

Department of Primary Industries: Food Authority

Issue	Specific Request	Influence on EIS	EIS Section
Licensing	The proposal constitutes a licensable activity under the NSW Food Act and regulations. As a condition of a license application, the business will need to demonstrate compliance with: • NSW Food Act 2003 • NSW Food Act 2015 • AS4465-2006 • Australian New Zaland Food Standards Code • Model Code of Practice for the Welfare of Animals – Livestock at Slaughtering Establishments	A license under the food act will be applied for once the application has been approved. The management plans have taken the act, regs, and code of practice in consideration.	10.12 10.13

Department of Primary Industries: Agriculture

Issue	Specific Request	Influence on EIS	EIS Section
Site Suitability	• Include a Land Use Conflict Risk Assessment (LUCRA) to identify potential land use conflict with sensitive receptors including surrounding agricultural land uses. The LUCRA is to address separation distances and management practices to minimise odour, and noise impacts. A LUCRA is described in the DPI Land Use Conflict Risk Assessment Guide. • The LUCRA should include a map to scale showing the operational and infrastructure details including separation distances from sensitive receptors including agricultural land uses	This EIS discusses the potential land use conflict with sensitive receptors including surrounding agricultural land uses and residential land uses. This EIS identifies separation distances and management practices to minimise odour, and noise impacts. This EIS and accompanying documents include maps and plans showing operational and infrastructure details including separation distances from sensitive receptors.	
Consideration of impacts on agricultural resources and land	**Characteristics of Agricultural Land** • Describe the current agricultural land uses on surrounding land in the locality specifically any commercial poultry enterprises within 1000m of the proposed development and any poultry breeding facilities within 5000m of the proposed development. **Impacts on Agricultural Land, Resources and Land Uses** • Detail the potential impacts from the proposed development on agricultural land uses, and other support services and processing or value adding industries in the locality. **Measures to mitigate impacts on Agricultural land** • Demonstrate that all significant impacts on current and potential agricultural developments and resources can be reasonably avoided or adequately mitigated.	The EIS describes all surrounding land uses including the agricultural land uses in the locality. The EIS details the impacts that the proposed development may have on the adjoining land uses including residential, industrial and agricultural land uses. The EIS identifies a number of the mitigation and management measures to minimise the potential impacts of the proposed development.	3.2 9.0 10.0 11.1

Biosecurity Standards	Include a biosecurity risk assessment for pests, weeds, and disease and Biosecurity Management Plan for the proposed facility which addresses: • how the facility will comply with the Salmonella Enteritidis Control Order available at www.dpi.nsw.gov.au/animals-andlivestock/poultry-and-birds/health-disease/salmonella-enteritidis • the transport routes for birds, meat, and waste to and from the proposed processing facility. • details for keeping records of the source of all birds entering the facility, the information that will be kept, and the duration for which this information will be retained. • how the facility will ensure that birds are sourced from flocks certified as disease free and how this certification will be made available on request. • a plan for how the abattoir would manage a suspect or confirmed prohibited matter event, such as highly pathogenic avian influenza or Newcastle disease. • how waste product will be effectively stored, handled, and recycled or disposed of to protect environmental values and biosecurity; and • when and how to notify an officer authorised under the Biosecurity Act (2015) when it is suspected that a notifiable animal disease may be present or a biosecurity event is likely to occur, is occurring or has occurred. The advice at Attachment 3 will assist in this process.	The draft operational management plan includes a biosecurity management plan which addresses the listed items.	7.7 10.9 Appendix 5

Animal Welfare	Demonstrate that the proposed development will comply with the Model Code of Practice for The Welfare of Animals: Livestock at Slaughtering Establishments and Standard and Guidelines for the transport of livestock to the facility.	The EIS includes an assessment of the Code of Practice.	10.12
Adequate consultation with community	Consult with the owners / managers of affected and adjoining agricultural operations in a timely and appropriate manner about, the proposal, the likely impacts and suitable mitigation measures or compensation.	Consultation with the adjoining owners including adjoining agricultural operations was undertaken.	8.2

8.2 COMMUNITY CONSULTATION

8.2.1 Surrounding Residents

A letter (Appendix 10) was sent to 41 surrounding property owners and occupants on 16 May 2018 and again on the 21 July 2022 in accordance with the new SEARs requirements to seek community feedback in relation the proposed development.

The letter included details of the proposed development, contact details where further information could be sought, and a request for formal feedback by the 4 June 2018 and the 4 August 2022.

The extent of the community consultation undertaken on both occasions is shown in Appendix 10.

During each of the consultation periods one (1) submission was received on each occasion.

The concerns in the submission including the following:

- Odour
- Noise
- Traffic and Parking
- Pests (Vermin)
- Security

The concerns have been addressed below and in the following sections of the EIS:

- Odour - Section 10.1
    - The Air Quality Assessment report concludes that the proposed poultry processing plant will have minimal air quality impacts on the adjoining properties if the recommendations including mitigation measures are implemented.

- Noise - Section 10.2
    - The Environmental Noise Assessment concludes that the proposed poultry processing plant will have minimal noise impacts on the adjoining properties if the recommendations including mitigation measures are implemented.

- Traffic and Parking - Section 10.4
    - The Traffic and Parking Assessment report concludes that the proposed poultry processing plant will have minimal traffic impacts on the locality.
    - The report also concludes that the proposed carparking is sufficient for the development as it complies with the Hawkesbury DCP provisions.

- Pests (Vermin)
    - The proposed poultry processing plant is to be kept clean to meet requirements of the food authority as well as biosecurity requirements.
    - The processing waste will be removed from the site after every processing day.
    - All processed meat will be stored in secure cool rooms and freezers.

- Security
    - The poultry processing plant is proposed to operate 24hrs a day due to the delivery of live birds only.
    - The staff and contractors will be on site for the purposes of work, and there is no evidence that the proposed operation will lead to increased crime or security issues.

9.0 IDENTIFICATION AND PRIORITISATION OF ISSUES

The methodology utilised to identify and prioritise issues included the following:

- Review of Environmental Impact Statements relating to similar projects throughout NSW.
- Consultation with relevant government authorities include the Department of Planning, Office of Environment and Heritage (OEH), Department of Primary Industry, EPA, RFS, RMS, Water NSW, and Hawkesbury City Council to request their requirements with respect to the EIS; and
- Consultation with surrounding occupants/residents and landowners to identify community concerns in relation to the proposed development.

Based on the above actions, the Table below outlines the potential impacts that were identified and prioritised based on the potential risk to the locality.

Environmental Issue	Potential Impacts	Risk Assessment
ODOUR	Production of offensive odours during processing of poultry	**LOW/MEDIUM:** The potential for odour generation by the proposed development was identified as a significant issue by several public authorities. The location of the subject site is a suitable distance (50m) from the nearest sensitive receptor (Dwelling on Woodlands Road, to the north west of the site) and the results from the odour impact assessment the predicted odour levels at the nearest dwelling with the appropriate mitigation measures and recommendations implemented will be below the EPA assessment criterion if odour control measures are put in place.
NOISE	Operational and construction noise	**LOW/MEDIUM:** The proposed development will introduce an increase in noise emissions as opposed to what is currently on the site. The main source of noise will occur during the night period where the background noise level is low and the drop off birds occurs during this period. The other main sources of noise will occur from processing room noise including machinery, vehicle and forklift movements, and other mechanical plant used for the ventilation and cooling of the processing plant, as well as noise during construction (short term noise).

WASTEWATER	Impacts of the proposed development on the capacity of the reticulated sewage system	**LOW:** There will be significant amount of wastewater expected to be generated from the development, the proposed wastewater system and management practices will allow for the wastewater to be disposed into the sewer efficiently. The processing of the birds and washing down of the cages and processing area generates the most wastewater, however some water can be reused for the first wash down of the cages and processing area. All amenities wastewater from the use of showers, basins and toilet at the site are proposed to be disposed of via the reticulated sewer system.
TRAFFIC	Impact on the safe operation of surrounding road network and intersections due to increased vehicle movements.	**LOW:** The potential traffic impact of the proposed development is low as the likely traffic generated by the proposed development is not excessive, being a maximum 13 truck movements per day. Sackville Road is a main road and carries a significant volume of traffic per day. The additional volume of traffic generated by the poultry processing plant when compared to the current traffic volumes along Sackville Road and local roads in the industrial estate is minor and the impact is low.
STORMWATER CONTAMINATION	Contamination of stormwater	**LOW:** Stormwater runoff will be generated from the roof area of the proposed poultry processing building, the existing building and hardstand areas, which will then be captured, and directed to the proposed OSD system. As the stormwater runoff is not expected to come into contact with any chemicals or internal shed operations, which has a separate system from the stormwater system and has suitable measures to ensure it does not leave the building and will be directed to the waste water treatment system. The potential risks of stormwater runoff contamination are considered to be low.
HERITAGE VALUES	Impacts on aboriginal heritage values potentially present on the site	**LOW**: The due diligence assessment suggests that the potential for the proposed development to generate risks to heritage values on site is low given the area of the site has been cleared and altered over time.
BUSHFIRE	Potential impacts on bushfire affectation of the locality	**LOW:** The proposed development does not involve the planting of significant vegetation that could compromise the development and surrounding properties.

CONTAMINATION	Potential for causing contaminants and/or uncovering previous contamination of site.	**LOW:** The proposed development will use minimal chemicals and will be unlikely to cause any contamination on the land or within any waterways. It is also unlikely that the past uses of the site would have any likely contamination impact on the proposed development which is also industrial in nature.

10.0 ASSESSMENT OF ENVIRONMENTAL IMPACTS

10.1 AIR QUALITY IMPACT ASSESSMENT

The objective of the accompanying Air Quality Impact Assessment (AQIA) prepared by Benbow Environmental was to address the odour impacts from the proposed development, towards the nearest identified receptors (particularly residential premises).

The report aimed to:

- Identification of significant odour emission sources from proposed operations on site.
- Undertake air dispersion modelling using CALPUFF to determine the worst-case ground level concentrations of odours emitted to air.
- Undertake an assessment of the odour impact from the processing plant; and
- Provide a conclusion with recommendations required to minimise the extent of odour impacts from the processing plant.

10.1.1 Odour Assessment Criteria

The Air Quality Impact Assessment was carried out in accordance with the NSW EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (2016).

The revised OIA was prepared after obtaining odour source measurements from the Summerland Poultry North Kellyville poultry abattoir.
Peter Stephenson from Stephenson Environmental Management Australia undertook the odour sampling.

These samples were analysed by the Olfactory Odour Lab at Ektimo.

Impact Assessment Criteria (OU) = [log10 (population)-4.5]/-0.6
The affected community is based on the population within the 2 OU contour.

10.1.2 Peak-To-Mean Ratio

The potential odorous emissions on ambient air quality because of the proposed poultry processing plant has been assessed using a peak-to-mean ratio (ratios between extreme short-term concentrations and longer-term averages).

A P/M60 ratio of 2.3 was selected for this assessment for both wake-affected point sources and volume sources and applied to the odour emission rates entered into the dispersion model so that they vary with wind speed and stability class.

10.1.3 Ventilation System

A stack is proposed to be located in the north western corner of the processing area and will be 3m above the roof height of the building.

The stack will extract all air from the live bird holding area, the processing areas and offal storage area, and an extraction hood will be installed over the top of the scalding tank.

Louvers are to be installed on the southern elevation to aid in pulling in air through the building.

In addition, the water captured from the processing area after wash down etc. will be filtered, aerated, and chlorinated with a proposed vent in the driveway.

10.1.4 Odour Emissions

The live bird holding area is associated with generating most of the odour in the poultry processing plant.

The other odour emissions associated with the poultry processing plant include the scalding area, offal storage, evisceration area and the wastewater.

10.1.5 Odour Impact Modelling Results

The air dispersion model CALPUFF was used for the prediction of off-site odour impacts associated with the air emissions from the proposed operations.

The CALPUFF modelling system provided a non-steady state modelling approach which evaluates the effects of spatial changes in the meteorological fields and variability in surface characteristics, such as elevation and surface roughness.

With the proposed extraction system in place, the ground level concentrations are predicted to comply with the criteria at all receptors. This is due to the odour source levels being significantly lower than the data used in the previous AQIA – reference: Benbow Environmental Report 181026_AQIA_Rev3.
The odour source levels are those that exist at the existing abattoir.

The odour impacts at the proposed abattoir will be negligible based on the source measurements undertaken by Peter Stephenson and the use of a new facility that encloses the odour sources by placing these inside a building with doors closed.

10.1.6 Odour Management and Mitigation Measures

The report has concluded.

This Odour Impact Assessment has been carried out in accordance with the NSW EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (2016). It repeals the previous assessments undertaken for the site by Benbow Environmental (Ref: 181026_AQIA_Rev3 and 211088_AQIA_Rev2).
The AQIA shows that the proposed abattoir will generated minimal odour emissions and will readily satisfy the odour criteria.

The report has nominated a range ventilation measure for the bird holding area and processing areas as well as a mezzanine area being designed such that in the event that the odour control installed is found to be insufficient, it will have the structural integrity to support heavier duty control method such as a biofilter.

10.1.7 Dust Emissions

Dust from the operation of poultry processing plant is negligible. Possible particle emissions could be generated from external sources, including traffic, carparking and bird deliveries. However, the proposal includes a newly concreted site (except for landscape areas) which will ensure minimal dust emissions are generated.

There is potential for the generation of dust from the construction of the poultry processing plant. The dust emissions could be generated from the construction of the main processing building, the underground water tanks, and wastewater system.

In addition to the measures provided for odour management several mitigation measures are proposed.

10.1.8 Dust Management and Mitigation Measures

The following dust management and mitigation measures are proposed to be included as part of the poultry processing development.

- Construction Environmental Management Plan (CEMP) be prepared that documents the environmental aspects of the construction phase and establishes procedures to manage any potential impacts.
- Monitor local weather conditions and cease dust generating operations when conditions result in visible dust emissions and implement mitigation measures or until weather conditions improve.
- Stage works to minimise areas of disturbance at any one time.
- Install physical barriers such as a sediment barrier fences and sandbag sediment traps.
- Install a stabilised access point.
- Erect wind breaks such as fences at the site boundary.
- Minimise the area of soil disturbance.
- Install temporary covers over areas of earthworks where possible.
- Minimise drop heights of materials.
- Stabilise disturbed areas as soon as practicable.
- Minimise the amount of time that materials/wastes are stockpiled on site.
- Limit stockpile height to 3 m (maximum) and size.
- Locate stockpiles away from drainage paths, easement, kerb, or road surface, and near existing wind breaks such as trees and fences.
- Covering/tarping of stockpiles.
- Minimise movement of construction traffic around the site by restricting vehicles to specific routes.
- Enforce appropriate speed limits for vehicle on site. Recommended speed limit is <15 km/hr.
- Cover all loads entering and leaving the site.
- Vehicles leaving the site to be cleaned of dirt and other materials to avoid tracking onto public roads.
- Enclosure of any conveyors and chutes used on site to transfer materials.
- Inspect the site daily using the Site Dust Control Checklist to aid with the implementation of air quality control measures.

10.2 ENVIRONMENTAL NOISE IMPACT ASSESSMENT

The objective of the accompanying Environmental Noise Assessment Report and Construction Noise & Vibration Management Plan was to assess the potential environmental noise impact from the development on the nearest identified receptors.

The report also seeks to do the following:

- Establish an acceptable noise criteria,
- Quantify noise emission from the proposal,
- Calculate the level of noise emission, taking into distance attenuation, screen walls, ground absorption etc. and,
- Provide recommendations for noise controls and management (if necessary).

10.2.1 Operational Noise

The main sources of noise associated with the proposal will be the machinery noise from the processing of poultry, truck, and forklift movements on site during deliveries early in the morning and pickups of poultry, mechanical plant and equipment used for the ventilation and cooling of the poultry abattoir and noise from trucks and vehicles as they arrive and leave the site on local roads.

