

ATTACHMENT 4

Amended Site Based Management Plan

Prepared by:

Sunny Queen Australia



Site Based Management Plan
Wellcamp (Site)
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Notes:

Draft Final – This version was prepared for internal checking following discussion with the client.

Final – this version is the final report.

Final V3- This version was updated by Sunny Queen's Sustainability Coordinator, Sarah Brischetto (SB). Above versions were prepared and updated by Integrity AG & Environment (info@integrityag.net.au).

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Attachment A: Site Layout (220621-SK-001-M.pdf)

1 Introduction

This Site Based Management Plan (SBMP) was commissioned by Sunny Queen Pty Ltd to identify and provide management strategies for any amenity and/or environmental risks associated with the production of liquid eggs at Lot 45 (SP194167) Heinemann Road, Wellcamp.

The SBMP was originally required by the Toowoomba Regional Council (the Council) as part of the process to amend the approved use of the site from Medium Impact (Fruit and Vegetable Cold Press Juice Production) to High Impact Industry (Liquid Egg Production). The Toowoomba Regional Council reference number is MUCI/2018/5497/A. The proposed liquid egg operation will utilise the existing industrial building on the site, and all associated infrastructure service connections, with no change to the existing built form or site configuration.

The current version (Final V3) of the SBMP was updated on 15 July 2026 by Sunny Queen in support of a new development application submitted to the Council, seeking amendments to the production, waste collection and heavy vehicle delivery hours.

1.1 Company Description

Sunny Queen is a farmer-owned company supplying eggs to supermarkets, restaurants, cafes, schools, and healthcare facilities around Australia. With farms, warehousing and manufacturing located across four states, Sunny Queen is a leading supplier of both shell eggs and egg products. Through all levels of management, Sunny Queen has a demonstrated commitment to a high level of environmental performance. Sunny Queen's company wide environmental policy is provided in Figure 1.

POLICY – ENVIRONMENTAL AND SUSTAINABILITY

PURPOSE

This policy outlines Sunny Queen's commitment to environmental responsibility and sustainable practices across all areas of our operations. We strive for continuous improvement in our environmental performance as part of our core business strategy and daily activities.

SCOPE

This policy applies to all employees, contractors and stakeholders involved in Sunny Queen's operations.

POLICY STATEMENT

Sunny Queen is committed to:

- Complying with all relevant environmental legislation, regulations and industry codes of practice
- Minimising waste generation and maximising recycling
- Reducing energy and water consumption wherever feasible
- Promoting sustainable modes of transport
- Prioritising environmentally responsible procurement, including locally sourced and sustainable products wherever feasible
- Reducing greenhouse gas emissions and supporting climate change mitigation efforts where practical
- Engaging, educating and empowering our team to act sustainably

KEY AREAS OF FOCUS

- **Energy and Water**
 - Utilise clean energy sources, including solar panels
 - Encourage energy and water-saving behaviours among staff
- **Waste Management**
 - Reuse and recycle materials wherever possible
 - Ensure responsible disposal of all waste
- **Transportation**
 - Support remote working in line with our working from home policy and encourage virtual meetings to reduce travel
 - Promote efficient transport options
- **Procurement**
 - Adopt an "Australia-first" approach to sourcing raw ingredients where viable
 - Prioritise procurement of recycled and biodegradable packaging materials where viable
- **Communication and Training**
 - Provide staff with training on sustainability principles and practices
 - Foster environmental awareness through internal communication channels
 - Recognise achievements in sustainability and encourage continuous feedback and improvement

REVIEW AND RESPONSIBILITY

This policy is reviewed annually to ensure its relevance and effectiveness.

- **Accountability:** The Chief Executive Officer & Managing Director holds ultimate accountability for this policy.
- **Implementation:** Responsibility for implementation is delegated to the General Manager of Sustainability.
- **Employee Responsibility:** All employees are expected to support and uphold this policy and contribute to Sunny Queen's sustainability goals.

Reference available on SharePoint: <https://sunnyqueencomau.sharepoint.com>

Sunny Queen Sustainability Strategic Plan, select Sustainability tab

Site Based Management plans: select Admin documents/Information/Sustainability

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Revision number:	2	Revision date:	15 September 2025	Est. No.:	1188

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Figure 1. Sunny Queen's Environmental Policy

1.2 Description of Proposed Development

Sunny Queen proposes to operate a liquid facility on the site, which involves the delivery of bulk (unbroken) eggs from surrounding farms, breaking and spinning of eggs within a controlled and sterilised environment located within the building, pasteurisation and final product packed into bags or containers. Packed egg liquid is kept in cold storage temporarily, prior to distribution for off-site food production. The production process is shown schematically in Figure 2. All eggs received at the site will be processed into liquid eggs.

