

Native Vegetation Clearance Assessment Data Report: Swan Reach Poultry Farm

Clearance under the Native Vegetation Regulations 2017

February 2026

Prepared by Jeremy Ross-Carter



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1. Application information

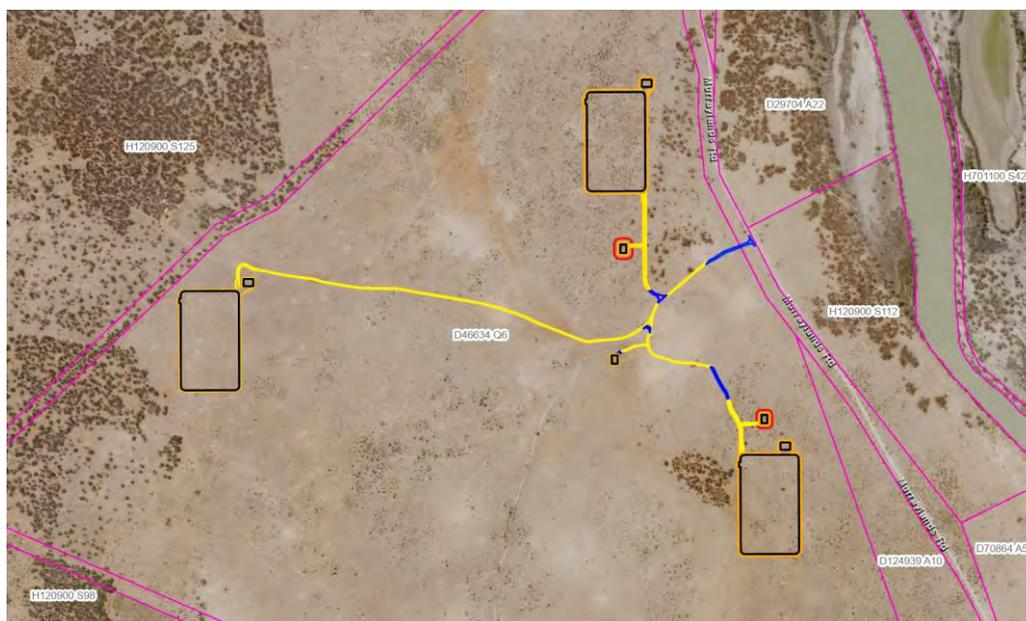
Application Details

Applicant:	Willowstone Capital Pty Ltd (ACN169 431 949)		
Key contact:			
Landowners:			
Site Address:	Lot 6 Murraylands Road, Fisher and Lot 125 Gaston Road, Fisher		
Local Government Area:	Mid Murray District Council	Hundred:	Fisher
Title ID:	CT/5421/422 CT/5482/113	Parcel ID	D46634 Q6 H120900 S125

Summary of proposed clearance

Purpose of clearance	Clearance required for the development of a poultry farm and associated infrastructure.
Native Vegetation Regulation	Regulation 12(33) – New dwelling or building
Description of the vegetation under application	22.38ha of <i>Myoporum platycarpum ssp. platycarpum</i> (False Sandalwood) low open woodland 10.59ha of <i>Maireana erioclada</i> (Rosy Bluebush) low open shrubland with emerging <i>Acacia nyssophylla</i> (Spine Bush) 1.35ha of Mixed Chenopod low open shrubland with emerging <i>Acacia nyssophylla</i> (Spine Bush) and <i>Myoporum platycarpum ssp. platycarpum</i> (False Sandalwood)
Total proposed clearance -	Total: 34.25ha Direct: 33.63 Cumulative: 0.62ha
Level of clearance	Level 4
Planning and Design Code Overlay	Native Vegetation Overlay

Map of proposed clearance area



Mitigation hierarchy

The developer advised the project planning has consciously sought to mitigate the impact of the proposed development on native vegetation through the following key measures:

	<ul style="list-style-type: none"> • Avoiding any development on the portion of the subject land described as Lot 125 Gaston Road, Fisher (H120900 S125) which contains a high proportion of intact Mallee bushland; • Avoiding any development in the south-western corner of the portion of the subject land described as Lot 5 Murraylands Road, Fisher (D46634 Q6) to protect an area of intact Mallee bushland; • Ensuring that access tracks to the proposed Farms follow existing 'farm tracks' where possible and practicable; • Minimising the width of the access tracks to the minimum width acceptable for B-Double Trucks (as per the advice of the project Traffic Engineer); • Following the Accredited Consultants first site assessment, the location of the proposed Farm 1 was adjusted to avoid a vegetation block of old Mallee bushland which contains a high number of trees with various sized hollows that provide important habitat for fauna; • Following the Accredited Consultants second site assessment, the location of the Farm 1 was further adjusted to avoid five Mallee trees with hollows that provide important habitat for fauna (Refer to Map 6); and • Ensuring that the proposed Managers Residences and storage shed are located as close as possible to existing 'farm tracks' to minimise the impact of new access tracks. <p>In addition, the developer has advised that all stock (approximately 500 sheep) will be removed from the property in order to promote the natural regeneration of native vegetation. Furthermore, the development has been amended to remove two of the proposed five Farms. This will substantially reduce the amount of native vegetation under application by approximately 21ha that would have been proposed for removal to accommodate the two additional Farms.</p> <p>The developer has engaged an environmental consulting firm to develop an Environmental Management Plan to mitigate and minimise risk to the environment, including impacts to native vegetation, during the construction and operations of the proposed development.</p>
SEB Offset proposal	On-ground SEB Offset Area to be confirmed.

2. Purpose of clearance

2.1 Introduction

Jeremy Ross-Carter was commissioned by Planning Studio, on behalf of Willowstone Capital Pty Ltd, to conduct a native vegetation assessment for a proposed poultry farm at Lot 6 Murraylands Road, Fisher (Map 1) and to assess the proposed clearance envelope against the Clearance Requirements of the *Native Vegetation Act 1991*.

Note: The property is currently owned by [redacted]. Willowstone Capital Pty Ltd have an executed contract with the landowners to acquire the property subject to Development Approval. Willowstone Capital Pty Ltd have full authority under the contract to lodge applications, and the vendor is contractual obliged to support all relevant applications.

2.2 Background

The vegetation under assessment is located within the Blanchetown IBRA Associations of South Australia.

The landform in the Blanchetown IBRA Association is described as gently undulating calcrete plains veneered with sand and occasional low dunes. The vegetation in the association is dominated by Mallee Woodlands and open parklands. Approximately 67% of the Arden IBRA Association is mapped as remnant native vegetation, which 22% is protected.

According to NatureMaps Generalised Land Use layer 2021 the subject land is used for agricultural purposes. Adjoining properties include agricultural, rural residential and vacant blocks. The property has historically been used for grazing livestock and is currently stocked with approximately 500 head of sheep.

2.3 Details of the proposed development

It is proposed that the poultry production sheds and associated infrastructure will be constructed and operated within the parcels of land under contract by Willowstone, and comprise of the following activities:

- Three Farms of eight broiler sheds, containing approximately 480,000 birds per Farm across the eight sheds. The size of each shed equals 3,914 m², with a total footprint of approximately 95,000m² per Farm. Each Farm will require the establishment of the below associated infrastructure:
 - Control room per shed w/ ventilation fans
 - Site office/amenities building
 - 2 x 500kL water storage tanks and associated pump shed with generator
 - Silo slabs
 - Wheel wash
 - Aerated wastewater treatment system
- New vehicular access point to Murraylands Road, with internal roads connecting to each Farm. Internal access tracks will generally follow existing farm tracks, but are required to be 6m wide to accommodate B-Double trucks. **Note:** Direct impacts for tracks will be 7m wide to accommodate for a 1m construction buffer.
- The development will include two managers residences and one site storage compound. A third manager residence will be located on Lot 125 Gaston Road as part of an existing dwelling.

Refer to Appendix 1. Swan Reach Poultry Farm Plan for further details regarding the proposed development.

2.4 Approvals required or obtained

- *Native Vegetation Act 1991*: Consent to clear native vegetation under the *Native Vegetation Act 1991* is required and subject to this report.
- *Planning, Development and Infrastructure Act 2016*: Development Application yet to be submitted.
- *Environment Protection and Biodiversity Conservation Act (EPBC) 1999*: To be confirmed following the fauna assessment.
- *National Parks and Wildlife Act 1972*: A permit may be required to destroy, damage or disturb the wombat burrows located on the property. The applicant will engage a suitable qualified contractor to manage the wombat population and warrens onsite. In addition, under the *Animal Welfare Act 1985*, it is also an offence to 'ill-treat' any animal.
- *River Murray Act 2003*: The applicant advised that the Development Application will be referred to the Department for Environment and Water regarding development within the River Murray Protection Area.