There will be other sources of noise during the construction of the processing plant, but this will only be during the construction of the building and site works.

The critical period for noise disturbance for the development is within the sleep disturbance criteria period of 10pm to 6am.

10.2.2 Existing Noise Environment

The Environmental Noise Assessment has measured the existing ambient noise level at the times and locations of the worst possible annoyance.

The place of the worst annoyance is the closest dwelling to the northeast of the site.

The time of greatest annoyance will be during the night when trucks are accessing the site for the delivery of birds between 10pm and 6am.

The Noise Assessment has identified the current background noise levels for the day and night times based on the monitoring of the noise current noise levels over 1 week.

10.2.3 Noise and Vibration Emissions

As mentioned above, the main sources of noise associated with the proposal will be the machinery noise from the processing of poultry, truck and forklift movements, mechanical plant and equipment used for the ventilation and cooling of the poultry abattoir as well as traffic noise.

A noise survey of the current operation located on Withers Road, in North Kellyville was conducted with all machinery being turned on.

The machinery used in the current operation will be used at the proposed abattoir, some machinery may be upgraded to newer models.

The Environmental Noise Assessment has the following potential sources of noise generation for the proposed poultry abattoir:

- Construction Phase
- Operational Noise

10.2.4 Predicted Noise and Vibration Emission

10.2.4.1 Construction Phase

The Construction Noise & Vibration Management Plan has predicted noise levels for the two main stages of construction activities including excavation and construction.

However, the report constitutes worst case scenario here all equipment and plant are operating at the same time.

The report predicts that the construction will at times be more than the noise management level of 54dBA and 75dBA at all the sensitive receptor locations.

Noise management and control plan is recommended as is discussed below.

10.2.4.2 Operational

The results of acoustic modelling have predicted the noise levels at the nearest receptors assuming a worst-case scenario of a truck arriving, forklift operating loading and unloading, all ventilation and air conditioning operating and the processing room machinery operating.

The night- time noise criteria has been used to assess the cumulative noise level of each individual nose source. Compliance with the sleep disturbance criteria will ensure compliance during all other time periods.

The results show that the closest residential receptor (approx. 50m) does not comply with the Noise Criteria of 35dBA, and the predicted noise level will be 47dBA which is 12dBA above the level, however with the implementation of the proposed mitigation measures, the development will comply with the noise criteria.

The other industrial receptors have a predicted level between 50dBA and 54dBA which is acceptable and complies with the EPA requirements.

The assessment of the noise against the sleep disturbance for each receptor will be below the Sleep Disturbance Criteria with the implementation of the recommendations of the report.

The recommendations for operational noise compliance are discussed below.

10.2.4.3 On Road Traffic

The assessment report has predicted the noise generated by the vehicles entering and leaving the site during the day and night periods.

The predicted level of on road traffic noise from the poultry processing plant is within the recommended on-road noise criterion at the closest dwelling (to the north-west on Woodlands Road) and will therefore be acceptable.

10.2.5 Noise Mitigation and Management Measures

10.2.5.1 Construction Noise

The following measures are recommended to reduce the potential noise impact during construction

Engineering and Practical Controls

Distance

- Where applicable locating mechanical plant near the eastern side of the site such that it is as far as practically possible from the residences to the north-west.

Enclosure

- Constructing acoustic enclosures around items of mobile plant, such as generators, is recommended where extended use for long periods is expected.

Screening

- Erect a temporary sound barrier along the western boundary of the construction area, to remain throughout all construction phases as far as reasonably practical.

Silencing

- All plant and machinery should be selected with consideration to low noise options where practicable and available.

Noise Management Controls

Work Practices

- Avoid dropping materials from a height
- Avoid shouting and talking loudly outdoors
- Avoid the use of radios outdoors that can be heard at the boundary of residence
- Turn off equipment when not being used
- Undertake work within the construction hours outlined in any consent issued for the development.

Heavy Vehicles and Staff

- Keep truck drives informed of the designated vehicle routes, parking locations, delivery hours
- Locate site vehicle access points away from residences where practicable
- Optimize the number of vehicle trips to and from the site
- Staff parking located as far away from the residences where practicable
- No motor vehicle should access the site or car park within a residential area (Woodlands Road) prior to 7am.

Community Relations

- Community liaison officer be appointed by the contractor prior to the commencement of any works.
- The officer will approach all potentially affected residents prior to the commencement of works as an initial introduction and provide their contact details.
- The officer to explain the project duration of works, potential noisy period and look to scheduling the works accordingly as far as reasonably practical.
- Contact number will be provided for any residents who call with a complaint or enquiry.

Managing Noise Complaint

- The liaison officer should receive and manage noise complaints.
- All complaints to be treated promptly and with courtesy.

Refer to the guidelines in Section 6 of the *Interim Construction Noise guidelines* to manage any noise complaint.

10.2.5.2 Operational Noise

The following recommendations are proposed to reduce the potential noise impact during the operation of the processing plant.

- Construction of a 2.4m high sound barrier wall along the whole western boundary.
- Enforce appropriate speed limits for vehicles on site. Recommended speed limit of 10km/h for all vehicles during the night.
- The arrival of trucks at night should be staggered to allow for one arrival per 15min period.
- Only trucks delivering birds should access the site from Woodlands between the hours of 10pm to 7am
- No vehicles to exit the site from Woodlands Road between the hours of 10pm to 7am
- Entry gate at Woodlands Road only to be opened when the delivery truck arrives and closed once the truck is in the site between the hours of 10pm to 7am.
- All other vehicles should entry and leave the site from the Box Avenue entry during the hours of 10pm to 7am.
- Drivers should switch engines off as soon as possible once they have parked.
- The driver of the forklift should be encouraged to lift and drop crates as quietly as possible.
- Unnecessary revving of engines should be avoided.
- Unnecessary vehicle movements during the night should be avoided.
- Staff arriving at the site during the night should be encouraged to keep their voices at a minimal level.
- In the unlikely event of a compliant regarding vibration, compliance monitoring of ground borne vibration should be carried out at the nearest affected receptor.

10.3 WATER / WASTEWATER MANAGEMENT

A Water Management Report has been prepared by Toby Fiander and Associates which discusses the water supply, water usage and sewage management for the proposed development.

Consultation with Sydney Water involved a feasibility application and preliminary trade waste agreement application to determine the requirements of the wastewater system and the capabilities of the existing reticulated main.

Sydney Water provided verbal advice in which they confirmed the existing reticulated sewer generally has the capacity to service the proposed development.

The proposed development proposes a wastewater system which has been designed for the infrastructure of the reticulated sewage system available.

10.3.1 Water Supply

As outlined in Section 4.5.1, the poultry processing plant will be connected to the existing reticulated water supply. With a maximum velocity through the water meter of 1.8 m/s, the reticulated service is capable of supplying 0.56L/s, or approx. 49,000L/day.

The operation of the plant is proposing to install two above ground water tanks with a minimum capacity of 32,000L for additional storage for the use in processing of the poultry.

A supply of 1.5 KL/day is possible on 90% of days with a 64kL storage, or about 10kL in a week.

An increase in supply by installation of a 25mm diameter service is desirable, with a supply of about 0.88L/s, i.e., about 80kL/day.

10.3.2 Use of Water

The processing plant uses water for the following:

- Washing down of cages,
- Heating of carcasses to aid removal of feathers,
- Collection of blood after beheading,
- Washing of carcasses prior to evisceration,
- Internal washing of carcasses,
- Chilling, and
- Washing down of processing areas.

The washing down of the processing area will involve the use of recycled water from the washing of birds and cages after being suitably treated.

The water usage is estimated to be a maximum of 100,000L per day.

10.3.3 Wastewater Treatment

The wastewater generated from the development will be treated in the following manner.

1. Screening – The wastewater will be screened to remove the solids from the water. The material will then be put into the offal tower.

2. Dissolved Air Floatation (DAF) – Once screened the wastewater will flow through a DAF system to remove BOD/COD, Suspended Solids, Oil and Grease.

3. Pumping to Tanks – The wastewater will then be pumped to 2 x 150,000Lt balance tanks for storage.

4. Pumping to Reticulated Sewer – The wastewater from the tank near the DAF system is then pumped from the tank to the rising main.

The plans attached to the amended Wastewater Management Report dated 11/12/23 shows the proposed treatment of waste water before being released into the reticulated sewer.

10.4 TRAFFIC IMPACT ASSESSMENT

A Traffic and Parking Impact Assessment Report has been prepared by Thompson Stanbury and Associates to assess the likely traffic impacts resulting from the proposed poultry processing plant was intiallly prepared .

The report aims to address the following:

- The suitability or otherwise of the proposed site access arrangements servicing the development with respect to the projected operational requirements of the proposed use.
- The suitability or otherwise of the proposed parking and internal circulation / manoeuvring with respect to the projected operational requirements of the proposed use.
- The existing road network conditions within the vicinity of the site including traffic volumes and general traffic safety.
- The traffic likely to be generated by the subject development with particular regard to the movement of heavy vehicles; and
- The ability of the surrounding road network to accommodate additional traffic movements generated by the subject proposal.

The council requested further information and a Traffic Assessment Report prepared by A.R Traffic Consulting Pty Ltd.

- *This report has detail the site operations for daily traffic flows for patrons and staff of 10 Woodlands Road post project completion.*
- *This report will set out the transport management initiatives and transport methodologies that will be deployed to minimise disruption to the local and surrounding road networks, and ensure the safety of the wide range of stakeholders potentially affected by the site internal and external traffic arrangement and activities, including but not limited to: motorists, pedestrians, cyclists, public and shared transport users, residents and property owners; business owners; and workers/staff engaged during any nominal business day of operation.*
- *The report also identifies defects within the current road network that vehicles accessing the site will be required to take as apart of ingress and egress site movements and vehicle turning manoeuvres.*

10.4.1 Site Access Arrangements

Access to the site will be achieved via a new access 6m wide driveway from Woodlands Road (existing driveway to be relocated further to the north). The existing driveway crossing connecting with Box Avenue is proposed to be widened to provide a width of 7.5m at the eastern property boundary.

The driveways are to accommodate combined ingress and egress maneuvers for vehicles ranging in size from passenger vehicles to small rigid vehicles. For larger heavy vehicles up to the size of 19m long semi-trailers, entry movements will be restricted to the western driveway off Woodlands Avenue and exit movements are to occur via the eastern driveway off Box Avenue only (one way movement).

10.4.2 Site Parking Arrangements

The poultry processing plant is proposed to provide a total of twenty-three (23) on site carparking spaces, with nineteen (19) spaces proposed adjacent to the southern property boundary, two (2) spaces within the existing carport attached to the machinery shed, and two (2) spaces within the undercover area adjacent to the eastern wall of the proposed processing building.

These carparking spaces meet the Councils DCP requirements.

10.4.3 Existing Road Network

The existing road network involves the following:

- Sackville Road – A regional road.
- Ironbark Drive – A minor collector.
- Woodlands Road, and Box Avenue – Local access roads.

The local road network (comprising Ironbark Drive, Box Avenue, Woodlands Road, and Ti Tree Place) servicing developments (including the subject site) forming Woodlands Industrial Estate, currently accommodates two directional traffic demands of less than 100 vehicles per hour during peak periods.

All vehicles accessing / vacating the abutting lands (including the subject site) forming the Woodlands Industrial Estate are required to negotiate the junction of Sackville Road and the Ironbark Drive.

The intersection of Sackville Road and the Ironbark Drive currently provides motorists good operations with spare capacity.

Regular gaps in the traffic flow within Sackville Road have been observed to assist with the safety and efficiency of vehicle turning movements to and from Ironbark Drive.

10.4.3 Traffic Generation

The traffic generated by the proposed poultry processing plant when fully operational is on average 154 truck movements per week based on the following:

	Truck Movements per day	Days per week	Movements per week
Delivery of birds	10 (5 in, 5 out)	5 days	50 movements
Delivery of meat	6 (3 in, 3 out)	7 days	42 movements
Pick up of meat	6 (3 in, 3 out)	7 days	42 movements
Offal Removal	4 (2 in, 2 out)	5 days	20 movements

The truck movements involve a range of vehicle sizes including ridged trucks, semi-trailers, and B-Doubles and involves up to 15 heavy vehicle and 30 light vehicles movements per day.

The other traffic movements generated by the development generally include the following:

- Staff entering and exiting the site with passenger vehicles
- Services vehicles entering and exiting the site for waste collection (general waste and recyclables)
- Services vehicles entering and exiting the site for chemical container collection and deliveries
- Utility vehicles entering and exiting the site for deliveries of packaging, office supplies, and other materials

Considering the likely estimated traffic generation from the proposed development, existing traffic flow conditions and speed environment along local roads, it is considered that the small increase in traffic generated because of the proposed poultry processing plant would have a minimal impact on the safety and operating efficiency to Sackville Road.

10.5 STORMWATER

10.5.1 Stormwater Management

The construction of the poultry processing plant building involves the construction of appropriate stormwater drainage measures.

The design involves the construction of several pits within the driveway and carparking area, which will connect to the proposed On-Site Detention System (OSD).

The inground OSD tank will have the following properties:

- 9m (Width X 10m (Length) X 1.3m (Depth)
- TWL 19.70
- Volume Required = 113.2m³
- Volume Provided = 117m³
  (Based on HCC OSD Value OF 283m³/Ha for Industrial)
- Site Discharge = 15.6l/S

It is noted that this proposed system is separate to the wastewater system and will only capture water from the roofs of the buildings, access driveway and carparking area.

10.6 CONTAMINATION

A preliminary investigation and sampling report has revealed that the site has been used for the manufacturing, repair, and storage of pallets (for 15 years) and revealed some existing structures.

The structure includes a workshop, amenities, lunchroom, and an attached carport.

This structure is located adjacent to and within the development area.

The report has concluded that there is need for no further assessment or reporting to be undertaken for contamination of the site.

Furthermore, the proposed development uses minimal chemicals or contaminants.

The chemicals used in the operation are for the washing down of the cages and processing areas. The water containing these chemicals is captured and processed in the wastewater treatment system on site.

The proposed development is unlikely to cause any contamination on the site which would inhibit any future development of the land.

(Refer to the SEPP (Resilience and Hazards) 2021 assessment in Section 10.11.3.2 of the EIS).

10.7 HERITAGE IMPACT ASSESSMENT

To determine the likelihood of any aboriginal cultural heritage values over the site.

An Aboriginal Preliminary Due Diligence Assessment has been undertaken and accompanied the application (refer to Appendix 7).

The Basic AHIMS search for 50m from the site has not identified any Aboriginal sites.

The Due diligence assessment has concluded that there is no need to undertake any further reports as the proposed works are unlikely to have any impact on Aboriginal sites.

The area of the development has been significantly cleared of native vegetation and the land has been disturbed with the previous uses that have occurred on the site.

10.8 BUSHFIRE

As identified in Section 4.3.4 of this statement, the site is identified as Bushfire Prone (vegetation buffer) by the Hawkesbury Bushfire Prone map.

A Bushfire Hazzard Assessment Report has been prepared by Control Line Consulting to determine the vegetation type, expected fire behaviour and threat to the proposal, and determine the construction requirements and any recommendations to improve the chances of building survival during an event

10.8.1 Hazard Assessment

To the west of the subject building is the effective grassfire hazardous vegetation with a separation distance of approximately 23 metres.

To the southwest and east of the subject building are the areas of bushfire hazardous vegetation being sections of forest vegetation.

Considering the vegetation and effective slope, the report recommends that the proposed development could experience a BAL 29 level of bushfire attack.

The proposed development is most likely to be subject to the greatest bushfire attack from any area to the west and southwest from the proposed development location.