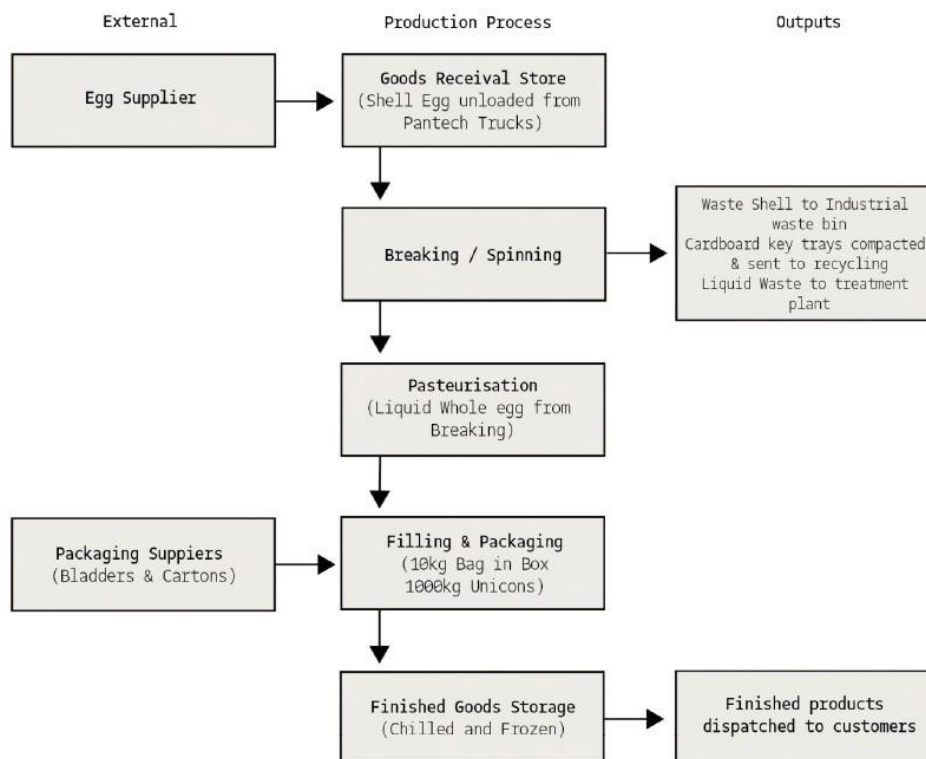


Figure 2. Liquid Egg Production Flow Chart

Equipment utilised in the production of liquid eggs includes:

- Breaker
- Spinners
- Augers
- Hipex® Pasteuriser
- 1 x 3 tonne storage tanks
- 2 x 8 tonne storage tanks
- 10 tonne storage tank,
- Flexpack® filling unit
- Conveyors
- Carton Erector

- Pallet Wrapper
- Palletising robot.
- 2x 5x2kg filling machine
- 3x Blast freezer containers

The site layout, including the new liquid egg equipment is provided in Attachment A (220621-SK-001-M.pdf).

1.3 SBMP Responsibilities

Responsibility for implementing the management actions contained within the SBMP lies with the onsite production manager.. The current manager is:

- Brendan Andrews – Production Manager

The effectiveness of the SBMP will be monitored on an ongoing basis by comparing monitoring results with the objectives for each identified environmental impact. Individual components of the SBMP will be assessed as necessary and an entire system evaluation conducted annually. Modifications will be made to the SBMP as necessary.

All documents pertaining to the SBMP will be held in the processing facility office where they are accessible by all staff.

1.4 Staff and Contractor Training

Upon employment, all staff/contractors will be inducted in the SBMP.

The Production Manager is responsible for ensuring that all staff members are then regularly trained in the components of the SBMP that are relevant to their duties and responsibilities.

Training will be conducted using a combination of techniques including direct supervision of tasks, group training courses and independent reading of relevant information by staff members.

Staff will be updated as needed e.g. when relevant sections of the SBMP are upgraded by the facility manager or company management.

Staff performance in relation to environmental management duties and responsibilities will be reviewed when the SBMP is reviewed on an annual basis. However, where unsatisfactory environmental performance occurs, relevant staff and procedures will be investigated promptly.

The Production Manager will be responsible for ensuring that all contract staff are made aware of sections of the SBMP as appropriate to their contracted duties. Where unsatisfactory performance occurs, relevant contractors and procedures will be investigated.

1.5 Review of Environmental Performance and Continuous Improvement

The SBMP will be reviewed by the Production Manager and Company management at least every three years to ensure that it is working effectively. This process will identify changes (if needed) and make appropriate recommendations. The review will assess the way in which procedures are actually carried out compared to the way in which they are written, an analysis of monitoring data to determine future monitoring needs and also put forward recommendations regarding future monitoring and analysis.

The frequency of monitoring and the results of the monitoring data will be compared with the requirements listed in the SBMP. This is to establish if monitoring is being undertaken as described in the SBMP, if there are recent changes to the system that are not covered by the SBMP or if changes need to be made to the SBMP.

An assessment of the data from the monitoring activities will be undertaken. This is to confirm that there is compliance with the level of impact stated in the objectives. It is also used to determine whether the type and frequency of monitoring is appropriate. For example, if no noise nuisance is recorded at the property boundary following three or more consecutive tests, it may be possible for the frequency of testing to be reduced. Conversely, if noise nuisance is occurring, additional monitoring or different testing and analysis procedures may need to be undertaken to identify the source. Justification for changing monitoring regimes will be recorded prior to implementation.

2 Potential Impacts

2.1 Separation Distances to Receptors

Potential environmental and amenity impacts are dependent facility design and management and the distance to sensitive receptors from the proposed development. Figure 3 shows the distance to three isolated dwellings which are located within 250m of the property boundary, with the closest receptor 60m south of the property. Properties to the north and east of the site include transport equipment, transport depots, and a recycling facility.



Figure 3. Distance to Sensitive Receptors

Installation and commissioning of the liquid egg facility is unlikely to have any significant impact as the changes in process equipment will entirely happen within the existing building onsite. The potential impacts that may be caused during normal operation include:

- Impacts to community amenity due to noise.
- Impacts to community amenity due to odour.
- Impacts to community amenity due to dust.
- Impacts to community amenity due to light.
- Impacts to community due to pests and/or vermin.
- Impacts to soil and ground/surface waters.
- Impacts to sewer network.

Each of the potential impacts and the management strategies that are detailed in the following sections.

2.2 Impact of noise on nearby land uses

Potential noise impacts resulting from the development may include:

- Liquid egg processing - Operation of equipment including breakers, spinners, and packing.
- Traffic– Traffic on local roads will generate noise as a result of the truck movements to and from the facility and staff movements on a daily basis.
- Egg delivery and product loading – Unloading of whole eggs and loading of product using forklifts will potentially generate noise from the site.

