

SSD – SCOPING REPORT

MYALL PARK BROILER FARM



23 March 2026





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1. INTRODUCTION

1.1 APPLICANT DETAILS

This request for Secretary’s Environmental Assessment Requirements (SEAR’s) Scoping Study has been prepared on behalf of:

APPLICANT	Baiada Poultry Pty Ltd
ABN	51 001 278 584
ADDRESS	Po Box 21, Pendle Hill, NSW 2145.

The project is being undertaken by Baiada Poultry Pty Ltd (Baiada) which is part of the Baiada Group of companies. Baiada is a privately owned Australian company which provides premium quality poultry products throughout Australia. Baiada’s operations include broiler and breeder farms, hatcheries, feed milling and protein recovery. Baiada’s products include the sale of live poultry (including breeding stock), stock feed, fertile eggs, day old chickens, primary processed chicken (raw), processed chicken products, and pet food. The company has its head office at Pendle Hill, 30km west of Sydney CBD, with major operating centres located in New South Wales Queensland, South Australia and West Australia. Baiada have a current employee base of approximately 8,000 people across Australia.

The primary factor driving the development of a broiler farm in this location is Baiada’s existing poultry cluster within the Riverina which is comprised of the Hanwood Poultry Processing Plant and Rendering Plant, Hanwood Feed Mill, Griffith Hatchery, and numerous breeder, rearing and broiler farms operated by the Applicant and contract growers.

which make broiler farming on the site very efficient through significant reductions in the transportation lengths. This has significant benefits with respect to reducing transport costs, reducing greenhouse emissions, and compliance with animal welfare requirements for transportation of live birds. In addition, the site has Murrumbidgee Irrigation delivery entitlements, potential connections to electricity which are being investigated with Essential Energy, minimal constraints (e.g. flooding, heritage, ecological significance, slope, bushfire) and appropriate buffers to sensitive receptors, that would restrict the development of a broiler farm.

1.2 THE PROJECT

1.2.1 Project Overview

The Applicant is proposing to lodge a State Significant Development (SSD) Application seeking approval for the construction of three (3) new poultry broiler farms on land at 30 & 351 Mount Bingar Road, Yenda and 1617 Myall Park Road Myall Park. The development site contains 5 separate lots which are identified in **Table 1** below and straddles the boundary between Carrathool Shire and Griffith City Council.

Table 1: Lot Numbers and Area

ADDRESS	LOT NUMBER	LOT AREA	COUNCIL AREA
30 Mount Bingar Rd, Yenda 2681	30/DP751675	323 Ha	Carrathool Shire Council
351 Mount Bingar Rd, Yenda 2681	31/DP751675	323 Ha	Carrathool Shire Council
1617 Myall Park Rd, Myall Park 2681	59/DP751675	65 Ha	Griffith City Council



ADDRESS	LOT NUMBER	LOT AREA	COUNCIL AREA
1617 Myall Park Rd, Myall Park 2681	60/DP751675	65 Ha	Griffith City Council
1617 Myall Park Rd, Myall Park 2681	56/ DP751675	95 Ha	Griffith City Council
	TOTAL	871 Ha	

Specifically, the proposed development involves the construction of 3 new poultry broiler farms on the subject site located ~20km northeast of Griffith. Each farm will be comprised of twenty-four (24) poultry sheds where meat chicken birds (broilers) will be grown for human consumption. Each shed will accommodate a maximum of 64,400 birds giving each farm a maximum capacity of 1.545 million birds. The total population of birds across all three farms will be 4,636,800 birds. Production of broilers occurs in cycles with each production cycle completed over 7-9 weeks. As such, there is an average of 6.2 production cycles each year.

The proposed development is defined as “intensive livestock agriculture”, which means “*the keeping of breeding, for commercial purposes of cattle, poultry, pigs, goats, horses, sheep or other livestock, and includes... poultry farms, but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief*”.

The proposed sheds will be constructed in two rows of 12 sheds, oriented east west. Each shed will be 176m long, 18.3m wide and will provide an internal floor area of ~3,220m². The sheds have a ridge height of ~4.8m and will be constructed with concrete floors, insulated panel walls and Colourbond and zinc roofs. The poultry sheds will be fitted with purpose-built infrastructure associated with poultry production including, ventilation fans, heaters, water lines, feed lines and lighting.

Other ancillary buildings and supporting infrastructure will include feed storage silos, access roads, power supply, gas storage infrastructure, water pipes and pumps, water storage dams, and 6 managers residences which will accommodate the managers tasked with 24/7 oversight of each farm.

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



Figure 1: Site Concept Plan



1.2.2 Core Objectives

The core objectives of the project are as follows:

- To develop a modern, best practice poultry farm with capacity to accommodate up to 4,636,800 birds.
- To provide a safe and reliable supply of broiler chickens within the Riverina to service Baiada’s processing plant in Hanwood.
- To meet the forecast increase in demand for poultry production in Australia.

1.2.3 Development History

The subject site has been cleared of native vegetation and continually used for agricultural purposes (primarily cropping) since at least 1958 as illustrated by historical aerial imagery of the site shown in **Figure 2**. While the land where the poultry farms are to be constructed has been cleared and cultivated in 1958, the properties along Myall Park Road, where cleared between 1977 and have been continuously cultivated since this time.



Figure 2: Historical Aerial Photography –1958 (NSW Spatial Service, 2026)



Figure 3: Historical Aerial Photography –1977 (NSW Spatial Service, 2025)



Figure 4: Historical Aerial Photography –2023 (Google Earth, 2026)

1.2.4 Project Alternatives

In order to meet the projected demand for poultry meat and poultry products in Australia, Baiada is seeking to expand production across all of their processing centres. Increases in production, requires additional broiler farms to be brought online to raise chickens from day old chicks to their processing weight. The additional supply of broilers from the proposed farm will also provide capacity for Baiada to respond more effectively to the risk of a bio-security outbreak which may temporarily restrict poultry supply in any part of the country.

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

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

These alternatives are considered in **Table 2** below.



Table 2: Project Alternatives

ALTERNATIVE	DISCUSSION
<p>Do Nothing</p>	<p>Chicken meat production in Australia has grown steadily with growth forecast to continue at around 2.5% per annum. As a result of the ongoing and predicted growth in demand for poultry meat products in Australia, expansion of the industry is required.</p> <p>This site specially and the Riverina region more broadly provides a combination of critical factors which make it an ideal location for construction of a new broiler farm. The primary factor driving the development or a broiler farm in this location is the close proximity of the Hanwood Poultry Processing Plant, Hanwood Feed mill, and Griffith Hatchery which make broiler farming on the site very efficient through significant reductions in the transportation lengths. This has significant benefits with respect to reducing transport costs, reducing greenhouse emissions, and compliance with animal welfare requirements for transportation of live birds. In addition, the site has an existing water source suitable for broiler production, available power supply, minimal constraints (e.g. flooding, heritage, ecological significance, slope, bushfire), and appropriate buffers to sensitive receptors, that would restrict the development of a broiler farm.</p> <p>As outlined above, to support the forecast growth in demand of poultry products across Australia, expansion of the entire industry is required, and as such, doing nothing in terms of expanding broiler production in the region is not an option.</p> <p>With respect to this particular site, the consequence of doing nothing would require the identification of a site that has the necessary characteristics to successfully develop a broiler farm. These are not likely circumstances given the number of factors to that need to be satisfied. This is discussed in further detail below.</p>
<p>Expand Existing Broiler Farms</p>	<p>Expansion of other farms typically mean increasing the number of sheds and broilers located at those farms. In response to the proposed growth production in the region, most existing broiler farms that have the capacity to expand have already obtained approvals or are actively investigating opportunities for the construction of additional broiler sheds to increase supply. While expansion of existing broiler farms provides some opportunities for small increases in supply, in and of themselves, this additional supply will not provide the forecast growth in demand for poultry products in Australia, and larger greenfield farms are required.</p> <p>Expanding existing farms also creates a biosecurity and food security risk given that increased concentration of bird numbers would result in an increased opportunity for a disease to be present, and the consequences of any disease outbreak being greater through a higher number of mortalities. Separation between farms is a key factor in controlling disease spread and consequences.</p>
<p>Construction of the Farm on an alternative site</p>	<p>Construction of the broiler farms on an alternative site within the region would require the identification and purchase of an alternate site as well as gaining all necessary approvals or development. It is difficult to identify available, alternate site which the same contribution of factors which make the subject site viable and suitable for the development, including:</p> <ul style="list-style-type: none"> • A location within 30 minutes' drive of the Hanwood Processing Plant which will maximise animal welfare during livestock transportation and make provision of poultry feed extremely efficient. • A location which will enable existing, trained staff to relocate from existing Baiada farms in the area without significant disruption. • Access to existing B-Double Routes with efficient connections to the Hanwood Processing Plant, Hanwood Feed mill and Griffith Hatchery. • Provision of an appropriate and reliable water source suitable for broiler production.



ALTERNATIVE	DISCUSSION
	<ul style="list-style-type: none"> • Access to all necessary infrastructure networks including power, telecommunications, gas providers and roads. • Minimal environmental, cultural and or physical constraints which would preclude delivery of a broiler farm of this size. • Appropriate zoning and planning provisions within the applicable LEP, DCP and SEPPs to support a development application. • Adequate separation from sensitive receptors to avoid amenity impacts including noise and air emissions. • Land that is available for purchase at a price which does not make the project financially unviable. <p>While alternate sites may be identified, the subject site meets all the above characteristics and can be delivered in an efficient manner within minimal negative environmental, social or economic impacts. As such, it is considered that this specific site is suitable for the development.</p> <p>Moreover, alternate sites have been identified and are concurrently being pursued by contract growers to provide additional supply in the region.</p>

The alternatives to the proposed development are financially unviable, unlikely to succeed, or do not represent an efficient approach to poultry production in Australia in order to meet the market demand. Further, as demonstrated within this Scoping Report, the proposed development can be undertaken in a manner consistent with all applicable environmental and planning safe-guards and standards and as such, the project as proposed is clearly the best option.

1.3 SITE INFORMATION

The proposed development is located on land at 30 & 351 Mount Bingar Road, Yenda and 1617 Myall Park Road Myall Park. The development site contains 5 separate lots and straddles the boundary between Carrathool Shire Council and Griffith City Council. An aerial photo of the site showing the location of the proposed farms is provided in **Figure 5**.

The site is located approximately 20km north east of Griffith in an area primarily comprised of active agricultural uses including cropping and orcharding with some rural dwellings (sensitive receptors) fronting Myall Park Road to the South and West of the site. The closest sensitive receptor to the proposed farms is a rural dwelling located approximately 2.3km southwest of proposed Farm 2.

The regional location of the site with respect to Griffith is shown in **Figure 6**. The site context, including the nearest sensitive receptors is shown in **Figure 7**. Distances between the project and sensitive receptors and receiving environments are shown in **Table 3**.

Table 3: Distances to Sensitive Receptors / Environments

RECEPTORS	NAME	DISTANCE (M)
Rural Dwelling	1032 Myall Park Road	2,300m (SW of Farm 2)
Large town > 2000 people	Griffith City	15km (SW)
Major watercourse	Northern Branch Canal (Irrigation Channel)	2,460m (S)
Other watercourse	Jacks Creek	Within the site
Public road (> 50 vehicles per day)	Myall Park Road	300m (S)



RECEPTORS	NAME	DISTANCE (M)
Public road (<50 vehicles per day)	Mount Bingar Road	Fronting the site.

