



Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

14 November 2016

Dear Ms McNally

Determination of Bourke Small Stock Abattoir (SSD 7268)

We refer to your Department's letter of 3 November 2016 referring the above State significant development application to the Planning Assessment Commission (Commission) for determination under Ministerial delegation of 14 September 2011.

Ms Lynelle Briggs AO, Chair of the Commission, nominated Mr Garry West (Chair) and Mr Alan Coutts to constitute the Commission to determine the development application.

Capra Developments Pty Ltd (Capra) proposes to construct and operate a small stock abattoir with the capacity to process up to 6,000 head per day of livestock (comprising goats, sheep and lambs) for export. The development has a capital investment value of approximately \$60 million and would provide approximately 55 jobs during construction and an estimated 200 jobs when fully operational.

The Commission has carefully considered the Department's environmental assessment report, all information provided by Capra, recommendations from government agencies, the public submission received in support and section 79C of the *Environmental Planning and Assessment Act 1979*.

The key matters for this development application include the risk of community exposure to Q-Fever, water security, water impacts, noise, air quality, odour, Aboriginal cultural heritage, biodiversity, waste and transport. The Commission has carefully reviewed the Department's assessment of these matters in the final assessment report. The Commission is satisfied with the Department's appropriate and proportional conclusions, which include:

- the risk of the transmission of Q-Fever would be primarily mitigated by way of a worker vaccination program, site design and operational measures to separate higher risk activity. These measures, and others, were assessed in Capra's human health risk assessment and were found to be appropriate by NSW Health;
- water supply to the facility is expected to be adequate, although Capra must also develop contingency measures in the event of severe water shortages. These measures must be specified in a water management plan prepared in consultation with the Department of Primary Industry, Bourke Shire Council (Council) and the Environment Protection Authority (EPA). The Commission notes that Council commissioned an additional bore in July 2016 to provide additional water supply in the event of drought;

- wastewater and irrigation management plans must be prepared in consultation with the EPA to ensure impacts to soil and water resources are adequately mitigated. Water bores must be installed on either side of the facility to monitor groundwater quality;
- noise, air quality and odour impacts are likely to be negligible because the two nearest sensitive receivers are over five kilometres from the site. Capra would minimise noise, air quality and odour emissions with measures such as regular cleaning of stockyards, regular waste removal and wastewater treatment. The EPA's licence requirements relating to noise, air quality and odour impacts are included in the recommended conditions;
- management and recording of Aboriginal artefacts that occur on the site, and the replacement of a cultural significant *Gurri* tree would be specified in an Aboriginal cultural heritage management plan. This approach has been agreed to by the Office of Environment and Heritage (OEH) and would require consultation with registered Aboriginal parties;
- loss of biodiversity values on the site would be adequately compensated by the retirement of 2,068 ecosystem credits within 12 months of obtaining development consent. This approach has been agreed to by the OEH;
- waste would be transported to a licensed facility offsite. This facility would need to be identified prior to the commencement of operations. Capra would also construct an appropriately specified pit for on-site burial in the unlikely event of mass mortality.
- construction and operational traffic impacts detailed in Capra's traffic impact assessment were found to be satisfactory by Roads and Maritime Services.

The Commission is of the view that the site is suitable for the proposed abattoir, as it is close to the natural source of rangeland goats and collection points in western NSW and positioned away from sensitive receivers. Given the location of the site and the proposed mitigation and management measures required in the conditions of consent, the Commission is satisfied that the development will have minimal environmental impacts. The Commission notes that Bourke Shire Council is in support of the development and acknowledges that the development would generate significant social and economic benefits for the region.

For the reasons set out above, the Commission accepts the Department's recommendation that this proposal be approved. Consequently, the Commission has determined to grant consent to the development application subject to the conditions set out in the development consent.

Yours sincerely



Mr Garry West (Chair)
Member of the Commission



Mr Alan Coutts
Member of the Commission

cc. The Hon. Rob Stokes, MP
 Minister for Planning
 GPO Box 5341
 SYDNEY NSW 2001

APPENDIX 1
NOTES OF BRIEFING FROM THE DEPARTMENT

This meeting is part of the determination process.		
Meeting note taken by Jade Hoskins	Date: 11 November 2016	Time: 9:30am
Project: Bourke Small Stock Abattoir (SSD 7268)		
Meeting place: PAC Office		
Attendees: Commission Members: Garry West (Chair) and Alan Coutts Commission Secretariat: David Mooney (Team Leader) and Jade Hoskins (Senior Planning Officer) The Department: Chris Ritchie (Director, Industry Assessments), Joanna Bakopanos (Team Leader, Industry Assessments) and Robert Byrne (Senior Planner, Industry Assessments)		
The purpose of the meeting: For the Department to brief the Commission on the project.		
The Department raised the following matters: <ul style="list-style-type: none"> • The site is located more than 5km from the two nearest residential dwellings and is close to rangeland goats and western NSW collection points. Given the location of the site, and the disease management measures to be implemented as the recommended conditions, there is a low risk of Q-Fever being transmitted to abattoir workers and surrounding communities. • The EPA is satisfied that the recommended conditions will appropriately mitigate the risk of groundwater contamination from the proposed wastewater treatment processes. • Suitable waste disposal arrangements will be established prior to operations. • Council has commissioned a second bore which will supply to abattoir with water in the event of drought. • Subject to compliance with the recommended conditions, air quality, odour and noise impacts from the development will be negligible. • The RMS raised no objection to the development and recommended conditions relating to site access design. These have been included into the recommended conditions of consent. • The development will result in the removal of one Gurri tree. The recommended conditions require the Applicant to plant 12 Gurri trees in locations that enable continued access to the Aboriginal community. 		
Documents [tabled at meeting/to be provided]: Location maps, plans and enlarged photos from the report.		
Outcomes/Agreed Actions: n/a		
Meeting closed at 10am		