2.3 Impacts of odour on nearby land uses

Potential odour impacts resulting from the development may include:

- Liquid egg processing building – The liquid egg process occurs within the existing onsite building and as such has limited potential for offsite odour generation.
- Solid waste – Egg shell and cardboard are the only solid waste stream generated by the process. Egg shells will be spun to remove any residual product, and then placed into on-site industrial waste bins that are collected from site on a daily basis.
- Wastewater - A small volume of wastewater generated from the daily washing and sanitising of processing equipment. Wastewater is discharged to the sewer network via the trade waste system. and soon to be installed Dissolved Air Floatation (DAF). As a result, odour emissions are expected to be minimal, so the odour impacts on nearby land users is considered low.

2.4 Impacts of dust on nearby land uses

Potential dust impacts resulting from the development may include:

- Liquid egg processing building – The liquid egg process does not generate dust and occurs within the existing onsite building and as such has limited potential for offsite impacts.
- Traffic movements - Traffic movements are restricted to sealed and blue metal roads and access points, resulting in minimal dust generation.

2.5 Impacts to community from light:

Potential light impacts resulting from the development may include:

- Traffic and vehicles will be a source of light.
- Security lights will be a source of light. Lighting at the facility will not be changed, and will comply with the requirements of Chapter 9 of the *CASA Manual of Standards Part 139 – Aerodromes*.

2.6 Impacts to community from traffic:

Potential traffic impacts resulting from the development may include:

- Traffic movements - Traffic movements are restricted to sealed roads and blue metal covered access points, resulting in minimal dust generation.
- Traffic– Traffic on local roads will generate noise as a result of the truck movements to and from the facility and staff movements on a daily basis.
- Traffic congestion – Increased vehicle movements to the site may result in an increase in the local congestion.

2.7 Impacts to the soil and ground / surface water quality:

Potential ground/surface water impacts resulting from the development may include:

- Main processing building - As all loading, unloading and processing occurs inside the building there should be no releases into the surrounding environment and therefore no impacts to groundwater or surface water.
- Wastewater management – Wastewater generated is now discharged to the sewer network, rather than treated onsite and used for irrigation. As a result, direct impacts to the landscape are not expected. However, potential impacts may occur if wastewater is released due to spills, leaks or overflows, because of a trade waste system failure.

2.8 Impacts to sewer network

Potential sewer network impacts resulting from the development may include:

- Non-compliant trade waste discharge: The site currently operates a trade waste system at the rear of the facility. Once installed and operational, the DAF will significantly reduce the risk of non-compliant discharges and associated impacts on the sewer network.

The factors that could potentially cause or contribute to the environmental impacts listed above are detailed in the sections that follow.

3 Mitigation and Management

Details the mitigation measures required to ensure that any impacts are appropriately managed to achieve a low risk rating for environmental impacts/or and community amenity.

3.1 Impacts to Community Amenity Due to Noise

3.1.1 Objectives

- Objective 1: To minimise noise generation during operations.
- Objective 2: To minimise noise complaints.

3.1.2 Management Strategies

Objective 1 – Operational noise emissions

- Noise generation from processing equipment will be minimised through the installation of all equipment completely within the enclosed existing building onsite. Doors will be kept closed at all times during operation.
- Noise generation will be controlled by regular maintenance of all onsite equipment.
- Noise generation will be controlled by limiting the hours of production*, and the resulting vehicle movements to:
 - 6:00am to 6:00pm for Monday to Friday for production.
 - 6:00am to 10:00pm Monday to Friday for servicing.
 - 7:00am to 6:00pm for waste collection and heavy vehicles deliveries.

A recent development application has been submitted to the Council, seeking amendments to these hours. Subject to council approval, the new hours will be from 6:00am to 10pm for Monday to Friday for production, and 6am to 6pm for waste collection and heavy vehicles deliveries. Servicing hours will remain the same.

- Loading and unloading will utilise the existing loading areas on the northern side of the building. Forklift operation for loading will occur within the existing building, minimising potential noise generation. Subject to council approval of the current development application to amend the site's operating hours, weekly packing deliveries will also occur on the western side.

Objective 2: Noise complaints

- Maintain a noise Complaints Register.
- Instruct all staff on the appropriate handling of noise complaints.

3.1.3 Specific Performance Indicators (Including Relevant Policies)

The overall noise level generated by the processing facility must comply with the requirements of the *Environmental Protection (Noise) Policy 2019*. This policy states that the environmental values to be enhanced or protected under this policy are the qualities of the acoustic environment that are conducive to:

- (a) protecting the health and biodiversity of ecosystems; and
- (b) human health and wellbeing, including by ensuring a suitable acoustic environment for individuals to do any of the following
 - (i) sleep;
 - (ii) study or learn;
 - (iii) be involved in recreation, including relaxation and conversation; and
- (c) protecting the amenity of the community.

Noise from the activity associated with the use of the subject land for use as the processing facility must not cause environmental harm or environmental nuisance, and noise shall not exceed levels identified in MCU/2018/5497/A when measured at the façade of any sensitive receptor and within the hours of the operation specified. The noise limits are provided in Table 1.

Table 1 – Noise Limit Criteria from MCU/2018/5497/A

	Noise level measured in dB(A)	
	Variable noise assessment criteria	Continuous noise assessment criteria
	$L_{Aeq\ adj\ T}$	$L_{Aeq\ adj\ T}$
Day (7am – 6pm)	47	42
Evening (6pm – 10pm)	42	37
Night (10pm – 7am)	39	36
Sleep Disturbance	45 db(A) L_{Amax} internal noise limits	

3.1.4 Monitoring and Recording Frequency (Including Relevant Policies)

Noise Assessments

The Production Manager will undertake assessments of potential noise emissions six monthly or following any noise complaint. Assessments will be undertaken as close as practical to nearby significant receptors. The noise monitoring must occur:

- When the wind is light to moderate.
- During a period of high activity.
- Along the southern and eastern boundary, or at the boundary point closest to complainant.