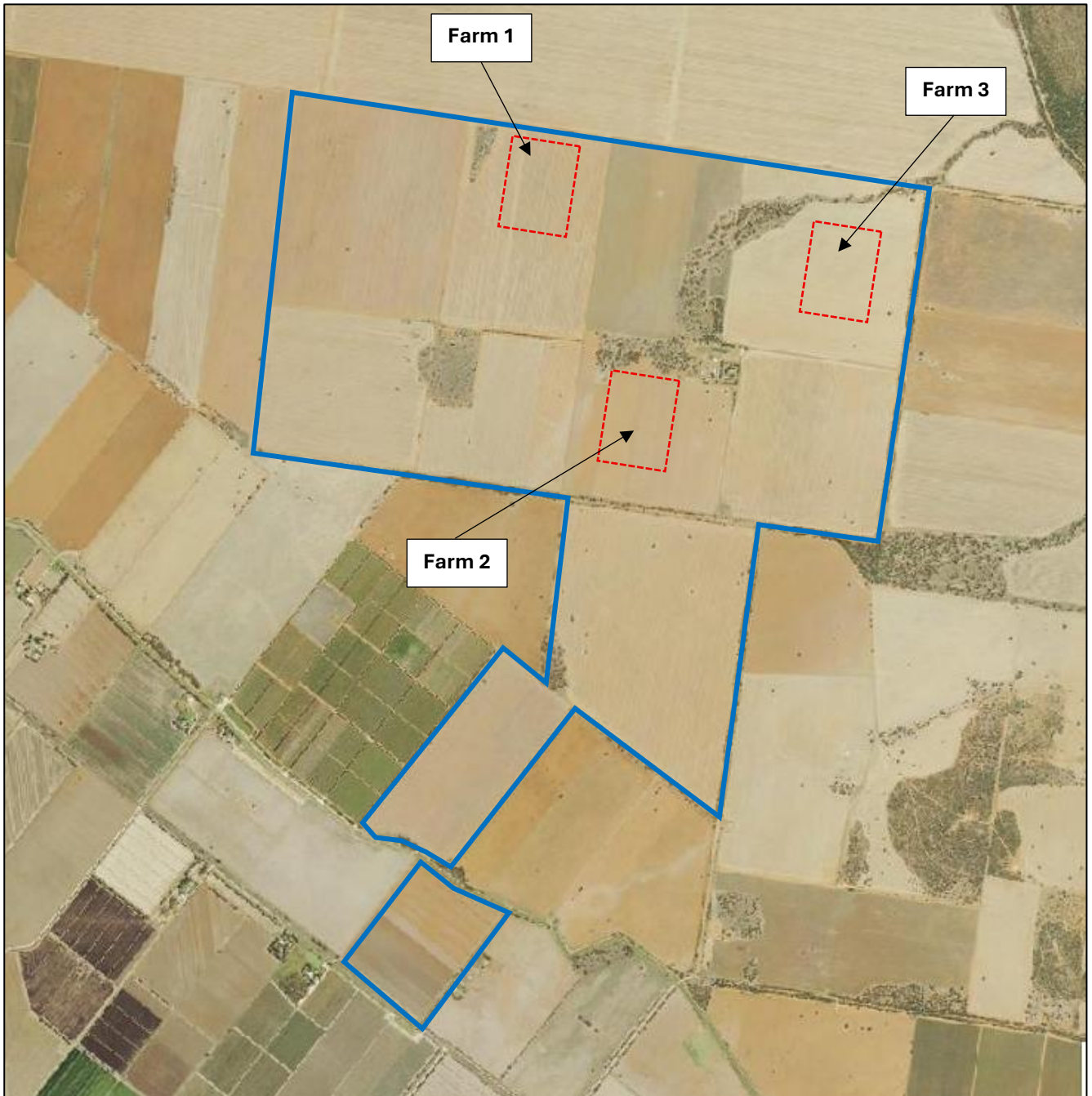


Figure 5: Site Aerial (NSW Planning Portal Spatial Viewer, 2026)

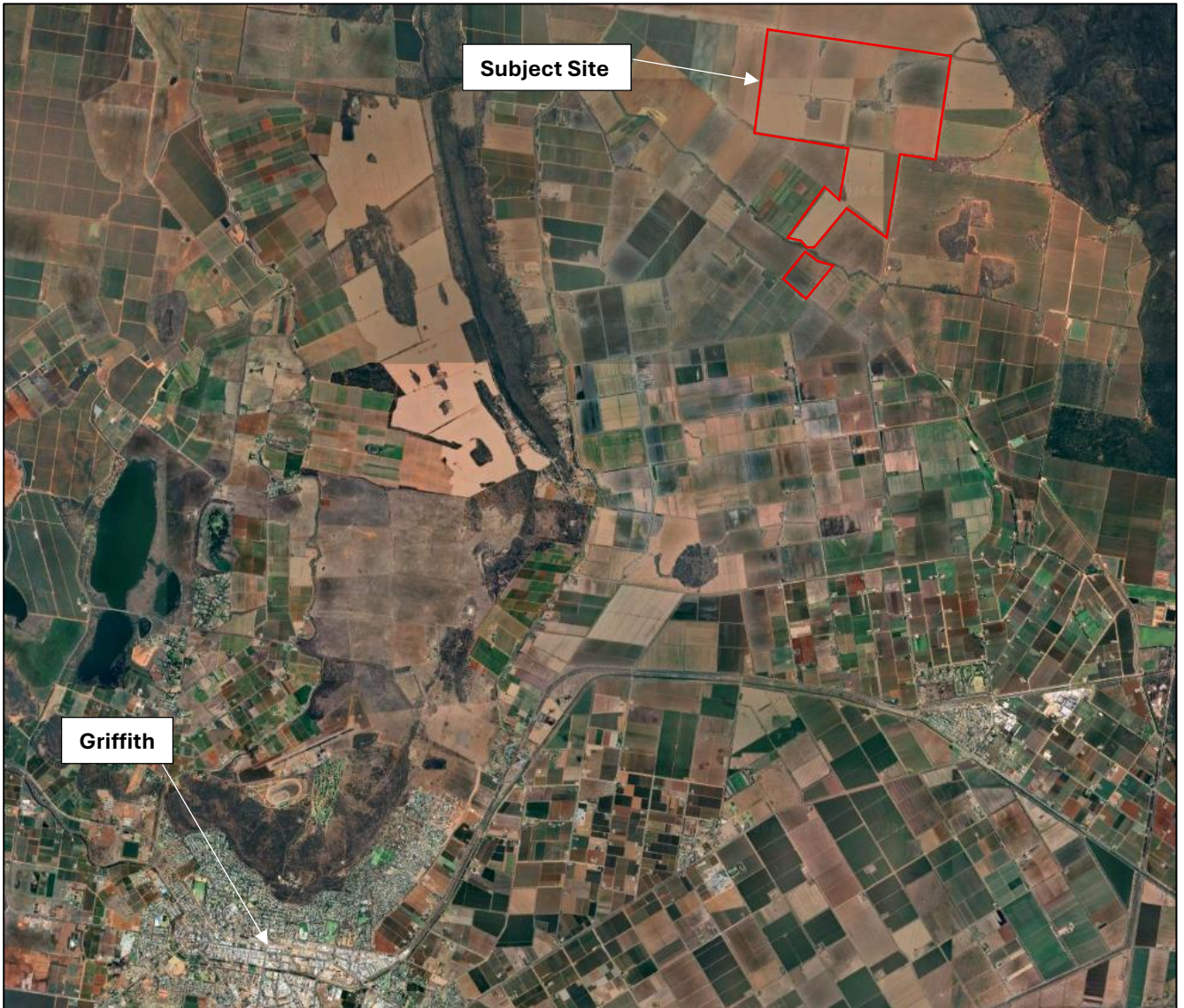


Figure 6: Regional Context (Google Maps, 2026)

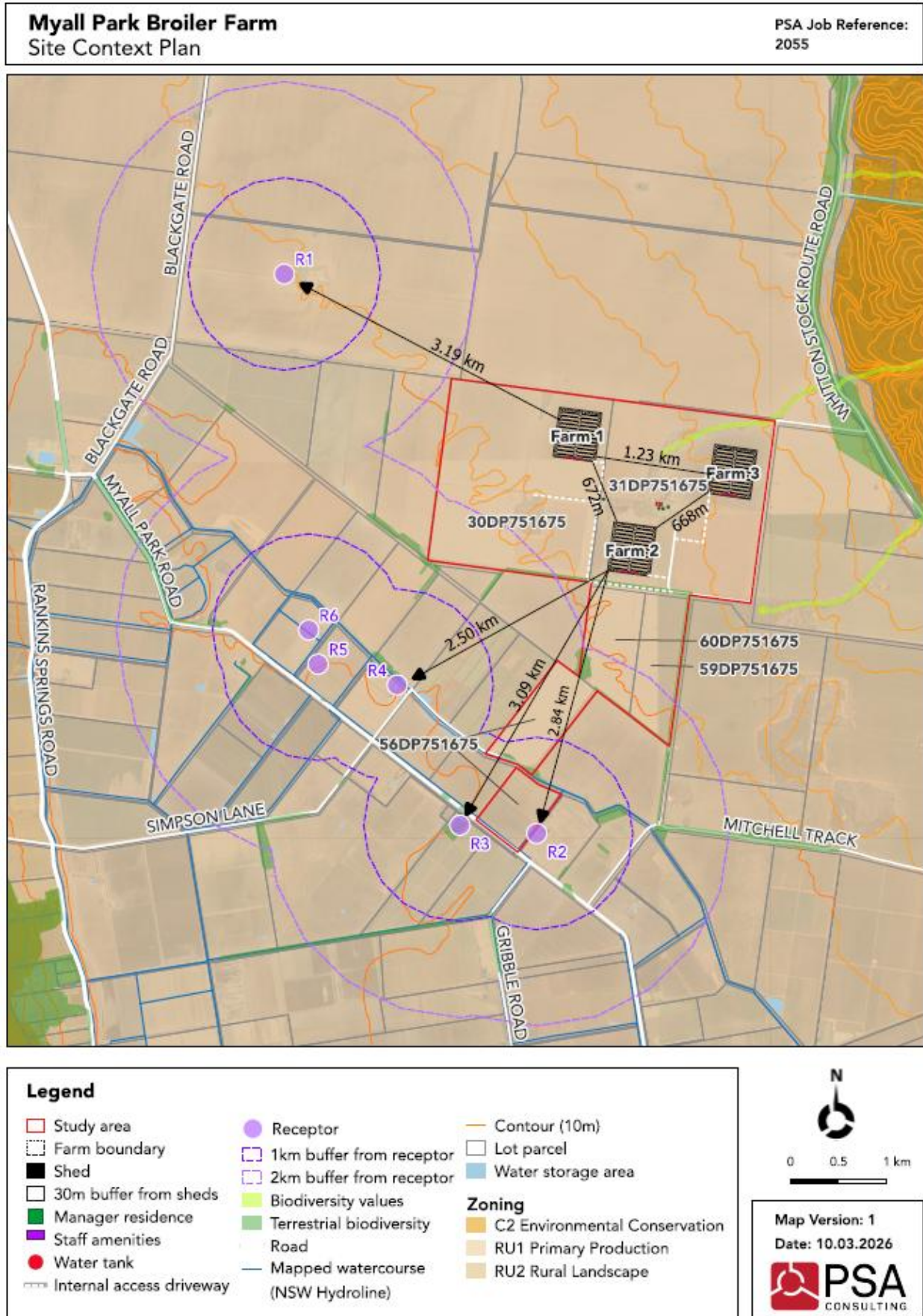


Figure 7: Site Context Plan



2. STRATEGIC CONTEXT

2.1 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 over 50% in the last 30 years and now represents approximately 50% of the total meat consumption.

The ABARES commodities report shows that chicken continues to be the most consumed meat in Australia, driven by the product’s versatility, convenience and a lower price point compared to beef, lamb and pork. Per capita poultry consumption has grown to be over 51kg per person in 2025. As shown **Figure 8**, chicken meat production in Australia has grown steadily with growth forecast to continue at around 2.5% per annum. As a result of the ongoing and predicted growth in demand for poultry meat products in Australia, significant expansion of the industry is required.