2.5 Native Vegetation Regulation

Regulation 12(33) – New dwelling or building

3. Method

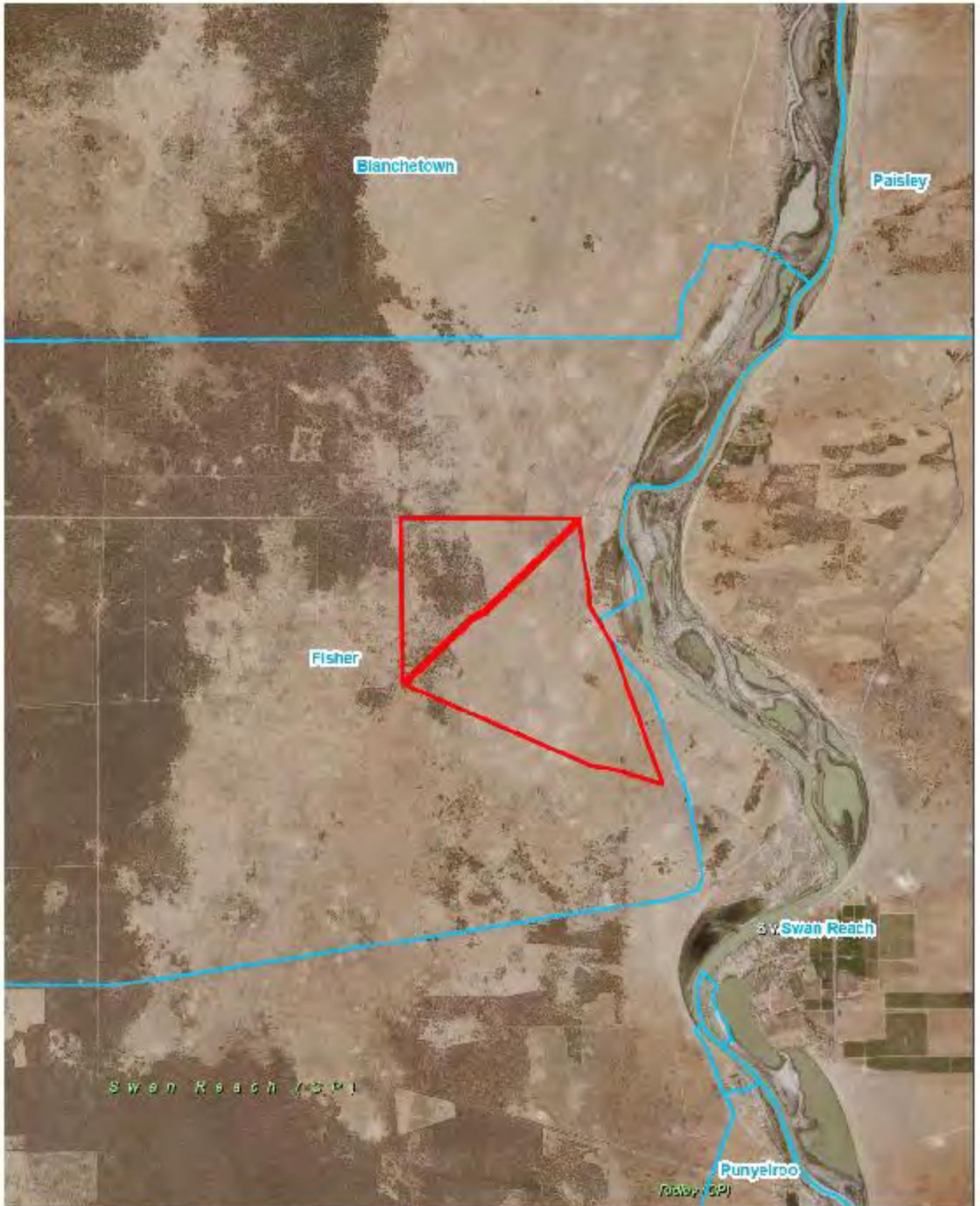
Prior to the site survey the following desktop assessments were conducted:

- Review of Atlas Living Australia to determine the likelihood of State listed flora and fauna species that may be present on or near the subject land.
- Review of the EPBC Act 1999 Protected Matter Search Tool within 5km of the site to determine the likelihood of nationally listed flora species or habitat of conservation significance that may be present within the vicinity of the subject land.

The subject area was surveyed on 14th December 2025 and 16th January 2026. The site survey was undertaken in accordance with the *Native Vegetation Council (NVC) Bushland Assessment Manual 2020*. The aim of the site survey was to:

- record the vegetation association and flora species present;
- record the condition of the vegetation present;
- record any threatened flora species, if present;
- record any opportunistic fauna sightings;
- identify any suitable alternative locations to avoid or minimise the impacts to native vegetation; and
- to assess the proposed clearance against the Requirements of the *Native Vegetation Regulations 2017*.

Map 1. Location of Subject Properties

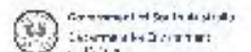


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4. Assessment Outcomes

4.1 Vegetation Assessment

General description of the vegetation, the site and matters of significance

The soil on the property is mapped as shallow calcareous loam on calcrete. The land type is described as plains and rises with mainly shallow calcareous soil (or mixed calcareous and non-calcareous soil) on calcrete (NatureMaps 2025). The River Murray and Swan Reach Wetland Complex are approximately 500m east of the application area. The eastern section of the subject property is located within the River Murray Protection Area. As mentioned above, the property has historically been used for grazing livestock and is currently stocked with approximately 500 head of sheep. Heavy grazing of palatable flora species was observed throughout the property. In addition to the sheep on the property, the grazing is also likely caused by other fauna such as kangaroos and wombats. Several minor ephemeral watercourses run north from the southern and western section of the property which drain into a sandy depression in the northeast.

Details of the vegetation proposed to be impacted

Site A1: Farm 1 (Map 2)

Direct Impacts - 10.77ha for:

- Farm 1 and retention pond including 5m construction buffer (10.4ha)
- Managers residence including 5m construction buffer (0.15ha)
- Access tracks including 1m construction buffer (0.22ha)

Cumulative Impacts: 0.28ha for managers residence 20m Asset Protection Zone outside of construction area.

Vegetation Association	<i>Myoporum platycarpum</i> ssp. <i>platycarpum</i> (False Sandalwood) low open woodland
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Photo 1: Viewing west.



Photo 2: Viewing southwest.



Photo 3: Viewing south.