As part of the site's current Development Application with the Council that is seeking approval to amend the site's operating hours, a noise assessment will be undertaken to establish baseline noise levels. The findings will inform the evaluation of any potential noise impacts associated with the proposed new operating hours and may result in updates to the site's management measures and controls for noises.

Noise Monitoring

Where considered warranted by Council and when requested in writing, Sunny Queen will undertake a noise investigation. This will include a suitably qualified person to monitor, interpret and record all parameters that are requirement to be monitored to determine whether or not the Development Approval noise limits (Table 1) have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request. Measurement of noise emissions (adjusted for tonality and impulse) must be generally in accordance with the most recent version of *Australian Standard AS1055.1 Acoustics – Description and measurement of environmental noise – General procedures*.

Complaint Recording

A Complaints Register will be used to record all noise complaints. Details will be logged immediately and the following recorded:

- Date, time and the method by which the complaint was made.
- Any personal details of the complainant or a note about the complainant.
- Nature of the complaint.
- Whether conditions at the time of the complaint, including wind direction and speed.

All noise monitoring records will be kept for at least 3 years.

3.1.5 Reporting and Review

Where noise assessments indicate that noise levels are unacceptable, details of the problem and the proposed method of solving the problem, will be recorded.

At least six-monthly, noise assessment results will be reviewed by the Production Manager to determine the effectiveness of the implemented tasks to meet the objectives. Any areas where deficiencies consistently, and/or unnecessarily, occur will be investigated further and appropriate corrective actions undertaken.

Recorded complaints will be conveyed to the Production Manager within 48 hours, and following information will be reported in the Complaints Register:

- Management options available to reduce or solve the problem.
- Corrective action taken to eliminate the source of each complaint.
- Effectiveness of method used.
- Response of complainant/s about the level of impact after steps have been put into place to solve the problem.
- Details of further monitoring (through assessment by the Production Manager and consultation with the complainants).

3.1.6 Corrective Actions

After determining the specific source of noise, and analysing the cause of the noise, the following will be undertaken:

- Adjustment or replacement of faulty equipment, and/or
- Reschedule noisy activities if practical, and/or
- Relocate noisy activities, and/or
- Investigation of additional actions to reduce noise generation.

3.2 Impacts to Community Amenity Due to Odour

3.2.1 Objectives

Objective 1	To minimise odour emissions from processing.
Objective 2	To minimise odour emissions from solid waste disposal.
Objective 3	To minimise odour emissions from wastewater treatment and disposal.
Objective 4	To minimise odour complaints.

3.2.2 Management Strategies

Objective 1 – Processing odour emissions

- Processing building is fully enclosed reducing odour emissions from the building.
- Processing equipment is washed and sanitised on a regular basis to maintain high levels of hygiene.
- Continual maintenance of site cleanliness to meet company hygienic and sanitisation standards.

Objective 2 – Solid waste disposal odour emissions

- Solid waste (egg shells) must be stored within a refrigerated cool room prior to dispatch from the facility.
- Solid waste bins will be cleaned on a regular basis.
- No on-site disposal of solid waste.

Objective 3 – Wastewater treatment and disposal odour emissions

- Liquid waste (wash water) will be treated through the onsite treatment unit in accordance with the specifications.
- Liquid waste (wash water) will not be maintained in sealed pipes prior to discharge to the wastewater treatment unit.
- Wastewater generated on site is discharged into the sewer network via a trade waste system and soon to be installed DAF system.

Objective 4 – Complaints from odour

- Maintain Complaints Register.
- Instruct all staff on the appropriate handling of odour complaints.

3.2.3 Specific Performance Indicators (Including Relevant Policies and Standards)

The processing facility meets the objective of the *Environmental Protection Act 1994*:

“to protect Queensland’s environment while allowing for development that improves the total quality of life, both now and in the future, in a way that maintains the ecological processes on which life depends (ecologically sustainable development)”. In accordance with the Guideline for Odour Impact Assessment from Developments (EPA 2004), the specific performance indicator is that “any release of noxious or offensive odours will not cause a nuisance at any odour sensitive place”.

3.2.4 Monitoring and Recording

Odour Intensity Assessments

The Production Manager will undertake assessments of potential odour emissions six monthly or following any odour complaint. Assessments will be undertaken as close as practical to nearby significant receptors. The monitoring must occur:

- At least six monthly
- In response to validated odour complaint
- During periods of light winds
- Along the southern and eastern boundary, or at the boundary point closest to complainant.

When the assessment is undertaken the assessor must not be desensitised to the odour, therefore the assessor can only make the assessment if they have not been working proximate to odour sources for a minimum of three hours.

Odour sampling frequency will be reviewed with the Administering Authority if results indicate no increase in emission rate or offensiveness and there are no verified odour complaints over a two year period.

Complaint Recording

A Complaints Register will be used to record all odour complaints. Details will be logged immediately and the following recorded:

- Date, time and the method by which the complaint was made.

- Any personal details of the complainant or a note about the complainant.
- Nature of the complaint.
- Whether conditions including wind speed and direction at the time of the odour incident.

All odour monitoring records will be kept for at least 3 years.

3.2.5 Reporting and Review

Ongoing Reporting and Reviewing

Where the odour intensity assessment indicates that odour levels are unacceptable, corrective action is required. This involves the Production Manager recording the details of the problem and the proposed method of solving the problem.