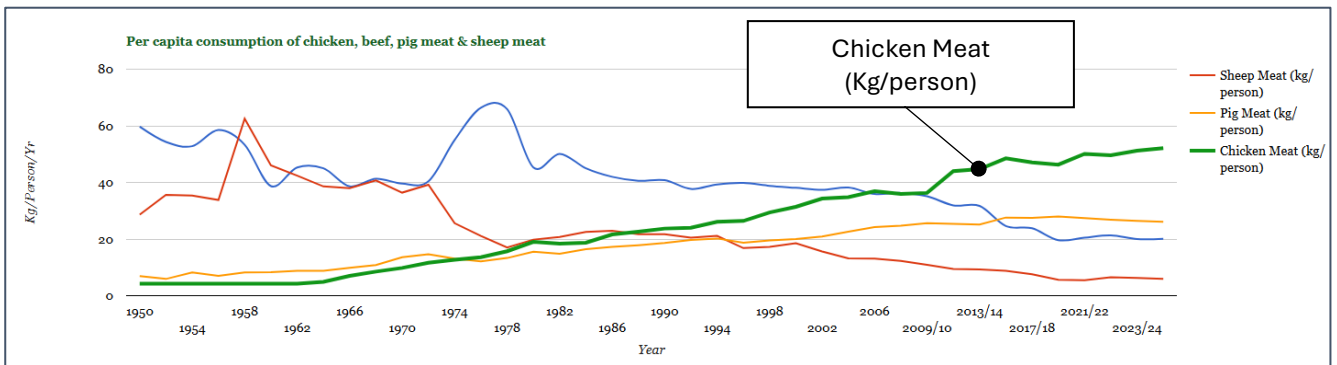


Figure 8: Consumption of Poultry Meat in Australia (ACMF, 2025)

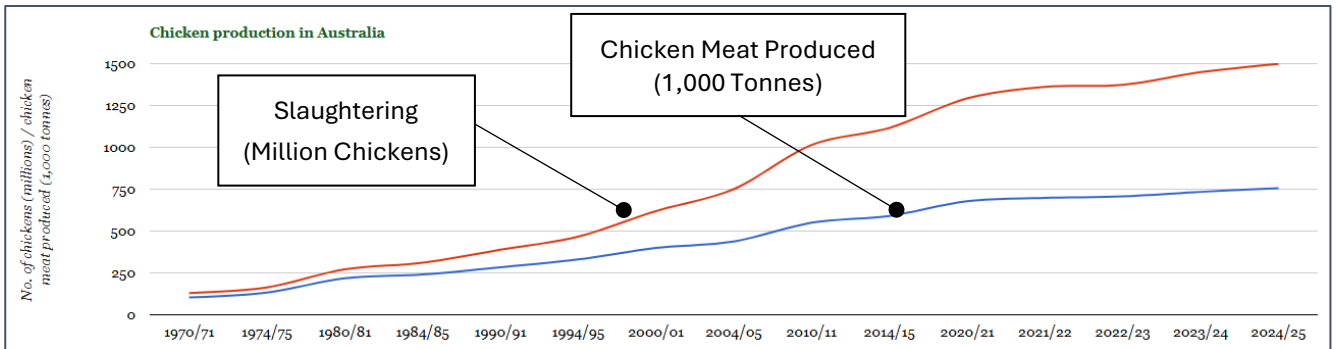


Figure 9: Chicken Meat Produced in Australia (ABARES, 2025)

2.2 REGIONAL AND LOCAL PLANNING CONTEXT

2.2.1 Riverina Murray Regional Plan 2041

The *Riverina Murray Regional Plan 2041* is a 20-year strategic blueprint that sets the framework, vision, and direction for land-use planning for future needs for housing, jobs, infrastructure, a healthy environment, and connected communities. The document’s vision states the region’s diversified economy draws from its reputation as one of Australia’s premium agricultural areas and seeks to capitalise on the forecast growth in global demand for food and resources. Intensive agriculture, food and fibre processing are identified as key economic opportunities and drivers for the region.

In particular, Objective 12 of the plan identifies that



“Agriculture is the primary use of rural land in the region due to its soil types, landscapes, availability of water and climatic conditions as well as the diversity of its production, supporting industries and access to markets. Agriculture drives secondary industries such as processing, milling, pressing, canneries and transport.

Agricultural diversity contributes to the region’s resilience, a major factor in the region’s agricultural success, and includes:

- *beef production, cropping, fruit and nuts, which are dominant in the region’s east.*
- *cropping, beef, pigs, poultry and dairy, primarily through irrigated agriculture near the Murray River.*
- *the Western Riverina plains which support agriculture and associated industries enhanced by irrigation districts, such as cotton, rice and horticulture (citrus, grapes and nuts).*

In addition, the regional plan identifies that land use planning can support productive agricultural lands by:

- *avoiding the fragmentation of rural land from housing so that farms can cost effectively consolidate and minimise land use conflict or loss of highly productive agricultural lands.*
- *locating value-add industries where they can support agricultural production.*
- *ensuring land uses adjacent to highly productive agricultural land are compatible with agricultural production activities or have adequate buffers.*
- *identifying and managing land use impacts on productive agricultural areas and areas with opportunities for economies of scale and access to assets such as processing or logistics.*

The proposed development of three (3) broiler farms consisting of 24 sheds per farm closely aligns with the vision for the region as it will support significant growth in agriculture, agribusiness and livestock meat production, while capitalising on the existing site attributes which provide a significant buffer to neighbouring properties, appropriate distances to the hatchery, feed mill and processing site, and do not require extensive vegetation clearing.

2.2.2 Local Planning Context

The **Carrathool Local Environmental Plan 2012** (CLEP 2012) identifies the site within the RU1 Primary Production zone (see

Figure 10). The proposed development is defined as **Intensive Livestock Agriculture** and is **permitted with consent** within the RU1 Zone.

The objectives of the zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation of and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To facilitate farm adjustments.*
- *To enable agricultural support facilities to be carried out on land within the zone in a manner which does not significantly reduce the agricultural and horticultural production potential of land in the locality.*
- *To encourage eco-tourist facilities and tourist accommodation that minimise any adverse effect on primary industry production and scenic amenity of the area.*

The **Griffith Local Environmental Plan 2014** identifies the site within the RU1 Primary Production zone (see **Figure 10**). The proposed development is defined as **Intensive Livestock Agriculture** and is **permitted with consent** within the RU1 Zone.

The objectives of the zone are:



- *To encourage sustainable primary industry by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To permit a range of activities that support the agricultural industries being conducted on the land and limit development that may reduce the agricultural production potential of the land.*
- *To permit tourist facilities that promote an appreciation of the rural environment and associated agricultural and horticultural activities, while ensuring the continued economic viability of the land.*

As such, it is considered that the proposed development closely aligns with the RU1 Zone objectives.

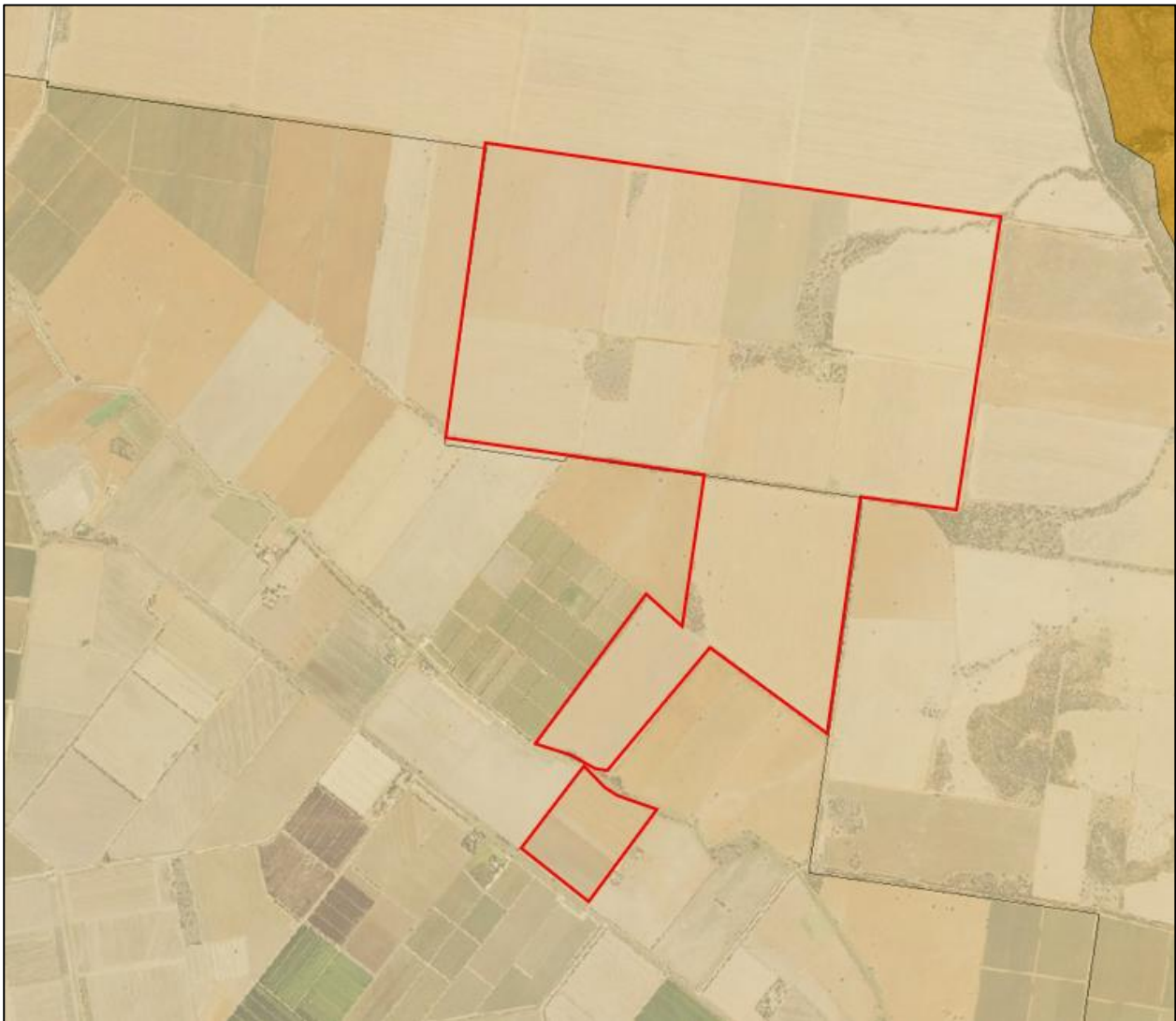


Figure 10: RU1 Zone - Carrathool LEP and Griffith LEP (NSW Planning Portal Spatial Viewer, 2026)

2.3 IMPORTANT NATURAL OR BUILT FEATURES

2.3.1 Built Features

The site currently improved by 2 rural dwellings, water storage dams, irrigation infrastructure, farm roads, sheds, silos and fencing supporting the cropping activities currently occurring on site. The proposed farms are located within cleared and cultivated paddocks. All existing infrastructure will be retained on site and will continue to support both the poultry farms and cropping activities which will be retained on the balance of the site.



2.3.2 Supporting Infrastructure

The subject site is not serviced by urban infrastructure beyond a direct road frontage on Bingar Road which is a local rural road. All required servicing infrastructure will be provided to accommodate the proposed development as detailed below.

2.3.2.1 Electricity Supply

The site is currently serviced by Essential Energy's (EE) overhead power lines servicing the site from Myall Park Road. Power supply for the proposed broiler farm is currently being investigated with via EE.

2.3.2.2 Water Supply

The site is not connected to Council's reticulated water supply networks, and the rural dwellings are currently serviced by rainwater tanks, which are topped up if required. Water supply for onsite cultivation is currently provided via Murrumbidgee Irrigation (MI). The site has 933 MI delivery entitlements, reserving sufficient water capacity to service the proposed broiler farms, as well as ongoing cropping activities on the balance of the site. Water entitlements will continue to be purchased as per standard practice within the MI district.

2.3.2.3 Sewerage

The site is not connected to Council's reticulated sewerage networks, and the rural dwellings are currently serviced by on-site septic systems.

2.3.2.4 Roads Network

The site has frontage to and access via Mount Bingar Road which is an unsealed Council Road with an approximate 10m formation and gravel running surface of approximately 6m. Mount Bingar Road crosses the North Branch Canal south of the site via a small bridge approximately 6.5m wide.

The northern section of Mount Bingar Road is located within the Carrathool Shire Council Approved Area within which the NHVR allows for the movement of Heavy Vehicles in accordance with the following conditions:

- *Road train length must not exceed 36.5 metres*
- *On unsealed roads and single lane narrow roads, travel is suspended during periods of prolonged rain and up to 1 day for every 5mm of rain within the 24 hour period after the rainfall event. Access may be further restricted or deferred in the event of a significant rainfall event. Contact must be made with the relevant traffic management information sources on such occasions*
- *In the event the permitted heavy vehicle damages assets or infrastructure, contact must be made with Carrathool Shire Council via 02 6961 7600 to advise of the damage*
- *The heavy vehicle is restricted to a maximum speed limit of 60km/h on the approved council roads, except where a traffic sign indicates a lower speed*
- *Operators are responsible for any damage to Carrathool's road infrastructure.*
- *Operators are to carry out their own risk assessment of that route prior to travel.*
- *Operators are to check with Council for road closures.*
- *Travel is not permitted on the roads shown as Exception Routes in the legend within Carrathool LGA*

The lower section of the Mount Bingar Road is located within Griffith City Council area and is not currently approved for B-Double movements. As part of the development access for B-Double movements will be required.

Mount Bingar Road connects to Myall Park Road which is also a Council Road with a 6m wide sealed running surface. Myall Park Road connects to Rankin Springs Road to the North or the village of Yenda to the South from where vehicles can access multiple routes to Griffith and Hanwood. Myall Park Road has been approved by the NHVR as a B-Double Route allow for movement of Heavy Vehicles up to 26m.



2.3.3 Natural Features

2.3.3.1 Soils

The NSW e-spade mapping identifies the site within the Calcareous Red Earths (KRE) Great Soil Group. This is comprised of red sandy to loamy soils which are porous and 'earthy' in fabric with some free carbonates in the lower part of the profile. These soils are predominantly used for dryland farming, particularly for cereal cropping (wheat), pastures, and grazing. These soils are valued for their generally good agricultural potential, although they require careful management of phosphorus availability, erosion, and soil structure to maintain productivity.