Although, it is noted that the National Construction Code (NCC) for Class 5 – 8 and 10 buildings do not provide for bushfire specific performance requirements and as such the deemed to satisfy provisions of AS 3959-2018 *Construction of buildings in bushfire prone areas* is not strictly applicable.

10.8.1 Recommendations and Mitigation Measures

The following recommendations are to assist the survival of the proposed poultry processing plant in a bushfire event:

- That the site where not built upon shall have the vegetation reduced where necessary to satisfy the requirements of *Planning for Bush Fire Protection* 2019 and the NSW Rural Fire Service document "Standards for Asset Protection Zones" for an inner protection area of an asset protection zone and this area shall be maintained at this vegetation level for the lifetime of the development.

- That no future landscaping features, planting of shrubs, trees or other vegetation shall occur in such a manner as to compromise the integrity of the asset protection zone.

- The building shall be constructed using noncombustible external materials.

- That if the supply of gas to the building is undertaken it shall be installed and maintained in accordance with AS 1596-2002 and requirements of relevant authorities.

- That an Emergency/Evacuation Plan is prepared in accordance with the NSW RFS Guide to Develop a: Bushfire Evacuation Plan.

10.9 BIOSECURITY

10.9.1 General

Poultry processing plants are biosecurity facilities with a major incentive for the operator of the processing plant to keep the bird's disease free.

Affecting the health and welfare of the birds, disease can significantly reduce production efficiency and product quality.

General Quarantine and Biosecurity actions are as follows:

- Live bird transport crates are thoroughly washed, sanitised, disinfected, and dried before re-use.
- Road transport and live bird collection equipment is disinfected/sanitized at the completion of the collection cycle.
- Staff members are restricted from keeping any avian species at their place of residence and must wear clean company provided uniform and personal protective equipment while on site.
- The processing plant is not to be visited prior to any farm visits regardless of the quarantine order or age of the birds on the farm.
- While on site all staff are required to operate in accordance with a strict Personnel Hygiene Standard Operating Procedure (SOP).

Refer to the draft operational management plan for all biosecurity control measures.

10.9.2 Disease Management

In the event of a major disease outbreak, the Department of Primary Industries will be contacted immediately once the outbreak is suspected and will generally assume control of the site.

Immediate measures will be implemented to isolate the infected farm site(s), effect strict quarantine procedures to prevent the spread of the disease and notify all relevant persons of the nature of the outbreak.

Upon confirmation that it is indeed an exotic disease outbreak, and immediate slaughter of stock is necessary, killing will be managed by the DPI.

10.10 CHEMICAL STORAGE AND HANDLING

10.10.1 General

As previously described, chemicals will be used as part of proposed poultry processing operations.

The use, storage, safety precautions, management of spills, and instructions for use, outlined for each chemical within the relevant MSDS will be strictly followed.

Material Safety Data Sheets (MSDS) for all relevant chemicals stored on site will be accessible and available on site at any time and will be managed by the site manager.

All chemicals will be stored in a designated Chemical Storage Area onsite (within the existing building as shown on the plans).

The chemicals will be stored together in a bunded lockable cupboard in quantities which do not exceed the amounts required for Dangerous Goods licensing.

All empty chemical containers are returned to the supplier for recycling /reuse on a regular basis.

Two spill kits will be located on the site near the chemical storage area.

10.10.2 Application of Chemicals

The application of chemicals is required with the following tasks:

- Cleaning of the processed birds.
- Sanitisation of the poultry processing and live bird storage area during the cleaning phase at the end of each processing cycle.
- Sanitization of live bird cages, truck tyres and staff hands and boots.
- Pest and vermin control, where necessary.

The cleaning of the processed bird occurs in the spin chiller, in which the chlorinated water is fully contained within the machine. The wastewater from the spin chiller is then put into the wastewater system for treatment before being directed into the sewer system.

The cleaning process of the poultry processing area involves the spraying of sanitizing chemicals and water using a high-pressure sprayer on all internal elements of the processing area. This results in wastewater being produced that is always contained and confined to the internal processing area.

The cleaning of live bird cages also involves spraying of sanitizing chemicals and water. The cleaning of these cages can be completed through a machine or by hand. If the cages are cleaned via a machine, all the chemicals will be contained in the machine and then directed to the proposed wastewater system. If the cages are washed by hand, the wastewater will be contained in the internal processing area.

All sanitizing and washing of hands and boots will occur within the building and will be contained with wastewater being directed directly into the wastewater system.

The quantities of the chemicals stored on the site are not significant but are small and are purchased on a as need basis.

10.11 STATUTORY PLANNING ASSESSMENT

10.11.1 Environmental Planning and Assessment Act and Regulations

The proposed poultry processing plant is identified as Designated Development as the proposal falls under *Item 22 Livestock processing industries* within Schedule 3 of the *Environmental Planning and Assessment Regulation 2000*:

The relevant development under schedule 3 is below

22 Livestock processing industries

Livestock processing industries (being industries for the commercial production of products derived from the slaughter of animals or the processing of skins or wool of animals)—

(a) that slaughter animals (including poultry) with an intended processing capacity of more than 3,000 kilograms live weight per day, or

(b) that manufacture products derived from the slaughter of animals, including—

(i) tanneries or fellmongeries, or

(ii) rendering or fat extraction plants with an intended production capacity of more than 200 tonnes per year of tallow, fat or their derivatives or proteinaceous matter, or

(iii) plants with an intended production capacity of more than 5,000 tonnes per year of products (including hides, adhesives, pet feed, gelatine, fertiliser, or meat products), or

(c) that scour, top, carbonise or otherwise process greasy wool or fleeces with an intended production capacity of more than 200 tonnes per year, or

(d) that are located—

(i) within 100 metres of a natural waterbody or wetland, or

(ii) in an area of high watertable or highly permeable soils or acid sulphate, sodic or saline soils, or

(iii) on land that slopes at more than 6 degrees to the horizontal, or

(iv) within a drinking water catchment, or

(v) on a floodplain, or

(vi) within 5 kilometres of a residential zone and, in the opinion of the consent authority, having regard to topography and local meteorological conditions, are likely to significantly affect the amenity of the neighbourhood by reason of noise, odour, dust, lights, traffic or waste.

Designated Development requires the preparation of an Environmental Impact Assessment in accordance with the *Environmental Planning and Assessment Act 1979*.

10.11.2 Biodiversity Conservation Act 2016

The purpose of this Act is to maintain a healthy, productive, and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.

Clause 7.7 of this Act must be assessed as part of an application for the proposed development.

7.7 Biodiversity assessment for Part 4 development (other than State significant development or complying development)

(1) This section applies to an application for development consent under Part 4 of the Environmental Planning and Assessment Act 1979, except—

(a) an application for development consent for State significant development, or

(b) an application for a complying development certificate.

Comment: The proposed development is not an application for state significant development or a complying development certificate.

(2) If the proposed development is likely to significantly affect threatened species, the application for development consent is to be accompanied by a biodiversity development assessment report.

Comment: As previously described in the EIS, the proposal is unlikely to constitute a significant impact on threatened flora and fauna species given that:

- The proposed works would only remove 8 trees.
- The trees proposed trees include gum trees and ironbark trees.
- The proposed works would only remove marginal foraging habitat for any species of fauna.
- Other areas of better-quality habitat will be retained immediately adjacent to the subject site and surrounding landscape.
- The proposal is not likely to fragment habitat to an extent that would prevent mobility of the local viable populations of any threatened fauna species that may potentially occur within the sub-catchment.

Refer to the BOSET Report that accompanies this EIS in Appendix 19.

10.11.3 State Environmental Planning Policies

The following State Environmental Planning Policies (SEPPs) apply.

10.11.3.1 SEPP (Resilience and Hazards) 2021

Chapter 3 of the SEPP links the permissibility of a various industrial style of development to its safety and environmental performance. Certain activities may involve handling, storing, or processing a range of materials which, in the absence of locational, technical, or operational controls, may create an off-site risk or offence to people, property or the environment. Such activities would be defined as 'potentially hazardous industry' or 'potentially offensive industry'. The SEPP ensures that the any proposals that may pose a risk are properly assessed in relation to off-site risk.

The initial step in determining whether the SEPP applies to the proposed development is to determine whether the proposed use falls within the definition of industry or hazardous/offensive storage establishment.

The proposed poultry processing plant is classified as *Livestock Processing Industry,* which is a type of *Rural Industry*, but not a type of *Industry*.

The proposed poultry processing plant may fall within the table of Industries that may be potentially Offensive

Agricultural Produce Processing

Appendix 7 contained in the Hazardous and Offensive Development Application Guidelines Applying SEPP 33 dated January 2011 provides a summary of the code classifications

The chemicals used in conjunction with the operation involves the following as shown in the table below

Chemical	Qty
Liquid Chlorine	200L (10x 20L drums)
Poultrafoam-1000	200L
Quat Max 1000	20L
Hand Wash	20L

The chemicals and amount stored on the site would fit within the class 1.4 (Substances and articles which present no significant hazard.

Table 1 in section 7 of the guideline indicates in a note that classes 1.4, 1.5, 1.6, 2.2, 7 and 9 are excluded from the rick screening.

As a result, the SEPP does not apply to the proposed development as the class of chemical are excluded from risk screening and the maximum quantities to be stored on site as shown in the table above are very small.

10.11.3.2 SEPP (Resilience and Hazards) 2021

Chapter 4 of the SEPP provides planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed.

The preliminary site investigation with sampling prepared by Trinitas Group concluded the following:

On the basis of the walkover and best available site information, from a contamination viewpoint, Trinitas proposes that the Site could be made suitable for the proposed development subject to the following recommendations
• Preparation of a Construction Environmental Management Plan including Unexpected Finds Protocol in order to comply with the proposed development and relevant regulations.

• Since there is uncertainty of contamination under hardstand surfaces, additional investigation should be conducted to assess and manage risks if/when deep soil disturbance occurs.

• Validation sampling should be conducted following removal of former wastewater treatment plant.

(Refer to Appendix 20)

10.11.3.3 SEPP (Biodiversity and Conservation) 2021

Chapters 3 and 4 of the SEPP aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.

The SEPP applies to the following lands: -

- Within Local Government Areas listed in Schedule 1, and
- Site with an area greater that 1ha, or
- Together with any adjoining land in the same ownership, an area of more than 1 hectare.

The Hawkesbury LGA is listed in Schedule 1; however, the site has an area of less than 1ha.

Therefore, the likelihood of koala habitat is negligible, and further assessment is not required.

10.11.3.4 State Environmental Planning Policy (Primary Production and Rural Development) 2021

Chapter 2 of the SEPP is not considered to be applicable to the site and proposed development.

The site is not listed under Schedule 1 as State Significant Agricultural Land.

The proposed development does not involve farm dams or other small-scale and low risk artificial waterbodies, livestock industries (within the meaning of the clause) or sustainable aquaculture.

10.11.3.5 SEPP (Biodiversity and Conservation) 2021

Chapter 2 of the SEPP aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

As the proposed development involves the removal of several trees, an assessment of the relevant provisions of this SEPP has been undertaken in the table below.

Part 1 Preliminary	
Land to which Policy applies (1) This Policy applies to the following areas of the State (the non-rural areas of the State)— (a) land in the following local government areas — City of Hawkesbury. (b) land within the following zones under an environmental planning instrument— Zone IN1 General Industrial. (2) This Policy does not apply to national park estate and other conservation areas, or State forestry land, referred to in section 60A (b) and (c) of the Local Land Services Act 2013. However, this Policy applies to land that is any such national park estate and other conservation area only because it is a declared area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.	This policy applies to the subject site. Not applicable.
Part 2 Authority to clear vegetation in non-rural areas	
7 The clearing of vegetation in non-rural areas that requires authority under this Policy	Noted.

(1) A person must not clear vegetation in any non-rural area of the State to which Part 3 applies without the authority conferred by a permit granted by the council under that Part. (2) A person must not clear native vegetation in any non-rural area of the State that exceeds the biodiversity offsets scheme threshold without the authority conferred by an approval of the Native Vegetation Panel under Part 4. This subclause does not apply to clearing on biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016. (3) Clearing of vegetation is not authorised as referred to in this clause unless the conditions to which the authorisation is subject are complied with. This subclause extends to conditions that impose obligations on the person who clears the vegetation that are required to be complied with before or after the clearing is carried out.	Not applicable. The development does not exceed the biodiversity offsets scheme threshold. Noted.
8 Clearing that does not require authority under this Policy (1) An authority to clear vegetation is not required under this Policy if it is clearing of a kind that is authorised under section 60O of the Local Land Services Act 2013 (Clearing authorised under other legislation) or under Part 5B (Private native forestry) of that Act. This subclause does not apply to clearing merely because it is a part of or ancillary to the carrying out of exempt development. (2) An authority is not required under this Policy for the removal of vegetation that the council or Native Vegetation Panel is satisfied is dying or dead and is not required as the habitat of native animals. (3) An authority is not required under this Policy for the removal of vegetation that the council is satisfied is a risk to human life or property.	Not applicable. Not applicable. Not applicable.
Part 3 Council permits for clearing of vegetation in non-rural areas	
9 Vegetation to which Part applies (1) This Part applies to vegetation in any non-rural area of the State that is declared by a development control plan to be vegetation to which this Part applies. (2) A development control plan may make the declaration in any manner, including by reference to any of the following— (a) the species of vegetation, (b) the size of vegetation, (c) the location of vegetation (including by reference to any vegetation in an area shown on a map or in any specified zone), (d) the presence of vegetation in an ecological community or in the habitat of a threatened species.	This part applies. Noted.
10 Council may issue permit for clearing of vegetation (1) A council may issue a permit to a landholder to clear vegetation to which this Part applies in any non-rural area of the State. (2) A permit cannot be granted to clear native vegetation in any non-rural area of the State that exceeds the biodiversity offsets scheme threshold. (3) A permit under this Part cannot allow the clearing of vegetation—	Noted. The clearing does not exceed the biodiversity offsets scheme threshold (refer to the BOSET Report in Appendix 19).

(a) that is or forms part of a heritage item or that is within a heritage conservation area, or (b) that is or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance, unless the council is satisfied that the proposed activity— (c) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area, and (d) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area. (4) A permit may be granted under this Part subject to any conditions specified in the permit.	The site does not contain a heritage item, nor is it within an aboriginal place of significance. Noted.

10.11.3.6 SEPP (Biodiversity and Conservation) 2021

Chapter 9 of the SEPP aims to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

The proposed poultry processing plant has been designed and with the implementation of the various mitigations measures and recommendations of the various assessment reports will protect the environment of the Hawkesbury-Nepean River system.

The proposed development has been assessed against the planning policies and strategies identified in this plan (refer to the table below).