Photo 4: Viewing north



Photo 5: Viewing south



Photo 6: Viewing southwest



Photo 7: Viewing south

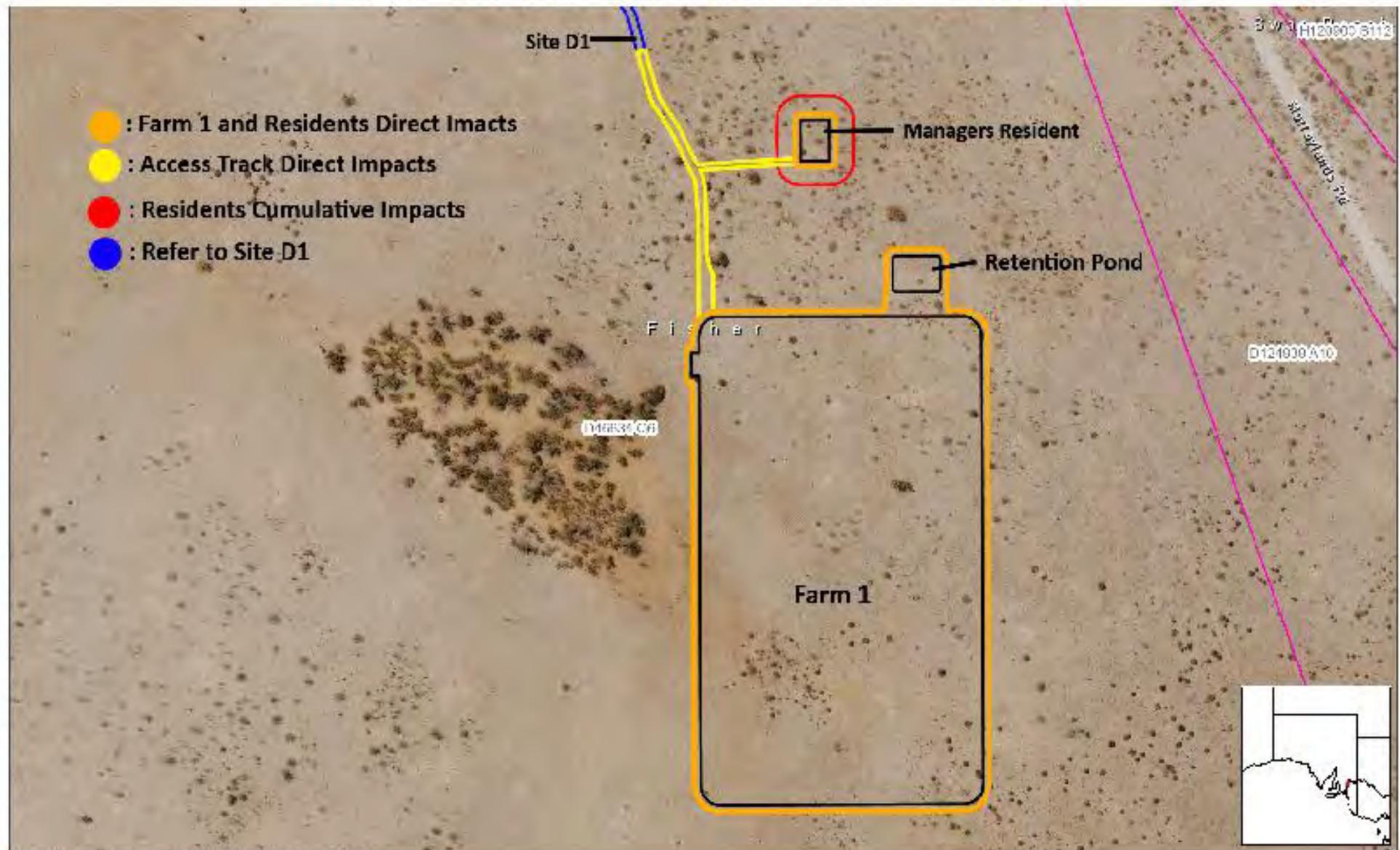


Photo 8: Viewing north



<p>General description</p>	<p>Site A1 contains a <i>Myoporum platycarpum ssp. platycarpum</i> (False Sandalwood) low woodland over <i>Acacia nyssophylla</i> (Spine Bush), <i>Geijera linearifolia</i> (Sheep Bush), <i>Senna artemisioides ssp. X petiolaris</i>, <i>Senna artemisioides ssp. X coriacea</i> (Broad-leaf Desert Senna), <i>Dodonaea viscosa ssp. angustissima</i> (Narrow-leaf Hop-bush), <i>Rhagodia parabolica</i> (Mealy Saltbush), <i>Enchylaena tomentosa var. tomentosa</i> (Ruby Saltbush), <i>Maireana brevifolia</i> (Short-leaf Bluebush), <i>Atriplex stipitata ssp. stipitata</i> (Bitter Saltbush) and <i>Roepera ammophila</i> (Sand Twinleaf). One <i>Eucalyptus oleosa ssp. oleosa</i> (Red Mallee) was recorded in Site A1. Introduced species include <i>Carrichtera annua</i> (Ward’s Weed) and <i>Asphodelus fistulosus</i> (Onion Weed).</p> <p>Approximately 85-90% of the understorey biomass across the site was observed as native, while the remaining was recorded as introduced species, notably <i>Carrichtera annua</i> (Ward’s Weed). Die-back of approximately 50% of the native vegetation was observed. One native species, <i>Roepera ammophila</i> (Sand Twinleaf), was recorded as regenerating. Tree cover was open at approximately 5%. Trees are in good health with low die-back with 25% being mature. No hollows were observed. The site contains numerous fallen trunks and branch sized logs with sparse ground litter.</p>				
<p>Threatened species or community</p>	<p>No threatened species or community were observed in Site A1 during the site assessment. Refer to Table 2 below in Section 4.2 for provisional list of threatened fauna species that may utilise the vegetation in Site A1 as habitat.</p>				
<p>Landscape context score</p>	<p>1.13</p>	<p>Vegetation Condition Score</p>	<p>39.66</p>	<p>Conservation significance score</p>	<p>1.08</p>
<p>Unit biodiversity Score</p>	<p>48.40</p>	<p>Impact Area (ha)</p>	<p>Total: 11.05 Direct: 10.77 Cumulative: 0.28</p>	<p>Total biodiversity Score</p>	<p>Total: 534.82 Direct: 521.27 Cumulative: 13.55</p>

Map 2. Site A1 (Farm 1, Managers Residents and Access)



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Site B1: Farm 2 (Map 3)

Direct Impacts - 10.92ha for:

- Farm 2 and retention pond including 5m construction buffer (10.43ha)
- Managers residence including 5m construction buffer (0.15ha)
- Access track including 1m construction buffer (0.34ha)

Cumulative Impacts: 0.41ha for managers residence 20m Asset Protection Zone outside of construction area.

Vegetation
Association

Myoporum platycarpum ssp. *platycarpum* (False Sandalwood) low open woodland

Photo 9: Viewing north.



Photo 10: Viewing west.



Photo 11: Viewing west.