At least six-monthly, odour monitoring results will be reviewed by the Production Manager to determine the effectiveness of the implemented tasks to meet the objectives. Any areas where deficiencies consistently, and/or unnecessarily occur, will be investigated further and appropriate corrective actions undertaken.

Recorded complaints will be reviewed and the following information will be reported in the Complaints Register:

- Management options available to reduce or solve the problem.
- Corrective action taken to eliminate the source of each complaint.
- Effectiveness of method used.
- Response of complainant/s about the level of impact after steps have been put into place to solve the problem.
- Details of further monitoring (through assessment by the Production Manager and consultation with the complainants).

3.2.6 Corrective Action

Objective 1 – Processing odour emissions

- Adjustment or replacement of faulty equipment.
- Adjustment of building ventilation system.

Objective 2 – Solid waste disposal odour emissions

- Regularly wash and sanitise solid waste storage container.
- Replace/repair damaged solid waste storage container to prevent odour emissions.
- Reduce the time between removals of solid waste from the facility.

Objective 3 – Wastewater odour emissions

- Conduct daily water reading checks of trade waste system and undertake routine inspections of the trade waste infrastructure and rectify any leaks or blockages identified.

Objective 4 – Odour complaints

- Determine the specific source of odour.
- Analyse the cause of the complaint.
- Take appropriate remedial action (modify the design or operation accordingly).

3.3 Impacts to Community Amenity Due to Dust

3.3.1 Objectives

Objective 1	To minimise dust emissions from operations - processing, loading, unloading and transport.
Objective 2	To minimise dust complaints.

3.3.2 Management Strategies

Objective 1 – Minimise dust emissions from operations.

- Keep building and surrounding area clean.
- Regularly clean air-conditioning ventilation filters.
- Ensure sufficient blue metal cover on loading access.

Objective 2 – Complaints from dust

- Maintain a Complaints Register.
- Instruct all staff on the appropriate handling of dust complaints.

3.3.3 Specific Performance Indicators

The processing facility must comply with the *Environmental Protection Policy (Air) 2008* in that it protects “the qualities of the air environment that are conducive to human health and well being, protecting the aesthetics of the environment, including the appearance of buildings, structures and other property; and to protecting agricultural use of the environment”.

Therefore, the dust emissions from the operation must not cause any dust exposure of a serious and persistent nature to any sensitive place located at or beyond the boundaries of the property.

3.3.4 Monitoring and Recording

Dust Assessments

The Production Manager will undertake visual assessments to monitor dust emissions. Assessments will be undertaken:

- At least six monthly.
- In response to validated dust complaints.
- More frequently during prolonged dry periods or after a validated complaint.

- When the wind speed is moderate to strong.
- During daylight hours.

The results of the visual assessments will be placed stored on file.

Complaint Recording

A Complaints Register will be used to record all dust complaints. Details will be logged immediately and the following recorded:

- Date, time and the method by which the complaint was made.
- Any personal details of the complainant or a note about the complainant.
- Nature of the complaint.

3.3.5 Reporting and Review

Where the visual assessment indicates that dust levels are unacceptable, corrective action is required. The details of the problem, and the proposed method of solving the problem will be recorded in the by the Production Manager. At least six-monthly, dust monitoring results will be reviewed by the Production Manager to determine the effectiveness of the implemented tasks to meet the objectives. Any areas where deficiencies consistently, and/or unnecessarily occur, will be investigated further and appropriate corrective actions undertaken.

The Complaints Register will be monitored monthly. Recorded complaints will be reviewed and the following information will be reported in the Complaints Register:

- Management options available to reduce or solve the problem.
- Corrective action taken to eliminate the source of each complaint.
- Effectiveness of method used.
- Response of complainant/s about the level of impact after steps have been put into place to solve the problem.
- Details of further monitoring (through assessment by the Production Manager, and consultation with the complainants).

3.3.6 Corrective Action

Objective 1 – To minimise dust emissions from operations - processing, loading, unloading and transport.

- Adjustment or replacement of faulty equipment.
- Adjustment of air conditioning filtration system.
- Ensure road maintenance is maintained, repairing of any holes or cracks and ensuring sufficient cover of blue metal at loading points.

Objective 2 – Dust complaints

- Determine the specific source of dust.
- Analyse the cause of the complaint.
- Take appropriate remedial action (modify the design or operation accordingly).

3.4 Impacts to Community Amenity Due to Light

3.4.1 Objectives

Objective 1 *Minimise light impacts on neighbouring houses.*

Objective 2 – *Complaints from light*

- Maintain a Complaints Register.
- Instruct all staff on the appropriate handling of light complaints.

3.4.2 Management Strategies

- Security lights will be positioned and angled away from neighbours.
- Maintenance of a Complaints Register.
- Instruct all staff on the appropriate handling of light complaints.

3.4.3 Specific Performance Indicators (Including Policies and Standards)

Light generation at the facility must meet the standards of AS4282 1997 – Control of Unobtrusive Effects of Outdoor Lighting and also Chapter 9 of the CASA Manual of Standards Part 139 – Aerodromes.

3.4.4 Monitoring and Recording

The Production Manager will undertake regular subjective checks of light nuisance. The subjective checks will be undertaken by viewing the operation from the property boundary and neighbouring residences. Checks are to be done at night and strong lights shall be noted.

The frequency of the monitoring will be dependent upon environmental and management conditions. Monitoring will also be undertaken if changes to the potential light impact occur (e.g. change in vegetative screening, modification to lighting at the facility).

A Complaints Register will be used to record all complaints. Details will be logged immediately and the following recorded:

- Date, time and the method by which the complaint was made.
- Any personal details of the complainant or a note about the complainant.
- Nature of the complaint.