Requirements	Comment
Total Catchment Management **Policy:** Total catchment management is to be integrated with environmental planning for the catchment. **Strategies:** (a) Refer the application or other proposal for comment to the councils of each adjacent or downstream local government area which is likely to suffer a significant adverse environmental effect from the proposal. (b) Consider the impact of the development concerned on the catchment. (c) Consider the cumulative environmental impact of development proposals on the catchment.	The proposed development will have minimal impact on the local catchment. The EIS is accompanied by a drainage plan prepared by Barker Ryan Stewart which identifies the proposed water management measures. It is noted that the wastewater has a separate self-contained system to ensure all waste water does not enter the stormwater drainage system.
E**nvironmentally Sensitive Areas** **Policy:** The environmental quality of environmentally sensitive areas must be protected and enhanced through careful control of future land use changes and through management and (where necessary) remediation of existing uses. **Strategies:**	The site is not located in close proximity to any environmentally sensitive areas. The environmental impact assessment reports that accompany the EIS have concluded that with the implementation of the

(a) Rehabilitate parts of the riverine corridor from which sand, gravel or soil are extracted so that attached aquatic plant beds are replaced and water quality and faunal habitats improved. (b) Minimise adverse impacts on water quality, aquatic habitats, riverine vegetation, and bank stability. (c) Minimise direct and indirect adverse impacts on land reserved or dedicated under the *National Parks and Wildlife Act 1974* or the *Forestry Act 1916* and conservation area sub-catchments in order to protect water quality and biodiversity. (d) Protect wetlands (including upland wetlands) from future development and from the impacts of land use within their catchments. (e) Consider the need to include buffer zones (such as adequate fire radiation zones) for proposals on land adjacent to land reserved or dedicated under the *National Parks and Wildlife Act 1974* or the *Forestry Act 1916*. (f) Consider the views of the Director-General of National Parks and Wildlife about proposals for land adjacent to land reserved or dedicated under the *National Parks and Wildlife Act 1974*. (g) Consideration should be given to the impact of the development concerned on the water table and the formation of acid sulphate soils. (h) New development in conservation area sub-catchments should be in areas that are already cleared.	management and mitigation measures the proposed poultry processing plant will have no direct or indirect impact on any environmentally sensitive area in the immediate vicinity of the site.
W**ater Quality** **Policy:** Future development must not prejudice the achievement of the goals of use of the river for primary contact recreation (being recreational activities involving direct water contact, such as swimming) and aquatic ecosystem protection in the river system. If the quality of the receiving waters does not currently allow these uses, the current water quality must be maintained, or improved, so as not to jeopardise the achievement of the goals in the future. When water quality goals are set by the Government these are to be the goals to be achieved under this policy. **Strategies:** (a) Quantify, and assess the likely impact of, any predicted increase in pollutant loads on receiving waters. (b) Consider the need to ensure that water quality goals for primary contact recreation and aquatic ecosystem protection are achieved and monitored. (c) Approve development involving primary contact recreation or the withdrawal of water from the river for human contact (not involving water treatment), such as showers, only in locations where water quality is suitable (regardless of water temperature). (d) Do not carry out development involving on-site disposal of sewage effluent if it will adversely affect the water quality of the river or groundwater. Have due regard to the nature and size of the site. (e) Develop in accordance with the land capability of the site and do not cause land degradation.	The poultry processing plant will use the existing reticulated water and sewer available to the site. The EIS is accompanied by a Drainage Plan prepared by Barker Ryan Stewart and a Water Management Report prepared by Toby Fiander and Associates which identifies the proposed water and sewage management measures. The separation of the wastewater and stormwater systems including the OSD system ensures the quality of water that leaves the site. The proposed development will not impact on the water quality with the implementation of the management strategies in the above reports.

(f) Consider the need for an Erosion and Sediment Control Plan (to be in place at the commencement of development) where the development concerned involves the disturbance of soil. (g) Minimise or eliminate point source and diffuse source pollution by the use of best management practices (h) Site and orientate development appropriately to ensure bank stability. Plant appropriate native vegetation along banks of the river and tributaries of the river, but not so as to prevent or inhibit the growth of aquatic plants in the river and consider the need for a buffer of native vegetation. (i) Consider the impact of the removal of water from the river or from groundwater sources associated with the development concerned. (j) Protect the habitat of native aquatic plants.	
W**ater Quantity** **Policy:** Aquatic ecosystems must not be adversely affected by development which changes the flow characteristics of surface or groundwater in the catchment. **Strategies:** (a) Future development must be consistent with the interim or final river flow objectives that are set for the time being by the Government. (b) Ensure the amount of stormwater run-off from a site and the rate at which it leaves the site does not significantly increase as a result of development. Encourage on-site stormwater retention, infiltration and (if appropriate) reuse. (c) Consider the need for restricting or controlling development requiring the withdrawal or impoundment of water because of the effect on the total water budget of the river. (d) Consider the impact of development on the level and quality of the water table.	The poultry processing plant will not adversely affect the flow of surface or ground water. The EIS is accompanied by a Drainage Plan prepared by Barker Ryan Stewart and a Water Management Report prepared by Toby Fiander and Associates which identifies the proposed water and sewage management measures. The proposed development will not impact on the water quantity with the implementation of the management strategies in the above reports, especially the proposed on-site detention system.
C**ultural Heritage** **Policy:** The importance of the river in contributing to the significance of items and places of cultural heritage significance should be recognised, and these items and places should be protected and sensitively managed and, if appropriate, enhanced. **Strategies:** (a) Encourage development which facilitates the conservation of heritage items if it does not detract from the significance of the items. (b) Protect Aboriginal sites and places of significance. (c) Consider an Aboriginal site survey where predictive models or current knowledge indicate the potential for Aboriginal sites and the development concerned would involve significant site disturbance. (d) Consider the extent to which heritage items (either identified in other environmental planning instruments affecting the subject land or listed in Schedule 2) derive their heritage significance from the river	The site of the proposed poultry processing plant has been cleared and landform altered in the past with the industrial activities that have taken place over the years. As a result, the likelihood of finding any Aboriginal or non-Aboriginal artifact is highly unlikely. A Due Diligence assessment has been undertaken and accompanies the EIS.

Flora and fauna **Policy:** Manage flora and fauna communities so that the diversity of species and genetics within the catchment is conserved and enhanced. **Strategies, generally:** (a) Conserve and, where appropriate, enhance flora and fauna communities, particularly threatened species, populations and ecological communities, aquatic habitats, wetland flora, rare flora and fauna, riverine flora, flora with heritage value, habitats for indigenous and migratory species of fauna, and existing or potential fauna corridors. (b) Locate structures where possible in areas which are already cleared or disturbed instead of clearing or disturbing further land. (c) Minimise adverse environmental impacts, protect existing habitat and, where appropriate, restore habitat values by the use of management practices. (d) Consider the impact on ecological processes, such as waste assimilation and nutrient cycling. (e) Consider the range of flora and fauna inhabiting the site of the development concerned and the surrounding land, including threatened species and migratory species, and the impact of the proposal on the survival of threatened species, populations, and ecological communities, both in the short and longer terms. (f) Consider the need to provide and manage buffers, adequate fire radiation zones and building setbacks from significant flora and fauna habitat areas. (g) Consider the need to control access to flora and fauna habitat areas. (h) Consider the need to maintain corridors for fish passage and protect spawning grounds and gravel beds.	The proposed poultry processing plant is located on a cleared site and involves the removal of some individual trees only. The proposed development will have no significant impacts on the flora and fauna in the locality.
Agriculture/aquaculture and fishing **Policy:** Agriculture must be planned and managed to minimise adverse environmental impacts and be protected from adverse impacts of other forms of development. **Strategies:** (a) Give priority to agricultural production in rural zones. (b) Ensure zone objectives and minimum lot sizes support the continued agricultural use of Class 1, 2 and 3 Agricultural Land (as defined in the Department of Agriculture's Agricultural Land Classification Atlas) and of any other rural land that is currently sustaining agricultural production. (c) Incorporate effective separation between intensive agriculture and adjoining uses to mitigate noise, odour and visual impacts. (d) Protect agricultural sustainability from the adverse impacts of other forms of proposed development. (e) Consider the ability of the site to sustain over the long term the development concerned. (f) Consider the likely effect of the development concerned on fish breeding grounds, nursery areas, commercial and recreational fishing areas and oyster farming.	The proposed development involves a poultry processing plant and does not involve any agriculture or aquaculture.

10.11.3.7 SEPP (Industry and Employment) 2021

The chapter 3 of the policy aims to ensure that signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations, and is of high-quality design and finish.
The SEPP applies to the application as the signage is visible from a public place.

The following definitions are considered relevant:

business identification sign *means a sign:*

(a) that indicates:

(i) the name of the person, and

(ii) the business carried on by the person, at the premises or place at which the sign is displayed, and

(b) that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not include any advertising relating to a person who does not carry on business at the premises or place.

Comment: The proposed signage complies with the definition of Business Identification Sign, in the SEPP.

The consent authority must not grant development consent to an application to display signage unless it is satisfied:

(a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1), and

(b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.

Comment: The proposed signage is consistent with the objectives of the policy as follows:

- It is of a size, colour and scale that will be compatible with the business and the character of the area, that contains several other industrial uses and similar sized signage.

- The lettering and logo provide a graphic and visual identification of the name of the business, provides for effective communication.

- The proposal is of high quality in design and finish being composed of solid lasting materials, suitable for all weather conditions.

In accordance with Schedule 5 the following comments are provided (refer **Table 2**):

Table 2 – SEPP – Schedule 5 Assessment Criteria

Provision	Comment
1 Character of the Area • *Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?* • *Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?*	The proposed signage is associated with the poultry processing plant and the site is adjacent to other industrial developments. The proposed signage is compatible with the existing and future character of the locality, given its similarity and scale to other similar signage on the surrounding other industrial uses and development. The provision of signage on the site allows for clear identification of the business and the services they provide.
2 Special Areas • *Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes, or residential areas?*	The site is located within an area that contains other adjacent industrial uses. The signage is consistent with similar signage in the locality and will not detract from the amenity of visual quality of the locality.
3 Views and Vistas • *Does the proposal obscure or compromise important views?* • *Does the proposal dominate the skyline and reduce the quality of vistas?* • *Does the proposal respect the viewing rights of other advertisers?*	The signage will not obscure or compromise any important views. The signage does not dominate the skyline nor reduces the quality of views and vistas due to the location on the site and the size and scale of the proposed signage. The proposed signage does not protrude into the skyline.
4 Streetscape, Setting or Landscape • *Is the scale, proportion, and form of the proposal appropriate for the streetscape, setting or landscape?* • *Does the proposal contribute to the visual interest of the streetscape, setting or landscape?* • *Does the proposal reduce clutter by rationalising and simplifying existing advertising?* • *Does the proposal screen unsightliness?* • *Does the proposal protrude above buildings, structures or tree canopies in the area or locality?* • *Does the proposal require ongoing vegetation management?*	The scale and form of the signage is consistent with surrounding industrial developments and existing signage. The simple design, scale and colours of the signage is considered suitable for the setting, streetscape, and landscape of the locality. The proposed signage will assist in distinguishing the proposed business within the locality. The proposed signage will assist in providing visual amenity when considering the existing locality. The proposed signage does not protrude above buildings, or tree canopies. The proposed signage does not require ongoing vegetation management.

5 Site and Building	
• *Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?*	The signage is associated with the proposed poultry processing plant that is proposed within an area that contains several other industrial developments and will provide for signage that is appropriate for the use in the context of the site and character of the locality.
• *Does the proposal respect important features of the site or building, or both?*	The proposed signage considers existing surrounding buildings, businesses, and signage.
• *Does the proposal show innovation and imagination in its relationship to the site or building, or both?*	The proposed signage effectively reflects the business image and operation.
6 Associated Devices and Logos with Advertisements and Advertising Structures	
• *Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?*	The signage will be installed and maintained from the ground level.
7 Illumination	
• *Would illumination result in unacceptable glare?* • *Would illumination affect safety for pedestrians, vehicles, or aircraft?* • *Would illumination detract from the amenity of any residence or other form of accommodation?* • *Can the intensity of the illumination be adjusted, if necessary?* • *Is the illumination subject to a curfew?*	Internal lighting is proposed to illuminate the awning signage and a spot light for the pylon sign is acceptable.
8 Safety	
• *Would the proposal reduce the safety for any public road?*	The signage will not protrude into the road or roadside area or pose any risk to pedestrians or motorists.
• *Would the proposal reduce the safety for pedestrians or bicyclists?*	The signage is consistent with similar signage in the locality and will not obscure the views or sightlines from public areas.
• *Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?*	

10.11.4 Hawkesbury Local Environmental Plan 2012

10.11.4.1 Zoning

The site is zoned E4 General Industrial under the Hawkesbury Local Environmental Plan 2012.

The objectives of the E4 zone as outlined within the HLEP are:

Objective	Comment
To provide a wide range of industrial and warehouse land uses.	The proposed development involves a poultry processing plant, which adds variety to the industrial uses in the locality.
To encourage employment opportunities.	The proposed poultry processing plant will encourage employment in both the construction and operational stages of the development.
To minimise any adverse effect of industry on other land uses.	The development proposes several mitigation measures to minimse any impact on nearby developments including residential and industrial.
To support and protect industrial land for industrial uses.	The proposed development is industrial in nature and is proposed on an industrial zoned lot.
To allow commercial development for— *(a) uses ancillary to the main use of land in the zone, and* *(b) the day-to-day needs of the occupants and employees of the surrounding industrial area.*	Not applicable. No commercial development is proposed.
To ensure that industrial development creates areas that are pleasant to work in and safe and efficient in terms of transportation, land utilisation and services distribution.	The proposed development promotes a pleasant and safe workplace. The site is efficient in respect to transport, land utilization and services.

The proposed development is consistent with the objectives of the E4 General Industrial zone in the Hawkesbury Local Environmental Plan 2012.

10.11.4.2 Permissibility

The proposed poultry processing operation on the site falls under the definition of *Livestock Processing Industry*.

Livestock Processing Industry under the Hawkesbury LEP 2012 is defined as:

> ***Livestock Processing Industry*** *means a building or place used for the commercial production of products derived from the slaughter of animals (including poultry) or the processing of skins or wool of animals and includes abattoirs, knackeries, tanneries, wool scours and rendering plants.*

The Hawkesbury LEP identifies Livestock Processing Industry is a permitted development with consent in the IN1 General Industrial zone.

10.11.4.3 Relevant Clauses

The following LEP clauses are relevant to the proposed poultry processing plant.

6.2 Earthworks	
(3) Before granting development consent for earthworks, the consent authority must consider the following matters:	
(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,	**Comment**: The proposed earthworks will have minimal impact on drainage patterns and soil stability considering the development involves proposed drainage measures and the extent of the earthworks are considered minor.
(b) the effect of the development on the likely future use or redevelopment of the land,	**Comment:** The proposed earthworks and the overall development will have minimal impact on the future use or redevelopment as it is consistent with the uses in the locality being within an industrial area.
(c) the quality of the fill or the soil to be excavated, or both,	**Comment:** The excavated material is likely to be topsoil which is unsuitable for a building pad. The fill material brough to site will be suitable for compaction and building.
(d) the effect of the development on the existing and likely amenity of adjoining properties,	**Comment:** The development is consistent with other industrial development in the immediate vicinity of the site. The proposed development including the environmental mitigation measures, the fencing and landscaping will have minimal impact on the amenity of the adjoining properties.
(e) the source of any fill material and the destination of any excavated material,	**Comment:** The source of the fill material and destination of the excavated material is yet to be determined.
(f) the likelihood of disturbing relics,	**Comment:** The likelihood of disturbing relics is low considering the site has been previously disturbed. A due diligence assessment accompanies the EIS.

(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area,	**Comment:** The proposed development will have no impact on any watercourses, catchments or environmentally sensitive areas as the site is not located near any of these areas. The proposed environmental mitigation measures will further ensure that the development has no impact on these areas.
(h) any appropriate measures proposed to avoid, minimise, or mitigate the impacts of the development.	**Comment:** The proposed earthworks will have minimal environmental impacts; however, sediment and erosions control measures will be implemented, and the earthworks will be concealed by the building, hardstand areas and landscape areas.

6.4 Terrestrial Biodiversity

(2) This clause applies to land identified as "Significant vegetation" and "Connectivity between significant vegetation" on the Terrestrial Biodiversity Map.

Comment: The site is identified as significant vegetation on the Terrestrial Biodiversity map.