The site is characterised as flat, with a very gentle slope from north east to the south west, starting at maximum height of approximately 165m AHD, down to 132m AHD at the lowest point where the site fronts the Northern Branch Channel. The site has an average gradient of less than 1% (1:100).

An ephemeral watercourse (Jacks Creek) runs down from Mount Bingar and through the site. As shown in **Figure 11**, Jacks Creek is mapped as a Watercourse on the NSW Hydroline Spatial Mapping. No works are proposed within 40m of the watercourse (waterfront land). It is understood that during significant rainfall events, some minor overland flows outside of the Creek does occur. A number of farm dams and bunds have been established on the site to capture some of the flows. These overland flow paths have been avoided in the placement of the proposed broiler farms.



Figure 11: NSW Hydroline Spatial Mapping (NSW Spatial Service, 2025)

As noted above, the subject site has been cleared of native vegetation and continually used for agricultural purposes (primarily cropping) since at least 1958 in the north, and 1977 in the south. The site has been continuously cultivated since this time. Some small patches of native vegetation and a riparian corridor adjoining Jacks Creek are present on the site and will be avoided by placement of the proposed farms within the cleared and cultivated areas.



As shown in **Figure 12**, some portions of the site are mapped Griffith and Carrathool Council's Terrestrial Biodiversity Mapping, particularly where vegetation has been retained along property boundaries or adjoining public road reserves. Jacks Creek is also identified within the NSW Biodiversity Values Map as shown in **Figure 13**.

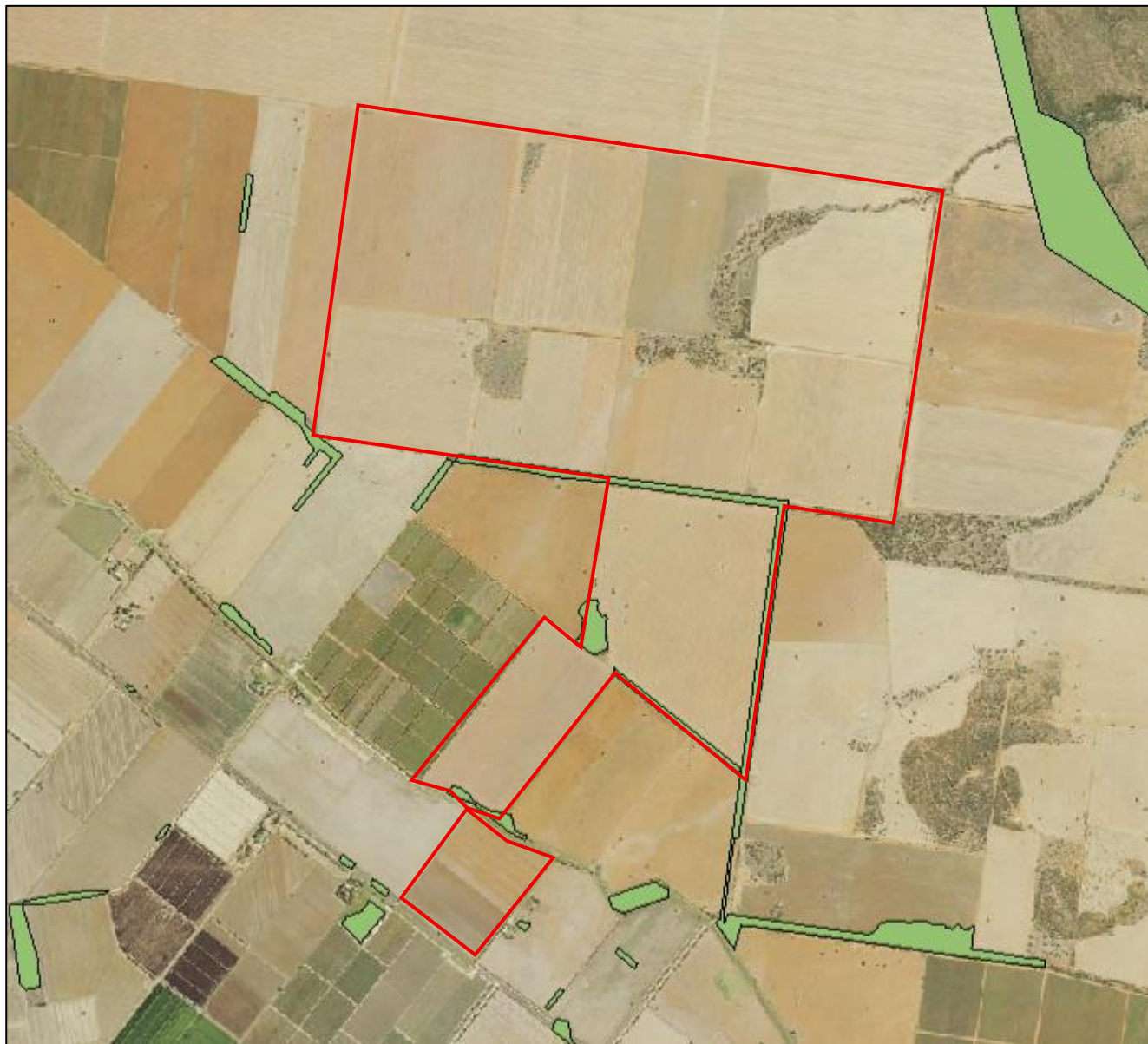


Figure 12: LEP Terrestrial Biodiversity Map (E-Spatial NSW, 2026)

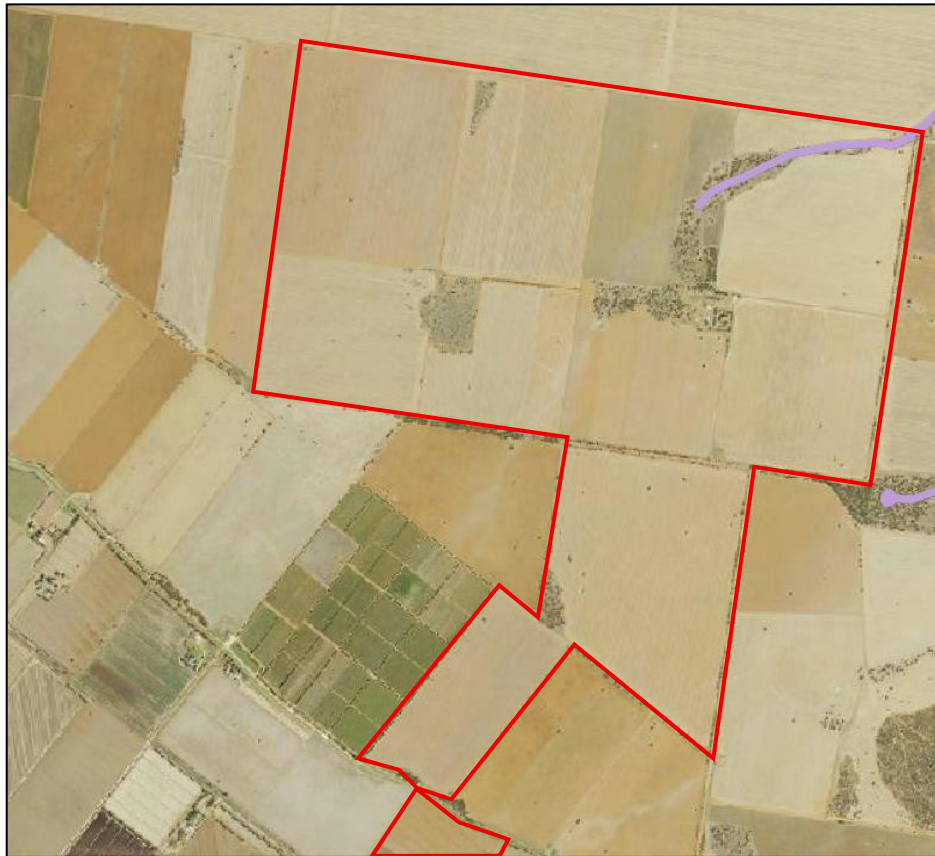


Figure 13: NSW Biodiversity Values Map (E-Spatial NSW, 2026)

2.4 HAZARDS AND RISKS

As outlined below, due to sites characteristics and historic agricultural activities on the site, it is not significantly impacted by major hazards.

- **Steep Slopes / Landslide:** The site does not contain steep slopes or landslide prone areas.
- **Soils:** The site does not contain potential acid sulphate soils and is not identified as salinity prone land.
- **Mine Subsidence:** The site is not impacted by historic mining activities.

Regardless, the above matters will still be addressed and assessed as part of project.

The potential hazards and environmental risks which warrant more detailed investigation are discussed in more detail within Section 6 of this report and include:

- **Flooding:** The site is not impacted by mapped flooding and does not contain any major wetlands or watercourses. An ephemeral watercourse (Jacks Creek) runs down from Mount Bingar and through the site. No works are proposed within 40m of the watercourse (waterfront land). It is understood that during significant rainfall events, some minor flooding and overland flows outside of defined banks of the Creek does occur and a number of farm dams and bunds have historically been established on the site to capture some of these flows. These overland flow paths have been avoided by the careful placement of the proposed broiler farms, however stormwater flows across the site will be assessed in detail as part of the preparation of the SSDA.
- **Aboriginal Archaeology:** As the works are proposed within an area that has been previously cultivated, there is a low potential for impacts on items of significance as a result of the proposed construction activities. Regardless, an Aboriginal Cultural Heritage Assessment Report (ACHAR) will be prepared for the project.



- **Bushfire:** Parts of the site are located within the Bushfire Hazard Vegetation Category 2. While the farms are to be constructed outside of the mapped bushfire prone areas, a Bushfire Hazard Assessment will be prepared for the project.
- **Contamination:** As the site has been used for cultivation, potential contamination from past activities it is considered to be a low risk but will require further examination. Due to the nature of the existing and proposed uses, contamination (if encountered) is not expected to place significant limitations on the proposed development.
- **Storage and Use of Dangerous Goods:** Potential impacts from the onsite storage and use of dangerous goods will be considered. The proposed broiler farms will require Liquefied Petroleum Gas (LPG) in order to provide heating for the birds during cooler months. As the storage volumes (~30,000L) typically exceeds the SEPP 33 Screening Volumes, a Preliminary Hazard Assessment prepared in accordance with the Hazardous Industry Planning Advisory paper (HIPAP) No. 4(2) and No. 6(3) will be required. Due to the separation distances to sensitive receptors it is expected that the risk at the site boundary will not exceed the acceptable risk criteria and as such, the site would only be classified as potentially hazardous development and could proceed subject to development consent.
- **Odour and Dust Impacts:** The risk of unacceptable odour emissions at surrounding sensitive receptors can be minimised via siting of farms with sufficient buffers, best practice shed management, and appropriate dispersal via ventilation. As part of the preparation of this Scoping Report preliminary odour modelling has been undertaken which has demonstrated compliance with the NSW Air Quality Guidelines. A weather stations has also been established on site to verify local weather conditions. As part of the SSDA a detailed Air Quality Impact Assessment will be prepared for the project to assess the potential impact of the development in terms of odour, dust and other emissions.
- **Noise Impacts:** Noise emissions operations of the proposed broiler farms including shed fans, servicing and heavy vehicle movements will require further assessment. Due to the significant buffers available to the farms, it is expected that emissions will comply with the EPA's Noise Policy for Industry (NPfI) 2017 during both construction and operational phases. Road noise impacts associated with the proposal will also be assessed in accordance with the NSW Road Noise Policy (RNP). A Noise and Vibration Impact Assessment will be prepared as part of the SSDA to assess the potential noise impacts of the proposed development against the relevant acoustic criteria.
- **Traffic Impacts:** Heavy vehicle trips will generally be spread over a 24-hour period and will involve deliveries of bedding material, day-old chicks, poultry feed, and gas to and from the site as well as the collection and transfer of live birds to the processing plant at Hanwood. Heavy vehicles access to the site will include a mix of A-Doubles, B-Doubles, Semi-trailer and rigid trucks. Based on similar sized farms, it is expected that day to day operations at the site will generate an average of approximately 80 heavy vehicles trips per day (40 incoming / 40 outgoing) however some peak periods may occur associated with bird collections, shed clean out and set up at the end of each cycle. Access to the site is proposed via Mt Bingar Road and Myall Park Road which are partially identified as A-Double and B-Double Routes by the NHVR. From Myall Park Road, Traffic will predominantly head towards Hanwood via Yenda, traveling via existing heavy vehicle routes.
- **Water Quality Impacts:** Minimal wastewater is generated by broiler farm operations. A small amount of washdown water is generated within the sheds after depopulation and litter removal at the end of each production cycle site. This cleaning is undertaken using high-pressure hoses to minimise water use and the sheds are left open to allow any excess water to evaporate. Waste water from staff amenities and the manager's residence will be treated by a standard on-site septic system. Stormwater flows around the operational areas of the broiler farm will be collected via a series of swales running between the sheds and then directed through a network of stormwater pits, pipes, and open channels to the open swale drains or a detention basin. With respect to stormwater quality, the internal shed areas are entirely separated from interaction with stormwater or roof water. The stormwater runoff is therefore expected to be of high quality, similar to the quality of water runoff from the surrounding area, and as such unable to cause issues of water contamination in waterways or water dependent ecosystems.