3.4.5 Reporting and Review

Light Intensity Assessments

Where the light intensity assessment indicates that levels are unacceptable, details of the problem and the proposed method of solving the problem will be recorded in the Environmental Data Record.

If the problem persists further investigation will be implemented to determine whether the lights exceed the vertical luminance criteria provided in the AS4282 *Control of Obtrusive Effects of Outdoor Lighting* (Standards Australia 1997b). If they do exceed these criteria, then corrective action is required.

Light Complaints

The Complaints Register will be monitored monthly. Recorded complaints will be reviewed and the following information will be reported in the Complaints Register:

- Management options available to reduce or solve the problem.
- Corrective action taken to eliminate the source of each complaint.
- Effectiveness of method used.
- Responses of complainant/s about the level of impact after steps have been put into place to solve the problem.
- Details of further monitoring (through assessment by the Production Manager and consultation with the complainants).

3.4.6 Corrective Action

After determining the specific source of the lighting complaint, the following will be investigated:

- Analyse the cause of the complaint.
- Take appropriate remedial action (modify the design or operation accordingly).
- Change the location of security lighting.
- Adjust the direction of security lighting.
- Install additional buffers and/or barriers between facilities and receptors.
- Install additional buffers and/or barriers between roads and receptors.

3.5 Impacts to Community Amenity Due to Pests/Vermin

3.5.1 Objectives

- | | |
|-------------|--|
| Objective 1 | Minimise the incidence of pests/vermin around the processing building. |
| Objective 2 | Minimise the incidence of pests/vermin complaints. |

3.5.2 Management Strategies

Objective 1 – Pests/Vermin around processing building

- Strategic baiting programs will be used to control rodents and pests inside and outside the processing building as necessary
- Place bait in a bait station that does not allow access to the bait by pets, wildlife or children.
- Keeping all solid waste in sealed containers prior to collection by waste contractor.
- Keep processing building doors closed unless trucks are exiting or exiting loading and unloading bays. The loading bays are separated from the rest of the building.

Objective 2 – Pests/Vermin complaints

- Production Manager to maintain a Complaints Register.
- Instruct all staff on the appropriate handling of complaints.

3.5.3 Specific Performance Indicators

The processing facility must not be the cause of an increase in the number or variety of the following animals:

- Rats and Mice.
- Flies.

3.5.4 Monitoring and Recording

The Production Manager will monitor mice and rat populations using traps and visual inspection.

The Production Manager will monitor fly populations using traps and visual inspection.

3.5.5 Reporting and Review

Where the monitoring indicates that pest/vermin numbers or varieties are increasing, corrective action will be undertaken. The Production Manager will record details of the problem, and the proposed method of solving the problem.

From time to time, pest/vermin monitoring will be reviewed by the Production Manager to determine the effectiveness of the actions. Any areas where deficiencies occur will be investigated further and appropriate corrective actions undertaken.

3.5.6 Corrective Action

If flies, rats and mice, or flies become a problem the following corrective action will be undertaken.

Objective 1 – Pests/Vermin from processing facility

- Maintaining a baiting program of anticoagulant rodenticides, tracking powders (poisonous dust) or gels and fumigants.
- If there is resistance to some baiting chemicals use an alternative product.
- Use a 'pulse' baiting regime to avoid excessive levels of poison in vermin.
- Cleaning up any spilled solid or liquid waste immediately.
- Maintaining fly monitoring programs.

Objective 2 – Pests/Vermin complaints

- Determine the specific source of pests/vermin.
- Analyse the cause of the complaint.

3.6 Impacts to Community Amenity Due to Traffic

3.6.1 Objectives

- | | |
|-------------|---|
| Objective 1 | To minimise dust emissions from traffic. |
| Objective 2 | To minimise noise emission from traffic. |
| Objective 3 | To minimise unacceptable impacts on local traffic congestion. |

3.6.2 Management Strategies

Objective 1 – Minimise dust emissions from traffic.

- Ensure internal roads are maintained to a high standard, and sufficient blue metal cover on loading access.

Objective 2 – Minimise noise emission from traffic.

Noise generation from traffic will be controlled by limiting the hours of production, and the resulting vehicle movements to:

- 6:00am to 6:00pm for Monday to Friday for production.
- 6:00am to 10:00pm Monday to Friday for servicing.
- 7:00am to 6:00pm for waste collection and heavy vehicles deliveries.

A new development application has been submitted, seeking amendments to the above hours. Subject to council approval, the new hours will be from 6:00am to 10pm for Monday to Friday for production, and 6am to 6pm for waste collection and heavy vehicles deliveries. Servicing hours will remain the same.

- Ensure internal roads are maintained to a high standard, and sufficient blue metal cover on loading access.
- Ensure onsite speed limits of 10km per hour are maintained.

Objective 3 – Minimise unacceptable traffic congestion

No significant increase in traffic movements compared with prior operation.

3.6.3 Specific Performance Indicators

Performance indicators from dust and noise associated with traffic will be addressed in accordance with Sections 3.1 and 3.3

3.6.4 Monitoring and Recording

Monitoring of dust and noise associated with traffic will be addressed in accordance with Sections 3.1 and 3.3

Monitoring and recording of traffic impacts include:

- Monitoring and regulation of speed of cars and vehicles onsite.

3.6.5 Reporting and Review

The Complaints Register will be monitored monthly. Recorded complaints will be reviewed and the following information will be reported in the Complaints Register:

- Management options available to reduce or solve the problem.
- Corrective action taken to eliminate the source of each complaint.
- Effectiveness of method used.
- Response of complainant/s about the level of impact after steps have been put into place to solve the problem.
- Details of further monitoring (through assessment by the Production Manager, and consultation with the complainants).