(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider:

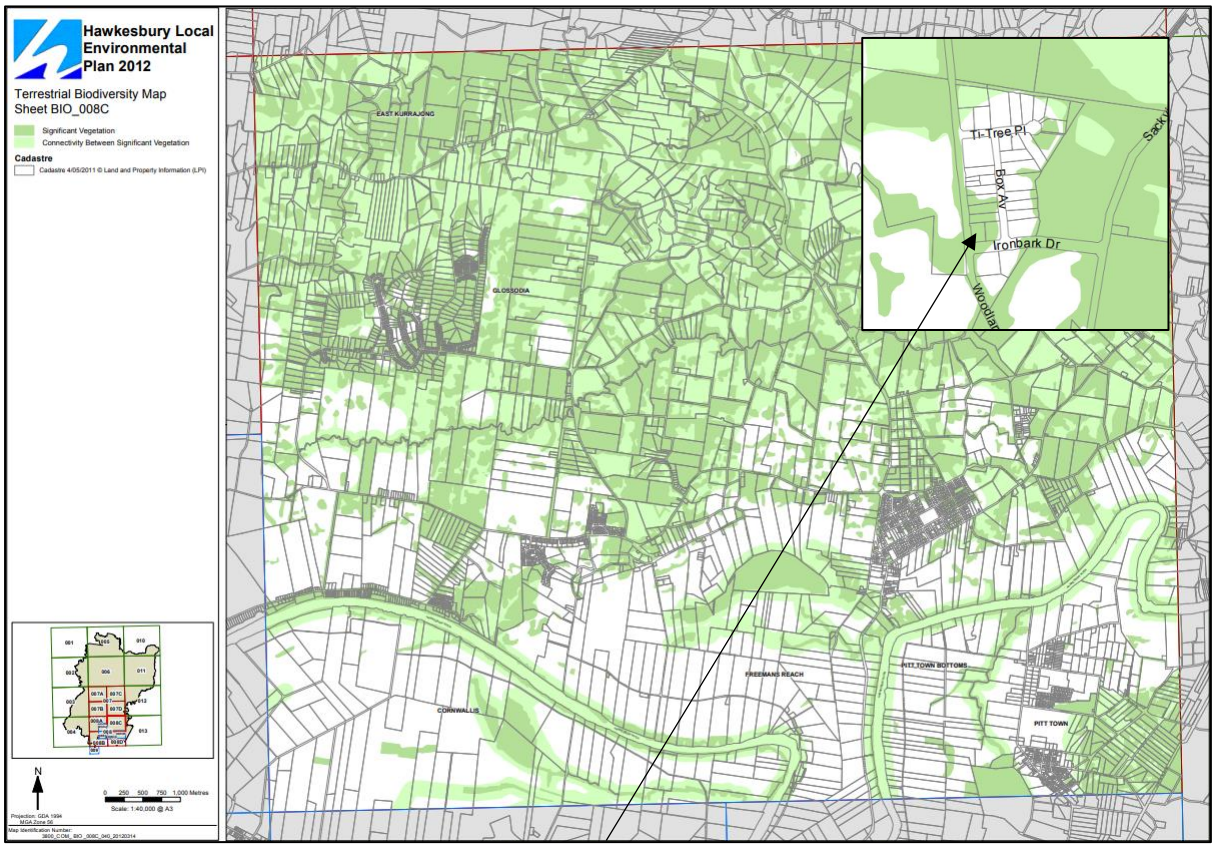
(a) whether the development: *(i) is likely to have any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and* *(ii) is likely to have any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and* *(iii) has any potential to fragment, disturb or diminish the biodiversity structure, function, and composition of the land, and* *(iv) is likely to have any adverse impact on the habitat elements providing connectivity on the land.*	**Comment**: The proposal is unlikely to constitute a significant impact on flora and fauna species given that: • The proposed works would only remove 8 trees. • The trees proposed trees include gum trees and ironbark trees. • The proposed works would only remove minimal habitat for any species of fauna. • Other areas of better-quality habitat will be retained immediately adjacent to the subject site and surrounding landscape. • The proposal is not likely to fragment habitat to an extent that would prevent mobility of the local viable populations of any threatened fauna species that may potentially occur within the sub-catchment.
(b) any appropriate measures proposed to avoid, minimise, or mitigate the impacts of the development.	**Comment**: The proposed tree removal will have minimal impact as discussed above, however the vegetation to be retained and proposed plantings will be maintained and protected to ensure no further impacts to the biodiversity on site.

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:

(a) the development is designed, sited, and will be managed to avoid any significant adverse environmental impact, or	**Comment**: As discussed above, the development only involves the removal of a few individual trees which will have minimal environmental impact.
(b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the	**Comment**: Not applicable.

development is designed, sited, and will be managed to minimise that impact, or	
(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.	**Comment**: Not applicable.

(Extract of Hawkesbury LEP Terrestrial Biodiversity Map).



Subject Site

6.7 Essential Services

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:

(a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable road access.	**Comment**: The site has access via Woodlands Road, ad Box Avenue and is currently serviced by reticulated water and sewage. The site has a current electricity connection. The proposed development involves stormwater drainage measures including on-site detention which will connect to the existing stormwater system on Box Avenue. The existing utility services are adequate for the processing plant and does not require any upgrading of the existing services.

10.11.5 Hawkesbury Council Development Control Plan 2002

An assessment against the applicable chapters of the Hawkesbury Development Control Plans 2002 is provided in the following table.

- Part C – General Guidelines
- Part D – Specific Development

Clause	Rules	Comment
Part C – General Guidelines		
Chapter 2 – Car Parking and Access		
2.3 Landscaping	Landscaping of parking areas is required to provide shade for cars and pedestrians, to lessen the visual impact of expansive paved areas, to enhance the overall appearance of the development and to screen the car park from adjacent development.	The proposed development includes the implementation of landscaping along the western, southern, and eastern boundaries to lessen the visual impact of the development as a whole.
2.4 Access Considerations	• Vehicles should enter and leave the site in a forward direction. Ingress and egress to or from a site should be located where they will cause least interference with vehicular and pedestrian movement on public roads.	The proposed access driveways are of adequate size. The proposed layout allows all vehicles to enter and exit the site in a forward direction.
	• The potential for on-street queuing should be eliminated by the provision of sufficient standing area for vehicles entering the car park and loading areas.	The sufficient space on site will ensure on-street queuing is eliminated. The rear gates (on Woodlands Road) will be opened prior to the delivery vehicles entering the site.
	• To encourage their utilisation, entrances to parking areas should be located so as to be readily visible and accessible from the frontage road.	The parking area will be marked on site and will be visible from the site entrance. However, the parking areas will not be visible from all street frontages due to the proposed landscaping.
	• Service vehicle areas should be provided off-street with convenient access. Service areas should operate independently of other areas and enable vehicles to enter and leave the site in a forward direction.	Service vehicles do not require off street parking. Service vehicles attending site will arrive in the loading/unloading area in the driveway, and park for a short period of time while the live birds are being delivered and then exit the site.
	• Parking areas shall incorporate rational circulation patterns. All parking bays shall be readily accessible and the provision of adequate space for the manoeuvring of vehicles, particularly rigid and articulated heavy vehicles, shall be considered.	The carparking area will have sufficient circulation space for all vehicles.

	• Car parking spaces for people with disabilities should be clearly marked and the surface should be level.	Disabled carparking spaces will be clearly marked with a level surface area.
2.5 Rules	2.5.3 Industrial Industry, Factory, Warehouse, Bulk Stores • 4 spaces for all development up to 300m2 of GFA, then 1 space for each 90m2 of GFA or part thereof, in excess of 300m2.	The DCP does not provide any specific parking requirements for Livestock Processing Industries. However, a calculation against the industry requirement has been undertaken. Based on the proposed industrial building providing a consolidated internal floor space of 1,645.25m2, the following calculations are made: 4 spaces + (1,645.25m2 - 300m2)/90m2 = 19 spaces The subject proposal is therefore required to be accommodated by a minimum of 19 off-street parking spaces in accordance with the DCP. The proposed parking provision of 23 car parking spaces is compliant with Council's numerical parking requirements.
Chapter 3 Signs		
Chapter 3 Signs	***SIGNS IN COMMERCIAL and INDUSTRIAL ZONES*** *Signs that are generally acceptable are:* *à under the awning signs.* *à painted window signs.* *à pole or pylon signs up to 6 metres in height; à fascia signs - signs attached to the fascia or return of an awning.* *à flush wall signs - attached to the wall of a building and projecting not more than 300 millimetres.* *à top hamper signs - attached to the transom of a doorway or display window of a building.*	The proposed signage 1 free standing sign located in the corner of Ironbark Drive and Box Avenue. 2 x awning signs along the front office area of the building facing Box Avenue. The signage is like the existing signage on the other sites and buildings in the industrial area.

	Signs that are unacceptable are: *à pole or pylon signs above 6 metres in height;* *à roof sign - signs erected on or above the roof or parapet of a building;* *à above awning signs - signs attached to the upper side of an awning);* *à horizontal projecting signs - attached to the wall of a building and projecting more than 300 millimetres horizontally;* *à vertical projecting signs - attached to the roof of a building and projecting more than 300 millimetres vertically;* *à moving, blinking or flashing signs; and* *à fin signs - signs erected on or above the canopy of a building.* *Compliance with the requirements of State Environmental Planning Policy No. 64 - Advertising and Signage.*	The proposed signage is not listed as unacceptable. Refer to SEPP Assessment in section 10.11.3.7.
Chapter 4 Soil Erosion and Sediment Control		
4.3 Guidelines for Earthworks and Erosion Control	To minimise soil erosion, one or more of the following measures may be required during earthworks: • run-off and erosion controls prior to disturbance or removal of any of site vegetation. • topsoil from approved areas be stockpiled for re-use during site rehabilitation and landscaping; • uncontaminated run-off intercepted up-slope and diverted around all disturbed areas; • run-off detention and sediment interception measures to reduce flow velocities and to prevent topsoil, sand, aggregate, road base, spoil or other sediment escaping from the site or entering any downstream drainage easements or natural watercourses; • the capacity and effectiveness of run-off and erosion control measures maintained at all times; • erosion and sediment control devices, as per documented references,	The measures outlined in the DCP requirements will be incorporated into the construction management plan for the proposed works to be undertaken on site and are shown on the civil engineer plans (Refer to appendix 6)

	installed and maintained to ensure there is no increase in downstream levels of nutrients, litter, vegetative debris and other waterborne pollutants; • stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by running water to be stored clear of any drainage line or easement, natural watercourse, footpath, kerb or road surface; • measures applied to prevent site vehicles tracking sediment and other pollutants onto any sealed roads serving the development; or • dust control measures (vegetative cover, mulches, irrigation, barriers and stone) shall be applied to reduce surface and airborne movement of sediment blown from exposed areas.	
Chapter 8 Management of Construction and Demolition Waste		
8.2 General Principles	8.2.1 Waste Management Plans	A waste management plan has been prepared and accompanies the EIS.
Part D – Specific Development		
Chapter 2 Industrial Development		
2.2 Building Setbacks	(a) On arterial or sub arterial roads all buildings are to be setback 15 metres from the front property boundary. (b) On all other streets, buildings are to be setback 10 metres from the front property boundary. Consideration will be given to reducing the setback to 4 metres where the proposal demonstrates a high level of design and architectural treatment plus suitable landscaping. This setback can also apply to buildings that are projected at first floor level over car parking areas.	Not applicable. The building is proposed to be setback 4m from Box Avenue provides a high level of architectural treatment with a mix of painted concrete panels, stone feature walls, decorative paneling, and glazing. The façade of the building to Box Avenue is 12.32m in width which is only a portion of the overall building width of 22m. The façade of the building is projected over several car parking spaces.

	(c) Where land has two road frontages (not being collector, regional sub-arterial and state arterial road) the building setback to the shorter frontage will be considered on its merits, dependent upon the development proposed and its location.	The site has three road frontages. Setback to Woodlands Road = 3m Setback to Box Avenue = 4m Setback to Ironbark Drive = 23m
	(d) The area between the street frontage and the minimum required building setback is to be reserved for landscaping and access. The provision of car parking spaces within this setback area will be considered provided the car spaces are not within 5m of the front boundary and are suitably screened by landscaping.	The areas between the building and street frontage of Box Avenue and Woodlands Road will be reserved for landscaping and access.
	(e) Landscaping is required in the front setback. A landscape concept plan is required in accordance with Part C Chapter 1 Landscaping.	Landscaping is proposed as identified on the site plan prepared by Aspect Design. (Refer to Appendix 9)
2.3 Relationship to Adjacent Development	(a) The applicant may be required to indicate how the industrial land could be developed and also show the location of landscaping, building and other site planning techniques with the aim of minimising impact on adjoining commercial, residential and/or rural uses.	Architectural plans that identify all aspects of the proposed development accompany this EIS. The proposed development is considered to consistent with the other industrial developments within the locality.
2.4 Building Design and Construction	(a) Building facades to street frontages are to be constructed predominantly of face brick, concrete panels or pre-coloured masonry blocks (not standard concrete blocks) or glazing. Partial use of pre-coloured metallic sheeting for the street façade will be considered where it enhances the architectural merit of the building.	The building façade to Box Avenue is of a high level of architectural treatment with a mix of painted concrete panels, stone feature walls, decorative paneling, and glazing. The façade to Woodlands Road is to be constructed of painted concrete panels.
	(b) Front elevations provided with visual relief by varying the façade alignment, incorporating an entrance treatment, and/or orientating office facilities along the front façade. Roller shutters and loading docks should generally not be located on the principle street frontage.	As discussed above, the building façade to Box Avenue (front elevation) is of a high level of architectural treatment with a mix of painted concrete panels, stone feature walls, decorative paneling, and glazing.
	(c) Walls separating factory units constructed in masonry where required by the Building Code of	Not applicable.

	Australia, carried to the underside of the roof and sealed to Council's satisfaction. Sections of units may be partitioned with suitable materials. (d) Where a lot contains a number of buildings, a colour scheme or design feature should be used to unify all buildings on the lot. (e) The maximum reflectivity index permissible for any external glazing is 20%.	The site will contain the proposed poultry processing plant and the existing workshop/amenities building. Both buildings will have a similar colour scheme. Noted.
2.5 Fencing	(a) Fencing located behind the landscaped area only. Decorative open style fencing will be considered forward of the building line. (b) Prepainted solid metal fencing is not acceptable.	Fencing is proposed to be installed behind the landscaped area. The fencing on the western boundary is proposed to be Prepainted solid metal fencing which will act as an acoustic barrier in order to comply with the recommendations of the acoustic report that accompanies this EIS.
2.6 Open Storage Areas	(a) Open storage areas are to be screened from the road and adjoining land by screen walls or other approved measures. (b) Storage areas are to be located behind the building line.	Not applicable. No open storage areas are proposed.
2.7 Environmental Issues	(a) An acoustic report prepared by a qualified acoustic consultant submitted prior to the approval of any noise generating development. The report shall include background noise measurements, suitable noise criteria, an assessment of noise and any noise control measures. (b) Any machinery or activity considered to create a noise nuisance adequately soundproofed in accordance with the provisions of the Protection of the Environment Operations Act 1997 (POE Act). (c) All chemical storage areas designed and maintained in accordance with Work Cover Authority guidelines.	An acoustic report has been prepared by Day Design and accompanies this EIS. The acoustic report that accompanies this EIS has considered the machinery and activities associated with the proposed development. Minimal chemicals are proposed to be used on site; however, this has been discussed in Section 7.10 of this EIS.

	(d) Liquid waste sampling points provided for each industrial development in an easily accessible location above ground.	Noted. The proposed wastewater screening system will allow for sampling in accessible locations.
	(e) All roofing provided with adequate gutter and down pipes connected to the roof water drainage system. Down pipes discharging to an open grated surface inlet pit.	Noted. The building will be provided with adequate drainage.
	(f) No industrial pollutants discharged to the stormwater and sewer without entering into a Trade Waste Agreement with either Council or Sydney Water.	The proponent will apply for a trade waste agreement with Sydney Water prior to the discharge into the sewer.
	(g) The discharge of any pollutants into water courses as defined under the POE Act, controlled to the satisfaction of Council and EPA at all times.	The development will not discharge any pollutants into any watercourses.
	(h) Depending on the size, nature of use of the building, particular structures such as bund walls, oil or grit separators, neutralisers, drainage provisions and the like may be required.	Noted.