Photo 12: Viewing south



Photo 13: Viewing north



Photo 14: Viewing south

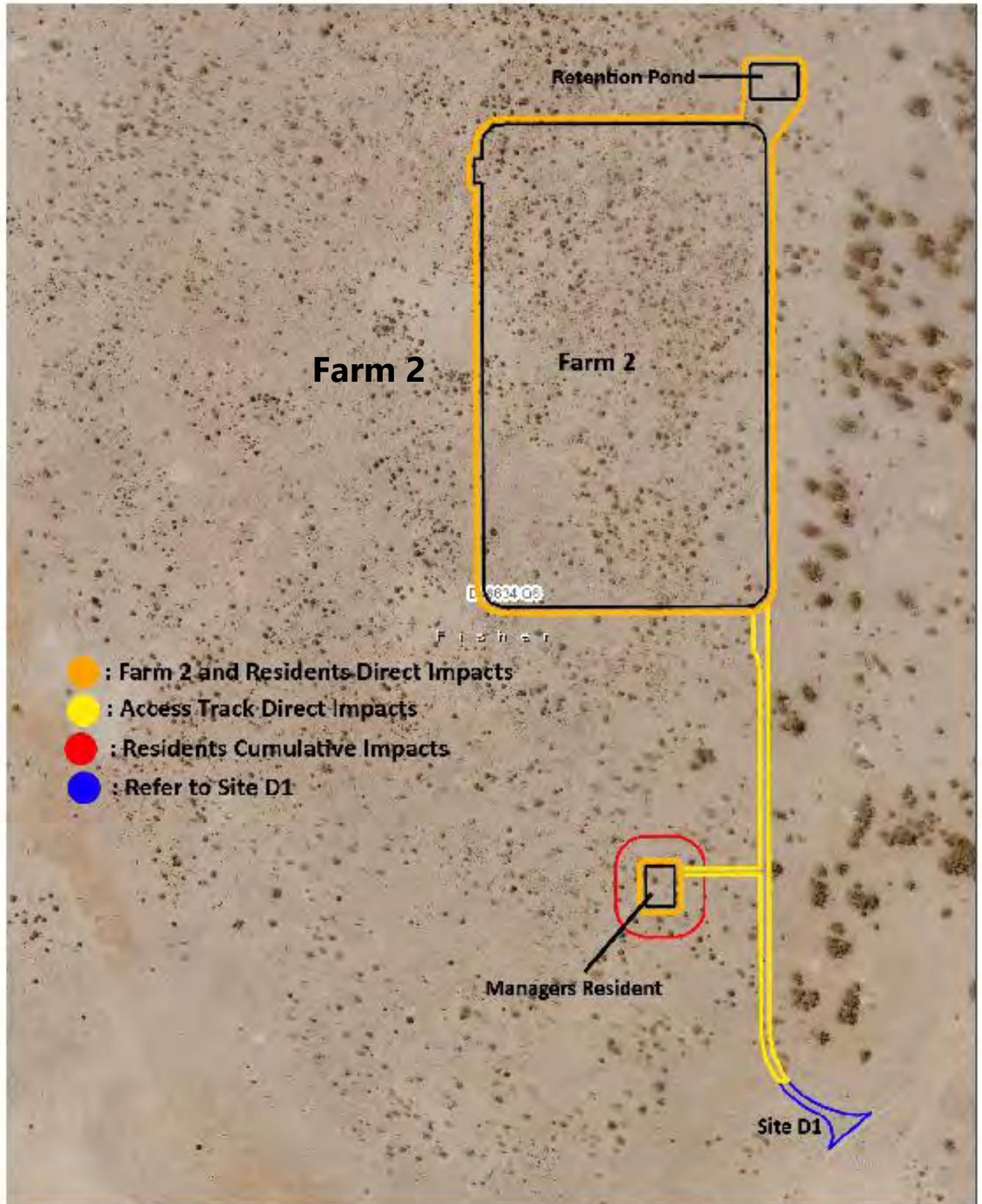


Photo 15: Viewing north



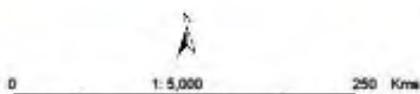
<p>General description</p>	<p>Site B1 contains a <i>Myoporum platycarpum</i> ssp. <i>platycarpum</i> (False Sandalwood) open woodland over <i>Acacia nyssophylla</i> (Spine Bush), <i>Senna artemisioides</i> ssp. <i>X petiolaris</i>, <i>Geijera linearifolia</i> (Sheep Bush), <i>Rhagodia ulicina</i> (Intricate Saltbush), <i>Enchylaena tomentosa</i> var. <i>tomentosa</i> (Ruby Saltbush), <i>Maireana erioclada</i> (Rosy Bluebush), <i>Maireana trichoptera</i> (Hairy-fruit Bluebush), <i>Eriochiton sclerolaenoides</i> (Woolly-fruit Bluebush), <i>Sclerolaena patenticuspis</i> (Spear-fruit Bindyi), <i>Roepera ammophila</i> (Sand Twinleaf), <i>Roepera aurantiaca</i> ssp. <i>aurantiaca</i> (Shrubby Twinleaf) and <i>Asteridea athrixoides</i> (Wirewort). Introduced species include <i>Carrichtera annua</i> (Ward's Weed), <i>Marrubium vulgare</i> (Horehound) and <i>Asphodelus fistulosus</i> (Onion Weed). <i>Marrubium vulgare</i> (Horehound) is a listed Declared Plant under <i>National Parks and Wildlife Act 1972</i>.</p> <p>Approximately 85-90% of the vegetation biomass across the site was observed as native, while the remaining was recorded as introduced species, notably <i>Carrichtera annua</i> (Ward's Weed). Die-back of approximately 60% of the native vegetation groundcover was observed. Two native species, <i>Roepera ammophila</i> (Sand Twinleaf) and <i>Roepera aurantiaca</i> ssp. <i>aurantiaca</i> (Shrubby Twinleaf), were recorded as regenerating. Tree cover was open at approximately 5%. Trees are in good health with low die-back with 25% being mature. No hollows were observed. The site contains several fallen trunks, numerous branch sized logs and sparse ground litter.</p>				
<p>Threatened species or community</p>	<p>No threatened species or community were observed in Site B1 during the site assessment. Refer to Table 2 below in Section 4.2 for provisional list of threatened fauna species that may utilise the vegetation in Site B1 as habitat.</p>				
<p>Landscape context score</p>	<p>1.13</p>	<p>Vegetation Condition Score</p>	<p>37.41</p>	<p>Conservation significance score</p>	<p>1.08</p>
<p>Unit biodiversity Score</p>	<p>45.66</p>	<p>Impact Area (ha)</p>	<p>Total: 11.33 Direct: 10.92 Cumulative: 0.34</p>	<p>Total biodiversity Score</p>	<p>Total: 514.13 Direct: 498.61 Cumulative: 15.52</p>

Map 3. Site B1 (Farm 2, Managers Residents and Access)

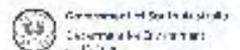


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Site C1: Farm 3 (Map 4)

Direct Impacts - 10.59ha for:

- Farm 3 and retention pond including 5m construction buffer (10.46ha)
- Access track including 1m construction buffer (0.13ha)

Vegetation Association	<i>Maireana erioclada</i> (Rosy Bluebush) low open shrubland with emerging <i>Acacia nyssophylla</i> (Spine Bush)
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Photo 16: Viewing east.



Photo 17: Viewing north.



Photo 18: Viewing east.



Photo 19: Viewing north with wombat warren

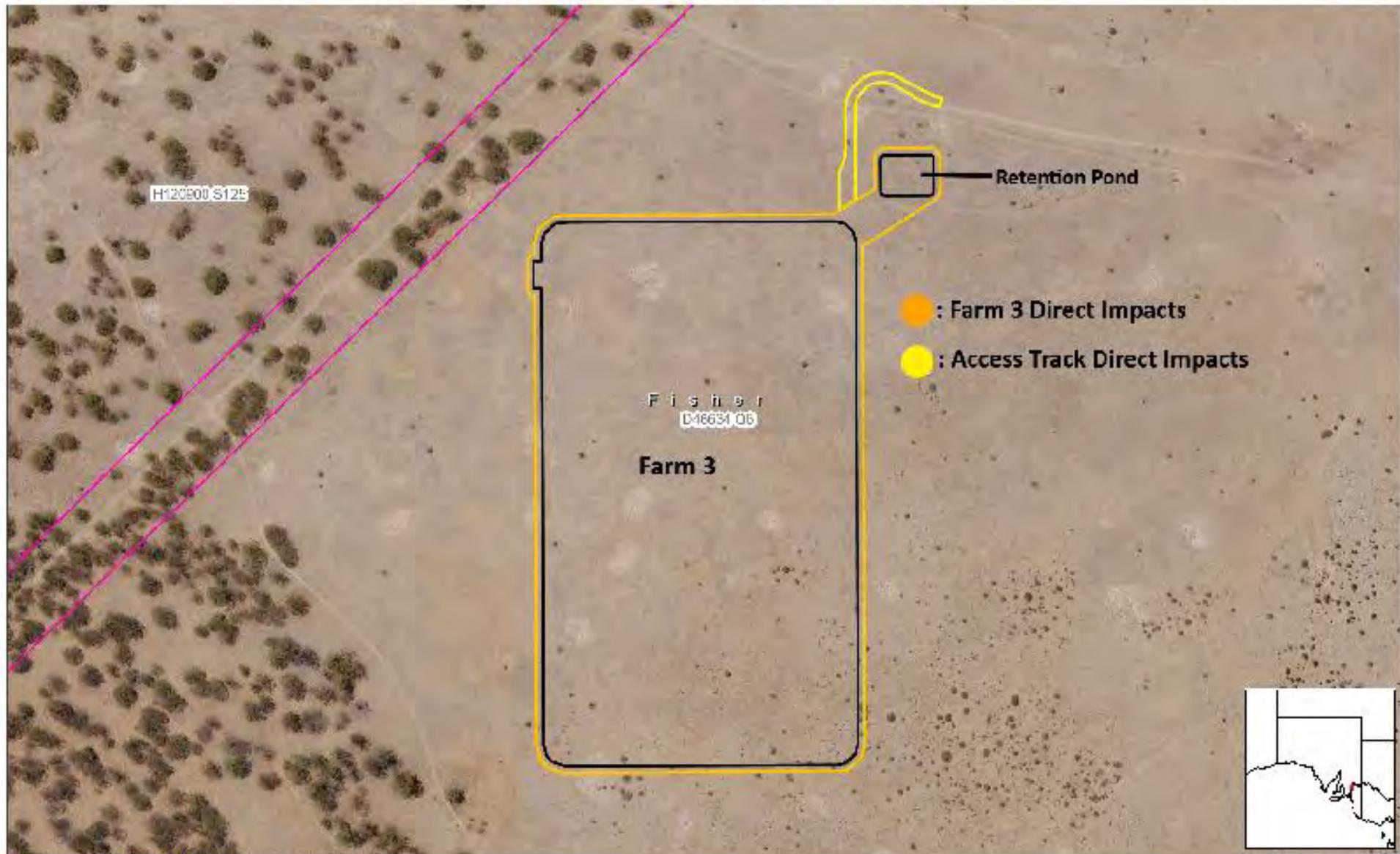


Photo 20: Viewing south



<p>General description</p>	<p>Site C1 contains a <i>Maireana erioclada</i> (Rosy Bluebush) open shrubland with emerging <i>Acacia nyssophylla</i> (Spine Bush) over <i>Maireana pentatropis</i> (Hairy-fruit Bluebush), <i>Enchylaena tomentosa</i> var. <i>tomentosa</i> (Ruby Saltbush), <i>Maireana erioclada</i> (Rosy Bluebush), <i>Eriochiton sclerolaenoides</i> (Woolly-fruit Bluebush), <i>Sclerolaena patentiscuspis</i> (Spear-fruit Bindyi), <i>Sclerolaena obliquicuspis</i> (Oblique-spined Bindyi), <i>Roepora ammophila</i> (Sand Twinleaf) and <i>Roepora aurantiaca</i> ssp. <i>aurantiaca</i> (Shrubby Twinleaf). Introduced species include <i>Carrichtera annua</i> (Ward's Weed) and <i>Asphodelus fistulosus</i> (Onion Weed).</p> <p>Approximately 60-70% of the vegetation biomass across the site was observed as native, while the remaining was recorded as introduced species, notably <i>Carrichtera annua</i> (Ward's Weed). Die-back of approximately 50-60% of the native vegetation groundcover was observed. Two native species, <i>Roepora ammophila</i> (Sand Twinleaf) and <i>Roepora aurantiaca</i> ssp. <i>aurantiaca</i> (Shrubby Twinleaf), were recorded as regenerating.</p>				
<p>Threatened species or community</p>	<p>No threatened species or community were observed in Site C1 during the site assessment. Refer to Table 2 below in Section 4.2 for provisional list of threatened fauna species that may utilise the vegetation in Site C1 as habitat.</p>				
<p>Landscape context score</p>	<p>1.13</p>	<p>Vegetation Condition Score</p>	<p>40.02</p>	<p>Conservation significance score</p>	<p>1.08</p>
<p>Unit biodiversity Score</p>	<p>48.84</p>	<p>Impact Area (ha)</p>	<p>10.59</p>	<p>Total biodiversity Score</p>	<p>517.22</p>

Map 4. Site C1 (Farm 3 and Access)

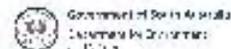


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Site D1: Site Storage Compound and access tracks (Map 5).