3.6.6 Corrective Action

Objective 1 – To minimise dust emissions from traffic

- Improve trafficable surface to minimise dust emissions.
- Ensure road maintenance is maintained, repairing of any holes or cracks and ensuring sufficient cover of blue metal at loading points.
- Reduce speed of onsite traffic, potentially through traffic calming methods.

Objective 2 – To minimise noise emissions from traffic

- Improve trafficable surface to reduce vibration and road noise.
- Educate drivers about driving practices to promote low noise.
- Ensure vehicles only coming to site during approved operation and maintenance hours.
- Reduce speed of onsite traffic, potentially through traffic calming methods.

Objective 3 – To minimise traffic congestion

- Monitor location of traffic issues and schedule shifts to minimise impacts.

3.7 Impacts to Soil and Ground / Surface Water

3.7.1 Objectives

Objective 1 Minimise soil and ground/surface water impacts from operation – including processing, loading and unloading.

Objective 2 Minimise soil and ground/surface water impacts from trade waste system failure, spills or leaks.

3.7.2 Management Strategies

Objective 1 – Minimise soil and groundwater/surface water impacts through operation – including processing, loading and unloading.

- The foundation and floor of the processing building are constructed from concrete to provide an impervious surface. The floor will be designed to provide controlled drainage areas for equipment washing and sanitisation operations.
- Sanitation and washing water will be collected and directed to the onsite wastewater treatment system.
- The existing building has been constructed to ensure no ingress of surface water.
- Loading and unloading of materials will occur within the footprint of the sealed building.

Objective 2 – Minimise soil and ground/surface water impacts resulting from trade waste system failure, spills or leaks.

- Ensure wastewater treatment system is maintained in accordance with the manufacturer's specifications.
- Onsite Maintenance Fitter ensures routine inspections of the trade waste system are undertaken and any leaks, blockages or system failures are promptly rectified.

3.7.3 Specific Performance Indicators

The production facility does not have an impact on ground/surface water quality.

3.7.4 Monitoring and Recording

- Conduct daily water reading checks of trade waste system and undertake routine inspections of its infrastructure to identify and rectify any leaks or blockages
- The Production Manager ensures wastewater treatment unit is maintained in accordance with the manufacturers specifications.

3.7.5 Reporting and Review

The details of any soil and ground/surface water contamination and the proposed method of solving the problem will be recorded.

3.7.6 Corrective Action

Objective 1 – Minimise soil and ground/surface water contamination from processing

- Repair and/or seal any blocked drains or cracks in the impermeable surface onsite.

Objective 2 – Minimise soil and ground/surface water and soil impacts resulting from trade waste system failure, spills or leaks.

- Repair leaks, blockages or failures in the trade waste system promptly
- Contain and clean up spills immediately and repair leaks, blockages or failures in the trade waste system promptly. Record any environmental incidences and corrective action into the EMS platform. Production Manager will also notify relevant authorities where required.

3.8 Impact to sewer network

3.8.1 Objectives

Objective 1: Minimise impacts to sewer systems from site's trade waste .

3.8.2 Management Strategies

Objective 1: Minimise impacts to sewer systems from site's trade waste system.

- Ensure wastewater treatment system is maintained in accordance with the manufacturer's specifications.
- Ensure routine inspections of the trade waste system are undertaken and any leaks, blockages or system failures are promptly rectified.
- Proceed with the planning to install a DAF

3.8.3 Specific Performance Indicators

The trade waste infrastructure is maintained and operated to minimise impacts to the sewer network, with routine inspections completed as scheduled and any identified defects rectified in a timely manner. The DAF installation project is implemented in accordance with approved project milestones and timeframes, where applicable.

3.8.4 Monitoring and Recording

- Local authority will conduct wastewater sampling, analyse the results and provide a report to the Production Manager.
- Onsite Maintenance Fitter conducts daily water reading checks of trade waste system and undertake routine inspections of its infrastructure to identify and rectify any leaks or blockages

- The Production Manager and Onsite Maintenance Fitter ensures trade waste system and DAF, when installed, is maintained in accordance with the manufacturer's specification.

3.8.5 Reporting and Review

The Production Manager shall investigate and document any trade waste incidents, system failures, blockages, overflows or corrective actions in Sunny Queen's EMS system. Monitoring activities, record-keeping practices and management controls shall be reviewed annually and tracked until complete.

3.8.6 Corrective Action

Objective 1: Minimise impacts to sewer systems from site's trade waste system.

If impact to the sewer network occurs, the following corrective actions will be undertaken and overseen by the Production Manager:

- Notify the relevant water authority where required under the trade waste approval conditions.
- Investigate the cause of the incident or non-compliance.
- Record incidents in the EMS system and track corrective actions through to close.
- Replace or repair damaged trade waste infrastructure and promptly rectify any leaks, blockages or equipment failure.
- Implement measures to prevent recurrence, including reviewing operating procedures, maintenance schedules and training.

3.9 Contingency Plans

3.9.1 Recording of Emergencies and Incidents

All emergencies and incidents must be recorded in the Emergencies and Incidents Record. The following information is to be recorded:

- The location of the emergency or incident.
- The time of the release.
- The time that the Production Manager became aware of the release.
- The suspected cause of the release.
- Actions taken to prevent any further release and mitigate any environmental harm and/or environmental nuisance caused by the release.