Building Design

The external finishes of the proposed front of the building and first floor office area along Box Avenue has been adjusted to include other external finishes and materials and now provides a high level of design and architectural treatment.

The proposed water tanks previously proposed in the front setback have been removed and a detailed landscape plan has been prepared.

The Schedule of external finishes provides photos of similar styles of industrial buildings that have used a combination of similar materials and colours to provide a high-level design and treatment.

(Refer to Appendix 9 and 21)

10.12 ANIMAL WELFARE

10.12.1 Model Code of Practice for The Welfare of Animals: Livestock at Slaughtering Establishments

The following clauses of the code, relating the poultry processing operations are discussed below.

3.1 Pre-Slaughter Holding Facilities and Management

3.1.1 **Pre-slaughter Holding**

3.1.1.1 Birds awaiting slaughter at abattoirs, whether in containers on trucks or off-loaded, must be protected from direct sunlight, radiant and reflected heat and adverse weather conditions such as rain or wind. Containers should be unloaded with care to avoid injury or stress to birds. Any birds that escape during unloading should be caught as soon as practically possible.

Comment: The birds awaiting slaughter will be unloaded and placed in the live bird holding area within the proposed building. This will ensure birds are protected from direct sunlight.

3.1.1.2 Corridors should be formed between stacked crates sufficiently wide to ensure there is adequate ventilation for birds.

Comment: Bird crates will be stacked in rows to allow adequate ventilation.

3.1.1.3 Adequate facilities should be available to cool holding areas and one or more of the following methods may be used:

- *strategically placed fans;*
- *fine water misting sprays.*
- *water reticulated over the roof of covered areas;*
- *blinds, tarpaulins, or similar sheeting hung from the roof fascias.*

Comment: The live bird holding area will contain fine water misting sprayers to keep the birds cool.

3.1.1.4 Consignments of birds awaiting slaughter should be inspected at hourly intervals to ensure that their welfare is adequate and, if dis- tressed, remedial action taken immediately.

Comment: Birds will be constantly monitored in the live holding area to ensure minimal stress on the birds.

3.1.1.5 After unloading, any damaged crates shall be rejected for further use until repaired. All crates should be washed to remove soiling, for example, feathers and droppings.

Comment: Each crate will be checked once all birds are unloaded. All crates will be cleaned prior to reuse. Any damaged crates will be repaired.

3.2 Holding Time

3.2.1 All due care shall be taken to ensure birds are not subject to health or welfare problems during or following holding prior to slaughter. The entire process from catching the first bird on the farm to slaughter of the last bird in that consignment at the abattoir should not exceed 24 hours.

Comment: The birds will be constantly monitored to ensure minimal stress on the birds while in the live holding area. All birds will be slaughtered within the 24hr time frame, with the time of capture being recorded and provided by the growing farms.

3.3 Procedures during Industrial Disputes

3.3.1 If sufficient notice of an industrial dispute is given, management should limit those birds arriving at the processing plant to those already in transit from the farm.

Comment: Noted.

3.3.2 When industrial disputes disrupt the operation of a poultry processing plant, so that the total time birds are crated is likely to expose birds to health or welfare risk, then:

- *unions should be consulted, and their agreement obtained to process all birds on the premises or in transit to the premises;*
- *consultations should be held for arrangements to process all birds on the premises or in transit to the premises at other processing plants in the area;*
- *birds on the premises or in transit to the premises should be released into a shed or sheds with access to feed and water, but only after all parties involved have attempted to realise one of the two preceding ways of having the birds slaughtered.*

Comment: Noted.

3.4 Catching and Shackling

3.4.1 Injured birds unloaded from crates should be slaughtered immediately.

Comment: Noted.

3.4.2 Facilities and operations should enable birds to be caught and shackled or placed in a bleeding cone humanely. Where bleeding cones or a shackle line are used to restrain birds they should be used in a manner that prevents injuries or bruising and minimize stress to birds.

Comment: Noted.

3.4.3 The catchment and shackling of birds in a darkened, purpose-built zone should be considered. The introduction of gas stunning in the meat chicken slaughter process will remove the need for handling and transferring conscious birds from crates to the shackling line.

Comment: Noted. The live bird holding area will be darkened when appropriate.

3.4.4 The length of the shackle line from the unloading point to the bleeding trough should be generally accessible to staff so that birds can, if necessary, receive attention.

Comment: Noted. The shackle line and live bird holding area are in close proximity.

3.4.5 The shackle must be able to accommodate the shanks of birds of different size and weight without causing undue trauma to the birds.

Comment: Noted.

3.4.6 Before stunning, birds should be suspended head downwards from shackle lines for a short time (preferably for a minimum of 30 seconds and no longer than three minutes for domestic fowl).

Comment: Noted.

3.4.7 Shackle lines should keep birds clear of obstructions.

Comment: Noted.

3.4.8 The shackling area should be designed in such a way that birds that have escaped can be collected without being injured or stressed.

Comment: Noted.

3.5 Stunning

3.5.1 Unless birds are killed by decapitation or transection of the spinal cord by cervical dislocation, stunning is required. Stunning should produce immediate insensibility of the bird to pain and suffering. In using the method of stunning which involves immersion of the head and neck in electrified water baths, care should be taken to ensure the wings do not touch the water first. Electrical stunning knives are an acceptable method of stunning birds and are recommended for processing smaller consignments of poultry.

Comment: The birds are stunned by electric shock (in a water bath).

3.5.2 Approved stunning procedures must be in place to ensure that a satisfactory level and duration of anaesthesia is achieved consistently.
Gas stunning and killing of poultry is being introduced overseas. Since this can be done before the birds are handled at the abattoir there is potential to reduce stress levels in birds.
It is important to achieve the optimum mix of gases for each species. Overseas progress should be monitored, and findings adopted where appropriate.

Comment: Noted.

3.5.3 Where electrical stunning is carried out the current must be sufficient to cause the bird to be rendered unconscious immediately and to remain unconscious until it has been killed by bleeding.

Comment: Noted.

3.5.4 Any deficiencies in the level of anaesthesia must be addressed without delay.

Comment: Noted.

3.5.5 In standard commercial practice where broiler chickens or culled hens are stunned in groups in a water bath a voltage sufficient to produce consistent and effective level of stunning for each bird must be maintained. The duration of contact with the current must be sufficient to render each bird unconscious.

Comment: Noted.

3.5.6 Until more reliable criteria are available the effectiveness of stunning should be judged on the basis of the bird undergoing a characteristic electroplectic fit, characterised by:
- *arched neck and head directed vertically;*
- *opened eyes;*
- *rigidly extended legs and body with constant, rapid muscle tremors;*
- *wings close to body – short bursts of or restricted wing flapping;*
- *and lasting a few seconds before flaccid unconsciousness supervenes.*

Comment: Noted.

3.5.7 Effective stunning must ensure:

- *effective voltage and earthing;*
- *proper adjustment of the water height in the water bath according to the size of the bird;*
- *proper construction of the entry ramp;*
- *correct immersion of the birds in the water ramp;*
- *proper adjustment of the voltage to the age and size of the bird.*

Comment: Noted.

3.5.8 Ineffective stunning may occur for the following reasons:

- *setting the voltage of the stunner too low;*
- *failure to adjust the height of the water bath to the size of bird being stunned;*
- *movement of the birds when entering the stunner so that they escape contact with the water bath or do not make proper contact with it. (Such movement can be stimulated by a premature shock if the entry ramp has become wet). A ramp appears to reduce the amount of disturbance shown by the birds when entering the water bath by gradually raising their heads to the level of its edge. A dark tunnel between the shackling and stunning areas may help in calming the birds and reduce head lifting before reaching the water bath;*
- *incorrect immersion of the birds in the water bath affecting the path of the electric current through them;*
- *variations in the electrical resistance of birds and of different parts of birds, older birds require a higher voltage as the resistance of the scales on the shanks is greater than that of young birds;*
- *failure of the stunner to operate at full efficiency or inefficient earthing of the shackle line;*
- *variations in the current;*
- *variation in the susceptibility of birds to electric shock;*
- *variation in size of birds in a consignment with smaller birds being insufficiently immersed in the water bath.*

Comment: Noted.

3.5.9 Birds that are not effectively stunned should not be relocated on the shackle. They should be killed immediately by a manual slaughtering method such as decapitation, cervical dislocation or cutting both carotid arteries.

Comment: Noted.

3.5.10 Staff should be trained in the emergency procedures that they should follow when faults develop in stunning equipment.

Comment: Noted.

3.5.11 In abattoirs handling a range of poultry the appropriate voltage for each type of bird should be used. This information should be displayed near the stunning equipment.

Comment: Noted. The proposed processing plant will generally only process chicken, however the voltage will be changed when other poultry is to be processed.

3.5.12 Management should ensure that adequate immersion of every bird in the water bath occurs.

Comment: Noted.

3.5.13 Stunning equipment should be monitored regularly to ensure that it is delivering adequate current and voltage and that birds are either stunned effectively or killed.

Comment: Noted.

3.5.14 Stunning is not considered necessary if poultry are killed by decapitation. Effective stunning for religious slaughter should be encouraged.

Comment: Not applicable.

3.6 Bleeding-Out

3.6.1 Bleeding-out should commence not more than 15 seconds after stunning.

Comment: Noted.

3.6.2 Each abattoir which uses automatic bleeding-out machines must provide, as a back-up measure, an operator trained to manually slaughter poultry.

Comment: Noted.

3.6.3 Live birds should never reach the scald.

Comment: Noted.

3.6.4 Bleeding-out times prior to immersion for scalding or prior to plucking should not be less than 90 seconds for domestic fowl and 2 minutes for turkeys.

Comment: Noted.

3.7 Slaughtering Plant Management

3.7.1 Machinery and equipment used for handling live birds should be inspected and serviced regularly, to ensure minimum risk to bird health and welfare.

Comment: Noted. All machinery will be inspected and serviced regularly.

3.7.2 Staff with responsibility for handling, stunning and slaughter of live birds should have access to all relevant equipment and responsibility to ensure it is effectively maintained.

Comment: Noted.

3.7.3 When old abattoirs are being modified or new ones are being constructed, management should seek advice on animal welfare aspects inherent in the design.

Comment: Not applicable.

3.7.4 Staff employed in abattoirs to handle, shackle, stun or to perform bleeding-out (manual or automatic) of birds should receive instruction or training in the animal welfare aspects of this work.

Comment: Noted.

3.7.5 The management should develop contingency plans to ensure birds are neither waiting in crates nor shackled for unduly long periods due to mechanical break- downs.

Comment: Noted.

3.7.6 Company quality assurance programs should include standard operating procedures for stunning and slaughter to ensure that animal welfare is not compromised. The programs should ensure stunning is effective and animals remain insensible to pain or suffering until death has occurred.

Comment: Noted.

3.7.7 This could be achieved by refraining from bleeding some animals after stunning and then recording the duration of the tonic and clonic convulsions and the time taken for the animal to exhibit head-raising. These observations could be linked to the duration of the stun-to-stick interval observed in the plant and the observed time to death after stunning and exsanguination. Loss of the pupillary reflex could be used as an indicator of death until a better measure is available. Through this process the possibility of animals regaining consciousness after stunning during the slaughter process should be eliminated. If animals used in quality assurance procedures regain consciousness they should be killed immediately by decapitation, transection of the spinal cord by cervical dislocation, manual cutting of carotid arteries or be returned to the line and slaughtered immediately.

Comment: Noted.

3.7.8 Quality assurance programs should ensure humane handling of animals and specify corrective action to be taken where poor handling is detected.

Comment: Noted.

10.12.2 Model Code of Practice for the Welfare of Animals - Poultry 4th Edition

Generally, the Model Code of Practice for Poultry, relates to poultry farms (meet and egg farms).

However, the following clause of the code is applicable:

17. POULTRY AT SLAUGHTERING ESTABLISHMENTS

17.1 - Care must be exercised to ensure that poultry are not subjected to unnecessary stress while awaiting slaughter.

17.2 - Contingency plans for slaughter or accommodation should be available in the event of an industrial dispute or processing plant failure or closure.

17.3 - Birds must be slaughtered in a manner that minimises handling and stress. Acceptable slaughter methods include electrical stunning followed by bleeding out, neck dislocation or decapitation.

Detailed recommendations are contained in the publication Model Code of Practice for the Welfare of Animals, Livestock and Poultry at Slaughtering Establishments (Abattoirs, Slaughter-houses and Knackeries).

Comment: The staff and site manager of the proposed poultry processing plant will ensure that care is taken when the birds are delivered to site and awaiting slaughter, to ensure minimal stress to the birds.

The site operator/manager will have contingency plans in place in the event that there is a mechanical failure.

The birds will be slaughtered in a manner that includes electrical stunning followed by bleeding out.

10.13 FOOD AUTHORITY

10.13.1 Food Act 2003 and Regulations 2015

The Food Act and Regulations identify a number of considerations in respect to the operation of the poultry processing plant.

The Food Act and Regs does not contain any provisions that would impact on the design of the proposed development, nor have an impact on the planning approval process.

However, during construction, the building will comply with the requirements of Schedule 4 of the regulations.

The current operations at the Kellyville site comply with the relevant provisions of the Food Act and Regulations and are frequently inspected by the NSW Food Authority.

The current operation does not sell any processed poultry that is considered unsafe or unsuitable food. The processed poultry is handled, packaged, and labeled correctly in accordance with the Food Standards Code.

The client currently takes samples (environmental swabs) from all machinery and equipment for monitoring and analysis.

All of the above processes are to continue at the proposed processing plant.

10.13.2 The Food Standards Code

The Australian New Zealand Food Standards Code identifies a number of operation considerations and regulations.

As discussed above, the current operation complies with the relevant provisions of this code, which will continue to occur in the proposed poultry processing plant.

10.13.3 Australian Standard 4465:2006

The proposed poultry processing plant will comply with the Australian Standards for the construction of premises and hygienic production of poultry meat for human consumption.

The following clauses of the standard relating to the construction of the poultry processing plant are discussed below.

Note. The procedural part of the standard is not discussed or assessed as it only relates to operational procedures.

Standard	Comment
4 SITE AND SERVICES	
4.1 Premises shall be located on a site: *(a) large enough for carrying out all the activities at that premises.* *(b) well drained and not subject to flooding; and* *(c) not affected by storm water, waste matter, or any noxious matter.* *4.2 Premises shall be provided with:* *(a) hot and cold potable water in such quantity and under such pressure as may be necessary to carry out any activity which may be conducted at that premises.* *(b) reliable power supply adequate for all operations; and* *(c) waste disposal systems sufficient to handle, and where necessary, treat all liquid and solid waste.* *4.3 The immediate surroundings of the building shall be treated so that a low dust level is maintained. Access roadways, including vehicle loading and unloading areas, shall be sealed. Vehicle loading and unloading areas, vehicle cleaning areas and inedible material collection areas shall be paved and drained.* *4.4 Holding areas for live poultry shall be sheltered, paved, and drained and provided with adequate ventilation and cooling.*	The site is of adequate size and is not subject to flooding. The proposed drainage will ensure the site drains well. The site has access to adequate electricity, reticulated water, and sewer supply. The immediate surrounds, driveways, unloading areas, parking areas etc. are proposed to be sealed. The live bird holding area is within the proposed building.
5 PREMISES CONSTRUCTION – GENERAL	
5.1 Premises shall be adequate for the program of production and shall be provided with: *(a) holding areas for live poultry which shall be sheltered, paved, drained, and provided with adequate ventilation and cooling and shall comply with the Model Code of Practice for the Welfare of Animals – Livestock at Slaughtering Establishments.* *(b) a room for stunning, bleeding and removal of feathers.* *(c) a room for eviscerating and washing carcases; the separation of this room from that referred to in (b) shall be by full-height walls except for necessary self-closing doors and approved openings sufficient for passage of product.* *(d) ceilings in all internal sections of the processing premises.* *(e) a room or rooms adequately constructed and equipped for keeping under refrigeration all the dressed poultry that is likely to be on the premises at any one time: and* *(f) in the case of small operations (processing less than 30 000 poultry per month), the controlling authority may allow the construction and use of a premises with two physically separate sections – one for stunning, bleeding and defeathering and the second for the other processes – provided that an approved quality assurance program is in place.* *5.2 The layout of the premises and its equipment shall facilitate the hygienic production of meat and any inspection or auditing necessary during or after production.*	Included Included Included Included Included Not applicable. Complies. Refer to the plans that accompany the application.