2.5 CUMULATIVE IMPACTS

The Applicant is not aware of any State Significant Developments or other major projects in the vicinity of the proposed farm which would contribute to cumulative impacts. The potential for cumulative impacts associated with the operation of the new poultry broiler farms and existing agricultural activities will be considered in the relevant technical assessments.

2.6 VOLUNTARY PLANNING AGREEMENTS

There are no Voluntary Planning Agreements applicable to the site or proposed as part of this development.



3. PROJECT DESCRIPTION

3.1 DEVELOPMENT OVERVIEW

Baiada Poultry Pty Limited are proposing a development for a State Significant Development (SSD) Application for the construction of 3 new poultry broiler farms on the subject site located ~20km northeast of Griffith. Each farm will be comprised of twenty-four (24) poultry sheds where meat chicken birds (broilers) will be grown for human consumption. Each shed will accommodate a maximum of 64,400 birds giving each farm a maximum of capacity of 1.5456 million birds. The total population of birds across all three farms will be 4,636,800 birds. Production of broiler chickens occurs in cycles with each production cycle completed over 7-9 weeks. As such, there is an average of 6.2 production cycles per year.

3.2 PROPOSED BUILDING WORKS

3.2.1 Broiler Farm Design

The farms will occupy an area of approximately 22 Ha. A Layout Plan of the farm is provided in **Figure 14**. Specifically, the new poultry broiler farms will incorporate the following built components:

- Construction of three new farms consisting of 24 sheds per farm in 2 rows of 12 sheds.
- Sheds will be 176m long, 18.3m wide with an internal floor area of ~3220m².
- 36 Silos will be provided on each farm for storage and distribution of poultry feed.
- 30,000L of LPG will be stored within a tank on each farm site to provide heating during cooler months.
- Administration and staff amenities building.
- On site driveways, parking and manoeuvring areas and wheel wash.
- Security gate, wheel wash and mortality cold storage container.
- Stormwater swales.
- Landscape buffers.
- 4 additional Managers Residences.
- Onsite Wastewater Treatment Systems for managers residences and staff amenities.
- Diesel Generators for back-up power supply.



Figure 14: Site Concept Plan



The proposed sheds will be constructed in two rows running east west across the site. Each shed will be 176m long, 18.3m wide and will provide an internal floor area of ~3,220m². The sheds have a ridge height of ~4.8m and will be constructed with concrete floors, insulated panel walls and Colourbond roofs. The poultry sheds will be fitted with purpose-built infrastructure associated with poultry production including fans, heaters, water and feed lines and lighting. A Concept Plan of the proposed sheds is shown in **Figure 15**.

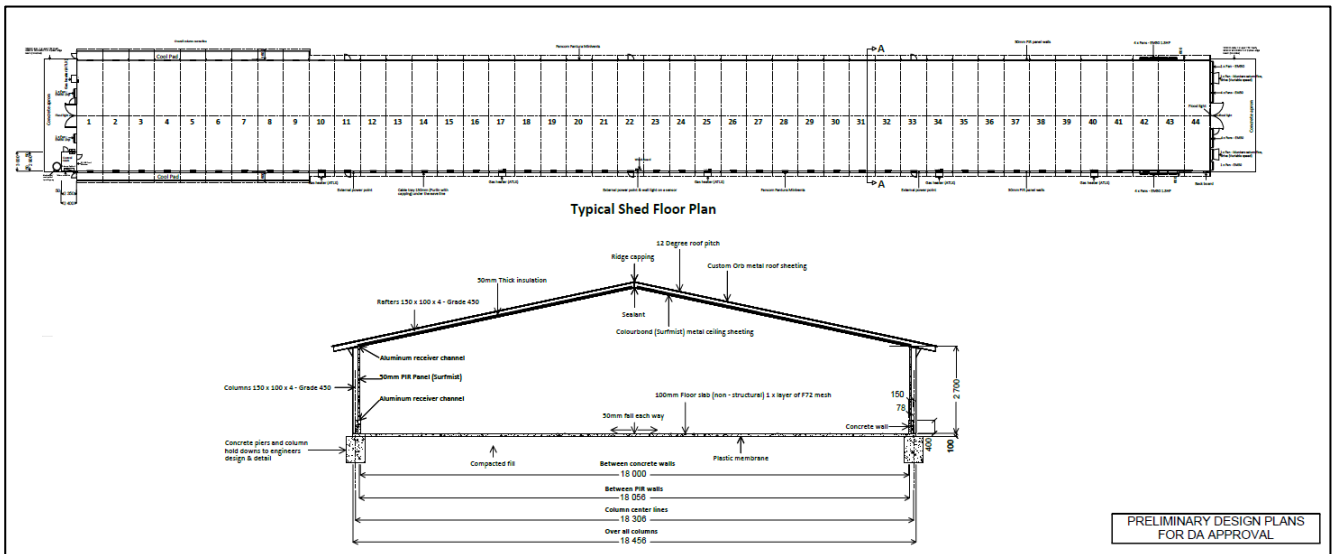


Figure 15: Conceptual Shed Design (Construction Cohort, 2026)

The proposed sheds will be constructed with concrete floors, insulated panel walls and Colourbond and zinc roofs. The poultry sheds will be fitted with purpose-built infrastructure associated with poultry production including fans, heaters, water and feed lines and lighting.

The shed colours are chosen in response consideration of thermal performance and visual impacts. In this regard, lighter colours have best thermal performance in terms of absorbing less heat and minimising the need for additional cooling during summer months. In addition, the use of lighter colours with the Riverina Region is generally more consistent with the colours of the surrounding landscape, compared to darker colours that stand out during the dryer months. Accordingly, the proposed sheds and ancillary building are to be constructed with surfmist colourbond roofs and walls.

3.2.2 Staff Amenities

A staff amenities building will be constructed to service each broiler farm. The staff amenities building will provide the employees with lockers, amenities, lunchroom and control room space to assist with day-to-day operations of the farm. Wastewater from the staff amenities will be treated by a standard on-site septic / AWTS system

3.2.3 Feed Silos

Three broiler feed silos, each with a storage capacity of 67m³ (43T), will be installed between every two sheds on the farm. Feed will be transferred from the feed trucks into these silos for distribution via feed lines into the broiler sheds. Each silo will have a diameter of approximately 3.4 m and will stand approximately 9.8m high.

3.2.4 LPG Tanks

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

3.2.5 Biosecurity Wheel Spray

The potential for transmission of disease pathogens via vehicles entering and exiting the site will be reduced through the installation and use of a biosecurity wheel spray on the access road near the entrance to the farm. All vehicles



entering the farm will be required to pass through the wheel spray to sanitise the wheels and chassis. The relatively small water volume requirement for the wheel spray will be provided from the water storage tanks at the farm.

An appropriate chemical sanitiser (for example, Microgard 755N or Micro-4, which are commonly used on poultry farms) will be added to the wash spray and sensors will trigger automatic operation as a vehicle drives over the facility. The minimal excess water will be captured to evaporate.

3.2.6 Mortality Collection Freezer

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

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

3.2.7 Managers Residences

In order to provide 24/7 oversight to farm operations and enable an immediate response to any operational or animal welfare issues, the farm will be overseen by two full time managers who will reside on the site. The proposed managers residences are located along the internal access roads as shown in *Figure 14*.

Water supply to the dwellings will be provided via rainwater tanks which can be topped up by tanker if required. Wastewater from the managers residences will be treated by a standard on-site septic / AWTs system, which will be installed subject to a separate s68 Application.

3.3 PROPOSED CONSTRUCTION WORKS

3.3.1 On-Site Borrow Pit

Subject to further geotechnical investigation and civil engineering design, a potential borrow pit may be required on site to allow for site won material to be utilised in construction should additional or alternate fill material be required.

3.3.2 Temporary Concrete Batching Plant

The construction of the poultry farm requires concrete for the creation shed and building slabs. Rather than transport the concrete from Griffith (~ 1 hour round trip) for up to 30 trucks per day, the Applicant may elect to utilise a temporary, mobile batching plant on the site for the duration of the construction phase. Such plants have the ability to production up to 45m³ per hour for use on site. If required, the mobile batching plant would be established in a cleared portion of the site, on a compacted base with a temporary bund placed to ensure the area is separated from any stormwater flows. Materials used for concrete production such as sand and gravel, will be temporarily stored in this banded area and replenished on an as required basis. Dry materials are stored within a shipping container while, water is provided from the site's existing water allocations.

During construction, the plant will be managed and operated in accordance with an approved Construction Environmental Management Plan. Following construction, the plant will be removed from the site and the land reverted to agriculture.



3.4 PROPOSED FARM OPERATIONS

3.4.1 Broiler Farm Operations

Production of broilers occurs in cycles with each production cycle completed over 7-9 weeks. As such, there is an average of 6.2 production cycles. The production cycle generally follows the following steps:

- **Placement of day-old chicks:** Day-old broiler chicks will be transported from Baiada’s Griffith Hatchery in ventilated chick boxes in specially designed air-conditioned and insulated rigid trucks. On arrival, the day-old chicks will be placed on to the floor of the broiler sheds, within a smaller, confined area (the “brooding area”) and given supplementary heating from gas heaters.
- **Growing:** The broilers will be grown over a period of up to 8 weeks within the proposed broiler sheds. During this time, the broilers are able to move freely within the broiler sheds and are provided with access to drinking water and broiler feed.
- **Harvesting:** The broilers will be harvested in a staggered manner from an age of 5 – 8 weeks with consideration of the live weight, customer / market demand, and animal welfare (maximum densities) standards. As a rural industry which deals with livestock, the harvesting regime is variable and needs to consider variations in each of these factors. A typical harvesting is to start from 30 days based on targeted liveweight of 1.85kg (15-20%), then 2.2kg (15%), 2.9kg (30%), 4kg (35-40%) with a cleanout period of 5-8 days.

The broilers will be harvested by a contractor collection team (who will travel to the site via a bus), placed into plastic crates and onto a waiting truck for immediate transport to the processing plant. Collections typically occur during the night, but flexibility is required to enable broiler collection to occur at any time in response to weather conditions (extreme heat / cold), equipment breakdowns and delays in other parts of the broiler hub.

- **Clean Out:** Following the final collection when all broilers have been removed from the broiler sheds, the spent bedding material (broiler litter) will be promptly removed from the broiler sheds by a small front end loader, swept clean and the material transferred into a waiting truck and transported off site for beneficial re-use or disposal. Following dry cleaning the sheds are then sanitised with a high-pressure hose (to reduce the risk of pathogens and disease being spread between flocks) and then left open to allow washdown water to evaporate and the broiler sheds to dry. Additional activities will include scrubbing feed pans, cleaning out water lines, cleaning the broiler feed silos and scrubbing fan blades and other equipment.
- **Set Up:** Once the broiler sheds are clean and dry, fresh bedding material, such as rice hulls, soft wood shavings or chopped straw, will be delivered to the farm from a local area supplier and spread over the floor of the broiler sheds. Supporting equipment including feeders, drinking lines, heaters and coolers are then set up ready for placement of a new batch.

3.4.2 Staffing

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

3.4.3 Hours Of Operation

While most onsite activities occur between 6am and 10pm, all aspects of the proposed poultry farm require the flexibility to operate up to 24 hours a day, 7 days a week in order to respond to periods of demand. Harvesting of birds, typically occurs during the nighttime period, but flexibility is required to enable bird collection to occur at any time in response to weather conditions (extreme heat/cold), equipment breakdowns and delays in other parts of the poultry



cluster. Beyond the farm managers, additional full-time staff will typically be working at the site between 7am and 3:30 pm.

3.4.4 Heavy Vehicle Haulage

Heavy vehicle trips will generally be spread over a 24-hour period and will involve deliveries of bedding material, day-old chicks, poultry feed, and gas to and from the site as well as the collection and transfer of live birds to the processing plant at Hanwood. Heavy vehicles access to the site will include a mix of A-Doubles, B-Doubles, Semi-trailer and rigid trucks. Based on similar sized farms, it is expected that day to day operations at the site will generate an average of approximately 80 heavy vehicles trips per day (40 incoming / 40 outgoing) however some peak periods may occur associated with bird collections, shed clean out and set up at the end of each cycle.