Direct Impacts – 1.35ha for:

- Site Storage Compound including 5m construction buffer (0.15ha).
- New entry point access track from Murraylands Road. Direct impacts include 1m construction buffer (0.16ha).
- Several new access track alignment (0.22ha)
- Widening existing access tracks to accommodate B-Double trucks. Direct impacts include 1m construction buffer (0.82ha).

Vegetation Association	Mixed Chenopod low open shrubland with emerging <i>Acacia nyssophylla</i> (Spine Bush) and <i>Myoporum platycarpum ssp. platycarpum</i> (False Sandalwood)
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Photo 21: Viewing west along existing main track to homestead.



Photo 22: Viewing west along existing main track to homestead.



Photo 23: Site Storage compound site viewing north.



Photo 24: Location of new access track from Murraylands Road viewing west.



Photo 25: Example of existing secondary access track to be widened to 6m for B-Double trucks.



General description

Site D1 contains a mixed chenopod very open shrubland with emerging *Acacia nyssophylla* (Spine Bush) and *Myoporum platycarpum ssp. platycarpum* (False Sandalwood). The dominant chenopod species included *Maireana erioclada* (Rosy Bluebush), *Enchylaena tomentosa var. tomentosa* (Ruby Saltbush), *Maireana brevifolia* (Short-leaf Bluebush) and *Atriplex stipitata ssp. stipitata* (Bitter Saltbush) over *Maireana pentatropis* (Erect Mallee Bluebush), *Rhagodia ulicina* (Intricate Saltbush), *Eriochiton sclerolaenoides* (Woolly-fruit Bluebush), *Sclerolaena obliquicuspis* (Oblique-spined Bindyi), *Sclerolaena patentiscuspis* (Spear-fruit Bindyi), (*Roepera ammophila* (Sand Twinleaf), *Roepera aurantiaca ssp. aurantiaca* (Shrubby Twinleaf) and *Asteridea athrixoides* (Wirewort). Introduced species include *Carrichtera annua* (Ward's Weed), *Marrubium vulgare* (Horehound), *Salvia verbenaca* (Wild Sage) and *Asphodelus fistulosus* (Onion Weed). *Marrubium vulgare* (Horehound) is a listed Declared Plant under *National Parks and Wildlife Act 1972*.

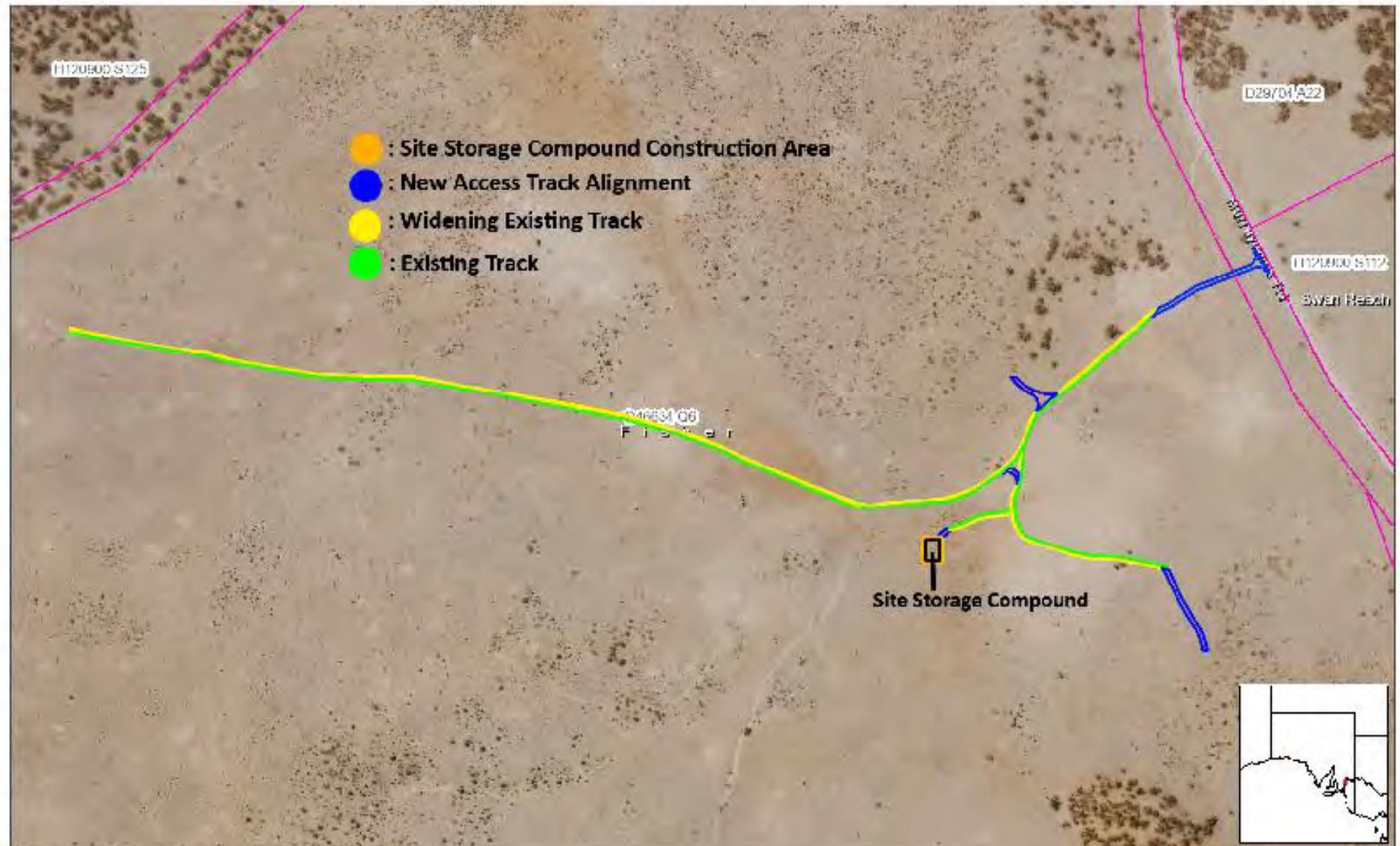
Approximately 70% of the vegetation biomass across the site was observed as native, while the remaining was recorded as introduced species, notably *Carrichtera annua* (Ward's Weed). Die-back of approximately 50% of the native vegetation was observed. One native species, *Roepera ammophila* (Sand Twinleaf), was recorded as regenerating.

Threatened species or community

No threatened species or community were observed in Site D1 during the site assessment. Refer to Table 2 below in Section 4.2 for provisional list of threatened fauna species that may utilise the vegetation in Site D1 as habitat.

Landscape context score	1.13	Vegetation Condition Score	38.95	Conservation significance score	1.08
Unit biodiversity Score	47.53	Impact Area (ha)	1.35	Total biodiversity Score	64.17

Map 5. Site D1 (Site Storage Compound and Access Tracks)

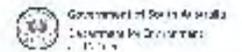


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4.2 Threatened Species assessment

No fauna species of conservation significance at the national or state level were recorded during the site assessment. During the site assessment the following was observed:

- Emu (*Dromaius novaehollandiae*)
- Galah (*Eolophus roseicapilla*)
- Australian Magpie (*Gymnorhina tibicen*)
- Western Grey Kangaroo (*Macropus fuliginosus*)
- Crested Pigeon (*Ocyphaps lophotes*)
- Southern Hairy-nosed Wombat (*Lasiorhinus latifrons*) warrens. Physical animals not sighted.

A NatureMaps and Protected Matters Search Tool (PMST) search identified 10 Nationally listed fauna species and 12 State listed fauna species which has been recorded since 1994, or are known to occur, within a 5km radius of the assessment area (see Table 1 below).