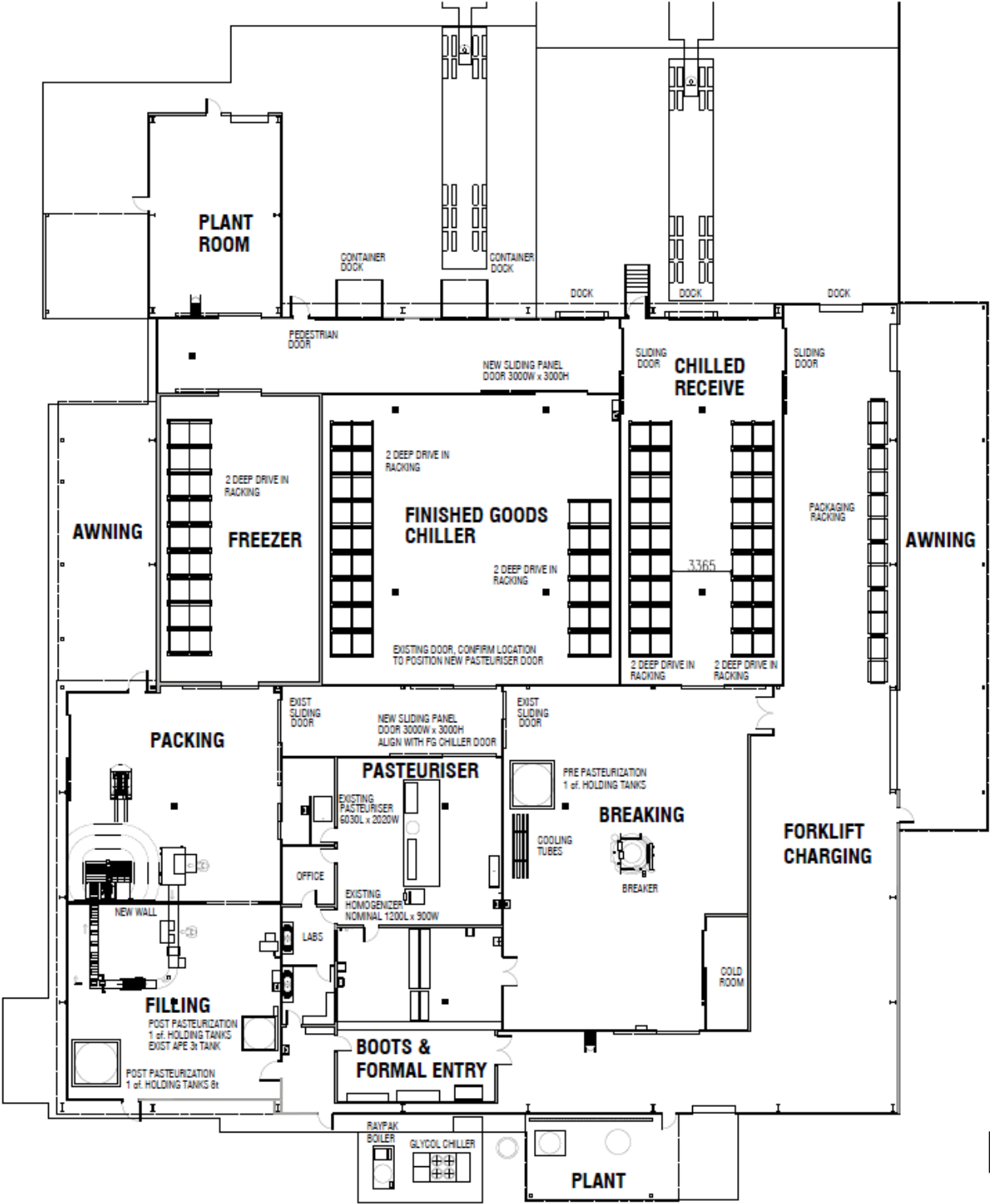
3.9.2 Equipment Malfunction and Power Loss

The Production Manager and maintenance staff (or dedicated local contractors) have the skills required to fix most minor equipment malfunctions. Commonly needed spare parts will be kept on-site. In the case of equipment failure, liquid egg production will cease until the problem is solved.

3.9.3 Interruption to Solid Waste Transportation

In situations where solid waste cannot be taken off-site, it will be temporarily stored in sealed bins within the building. All measures will be taken to prevent the incidence of pests and vermin, especially flies, becoming a nuisance. If solid waste collection can not occur 5 days or greater, production will stop until waste is collected.

Attachment A: Site Layout (220621-SK-001-M.pdf)



BUILDING AREAS:
EXISTING INTERNAL BUILDING AREA: 2 106 sqm
EXISTING COVERED AWNINGS AREA: 277 sqm
EXISTING COVERED UNENCLOSED PLANT AREA: 42 sqm

PROPOSED INTERNAL BUILDING AREA: 2 106 sqm
PROPOSED COVERED AWNINGS AREA: 277 sqm
PROPOSED COVERED UNENCLOSED PLANT AREA: 42 sqm

GROSS FLOOR AREAS MAINTAINED AS EXISTING.

NOTES:
CEILING HEIGHTS
LOWER POINT EXTERNAL SHED = 6.6 m
HIGHER POINT EXTERNAL SHED = 8.6 m
BREAKING ROOM = 3.6m
CHILLED RECEIVE ROOM = 3.6m
PASTEURISER = 3.6m
FINISHED GOODS = 3.6m
PACKING = 6.0m
FREEZER = 4.5m

NOMINAL EXISTING WALL THICKNESS
MAIN WALLS: 100mm
FREEZER WALLS: 200mm

01 **PROPOSED FLOOR PLAN**
SK-001 SCALE 1:250

REV & DATE:	M 21/06/22
SCALE:	1:250 A3

SITE ADDRESS:	LOT 45 HEINEMANN ROAD WELLCAMP
DRAWING:	CONCEPT LAYOUT

DRAWING NO:	SK-001
(c) copyright	

PROJECT:	0156-WELLCAMP
CLIENT:	SUNNY QUEEN FARMS



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