While a majority of the heavy vehicles will typically occur during the day, bird collections does occur at night. During the night time collection, the heavy vehicles could be up to a 120 trips (60 incoming / 60 outgoing) on a peak collection night if 2 farms are being harvested concurrently.

Access to the site is proposed via Mt Bingar Road and Myall Park Road which are partially identified as A-Double and B-Double Routes by the NHVR. From Myall Park Road, traffic will predominantly head towards Hanwood via Yenda, traveling via existing heavy vehicle routes.

3.4.5 Operational Management

The proposed farm will be designed and will operate in strict accordance with the following Baiada documents:

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

3.4.6 Animal Welfare

The farms will adopt the Company's rigorous standards for animal welfare. Baiada is committed to achieving high standards of bird welfare and understand that bird welfare and economic performance go hand-in-hand. As well as being in the bird's best interest, it makes sound economic sense to ensure that flocks are maintained in an environment in which they are safe, comfortable and free from injury or harm.

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

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

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



3.4.7 Biosecurity

As a leading company for poultry standards, Baiada endorses high standards for biosecurity which follow the procedures and requirements set out in the following documents:

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

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

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

In the unlikely event of an emergency animal disease (EAD) outbreak at the farm, the operators will immediately implement the quarantine procedures, contact the DPI and follow all instructions. If an EAD event is confirmed, immediate slaughter of the farm stock may be necessary, which again will be overseen by the DPI.

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

3.5 ALTERNATIVES

As part of the preparation of the EIS, the layout of the broiler farms may change following input from various technical experts and design considerations. No other major alternatives to the project are currently being considered.



4. STATUTORY CONTEXT

4.1 OVERVIEW

A brief overview of the key statutory requirements for the project is presented in **Table 4** below.

Table 4: Statutory Requirements

MATTER	GUIDANCE
<p>Power to Grant Consent</p>	<p>Environment Planning and Assessment Act 1979.</p> <p>Under the <i>State Environmental Planning Policy (SEPP) (Planning Systems) 2021</i>, Schedule 1, Item 1, Development for the purpose of Intensive Livestock Agriculture that has an Estimated Development Cost of more than \$30 million is declared to be State Significant Development for the purposes of the Act.</p> <p>As the development involves an intensive livestock industry with an Estimated Development Cost in the order of \$130 Million, the project is classified as SSD.</p> <p>Under clause 4.5 of the EPA Act 1979, the Consent Authority for the SSD is the Minister or the Independent Planning Commission.</p>
<p>Permissibility</p>	<p>The Carrathool Local Environmental Plan 2012 and Griffith Local Environmental Plan 2014 (LEP) identifies the site within the Primary Production RU1 Zone. The proposed development is defined as an Intensive Livestock Agriculture and also included in the group definition of agriculture as follows:</p> <p>Intensive Livestock Agriculture means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses, sheep or other livestock, and includes any of the following: -</p> <ul style="list-style-type: none"> a) Dairies (restricted) b) Feedlots, c) Pig farms, d) Poultry farms, <p>But does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.</p> <p>Agriculture means any of the following –</p> <ul style="list-style-type: none"> (aaa) agritourism, (a) Aquaculture, (b) Extensive agriculture, (c) Intensive livestock agriculture, (d) Intensive plant agriculture. <p>Under the Land Use Tables of both LEPs, the development of Intensive Livestock Agriculture within the Primary Production RU1 Zone is Permitted with Consent.</p> <p>There are no aspects of the development that are classified as prohibited development.</p>
<p>Other Approvals</p>	<p>Protection of the Environment Operations Act 1997: Various aspects of the proposed livestock processing activity area classified as Scheduled Activities accordance with Schedule 1, Item 22 of the POEO Act (see below).</p> <p>22 Livestock intensive activities</p> <p>(1) This clause applies to the following activities—</p>



MATTER	GUIDANCE
	<p>.....</p> <p>bird accommodation, meaning the accommodation of birds for commercial production.</p> <p>(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.</p> <p>...</p> <p>bird accommodation - capacity to accommodate more than 250,000 birds at any time.</p> <p>An Environment Protection Licence will be required to conduct the proposed activity on the site.</p> <p>EPBC Act 1999: As a result of historical clearing and existing agricultural activities on the site, it is not expected that the project will have a significant impact on any Matters of National Environmental Significance (MNES) and as such is unlikely to constitute a controlled action.</p> <p>Designated Development: As the proposal is classified as SSD, the designated development classifications under Schedule 3 of the of the <i>Environmental Planning and Assessment Regulation 2021</i> do not apply. However, if the proposal was not classified as SSD, the proposal would be classified as designated development under Item 39 Poultry Farms.</p>
Pre-conditions to exercising the power to grant consent	Refer to Table 5 below.
Mandatory matters for consideration	Refer to Table 5 below.

Table 5: Pre-conditions and Mandatory Matters for Granting Consent

STATUTORY REFERENCE	PRE-CONDITION
SEPP (Resilience and Hazards) 2021 – Section 3.12	<p><i>In determining an application to carry out development to which this Part applies, the consent authority must consider (in addition to any other matters specified in the Act or in an environmental planning instrument applying to the development)—</i></p> <p><i>(a) current circulars or guidelines published by the Department of Planning relating to hazardous or offensive development, and</i></p> <p><i>(b) whether any public authority should be consulted concerning any environmental and land use safety requirements with which the development should comply, and</i></p> <p><i>(c) in the case of development for the purpose of a potentially hazardous industry—a preliminary hazard analysis prepared by or on behalf of the applicant, and</i></p> <p><i>(d) any feasible alternatives to the carrying out of the development and the reasons for choosing the development the subject of the application (including any feasible alternatives for the location of the development and the reasons for choosing the location the subject of the application), and</i></p> <p><i>(e) any likely future use of the land surrounding the development.</i></p>
State Environmental	4.6 Contamination and remediation to be considered in determining development application



STATUTORY REFERENCE	PRE-CONDITION
<p>Planning Policy (Resilience and Hazards) 2021</p>	<p>(1) A consent authority must not consent to the carrying out of any development on land unless—</p> <p>(a) it has considered whether the land is contaminated, and</p> <p>(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and</p> <p>(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.</p> <p>(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subsection (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.</p>
<p>Carrathool LEP 2012 and Griffith LEP 2014</p>	<p>Clause 5.18 Intensive livestock agriculture</p> <p>(3) In determining whether or not to grant development consent under this Plan to development for the purpose of intensive livestock agriculture, the consent authority must take the following into consideration—</p> <p>(a) the adequacy of the information provided in the statement of environmental effects or (if the development is designated development) the environmental impact statement accompanying the development application,</p> <p>(b) the potential for odours to adversely impact on the amenity of residences or other land uses within the vicinity of the site,</p> <p>(c) the potential for the pollution of surface water and ground water,</p> <p>(d) the potential for the degradation of soils,</p> <p>(e) the measures proposed to mitigate any potential adverse impacts,</p> <p>(f) the suitability of the site in the circumstances,</p> <p>(g) whether the applicant has indicated an intention to comply with relevant industry codes of practice for the health and welfare of animals,</p> <p>(h) the consistency of the proposal with, and any reasons for departing from, the environmental planning and assessment aspects of any guidelines for the establishment and operation of relevant types of intensive livestock agriculture published, and made available to the consent authority, by the Department of Primary Industries (within the Department of Industry) and approved by the Planning Secretary.</p> <p>Clause 7.1 Earthworks (Griffith) / Clause 6.1 Earthworks (Carrathool)</p> <p>(3) Before granting development consent for earthworks, the consent authority must consider the following matters—</p> <p>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality of the development,</p> <p>(b) the effect of the development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,</p> <p>(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</p>



STATUTORY REFERENCE	PRE-CONDITION
	<p>Clause 7.3 Terrestrial Biodiversity (Griffith) / Clause 6.3 Terrestrial Biodiversity (Carrathool)</p> <p><i>(3) In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider—</i></p> <p><i>(a) whether the development is likely to have—</i></p> <p><i>(i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and</i></p> <p><i>(ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and</i></p> <p><i>(iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and</i></p> <p><i>(iv) any adverse impact on the habitat elements providing connectivity on the land, and</i></p> <p><i>(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</i></p> <p>7.10 Essential services (Griffith)</p> <p><i>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 development are available or that adequate arrangements have been made to make them available when required—</i></p> <p><i>(a) the supply of water,</i></p> <p><i>(b) the supply of electricity,</i></p> <p><i>(c) the disposal and management of sewage,</i></p> <p><i>(d) stormwater drainage or on-site conservation,</i></p> <p><i>(e) suitable vehicular access.</i></p>

4.2 OTHER STATUTORY CONSIDERATIONS

4.2.1 Commonwealth EPBC Act 1999

The EPBC Act focuses Commonwealth interests on any Matters of National Environmental Significance (MNES). The MNES identified in the EPBC Act, which requires assessment and approval by the Commonwealth, include:

- World Heritage Properties.
- National Heritage Places.
- Wetlands of International Importance (declares Ramsar Wetlands).
- Listed threatened species and ecological communities.
- Listed migratory species.
- Commonwealth marine areas.
- Commonwealth land.
- The Great Barrier Reef Marine Park.

The assessment and approval process applies to any action that has, will have, or is likely to have, a significant impact on MNES. The Commonwealth Government has published Significant Impact Guidelines (DCCEE, 2013) to assist in the determination of whether an action is likely to have significant impact on MNES.



As a result of historical clearing, the existing agricultural activities on the site and the location of the proposed broiler farms within the disturbed areas, it is not expected that the project will have a significant impact on any Matters of National Environmental Significance (MNES) and as such it is unlikely to constitute a controlled action. Regardless, an ecological assessment will be undertaken to identify any MNES and assess any potential impacts associated with the proposed development.

4.2.2 Biodiversity Conservation Act 2016

A Biodiversity Development Assessment Report (BDAR) prepared in accordance with the Biodiversity Assessment Methodology 2020 (BAM) will be prepared for the SSDA (if required) having regard for vegetation and matters of ecological significance which may be impacted by the development. As the proposed sheds will be constructed within the existing cleared and cultivated areas, it is unlikely that any further disturbance of native vegetation will be required to facilitate the development. Regardless, an ecological assessment will be undertaken to identify any matters of significance, assess potential impacts associated with the proposed development and determine if entry into the Biodiversity Offset Scheme (BOS) is required, or if a BDAR Waiver will be pursued.

4.2.3 Contaminated Land Management Act 1997

This Act establishes a process for investigating and, where appropriate, remediating significantly contaminated land. Minor contamination matters are assessed under the planning and development framework, including *State Environmental Planning Policy (Resilience and Hazards) 2021*. Potential contamination from historic activities and exposure risk due to new construction activities will need to be considered as part of the SSDA. A contaminated land investigation for the site will be prepared.

4.2.4 Rural Fires Act 1997

The subject site is not located within a designated bushfire prone area and does not require authorisation under section 100B of the *Rural Fires Act 1997* as the project does not involve residential development or subdivision. In addition, Clause 4.41 of the EPA Act removes such requirement for State significant development. Notwithstanding the above, the potential bushfire threat will be considered within the SSD submission with mitigation measures identified to minimise potential risk to the site and operations from bushfire.

4.2.5 National Parks and Wildlife Act 1974

Under the *National Parks and Wildlife Act 1974*, it is an offence to harm an Aboriginal object or Aboriginal place, or in relation to an object, move the object from the land on which it has been situated. A search of the Heritage NSW, Aboriginal Heritage Information Management System (AHIMS) does not identify, any known Aboriginal Objects or Site within or in proximity to the subject site. This is likely the result of the historic rural activities having caused significant and sustained ground disturbance. However, an Aboriginal Cultural Heritage Assessment Report (ACHAR) will be prepared for the project to identify any cultural heritage values or items.

In accordance with clause 4.41 of the EPA Act, an Aboriginal Heritage Impact Permit (AHIP) under section 90 of the *National Parks and Wildlife Act 1974* is not required for State significant development.

4.2.6 Roads Act 1993

Section 138 of the *NSW Roads Act 1993* requires the consent of the appropriate Roads Authority (in this case Carrathool Shire Council and Griffith City Council) for any works or activities in a public road reserve. While the site will be predominantly serviced by the existing road network, upgrade works may be required. Further assessment will be required to determine the extent of these works within public road reserves.

4.2.7 Heritage Act 1997

The subject land does not contain nor is it within the curtilage of or in the vicinity of items listed on the State Heritage Register. No Local Heritage items as identified within the Griffith or Carrathool LEPs are located on the subject site. As such, no approvals under the *Heritage Act 1977* are required.