Table 1: Terrestrial species recorded within 5km of the application area since 1994, or the vegetation is considered to provide suitable habitat

Species	Common name	NP&W Act	EPBC Act	Data source	Date of last record	Species known habitat preferences	Likelihood of use for habitat – Comments
<i>Aphelocephala leucopsis</i>	Southern Whiteface		VU	3 & 5	2024	Dry open forests and woodland and inland scrubs of mallee, mulga and saltbush are the preferred habitat, especially areas with fallen timber or dead trees and stumps.	Likely
<i>Burhinus grallarius</i>	Bush Stonecurlew	R		3	2007	Ground-dwelling bird found throughout grasslands, heathlands, and the bush with fallen timber and debris.	Possible
<i>Corcorax melanorhamphos</i>	White-winged Chough	R		3	2010	Open forests and woodlands. They prefer the wetter areas, with lots of leaf-litter, for feeding, and available mud for nest building.	Possible
<i>Falco peregrinus macropus</i>	Peregrine Falcon	R		3	2014	Found in most habitats, from rainforests to the arid zone, and at most altitudes, from the coast to alpine areas. It requires abundant prey and secure nest sites and prefers coastal and inland cliffs or open woodlands near water.	Unlikely
<i>Melanodryas cucullata cucullata</i>	Hooded Robin (south-eastern)	R	EN	3 & 5	2010	Found in Eucalypt woodland and mallee and Acacia shrubland. A remnant size of >50 ha is required.	Unlikely
<i>Pachycephala inornata</i>	Gilbert's Whistler	R		3	2024	Found in dry mallee, woodlands, and scrubland with a dense shrub layer.	Unlikely
<i>Polytelis anthopeplus monarchoides</i>	Regent Parrot	V	VU	3	2011	Found in River Red Gum, Eucalyptus camaldulensis, floodplain, woodland and mallee.	Unlikely
<i>Morelia spilota</i>	Carpet Python	R		3	2018	Dry sclerophyll forest. Prefers sites with ground cover and logs. In the SA Murray-Darling Basin lives in the hollows of large River Red Gums and north-facing cliffs along the Murray River.	Unlikely

Source; 1- BDBSA, 2 - AoLA, 3 – NatureMaps 4 – Observed/recorded in the field, 5 - Protected matters search tool, 6 – others
 NP&W Act; E= Endangered, V = Vulnerable, R= Rare
 EPBC Act; Ex = Extinct, CR = Critically endangered, EN = Endangered; VU = Vulnerable

Criteria for the likelihood of occurrence of species within the Study area.

Likelihood	Criteria
Highly Likely/Known	Recorded in the last 10 years, the species does not have highly specific niche requirements, the habitat is present and falls within the known range of the species distribution or; The species was recorded as part of field surveys.
Likely	Recorded within the previous 20 years, the area falls within the known distribution of the species and the area provides habitat or feeding resources for the species.
Possible	Recorded within the previous 20 years, the area falls inside the known distribution of the species, but the area does not provide habitat or feeding resources for the species. Recorded within 20 -40 years, survey effort is considered adequate, habitat and feeding resources present, and species of similar habitat needs have been recorded in the area.
Unlikely	Recorded within 20 -40 years; however, suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area. No records despite adequate survey effort.

Note: A targeted fauna assessment will be undertaken for the assessment areas. Until the results are available, based on the species and habitat requirements listed in Table 1, the following threatened fauna species listed in Table 2 will be included in this data Report as a provisional list:

Table 2: Provisional list of threatened species the vegetation may provide suitable habitat

Species (common name)	NP&W Act	EPBC Act
White-winged Chough (<i>Corcorax melanorhamphos</i>)	Rare	
Southern Whiteface (<i>Aphelocephala leucopsis leucopsis</i>)		Vulnerable
Bush Stonecurlew (<i>Burhinus grallarius</i>)	Rare	

4.3 Cumulative impact

When exercising a power or making a decision under Division 5 of the Native Vegetation Regulations 2017, the NVC must consider the potential cumulative impact, both direct and indirect, that is reasonably likely to result from a proposed clearance activity.

Direct Impacts

The direct impacts to native vegetation of the proposed development totals 33.63ha. Further details are discussed above in Section 4.1.1.

Indirect Impacts

No indirect impacts are foreseen for the proposed development.

Cumulative Impacts

Cumulative impacts total 0.62ha for the 20m Asset Protection Zones associated with the two new Managers Residents Houses. Further details are discussed above in Section 4.1.1.

4.4 Address the Mitigation Hierarchy

The Native Vegetation Council will consider if the applicant has avoided and minimized the clearance of native vegetation as much as practically possible.

a) Avoidance

The developer advised the project planning has consciously sought to mitigate the impact of the proposed development on native vegetation through the following key measures:

- Avoiding any development on the portion of the subject land described as Lot 125 Gaston Road, Fisher (H120900 S125) which contains a high proportion of intact Mallee bushland;
- Avoiding any development in the south-western corner of the portion of the subject land described as Lot 5 Murraylands Road, Fisher (D46634 Q6) to protect an area of intact Mallee bushland;
- Ensuring that access tracks to the proposed Farms follow existing 'farm tracks' where possible and practicable;
- Minimising the width of the access tracks to the minimum width acceptable for B-Double Trucks (as per the advice of the project Traffic Engineer);
- Following the Accredited Consultants first site assessment, the location of the proposed Farm 1 was adjusted to avoid a vegetation block of old Mallee bushland which contains a high number of trees with various sized hollows that provide important habitat for fauna (Refer to Map 6);
- Following the Accredited Consultants second site assessment, the location of the Farm 1 was further adjusted to avoid five Mallee trees with hollows that provide important habitat for fauna (Refer to Map 6); and
 - Ensuring that the proposed Managers Residences and storage shed are located as close as possible to existing 'farm tracks' to minimise the impact of new access tracks.

In addition, the developer has advised that all stock (approximately 500 sheep) will be removed from the property in order to promote the natural regeneration of native vegetation. Furthermore, the development has been amended to remove two of the proposed five Farms. This will substantially reduce the amount of native vegetation under application by approximately 21ha that would have been proposed for removal to accommodate the two additional Farms.

b) Minimization

The developer has engaged an environmental consulting firm to develop an Environmental Management Plan to mitigate and minimise risk to the environment, including impacts to native vegetation, during the construction and operations of the proposed development. The Environmental Management Plan is currently in draft but will be finalised prior to construction (Refer to Appendix 2. Swan Reach Poultry Farm Environmental Management Plan).

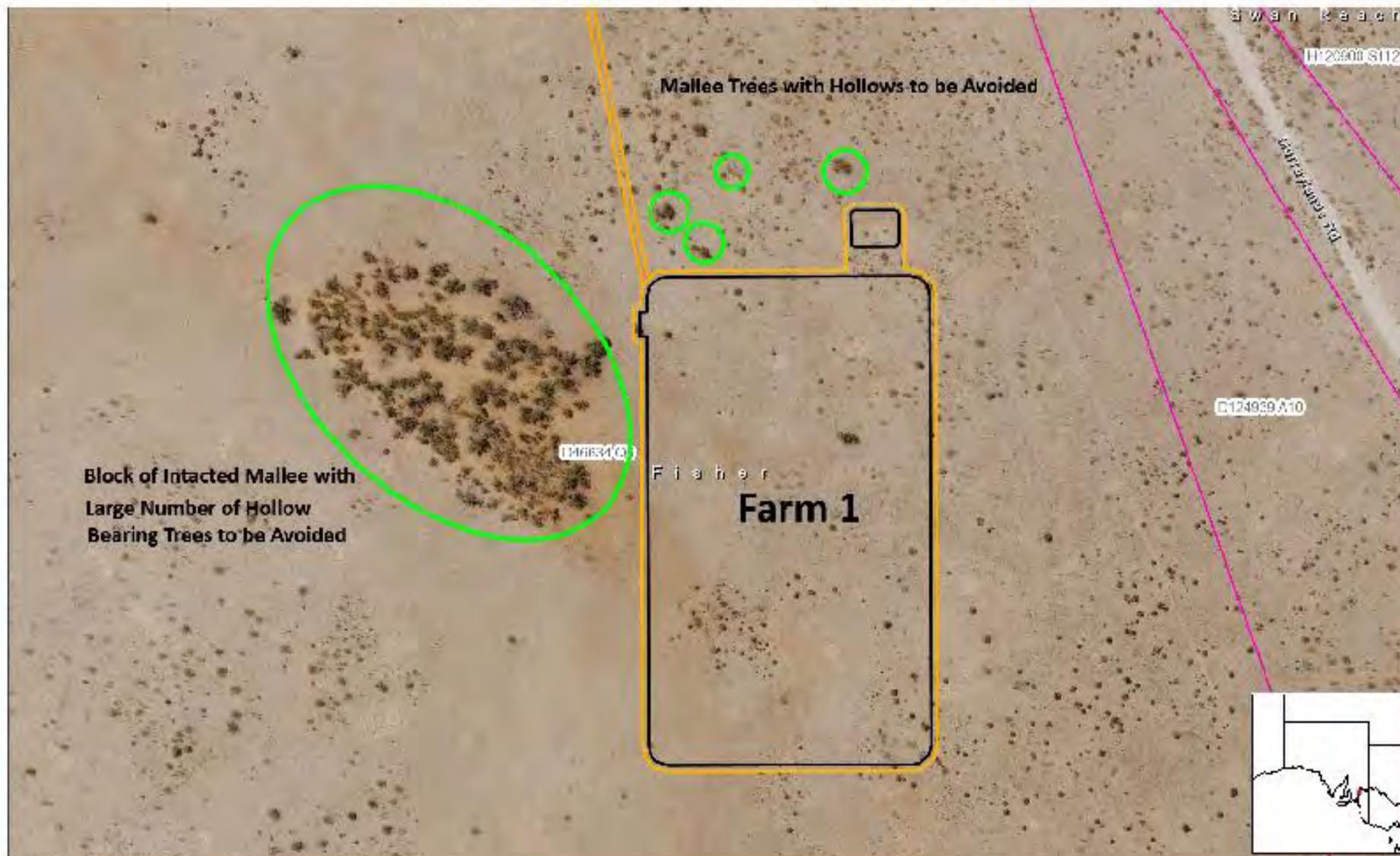
c) Rehabilitation or restoration

Not applicable.