5.3 Equipment and materials used in construction shall be: *(a) durable;* *(b) non-toxic;* *(c) smooth-surfaced;* *(d) corrosion-resistant;* *(e) impervious to moisture;* *(f) resistant to or protected from impact;* *(g) easily cleaned;* *(h) resistant to chipping or flaking; and* *(i) of a finish that makes contamination clearly visible.*	Noted.
5.4 Construction shall be designed to exclude: *(a) the entrance of any animals not intended for use in meat processing, including dogs, cats, birds, rodents, and insects;* *(b) any harbourage for vermin; and* *(c) environmental contaminants, including dust.*	Complies. The site will be surrounded by fencing, and the building will be closed when not in use. The site will be sealed to minimise dust.
5.5 There shall be physical separation, such as full-height walls, between edible, inedible and pet food areas.	Not applicable.
Roof *5.6 The roof shall be waterproof.*	Noted.
Walls *5.7 Walls shall be:* *(a) high enough for the operation conducted;* *(b) adequately coved to minimise accumulation of dust, water, litter or waste materials at floor junctions and wall-to-wall junctions; and* *(c) sealed at all joints and fixing devices.*	Noted.
Floors *5.8 Floors shall be:* *(a) non-slip, free from cracks, crevices and other defects and maintained in a safe condition; and* *(b) evenly graded so that liquids do not accumulate.*	Noted.
Drains *5.9 Drains shall be:* *(a) evenly graded;* *(b) able to contain the waste water within the drain and prevent contamination of product and storage materials;* *(c) directed to an external save-all or other approved means of removing solids and suspended fats that shall have paved and drained surrounds and be capable of being readily cleaned; and* *(d) vented to the outside and equipped with rodent screens.*	Noted.
5.10 Box drains shall be: *(a) covered by a removable grating; and* *(b) capable of being effectively cleaned.*	Noted.

Ceilings	
5.11 Ceilings shall be: *(a) profiled to exclude the accumulation of dust and dirt, and minimise condensation;* *(b) effectively sealed at joints and fixing devices; and* *(c) sufficiently high to enable effective processing and minimise condensation and the accumulation of steam and vapour.*	Noted.
Passageways and doors	
5.12 Openings to the exterior from an edible product area shall have self-closing, closefitting doors and be provided with suitable devices to effectively prevent the entry of insects and/or other vermin.	Noted.
5.13 Strip type PVC curtains shall only be used on openings through which packaged products pass and shall not be used instead of doors to the exterior.	Noted.
5.14 Passageways and doorways through which product is transferred by rail or trolley shall be of sufficient width to prevent contact with the product.	Noted.
Stairways and walkways	
5.15 Stairs and walkways positioned over conveyor belts, or any part of the processing system shall have: *(a) solid treads;* *(b) closed risers; and* *(c) solid side curbs that will prevent product contamination by splash or fallout.*	Not applicable.
Windows	
5.16 Windows that open shall be screened to prevent the entry of insects with screens easily removed for cleaning.	Noted.
5.17 Where windows face an area which produces noxious odours or airborne matter they shall be of non-opening type.	Noted.
5.18 Location of windows shall be such that in the event of glass shattering, risk to product is prevented.	Noted.
Ventilation	
5.19 Adequate ventilation shall be provided to prevent accumulation of excessive heat, steam, condensation and the entry of odours, dust, vapour, or smoke. The air intake for mechanical ventilation systems shall be located to avoid the intake of contaminated air.	Noted.
5.20 (a) The discharge from air conditioners, evaporative coolers and the like shall be controlled to prevent the contamination of poultry meat, product contact surfaces and personnel.	Noted.
(b) Condensate from refrigerant lines and water from drip trays shall be carried to floor level and directed to drains.	Noted.
Lighting	
5.21 Lighting at workplaces is adequate for operations conducted.	Noted.
5.22 Shatterproof protective shields shall be provided over exposed lights.	Noted.

5.23 Light fittings shall be of a type that minimise the collection of dust.	Noted.
Electrical fittings	
5.24 Electrical conduits and fittings shall be sealed to the wall or be sufficiently clear to permit effective cleaning of the space between the fitting and the wall and shall be approved by the relevant authority.	Noted.
Pneumatics	
5.25 Oil from air exhausts shall be adequately trapped to prevent contamination of product.	Noted.
Pipelines	
5.26 Plumbing services shall be sealed to the wall or be sufficiently clear to permit effective cleaning of the space between the fitting and the wall and shall be approved by the relevant authority.	Noted.
Tables	
5.27 When positioned against walls, tables on which edible product is handled or otherwise treated shall be provided with suitable protection to prevent product contamination or splash contaminating the walls.	Noted.
5.28 Any part of a wall that may come into contact with product shall be clad in the materials specified in 5.3 for equipment.	Noted.
5.29 Benches, trays, tables, or chutes receiving poultry carcases from spin chillers shall be self-draining.	Noted.
Work platforms and stands	
5.30 Platforms, stairs and walkways over edible product or product contact surfaces shall be constructed to prevent fallout and splash contaminating the product or product contact surface.	Noted.
5.31 Stands used for preventing edible product containers from contacting the floor shall be of sufficient height from the floor to enable effective cleaning.	Noted.
Edible offal washing equipment	
5.32 Where edible offal is manually washed, equipment (e.g., sinks, containers) used in such operations shall be:	
(a) designated solely for that purpose;	Noted.
(b) constructed to ensure waste water shall not accumulate in such equipment;	Noted.
(c) constructed to ensure waste water is drained directly into the drainage system; and	Noted.
(d) provided with potable water at sufficient pressure to effectively clean the product when fitted with an overhead spray system.	Noted.
Plucking machines and spray-washing equipment	
5.33 Plucking and spray-washing equipment shall be constructed to confine feathers and wash water to that area and to direct wash water to the drainage system.	Noted.
Closed long chutes	
5.34 Chutes and pipes used for transfer of product shall be capable of being cleaned and inspected.	Noted.

Conveyors	
5.35 The surface of fabric conveyor belts shall not be damaged and shall be of an acceptable food grade material that is moisture resistant and non-absorbent.	Noted.
5.36 Conveyor belts and associated equipment shall be:	
(a) constructed and maintained so that grease, oil or dirt from such equipment shall not contaminate poultry carcases and poultry products;	Noted.
(b) where applicable, fitted with protective screens or panels; or	Noted.
(c) installed in a manner to prevent product contact surfaces being contaminated by floor splash, boots, or clothing.	Noted.
Spin washers and spin chillers	
5.37 The water flow into continuous agitated spin washers and spin chillers shall provide an overflow sufficient to maintain sanitary conditions.	Noted.
5.38 Overflow drain outlets shall flow directly into the drainage system unless overflow water is used for other approved purposes.	Noted.
5.39 In two-tank systems, water shall not flow from the initial tank to the final tank. Water may flow from the final to the initial tank.	Noted.
5.40 Motors and drive gears located directly over spin wash and spin chill tanks shall be installed so as to prevent contamination of the product.	Noted.
5.41 Benches, trays, tables, or chutes receiving poultry carcases from spin chillers shall be self-draining.	Noted.
Drip lines and draining	
5.42 Overhead drip lines should be positioned to:	
(a) prevent contamination of dressed poultry carcases and packaging material by drip or contact;	Noted.
(b) prevent suspended poultry carcases from contacting plant personnel and other non-product contact surfaces including drip trays; and	Noted.
(c) be provided with drip trays over work stations and passageways, except in the online automatic weighing area.	Noted.
5.43 The design of the drip line shall ensure that suspended poultry carcases are adequately drained.	Noted.
5.44 The number of draining racks or draining facilities shall be commensurate with the daily throughput of the premises.	Noted.
6 PROCESSING AREAS	
Poultry reception area	
6.1 The poultry reception area shall be provided with:	
(a) wash-down points equipped with hoses to enable effective cleaning of the area;	Noted.
(b) reels or racks for storage of hoses when not in use; and	Noted.
(c) a hand-wash basin as outlined in Section 8.2 in close proximity to the unloading and shackling areas.	Noted.
Bird shackling area	
6.2 An efficient and humane method of restraint shall be provided to prevent the escape of poultry during shackling.	Noted.

Stunning area	
6.3 Where continuous mechanised slaughtering takes place, stunning equipment shall be provided in accordance with the Model Code of Practice for the Welfare of Animals – Livestock at Slaughtering Establishments.	Noted.
Bleeding area	
6.4 The bleeding area shall be separated from the shackling and/or holding area by full height walls except for necessary self-closing doors for personnel and openings adequate for the passage of poultry carcases.	Noted.
6.5 Blood shall be collected in a curbed and drained area or in an approved trough. Curb heights shall be sufficient to prevent overflow.	Noted.
6.6 Hand-washing and sanitising facilities shall be available in the immediate vicinity of the bleeding area.	Noted.
Scalding and defeathering area	
6.7 Adequate facilities shall be provided in the scald and defeathering area for the removal of steam to the outside atmosphere.	Noted.
6.8 Scalding equipment shall be designed and constructed so that the potable water line cannot be contaminated. Agitated scald tanks shall be supplied with a continuous flow of water to ensure adequate water levels and temperatures are maintained.	Noted.
6.9 Water derived from internal processing procedures shall only be used in drains in the scalding and defeathering area to assist the flow of feathers and effluent from the scald tank and defeathering cabinets, or for other approved purposes, after it has been effectively screened. The point of discharge should be directed into the drain.	Noted.
Evisceration area	
6.10 The evisceration area shall be separated from the packaging area by full-height walls except for openings adequate for personnel and for the passage of poultry carcases. For processors with low throughput refer to Section 5.1(f).	Noted.
Containers	
6.11 Containers used to hold edible product, pet food or inedible product and those used as floor slides shall be clearly distinguishable from each other.	Noted.
Carton and wrapping materials	
6.12 The storage and dispensing facilities provided in the processing room shall be adequate and capable of keeping wrapping materials at a sufficient height from the floor to enable effective cleaning and be designed so as to protect such materials from contamination.	Noted.
6.13 Wrapping materials that directly contact edible product shall be stored in a manner that prevents contamination. Pallets used to store cartons or wraps shall be clean and not liable to contaminate or damage any cartons or wraps.	Noted.
6.14 Rooms for preparation of pet food shall be totally separated from edible and inedible product areas.	Not applicable.

6.15 Refrigerated storage of pet food shall be totally separated from refrigerated storage of edible products except were approved by the controlling authority under the HACCP program.	Not applicable.
Inedible product area	
6.16 The inedible product area shall be totally separate from an edible product area.	Not applicable.
6.17 Edible and inedible tallow storage tanks shall be clearly distinguished.	Not applicable.
6.18 Facilities for the rendering of inedible material shall be located to ensure that such material is rendered without undue delay.	Not applicable.
6.19 Where provided, the rendering plant and equipment shall be designed to ensure separation of unprocessed and processed material and constructed in a manner to facilitate the maintenance of hygienic conditions and shall not create a vermin hazard.	Not applicable.
6.20 Inedible product areas shall be paved and drained and shall comply with clause 5.8.	Not applicable.
6.21 The rendering facility shall comply with the Australian Standard for the Hygienic Rendering of Animal Products.	Not applicable.
7 TRANSPORT VEHICLE WASH AREAS	
7.1 Wash areas for live poultry transport and poultry meat transport shall: *(a) be separate from each other;* *(b) have an impervious surface that shall be graded and drained to the drainage* *system;* *(c) be constructed to confine splashing to the area;* *(d) be illuminated to enable effective cleaning and assessment;* *(e) be provided with storage racks for hoses; and* *(f) have an adequate supply of potable water under sufficient pressure for cleaning operations.*	Vehicles will not be washed on site. The wheels of the vehicles will be sanitized only.
8 HYGIENE AND SANITATION	
8.1 Facilities shall be provided at poultry meat processing premises that allow for cleaning, sanitising and, where applicable, sterilising of premises, equipment, and protective clothing.	Noted.
8.2 Premises shall have hand-washing facilities that are:	
(a) of adequate size;	Noted.
(b) situated at all entrances in a position readily accessible to employees;	Noted.
(c) provided at strategic positions on the processing line;	Noted.
(d) provided with adequate hot and cold potable water from a central outlet;	Noted.
(e) provided with an effective sanitising agent;	Noted.
(f) equipped with taps that are not hand-operated;	Noted.
(g) equipped with hand-drying facilities that do not contaminate washed hands or the surrounding area (hand-drying facilities are not necessary on the processing line);	Noted.
(h) provided with a rubbish receptacle; and	Noted.
(i) connected directly to the drainage system.	Noted.

Sterilisers	
8.3 Sterilisers for knives and other equipment shall be positioned at strategic locations in the processing areas and shall:	
(a) be of sufficient size to allow complete immersion of equipment in potable water heated to a temperature of 82°C or warmer;	Noted.
(b) be capable of maintaining the temperature of the water;	Noted.
(c) run on a continuous flow basis; and	Noted.
(d) have an overflow connected directly to the drainage system; or	Noted.
(e) alternatively, sterilisation may be provided by another approved method.	Noted.
Equipment washing area	
8.4 An area appropriate for the washing of equipment shall be provided with the plant.	Noted.
Wash-up troughs	
8.5 Wash-up troughs shall be:	
(a) of adequate size to allow immersion of containers, trays, utensils, and other portable equipment normally used in the premises;	Noted.
(b) provided with a permanent and adequate supply of hot and cold running water; and	Noted.
(c) provided with adequate racks for air drying of containers, trays, utensils, and other equipment.	Noted.
Boot and apron washing	
8.6 A wash-up room or similar facility shall be provided where persons can clean and sanitise their aprons, boots, and work equipment during and at the end of each day.	Noted.
8.7 A boot washing/decontamination facility shall be provided at all personnel entrances to the processing area.	Noted.
Crate washing area	
8.8 A concrete-paved, drained, and curbed area, together with adequate wash-down points, shall be provided adjacent to the poultry reception facilities for washing crates used for the transportation of live poultry.	Noted.
9 STORAGE FACILITIES	
9.1 All storage facilities shall be:	
(a) of adequate size; and	Noted.
(b) capable of being effectively cleaned.	Noted.
9.2 Separate facilities, lockable where required, shall be provided for the exclusive storage of:	Included in existing building.
(a) cleaning and sanitising products and materials;	
(b) aprons, boots, and gear when employees are not in the processing areas; and	
(c) chemicals.	
9.3 Storage of material and ingredients shall be in a manner to prevent any contamination that could jeopardise the wholesomeness of poultry meat and poultry meat products.	Noted.
9.4 Pesticide chemicals shall be held separately from other types of chemicals in an identified locked area or cabinet in accordance with relevant pesticide legislation.	Noted.