4.2.8 Water Management Act 2000

Under the *Water Management Act 2000* a permit is required for a water use approval, water management work approval or activity approval. However, under Clause 4.41 of the EPA Act 1979, a water use approval under section 89, a water management work approval under section 90 or an activity approval (other than an aquifer interference approval) under section 91 of the *Water Management Act 2000*, is not required for State significant development. Regardless none of these types of works proposed as part of this development and the site does not propose any works on waterfront land.

4.2.9 Waste Avoidance and Recovery Act 2001

The *Waste Avoidance and Recovery Act 2001* seek to encourage the most efficient use of resources and to reduce the risk for environmental harm associated with generated waste streams. Given the existing nature of the use which, the treatment and re-use of treated effluent, and the minimal changes to site operations, the potential for additional waste generation beyond current operations is low. Any recyclable materials and packaging will be separated to minimise landfill. A Waste Risk Assessment will be prepared for the SSD which classifies the waste in NSW EPA Guideline and identifies all relevant reuse and disposal options.

4.3 STATE ENVIRONMENTAL PLANNING POLICIES

The following table identifies the applicability and implications of the SEPPs on the project.

Table 6: SEPP Applicability

STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021	
CHAPTERS	APPLICABILITY
Chapter 2 - State and Regional Development	Applicable. The proposed development has an Estimated Development Cost of more than \$30 million and is classified as an Intensive Livestock Agriculture under Schedule 1, Item 1 of the SEPP. As such, the development is classified as State Significant Development.
Chapter 3 - Aboriginal Land	N/A. The site is not owned by a Local Aboriginal Land Council.
Chapter 4 - Concurrences and Consents	N/A. There are no concurrences of consents described in Chapter 4 applicable to the site.
STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021	
CHAPTERS	APPLICABILITY
Chapter 2 - Vegetation in Non-Rural Areas	N/A. Chapter 2 does not apply to the Carrathool and Griffith Council .
Chapter 3 - Koala Habitat Protection 2020	N/A Chapter 3 does not apply in the RU1 zone within Carrathool City Council and Griffith City Council area.
Chapter 4 - Koala Habitat Protection 2021	N/A. Chapter 4 does not apply in the RU1 zone within Carrathool City Council and Griffith City Council area.
Chapter 5 – River Murray Lands	N/A. The site is not contained within the mapped application area.



Chapter 6 – Water Catchments	N/A. Carrathool Shire Council and Griffith City Council area is not located in the listed catchments and as such Chapter 6 does not apply.
Chapter 7 – 12 – Repealed	N/A. Chapters are repealed.
Chapter 13 – Strategic Conversation Planning	Applicable. The site not contained within a Strategic Conservation Planning Area.

STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

CHAPTERS	APPLICABILITY
Chapter 2 – Affordable Housing	N/A. The proposed project does not involve any residential dwellings.
Chapter 3 – Diverse Housing	N/A. The proposed project does not involve any residential dwellings.
Chapter 4 – Design of Residential Apartment Development.	N/A. The proposed project does not involve any residential dwellings.
Chapter 5 – Transport Oriented Development	N/A. The proposed project does not involve any residential dwellings.
Chapter 6 – Low- and Mid-Rise Housing	N/A. The proposed project does not involve any residential dwellings.
Chapter 7 – Pattern Book Development	N/A. The proposed project does not involve any residential dwellings.

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

CHAPTERS	APPLICABILITY
Chapter 2 - Coastal Management	N/A. The site is not located in the Coastal Zone.
Chapter 3 - Hazardous and Offensive Development	Applicable. Potential impacts from the onsite storage and use of dangerous goods will be considered. The proposed broiler farms will require Liquefied Petroleum Gas (LPG) in order to provide heating for the birds during cooler months. As the storage volumes typically exceeds the SEPP 33 Screening Volumes, a Preliminary Hazard Assessment prepared in accordance with the Hazardous Industry Planning Advisory paper (HIPAP) No. 4(2) and No. 6(3) will be required. Due to the separation distances to sensitive receptors it is expected that the risk at the site boundary will not exceed the acceptable risk criteria and as such, the site would only be classified as potentially hazardous development and could proceed subject to development consent.
Chapter 4 - Remediation of Land	Applicable. A Contaminated Land Investigation will be undertaken to identify any potential areas of contamination which may be disturbed as part of the proposed development.



STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021	
CHAPTERS	APPLICABILITY
Chapter 2 - Infrastructure	N/A. The project does not involve any infrastructure related referrals.
Chapter 3 - Educational Establishments and Childcare Facilities	N/A. The project does not involve an Educational Establishment of Childcare Facility.
Chapter 4 - Major Infrastructure Corridors	N/A. The site is not within or adjacent to a major infrastructure corridor.
Chapter 5 - Three Ports-Port Botany, Port Kembla and Newcastle	N/A. The site is not located on the within the relevant port areas.
STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021	
CHAPTERS	Assessment & Compliance
Chapter 2 - Western Sydney Employment Area	N/A. The site is not located on the within Western Sydney Employment Area.
Chapter 3 - Advertising and Signage	N/A. No advertising or signage under Chapter 3 is proposed as part of this application.
STATE ENVIRONMENTAL PLANNING POLICY (RESOURCES AND ENERGY) 2021	
CHAPTERS	APPLICABILITY
Chapter 2 - Mining, Petroleum Production and Extractive Industries	N/A. The project does not involve mining or extractive industry.
Chapter 3 - Extractive Industries	N/A. The project does not involve mining or extractive industry.
STATE ENVIRONMENTAL PLANNING POLICY (PRIMARY PRODUCTION) 2021	
CHAPTERS	APPLICABILITY
Chapter 2 - Primary Production and Rural Development	N/A. The project does not involve a Primary Production Activities regulated by Chapter 2.
Chapter 3 - Central Coast Plateau Areas	N/A. The project is not located in the central Coast Plateau Area.
STATE ENVIRONMENTAL PLANNING POLICY (SUSTAINABLE BUILDINGS) 2021	
CHAPTERS	APPLICABILITY
Chapter 2 – Standards for Residential Development	N/A. The project does not involve Residential Development regulated by Chapter 2.



Chapter 3 – Standards for Non-Residential Development	N/A. As the projects is wholly contained within the RU1 Zone, Chapter 3 does not apply to the development.
STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021	
CHAPTERS	
All	N/A. The project does not involve housing regulated by the SEPP.
STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – CENTRAL RIVER CITY) 2021	
CHAPTERS	APPLICABILITY
All	N/A. The project is not located in the Central River City precinct.
STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – WESTERN PARKLAND CITY) 2021	
CHAPTERS	APPLICABILITY
All	N/A. The project is not located in the Western Parkland City precinct.
STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS - REGIONAL) 2021	
CHAPTERS	APPLICABILITY
All	N/A. The project is not located in a listed State Significant Precinct.

4.4 LOCAL ENVIRONMENTAL PLANS

The proposed development is located within two different Council Areas, and as such assessment is required against both the **Griffith Local Environmental Plan 2014** and the **Carrathool Local Environmental Plan 2012**.

4.4.1 Griffith Local Environmental Plan 2014

The relevant clauses of the Griffith LEP 2014 are identified in the following table.

Table 7: Griffith LEP 2014 - Applicable Clauses

LEP CLAUSE	ASSESSMENT REQUIREMENTS
2.3 Zone Objectives and Land Use Table.	<p>Under the Griffith Local Environmental Plan 2014 (LEP), the subject site is located in the RU1 Primary Production Zone. The objectives of the zone are:</p> <ul style="list-style-type: none"> • <i>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</i> • <i>To encourage diversity in primary industry enterprises and systems appropriate for the area.</i> • <i>To minimise the fragmentation and alienation of resource lands.</i> • <i>To minimise conflict between land uses within this zone and land uses with adjoining zones.</i>



LEP CLAUSE	ASSESSMENT REQUIREMENTS
	<ul style="list-style-type: none"> To permit a range of activities that support the agricultural industries being conducted on the land and limit development that may reduce the agricultural production potential of the land. To permit tourist facilities that promote and appreciation of the rural environment and associated agricultural and horticultural activities, whilst ensuring the continues economic viability of the land. <p>The proposed development is defined as an Intensive Livestock Agriculture which is permitted with consent within the RU1 Zone.</p>
4.3 Height of Buildings	The site is not attributed a maximum building height.
5.10 Heritage Conservation	The site does not contain any Heritage items listed in Schedule 5 of the LEP.
5.18 Intensive Livestock Agriculture	The matters for consideration under Clause 5.18, will be addressed within the EIS and associated technical reports.
7.1 Earthworks	Earthworks proposed as part of the development will consider the relevant LEP Provisions.
7.3 Terrestrial Biodiversity	The potential impacts on any land included within the Terrestrial Biodiversity Map will be considered as part of the necessary BDAR.

4.4.2 Carrathool Local Environmental Plan 2012

Table 8: Carrathool LEP 2012 – Applicable Clauses

LEP CLAUSE	ASSESSMENT REQUIREMENTS
2.3 Zone Objectives and Land Use Table.	<p>Under the Carrathool Local Environmental Plan 2012 (LEP), the subject site is located in the RU1 Primary Production Zone. The objectives of the zone are:</p> <ul style="list-style-type: none"> To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. To encourage diversity in primary industry enterprises and systems appropriate for the area. To minimise the fragmentation and alienation of resource lands. To minimise conflict between land uses within this zone and land uses within adjoining zones. To facilitate farm adjustments. To enable agricultural support facilities to be carried out on land within the zone in a manner which does not significantly reduce the agricultural and horticultural production potential of land in the locality. To encourage eco-tourist facilities and tourist and visitor accommodation that minimise any adverse effect on primary industry production and scenic amenity of the area.



LEP CLAUSE	ASSESSMENT REQUIREMENTS
	The proposed development is defined as an Intensive Livestock Agriculture which is permitted with consent within the RU1 Zone.
4.3 Height of Buildings	The site is not attributed a maximum building height.
5.10 Heritage Conservation	The site does not contain any Heritage items listed in Schedule 5 of the LEP.
5.18 Intensive Livestock Agriculture	The matters for consideration under Clause 5.18, will be addressed within the EIS and associated technical reports.
6.1 Earthworks	Earthworks proposed as part of the development will consider the relevant LEP Provisions.
6.3 Terrestrial Biodiversity	The potential impacts on any land included within the Terrestrial Biodiversity Map will be considered as part of the necessary BDAR or Ecological Assessment if a waiver is obtained.

4.5 COUNCIL DEVELOPMENT CONTROL PLAN

Nothing that a Development Control Plan (DCP) does not apply to SSD per clause 2.10 of the *State Environmental Planning Policy (Planning Systems) 2021*, the proposed development will have regard to and provide an assessment against the relevant components of the Carrathool and Griffith DCPs.



5. ENGAGEMENT

5.1 ENGAGEMENT CARRIED OUT

No engagement has been undertaken prior to submission of this Scoping Report.

5.2 ENGAGEMENT TO BE CARRIED OUT

Early engagement activities will be expanded to the public following receipt of the SEARS as part of the design process and preparation of the EIS. Engagement expected to be carried out as is identified in **Table 9** below.

Table 9: Potential Engagement Activities

POTENTIAL ENGAGEMENT ACTIVITY	TARGET AUDIENCE
Letter and Flyer to immediate Neighbours adjoining the proposed development.	Neighbours
One on One meetings with the project team for neighbouring residents, Carrathool Shire Council, Griffith City Council, interest groups and local businesses.	Neighbours; Local Business; Council, Interest Groups
A Print Advertisement to be placed in a locally circulating newspaper. The advertisement provided project information and the consultation team phone number and email.	General Public
A Media Release to a locally circulating newspaper and ABC Radio. The media release will provide project information and the consultation team phone number and email.	General Public
Managed Email / Phone contact number for general enquiries and to provide feedback to the project team.	General Public



6. PROPOSED ASSESSMENT OF IMPACTS

6.1 LAND CONTAMINATION

Potential contamination from historic activities and exposure risk due to new construction activities will need to be considered as part of the SSD submission. A preliminary contamination assessment will be prepared for the site and submitted as part of the EIS.

6.2 GEOTECHNICAL

Soils and geotechnical investigation will be undertaken as part of the preparation of this EIS. The investigations will be required to inform the design of the building pads, water storage dam, access roads and other aspects of the farm.

6.3 ECOLOGY

A Biodiversity Development Assessment Report (BDAR) prepared in accordance with the Biodiversity Assessment Methodology 2020 (BAM) will be prepared for the SSDA (if required) having regard for vegetation and matters of ecological significance which may be impacted by the development. As the proposed sheds will be constructed within the existing cleared and cultivated areas, it is unlikely that any further disturbance of native vegetation will be required to facilitate the development. Regardless, an ecological assessment will be undertaken to identify any matters of significance, assess potential impacts associated with the proposed development and determine if entry into the Biodiversity Offset Scheme (BOS) is required, or if a BDAR waiver will be pursued.