d) Offset

As stated below in Section 6, the applicant has requested preference to provide the Significant Environmental Benefit (SEB) through an on-ground SEB Offset.

Map 6. Vegetation with Hollows to be Avoided



Block of Intacted Mallee with Large Number of Hollow Bearing Trees to be Avoided

Mallee Trees with Hollows to be Avoided

Fisher
Farm 1

Map data is compiled from a variety of sources and hence its accuracy is variable.

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Datum: Geocentric Datum of Australia, 2020
Projection: Web Mercator (Auxiliary Sphere)

 Government of South Australia
Department for Environment
and Water

4.5 Principles of Clearance (Schedule 1, Native Vegetation Act 1991)

Principle of clearance	Considerations
Principle 1a - it comprises a high level of diversity of plant species	<u>Relevant information</u> Site A1: 10 native species recorded in quadrat Site B1: 12 native species recorded in quadrat Site C1: 9 native species recorded in quadrat Site D1: 9 native species recorded in quadrat <u>Bushland Plant Diversity Score:</u> Site A1: 16 Site B1: 20 Site C1: 16 Site D1: 16
	<u>Assessment against the principles</u> At Variance: Site A1, B1, C1 and D1
Principle 1b - significance as a habitat for wildlife	<u>Relevant information</u> Refer to Table 2 above in Section 4.2 for provisional list of threatened fauna species that may utilise the vegetation under application as habitat. <u>Threatened Fauna Score:</u> All sites: 0.08 <u>Unit Biodiversity Score:</u> Site A1: 48.40 Site B1: 45.66 Site C1: 48.84 Site D1: 47.53
	<u>Assessment against the principles</u> Seriously at Variance: All sites
Principle 1c - plants of a rare, vulnerable or endangered species	<u>Relevant information</u> No threatened species were recorded during the site assessment. <u>Threatened Flora Score:</u> 0
	<u>Assessment against the principles</u> Not at Variance
Principle 1d - the vegetation comprises the whole or part of a plant community that is Rare, Vulnerable or	<u>Relevant information</u> No threatened plant communities were recorded in Site A1.
	<u>Assessment against the principles</u> Not at Variance

endangered:	
Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.	<u>Relevant information</u> Remnancy Figures <ul style="list-style-type: none"> Blanchetown IBRA Association: 67% Murray Mallee IBRA Subregion: 21% Total Biodiversity Score: 1,630.34
	<u>Assessment against the principles</u> Seriously at Variance with regards to the Murray Mallee IBRA Subregion Remnancy Figure
Principle 1f - it is growing in, or in association with, a wetland environment.	<u>Relevant information</u> The vegetation under application is not growing within a wetland ecosystem.
	<u>Assessment against the principles</u> Not at Variance
Principle 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.	<u>Relevant information</u> The vegetation under application is not growing near a township and cannot be easily viewed from public roads. The trees under applications are not large trees, with heights up to approximately 10m. Due to the extensive and similar vegetation cover surrounding the application areas it is unlikely to impact the areas landscape character.

4.6 Risk Assessment

Determine the level of risk associated with the application

Total clearance	No. of trees	N/A
	Area (ha)	34.25
	Total biodiversity Score	1,630.34
Seriously at variance with principle 1(b), 1(c) or 1 (d)		1(b)
Risk assessment outcome		Level 4

5. Clearance summary

Direct Impacts: Clearance Areas Summary table

Block	Site	Species diversity score	Threatened Ecological community Score	Threatened plant score	Threatened fauna score	UBS	Area (ha)	Total Biodiversity score	Loss factor	Loadings	Reductions	SEB Points required	SEB payment	Admin Fee
A	1	16	1	0	1.08	48.40	10.77	521.27	1	-	-	573.40	\$194,495.45	\$10,697.25
B	1	20	1	0	1.08	45.66	10.92	498.61	1	-	-	548.47	\$184,645.72	\$10,155.51
C	1	16	1	0	1.08	48.48	10.59	517.22	1	-	-	568.94	\$199,487.66	\$10,971.82
D	1	16	1	0	1.08	47.53	1.35	64.17	1	-	-	70.59	\$24,033.58	\$1,321.85
Total							33.63	1601.27				1761.4	\$602,662.41	\$33,146.43

Cumulative Impacts: Clearance Areas Summary table

Block	Site	Species diversity score	Threatened Ecological community Score	Threatened plant score	Threatened fauna score	UBS	Area (ha)	Total Biodiversity score	Loss factor	Loadings	Reductions	SEB Points required	SEB payment	Admin Fee
A	1	16	1	0	1.08	48.40	0.28	13.55	-	-	-	-	-	-
B	1	20	1	0	1.08	45.66	0.34	15.52	-	-	-	-	-	-
Total							0.62	29.07				-	-	-

Totals summary table

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
Application	1,630.34	1761.4	\$602,662.41	\$33,146.43	\$635,808.84

Economies of Scale Factor	0.35
Rainfall (mm)	265-276

6. Significant Environmental Benefit

A Significant Environmental Benefit (SEB) is required for approval to clear under Division 5 of the *Native Vegetation Regulations 2017*. The NVC must be satisfied that as a result of the loss of vegetation from the clearance that an SEB will result in a positive impact on the environment that is over and above the negative impact of the clearance.

ACHIEVING AN SEB

Indicate how the SEB will be achieved by ticking the appropriate box and providing the associated information:

- Establish a new SEB Area on land owned by the proponent.
- Use SEB Credit that the proponent has established.

- Apply to have SEB Credit assigned from another person or body.
- Apply to have an SEB to be delivered by a Third Party.
- Pay into the Native Vegetation Fund.

ON-GROUND SEB

Note: Proposed On-ground SEB Offset Area to be confirmed at a later date follow further site assessments.

7. Appendices

Appendix 1. Swan Reach Poultry Farm Plan (provided in PDF)

Appendix 2. Swan Reach Poultry Farm Environmental Management Plan (provided in PDF)

Appendix 3: Swan Reach Poultry Farm_Bushland Assessment Scoresheets (provided in Excel)



SITE PLAN
1 : 20000

PRELIMINARY DRAWINGS



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GENERAL NOTES

- ALL DIMENSIONS ARE IN mm (millimetres) UNLESS NOTED OTHERWISE.
- ACCESS TRACKS TO FOLLOW EXISTING TRACKS WHERE POSSIBLE.



REV	DESCRIPTION	DATE
A	Preliminary Drawings	15/12/2025
B	Preliminary Drawings	31/12/2025
C	Preliminary Drawings	16/01/2026
D	Preliminary Drawings	22/01/2026
E	Preliminary Drawings	27/01/2026

SWAN REACH FARM 1-5

FOR:
PROJECT ADDRESS:

LOT 5, MURRAYLANDS ROAD
FISHER SA 5354

SHEET TITLE: SITE PLAN	
JOB No.: WILS-01	DRAWN BY: DRK
SCALE (A3): 1 : 20000	REV: E
DATE: 27/01/2026	DRG No: A100



Environmental Management Plan

Swan Reach Poultry Farm

Willowstone Capital Pty Ltd

55 Watson Avenue
Rose Park SA 5067

Prepared by:

SLR Consulting Australia Pty Ltd

SLR Project No.: 655.010712.00001

Client Reference No.: [Click or tap here to enter text.](#)

16 January 2026

Revision: 0.1

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
0.1	16 January 2026	Jordan Roberts	Charmaine Noack	
	Click to enter a date.			
	Click to enter a date.			
	Click to enter a date.			
	Click to enter a date.			