10 CHILLERS AND FREEZERS	
10.1 Rooms for refrigerated storage shall be constructed of material resistant to impact and be easily cleaned. The total capacity of the rooms shall be sufficient for keeping under refrigeration all poultry meat likely to be on the premises at any one time.	Noted.
10.2 Facilities for chilling and storage of chilled poultry meat shall be constructed to enable product temperature to be maintained at 5°C or colder.	Noted.
10.3 Facilities for storage of frozen poultry meat shall be constructed to operate at, and be capable of maintaining, an air temperature within the facilities of –15°C or colder.	Noted.
10.4 Equipment for the accurate monitoring and display of chiller and freezer temperatures shall be provided and operate at all times while the chillers and freezers are in use.	Noted.
10.5 A chiller used for thawing frozen carcases or carton product to allow boning or further processing shall be capable of maintaining a maximum air temperature of 10°C during the entire thawing operation.	Noted.
10.6 Chillers and freezers shall be provided with facilities (e.g., racks, shelving) to store cartons and containers of product (e.g., tubs, trays) in such a manner that the cartons and containers and the product stored therein are protected from deterioration and contamination through floor contact, splash, and drip from other products. The design of such facilities shall not impede the effective cleaning of the chiller or freezer.	Noted.
10.7 Racks or shelving shall be arranged in such a way that good air circulation can be achieved. Wooden racks or shelving shall not be used.	Noted.
10.8 Refrigeration units shall:	
(a) where overhead, have insulated drip pans connected directly to the drainage system placed beneath them;	Noted.
(b) have the refrigeration motors located outside the premises except for sealed units that are an integral part of an appliance; and	Noted.
(c) if floor type units, be placed within curbed and separately drained areas unless located adjacent to a floor drain.	Noted.
10.9 Cooling unit discharge shall be contained and directed to the drainage system.	Noted.
10.10 Where freezer tunnels are used for freezing exposed product, the tunnel shall be installed so that its full length is capable of being opened for cleaning.	Noted.
11 LOADING AREAS	
11.1 Load-out/in areas for product shall have facilities to prevent contamination of product or its containers from external sources such as rain, insects, and dust. A means of preventing flies entering the processing area while the loading dock is in use shall be provided.	Noted.
11.2 Where unpackaged product is handled over the dock, the dock shall be designed so that the area is enclosed.	All products will be packaged.

11.3 Where the product load has to be assembled in advance, the marshalling area shall be protected from the elements.	Noted.
11.4 The load assembly area shall ensure that product temperature is 5°C or colder for fresh product or –15°C for frozen product.	Noted.
12 AMENITIES	
12.1 Amenities shall comply with relevant state or territory workplace health and safety legislation.	Noted.
12.2 Amenities shall be located so as not to jeopardise the hygienic processing of poultry.	Noted.
12.3 Access to amenities shall be achieved without employees from edible departments passing through inedible departments or vice versa.	Noted.
12.4 Paved walkways shall be provided from the workplace to the amenities.	Noted.

11.0 COMPILATION OF MANAGEMENT AND MITIGATION MEASURES

11.1 IMPACT MANAGEMENT AND MITIGATION MEASURES

The following table presents a summary of the management and mitigation measures proposed to be implemented as part of the proposed development.

Table: Management and Mitigation Measures

Identified Impact	Mitigation Measures and Management Measures
Odour Impacts	*The implementation of a ventilation system as outlined in the Odour Impact Assessment report prepared by Benbow Environmental dated November 2023.* *A mezzanine area will be built 4 m above the processing area to hold any controls and mechanical plant for the reduction of odorous emissions.* *It is recommended that the design of the mezzanine be such that in the event that the odour control installed is found to be insufficient, it will have the structural integrity to support heavier duty control method such as a biofilter.*
Dust Impacts	Install physical barriers such as a sediment barrier fences and sandbag sediment traps. Install a stabilised access point. Erect wind breaks such as fences at the site boundary. Install temporary covers over areas of earthworks where possible. Covering/tarping of stockpiles. Monitor local weather conditions and cease dust generating operations when conditions result in visible dust emissions and implement appropriate mitigation measures discussed above or until weather conditions improve. Stage works to minimise areas of disturbance at any one time.
	Minimise the area of soil disturbance. Minimise drop heights of materials. Stabilise disturbed areas as soon as practicable. Minimise the amount of time that materials/wastes are stockpiled on site.

	Limit stockpile height to 3 m (maximum) and size. Locate stockpiles away from drainage paths, easement, kerb, or road surface, and near existing wind breaks such as trees and fences. Minimise movement of construction traffic around the site by restricting vehicles to specific routes. Enforce appropriate speed limits for vehicle on site. Cover all loads entering and leaving the site. Vehicles leaving the site to be cleaned of dirt and other materials to avoid tracking onto public roads. Enclosure of any conveyors and chutes used on site to transfer materials.
Noise Impacts	Construction of a 2.4m high sound barrier wall along the whole western boundary. Enforce appropriate speed limits for vehicles on site. Recommended speed limit of 10km/h for all vehicles during the night. The arrival of trucks at night should be staggered to allow for one arrival per 15min period. Only trucks delivering birds should access the site from Woodlands between the hours of 10pm to 7am No vehicles to exit the site from Woodlands Road between the hours of 10pm to 7am Entry gate at Woodlands Road only to be opened when the delivery truck arrives and closed once the truck is in the site between the hours of 10pm to 7am. All other vehicles should entry and leave the site from the Box Avenue entry during the hours of 10pm to 7am. Drivers should switch engines off as soon as possible once they have parked. The driver of the forklift should be encouraged to lift and drop crates as quietly as possible.
Cultural Heritage	**Aboriginal Objects Find Procedure**: If suspected Aboriginal material has been uncovered as a result of development activities within the Project Area: • work in the surrounding area is to stop immediately. • a temporary fence is to be erected around the site, with a buffer zone of at least 10 meters around the known edge of the site. • an appropriately qualified archaeological consultant is to be engaged to identify the material; and

	• If the material is found to be of Aboriginal origin, the Aboriginal community is to be consulted in a manner as outlined in the OEH guidelines: Aboriginal Cultural Heritage Consultation Requirements for Proponents (2010). **Aboriginal Human Remains**: In the unlikely event that Remains are found, all works should halt. Once the site is cordoned off the nearest police station should be contacted in conjunction with the Tamworth LALC and the OEH Regional Office. If no investigation is sought and the remains are of Aboriginal origin, then the Aboriginal community and OEH should be consulted as to how the remains are to be dealt with. Work may resume once all parties agree. **Notifying the OEH**: If Aboriginal cultural materials are uncovered as a result of development activities within the Project Area, they are to be registered as Sites on the AHIMS, managed by the OEH
Bushfire Impacts	The site where not built upon shall have the vegetation reduced where necessary to satisfy the requirements of *Planning for Bush Fire Protection* 2019 and the NSW Rural Fire Service document "Standards for Asset Protection Zones" for an inner protection area of an asset protection zone and this area shall be maintained at this vegetation level for the lifetime of the development. No future landscaping features, planting of shrubs, trees or other vegetation shall occur in such a manner as to compromise the integrity of the asset protection zone. The Poultry Processing Facility shall be constructed to the provisions as required by the National Construction Code and AS 3959- 2018 is not applicable. The building shall be constructed using non-combustible external materials. If the supply of gas to the building is undertaken, it shall be installed and maintained in accordance with AS 1596-2002 and requirements of relevant authorities. An Emergency/Evacuation Plan is prepared in accordance with the NSW RFS *Guide to Develop a: Bushfire Evacuation Plan.*
Traffic Impacts	Deliveries of live birds should be staggered to avoid cueing on Woodlands Road. The gates on the western boundary shall be opened prior to the arrival of delivery trucks to avoid cueing on Woodlands Road. The access driveway on Woodlands Road should be relocated. The access driveway on Box Avenue should be widened to accommodate for the delivery trucks. Car parking spaces are to be provided for staff and visitors. A loading and unloading area are to be provided in front of the building (within the driveway area).
Wastewater Impacts	Construct a wastewater treatment system that includes the following: • Screening, • Dissolved Air Floatation (DAF), • Mixing and Holding tanks Ensure all wastewater from the processing area is contained within the building.

	Testing of the effluent water to ensure that the treatment system is working efficiently.
Stormwater Impacts	Provide all aspects of the proposed stormwater management measures in accordance with the plan prepared by Barker Ryan Stewart. Erect a sediment and erosion control fence to ensure the stormwater is not impacted during construction.
Chemicals	Keep all chemicals in the lockable bunded area within the existing building on site. All chemicals are to be handled and used in accordance with their Material Safety Data Sheets (MSDS) and any relevant Australian Standard. Keep all MSDS on site for reference.
Waste	Ensure the offal and processing waste is collected regularly. Ensure the general waste, recycling, and chemical containers are collected by the appropriate contractors regularly. Ensure there is no overflow of waste or stockpiles on the site. Scheduling of the appropriate waste contractors will ensure (to a degree) that waste, produced from the operations, is managed.

11.2 OPERATIONAL MANAGEMENT PLAN

The poultry processing plant will be operated in accordance with the Operational Management Plan which accompanies the application as Appendix 5.

This plan has been developed based on the various relevant guidelines for operating poultry abattoirs prepared by both state and federal government departments.

12.0 APPROVALS AND LICENSES

12.1 INTEGRATED AUTHORITIES

12.1.1 Environmental Protection Authority (EPA)

The Environmental Protection Authority is identified as an Integrated Authority with respect to the proposed development under Section 43(b), Section 48, and Section 55 of the Protection of the Environment Operations Act 1997 as the proposal involves the slaughtering or processing of animals (including poultry) with the capacity to slaughter or process more than 750 tonnes live weight per year.

13.0 PROJECT ALTERNATIVES TO THE PROPOSAL

13.1 NEED FOR THE POULTRY PROCEESING PLANT

Re-locate the existing Poultry Processing Plant from Withers Road, North Kellyville to Wilberforce as a consequence of the development of the surrounding area for residential development.

The company operates successfully at the poultry processing plant in North Kellyville and sees the need to expand their operation and have for some time been searching for a suitable property to establish a new plant that would meet all the criteria needed to operate a sustainable poultry processing plant.

There is a need for new poultry processing plants to be developed near the Sydney Region to service the growing demand for poultry products in Sydney and surrounding areas.

Development of any poultry processing plant needs to be in an area that is on or close to a main transport route and within a responsible travelling distance to Sydney and the poultry farms and where integrated infrastructure is available and the locational characteristics provide efficient access to markets.

The development of the poultry processing plant also needs access to reticulated sewer and water given the volume of water usage and wastewater generation as well as a suitable power supply.

The development also needs to be located a suitable distance from residential areas to permit a 24-hour operation without impeding the amenity of the local area.

There are limited sites available which satisfy the specific locational, site requirements and infrastructure to allow the development of a poultry processing plant in a manner that would not have any significant impact on the locality.

The subject site is one of a small number of properties which satisfy all the locational criteria with access to reticulated sewer and water and make the running of the poultry farm economically viable it has been purchased by the client to accommodate proposed poultry processing plant.

13.2 SITE REQUIREMENTS

Blue Ribbon Poultry have been actively pursuing opportunities to increase their current poultry processing operation and capacity within the Sydney region.

Poultry processing plants have several physical and location characteristics to ensure its suitability for the operation.

In this regard, a poultry processing site it is desirable for the site to:

- Limited environmental constraints such as (significant flora or fauna or threatened ecological communities) and physical constraints (steep gradient, unsuitable geology, flooding, and other natural hazards).
- Have adequate water supply from, ground water, town water, dams, or a combination of sources.
- Have adequate facilities for waste water disposal.
- Suitable Road Access allowing for the movement of heavy vehicles and staff to and from the site.
- Be located within a maximum 2-hour drive to poultry farms in accordance animal welfare requirements.
- Be located as close as possible to the customers including wholesalers, restaurants, and butchers to minimise transport cost.
- Have suitable separation distances to surrounding residents to ensure minimal environmental impacts; and
- Be available for purchase at a price which makes the operation financially viable.
- Allow for 24-hour operations.

13.3 ASSESSMENT OF ALTERNATIVES

Potential alternatives to the proposed development are identified and discussed in the Table below.

Table Proposal Alternatives

Proposal Alternative	Discussion
No development	As outlined above, there is a need for additional poultry processing plants to be developed near the Sydney market to service the growing demand for poultry products in Sydney, NSW, and Australia. The closeness to the markets and processing plants helps keeps the price of chicken meat down and affordable. Development of any additional poultry processing plants needs to be located in an area where necessary integrated infrastructure is available, and the locational characteristics provide efficient access to markets. As outlined above, there are limited sites available which satisfy the specific locational requirements to allow the development of a new poultry abattoir close to the Sydney region. The subject site is one of a small number of properties in the Hawkesbury area which satisfy all of the locational criteria and been purchased to accommodate new poultry abattoir. As clearly demonstrated within this EIS, the potential impacts of the proposed poultry abattoir on the surrounding area can be mitigated or managed to meet the required standards. Restricting development on the subject will limit the required growth in poultry processing and is not a suitable alternative for consideration.
Expansion of the Existing Poultry Processing Plant	Redevelopment or expansion of existing poultry abattoir is limited by statutory planning constraints and other constraints on the development such as adjoining residents, and the physical characteristics of the site. The site is only 2.8ha and further extension cannot be considered due to the significant non-compliance with council planning controls for poultry abattoirs and the other statutory requirements for noise and odour. As a result, further expansion is not possible and unlikely to be successful due to the high cost and risks and unlikely success of obtaining development consent for the poultry abattoir at the site. As such, the expansion of existing abattoir, while providing a potential minor opportunity to accommodate a small additional capacity, is not considered a viable alternative to the development of a new site such as the proposed poultry abattoir to accommodate the bulk of this growth.

As outlined in the Table above, there are not considered to be any viable alternatives to the proposed development of a poultry abattoir at the subject site that would facilitate the increase in poultry processing and support other proposed expansions close to the Sydney region, of the operator's poultry production business.

13.4 JUSTIFICATION

This Development Application is seeking Development Consent for the proposed construction of a new Poultry Processing Plant capable of processing a maximum of 50,000 kg of live weight a day at 10 Woodlands Road, Wilberforce.

The proposed poultry processing plant falls under Schedule 3 of the *Environmental Planning and Assessment Regulations* and is accordingly classified as designated development requiring the preparation of an Environmental Impact Statement (EIS).

The core objectives of the proposal are as follows:

- Re-locate the existing Poultry Processing Plant from Withers Road, North Kellyville to Wilberforce because of the development of the surrounding area for residential development.
- Development of a best practice poultry processing facility which meets the following aspects:
    1. Animal Welfare,
    2. Biosecurity,
    3. To minimise any potential environmental impacts on the locality.
- Provide an additional poultry processing facility within the Hawkesbury area to meet the growth of poultry consumption in the Sydney, Australian and International market.
- Support the local economy through significant investment, employment opportunity; and
- Enable further growth of the applicant's poultry processing operations in the western Sydney Region in an environmental sensitive manner.

The Poultry Processing Plant will have 1706m^2 of gross floor area providing for live bird storage, processing, chilling, freezing, and dispatch facilities and 203m2 of ancillary administration, amenities, and office space.

The development also includes the construction of a new accessway from Woodlands Road, construction of a new carparking area for 23 car parking spaces, site landscaping and screening vegetation and the use of the existing building for a workshop and amenities.

The processing plant is proposed to operate 24/7, however this is only due to the delivery of live poultry during night-time hours.

The site and surrounding area are included within the IN1 /general Industrial Zone of the *Hawkesbury Local Environmental Plan 2012* and the proposal (Livestock Processing Industry) is identified as Permissible Development.

The proposed development complies with all relevant sections of the Local Environmental Plan, Development Control Plans and Council Policies and other state and federal government department guidelines associated with the poultry industry.

14.0 CONCLUSION

This Environmental Impact Statement has been prepared in accordance with the requirement of the relevant State and Local statutory planning requirements and assesses all relevant impacts of the proposed development.

Where impacts have been identified, management and mitigation measures have been prescribed. Provided that the management and mitigation measures described in this EIS are adhered to, the proposed development will not reduce the current level of amenity experienced by the surrounding community.

The development also complies with the best management practices and guidelines as outlined by several State and Federal Government publications which have been addressed in the Environmental Impact Statement.

The proposed development is worthy of support and approval.

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