As a result of historical clearing and existing cropping activities on the site, it is not expected that the project will have a significant impact to any Matters of National Environmental Significance (MNES) and is unlikely to constitute a controlled action.

6.4 TRAFFIC AND ACCESS

A detailed traffic impact assessment will be prepared for the project and submitted as part of the EIS. The traffic impact assessment will also address on-site manoeuvring, car parking and haulage routes to and from the site. Enabling the use of B-Double and A-Doubles on all part of the haulage routes will also need to be considered as part of the assessment.

6.5 INFRASTRUCTURE AND SERVICING

All required servicing infrastructure will be able to be provided to accommodate the proposed development. Assessment of these networks and on-site services proposed will be presented in the EIS identifying all necessary connections and upgrades.

6.6 DANGEROUS GOODS

The proposed broiler farms will require Liquefied Petroleum Gas (LPG) in order to provide heating for the birds during cooler months. As the storage volumes typically exceeds the SEPP 33 Screening Volumes, a Preliminary Hazard Assessment prepared in accordance with the Hazardous Industry Planning Advisory paper (HIPAP) No. 4(2) and No. 6(3) will be required. Due to the separation distances to sensitive receptors it is expected that the risk at the site boundary will not exceed the acceptable risk criteria and as such, the site would only be classified as potentially hazardous development and could proceed subject to development consent.



6.7 STORMWATER MANAGEMENT AND FLOODING

A Stormwater Management Plan (SWMP) will be prepared and submitted with the EIS which will confirm the appropriate stormwater management regime to prevent or minimise adverse environmental impacts and achieve acceptable levels of stormwater quality and quantity in accordance with the applicable standards. The SWMP will quality, quantity and erosion and sediment control during both the construction and operational phases.

While the site is not impacted by mapped flooding and does not contain any major wetlands or watercourses, an ephemeral watercourse (Jacks Creek) runs down from Mount Bingar through the site. It is understood that during significant rainfall events, some minor flooding and overland flows outside of defined banks of the Creek does occur. These overland flow paths have been avoided by the careful placement of the proposed broiler farms, however the stormwater flows and site hydrology will be assessed in detail as part of the preparation of the SSDA.

With respect to quantity, sufficient detention will be provided to ensure there will be no worsening of stormwater runoff from the site, compared to existing conditions during the critical stormwater events.

Stormwater quality will also be managed through a combination of treatment methods including separation of all processing areas interaction with external stormwater, capture and treatment of water used within the proposed development.

Erosion and sediment control measures will be implemented and maintained through the duration of construction activities which may include measures such as sediment fences, sediment traps, pollution containment devices (e.g. sandbags), stormwater diversion and other control equipment such as containment bunds, hay bales, and the like. A Sediment and Erosion Control Plan will be prepared and provided as part of the EIS.

6.8 NOISE

Noise emissions operations of the proposed broiler farms including shed fans, servicing and heavy vehicle movements will require further assessment. Due to the significant buffers available to the farms, it is expected that emissions will comply with the EPA's Noise Policy for Industry (NPfI) 2017 during both construction and operational phases.

An acoustic impact assessment (including modelling) will be prepared for the project to assess the potential impact of the industrial noise on sensitive receptors. In addition to assessment of industrial noise (in accordance with the *Noise Policy for Industry 2017*), increases in traffic noise associated with the development will also be assessed against the requirements of the *Road Noise Policy 2011*, any construction noise will be considered as per the *Interim Construction Noise Guideline 2009 / Draft Construction Noise Guideline 2021*.

The acoustic impact assessment will assist in finalising the design of the facility and to ensure all reasonable and feasible mitigation measures are adopted. Additional noise management measures for the construction and operational phase of the project will be documented in the assessment.

6.9 DUST AND ODOUR

An Air Quality Impact Assessment will be prepared for the project to assess the potential impact of the development in terms of dust and odour. Potential emission sources for the proposed development include odour from general activities on site and dust or particulate matter associated with activities such as truck movements over road surfaces.

As part of the preparation of this Scoping Report, a preliminary odour modelling has been undertaken which has demonstrated compliance with the NSW Air Quality Guidelines. As shown in **Figure 16**, the preliminary odour modelling shows that the emissions from the proposed farms are predicted to comply with the 50u contour at all nearest sensitive receptors, for the three different placement (Placement Days 1, 14 and 28).

A weather station including and ultrasonic wind sensor has also been established on site to verify local weather conditions. As part of the SSDA a detailed Air Quality Impact Assessment will be prepared for the project to assess the potential impact of the development in terms of odour, dust and other emissions.

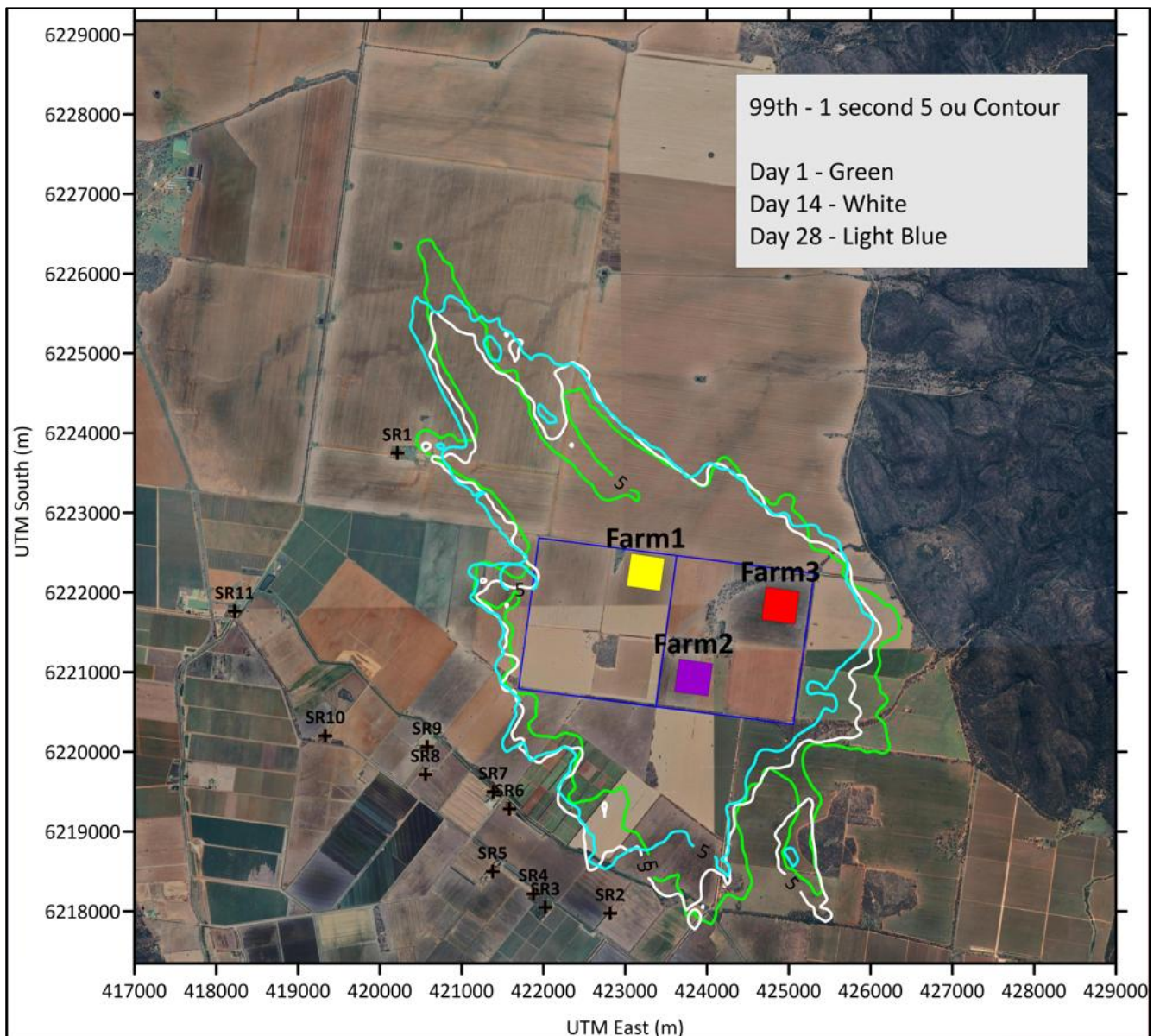


Figure 16: Preliminary Odour Modelling

6.10 SOCIAL AND ECONOMIC

The proposed new development has an Estimated Development Cost of approximately \$130 million, representing a significant investment into the site, which in turn will provide a more sustainable supply of broiler birds to service Baiada’s production operations into the future. Construction will create in the order of 50 construction jobs, and the Baiada Poultry business will continue to employ 18 full time staff members. This represents a significant contribution to the local community. More broadly, the proposed development would have additional economic benefits by supporting the projected growth of poultry production and further expansion of operations in the Riverina.

The social impacts of the project will reflect the findings of the detailed technical assessments concerning potential impacts sensitive receptors and the surrounding community (e.g. noise, odour, traffic etc.).

An Economic Impact Assessment and Social Impact Assessment will be prepared for the project and submitted as part of the EIS.



6.11 WASTE MANAGEMENT

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

Typically, broiler farms generate little waste that cannot be recycled or beneficially re-used. Potential waste streams are identified below. The waste streams have been classified in accordance with the *Waste Classification Guidelines Part 1: Classifying Waste* (EPA 2014) and intended disposal regime is provided in **Table 10**. Further details in relation to each waste stream is provided in the following sections.

Table 10: Waste Classifications

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

6.12 EARTHWORKS

The amount of cut / fill required is currently being investigated and is depended upon detailed site survey and civil engineering design. The cut/fill is expected to be minimal as sites are very flat. The final levels and necessary earthworks to facilitate the development will be documented in the EIS.

6.13 BUSHFIRE

A search of the NSW Rural Fire Service Online Bush Fire Prone Land has indicated that the subject site is mapped as Bushfire Prone Land. The proposed development will be required to comply with Planning for Bush Fire Protection for new works. A Bushfire Hazard Report will be carried out as part of the EIS.



6.14 ENVIRONMENTAL MANAGEMENT

The applicant, Baiada, will prepare a comprehensive Environmental Management Plan (EMP) that will be prepared and includes as part of the EIS package.

6.15 CONSTRUCTION MANAGEMENT

Construction works associated with the development will include:

- Civil works including earthworks.
- Building works to construct the new sheds.
- Road entrance works, internal driveways and manoeuvring, car parking area.
- Infrastructure works including internal water, gas, wastewater connections etc.
- Other ancillary works.

A preliminary construction management plan will be submitted as part of the EIS and will provide an overview of how potential environmental impacts associated with the construction phase of the project will be appropriately managed.



7. CONCLUSION

The scoping report relates to the proposed State Significant Development (SSD) Application seeking approval for the construction of three (3) new poultry broiler farms on land at 30 & 351 Mount Bingar Road, Yenda and 1617 Myall Park Road Myall Park. The development site contains 5 separate lots and straddles the boundary between Carrathool Shire and Griffith City Council.

Specifically, the proposed development involves the construction of 3 new poultry broiler farms on the subject site located ~20km northeast of Griffith. Each farm will be comprised of twenty-four (24) poultry sheds where meat chicken birds (broilers) will be grown for human consumption. Each shed will accommodate a maximum of 64,400 birds giving each farm a maximum capacity of 1.5456 million birds. The total population of birds across all three farms will be 4,636,800 birds.

Chicken meat production in Australia has grown steadily with growth forecast to continue at around 2.5% per annum. As a result of the ongoing and predicted growth in demand for poultry meat products in Australia, expansion of the industry is required. A robust supply chain is also critical for Australia's ongoing food security.

This site specially and the Riverina region more broadly provides a combination of critical factors which make it an ideal location for construction of a new broiler farm. The primary factor driving the development of a broiler farm in this location is the close proximity of the Hanwood Poultry Processing Plant, Hanwood Feed mill, and Griffith Hatchery which make broiler farming on the site very efficient through significant reductions in the transportation lengths. This has significant benefits with respect to reducing transport costs, reducing greenhouse emissions, and compliance with animal welfare requirements for transportation of live birds. In addition, the site has an existing water source suitable for broiler production, available power supply, minimal constraints (e.g. flooding, heritage, ecological significance, slope, bushfire), and significant buffers to sensitive receptors, which makes it highly suitable to accommodate intensive livestock agriculture.

The proposed broiler farms will create a best practice, bio-secure, broiler farm to support the existing Baiada's Riverina Poultry Cluster and provide additional supply to the Australian market.

The scoping report has identified relevant issues which warrant further consideration as part of the preparation of a State Significant Development EIS for the project.



APPENDIX 1 PROPOSAL PLANS

AP01



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