Basis of Report

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Willowstone Capital Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



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Appendices

- Appendix A** Environmental Risk Assessment
- Appendix B** Environmental Values and Constraints Map
- Appendix C** Design Drawings – Swan Reach Poultry Farm
- Appendix D** Site Discovery Protocol
- Appendix E** Sonus - Environmental Noise Assessment

Acronyms and Abbreviations

AGD-AAR	Attorney General's Department – Aboriginal Affairs and Reconciliation
CFS	Country Fire Service
Council	Mid Murray Council
CT	Certificate of Title
EMP	Environmental Management Plan (this Plan)
EPA	Environment Protection Authority South Australia
EP Act	<i>Environment Protection Act 1993</i>
LGA	Local Government Area
ha	Hectares
HSE	Health, Safety and Environment
kL	Kilolitre
km	Kilometre
m	Metres
PIRSA	Department of Primary Industries and Regions of South Australia
PM	Particulate Matter
Project	The construction and operation of Swan Reach Poultry Farm
PDI Act	<i>Planning, Development and Infrastructure Act 2016</i>
PPE	Protective Personal Equipment
RMMAC	River Murray & Mallee Aboriginal Corporation
SDS	Safety Data Sheet
Site	Swan Reach Poultry Farm Development Area (consisting of CT 5421/422 and CT 5482/113)
SLR	SLR Consulting Australia Pty Ltd
TO	Traditional Owner
WAA	Water Affecting Activity as defined by Section 104 of the <i>Landscape Act 2019</i>
WTC	Waste Transport Certificate



1.0 Introduction

SLR Consulting Australia Pty Ltd (SLR), has been engaged by Willowstone Capital Pty Ltd (Willowstone) to develop an Environmental Management Plan (EMP) to support the development application of proposed poultry production sheds located at Lot 6 Murraylands Road and Lot 125 Gaston Road Fisher SA (the Site).

Willowstone propose to develop the project, approximately 4 km north-west of the township of Swan Reach in the Mid Murray Council area.

It is proposed that the poultry production sheds and associated infrastructure will be constructed and operated within the aforementioned parcels of land purchased by Willowstone, and comprise of the following activities:

- Five groups (Farms) of eight broiler sheds, containing approximately 480,000 birds per Farm across the eight sheds. The size of each shed equals 3,914 square metres (m²), with a total footprint of 156,576 m². Each Farm will require the establishment of the below associated infrastructure:
 - Control room per shed w/ ventilation fans
 - Site office/amenities building
 - 2 x 500kL water storage tanks and associated pump shed with generator
 - Silo slabs
 - Wheel wash
 - Site storage
 - Aerated wastewater treatment system (AWTS)
- New vehicular access point to Murraylands Road, with internal roads connecting to each Farm and three manager's residences. A fourth manager residence will be located on Lot 125 Gaston Road as part of an existing residence.

Commented [JR1]: PLACEHOLDER: Client to confirm amenities treatment or disposal option for each farm

This EMP has been prepared to inform and guide the environmental protection requirements and management processes that will be undertaken during the construction and operational phases of the Project, and to support the development of the EMP for assessment by the EPA during the development approval process, and to grant the associated EPA licence.

A further review and update to this EMP will be performed based on the conditions of the development approval and EPA licence. Additional reviews will take place as listed in **Section 10**.

An Environmental Risk Assessment was also conducted by SLR, which has been used to inform the development of this EMP and is available in **Appendix A**.

1.1 Purpose of the EMP

This EMP has been prepared to provide written procedures for the site activities that:

- Identify potential risks to the environment from the activity during construction, routine operations and emergencies;
- Establish and maintain control measures that minimise the potential for environmental harm;



- Ensure plant, equipment and measures are operated and maintained in a proper and effective condition;
- Ensure that staff are trained and aware of their obligations under legislation, including the *Environment Protection Act 1993* (EP Act); and
- Ensure that reviews of environmental performance are undertaken regularly.

Furthermore, the EMP has been prepared to ensure site activities are conducted in accordance with EPA requirements, guidelines and best practices and relevant environmental legislation.

1.2 Relevant Legislation

Section 25 of the EP Act imposes a 'general environmental duty' on 'persons' which relates to the notion that everyone must take all reasonable and practicable measures to prevent or minimise environmental harm.

25—General environmental duty

(1) A person must not undertake an activity that pollutes, or might pollute, the environment unless the person takes all reasonable and practicable measures to prevent or minimise any resulting environmental harm

Schedule 1, Part A of the EP Act provides a list of activities of environmental significance that require authorisation (licensing) by the EPA.

5—Animal Husbandry and Other Activities

(5) Poultry Farms—broiler the conduct of a broiler farm, being premises for the growing of poultry meat where the total area of the sheds or structures used to keep the poultry is 13 500 square metres or more.

The total area of the sheds proposed on the Site is 156,576 m² and therefore requires licencing by the EPA.

Other legislation of relevance to the Project and how it's requirements will be adhered to, is included in **Table 1** below.

Table 1: Legislation

Legislation	Management Section
<i>Native Vegetation Act 1991</i>	Section 9.2.4
<i>National Parks and Wildlife Act 1972</i>	
<i>Biodiversity Act 2025</i> (once commenced)	
<i>Environment Protection and Biodiversity Act 1999 (Cth)</i>	
<i>Aboriginal Heritage Act 1988</i>	Section 9.2.3
<i>Heritage Act 1993</i>	



Legislation	Management Section
<i>Aboriginal and Torres Strait Islander Heritage Protection Act 1984 (Cth)</i>	
<i>Landscape South Australia Act 2019</i>	Section 9.2.6 Section 9.2.10
<i>Biosecurity Act 2025</i>	Section 9.2.9 Section 9.2.10
<i>River Murray Act 2003</i>	Section 9.2.6
Environment Protection (Water Quality) Policy 2015	
Environment Protection (Commercial and Industrial Noise) Policy 2023	Section 9.2.5
<i>Local Nuisance and Litter Control Act 2016</i>	
<i>Dangerous Substances Act 1979</i>	Section 9.2.2
Environment Protection (Air Quality) Policy 2016	Section 9.2.1
Environment Protection (Waste to Resources) Policy 2010	Section 9.2.7
<i>Planning, Development and Infrastructure Act 2016</i>	Throughout this EMP – based on the development approval

2.0 Site Details

The Site is located within the locality of Fisher, part of the Mid Murray Council local government area (LGA), approximately 4 kilometres (km) northwest of the township of Swan Reach and approximately 130 km northeast of Adelaide, as shown in **Figure 1**. The Site comprises approximately 12.5 km², covering the two allotments listed in **Table 2** and shown in **Appendix B**. The current stage of development proposed is entirely comprised within Lot 6 Murraylands Road covering an area of approximately 8.5 km².

Table 2: Site Details Summary

Address	Title Reference	Parcel No.	Tenure
Lot 6 Murraylands Road	CT 5421/422	D46634QP6	Freehold – owned by Willowstone Capital Pty Ltd
Lot 125 Gaston Road	CT 5482/113	H120900SE125	



Murraylands Road, a sealed two-lane rural road, forms the eastern boundary of the Site, with Pipeline Road forming the northern boundary, Gaston Road, an unmade council road, forming the western boundary, and an unnamed unmade council road forming the southern boundary. An additional unnamed unmade council road separates the two allotments of the Site, providing alternate access from Gaston Road to the intersection of Murraylands Road/Pipeline Road.

The Site is zoned as Rural (Ru) under the Planning and Design Code of the *Planning, Development and Infrastructure Act 2016* (PDI Act) and has historically been used for agricultural wool production (low intensity grazing). Surrounding land use is or has been historically used primarily for agricultural activities, with significant amounts of remnant native vegetation remaining.

The River Murray is located approximately 100 m to the east of the Site's eastern boundary, and approximately 750 m to the east of the nearest proposed poultry shed, and inferred down hydraulic gradient, with the Site also partially located within the River Murray Protection Area under the *River Murray Act 2003*.

DRAFT



DRAFT



**Willowstone - Swan
Reach Poultry Farm
Site Location**

Figure 1

LEGEND

Project Area



2.1 Surrounding Receptors

As shown **Appendix B**, the surrounding receptors comprise of low density privately-owned residences associated with farming. Twenty-one (21) sensitive receptors (residences) have been identified within a radius of approximately 2 km of the Site.

2.2 Overall Development Summary

The current proposed development at the Site comprises five individual poultry production areas, which are identified as Farms 1 to 5, where broiler birds will be grown for the purpose of producing poultry meat (for human consumption). Each farm will contain eight tunnel-ventilated fully enclosed climate-controlled poultry sheds, which will each have the capacity to house 60,000 birds, along with associated support and servicing infrastructure. The development will comprise a total of 40 poultry sheds and house a combined site population of 2,400,000 birds.

The various components of the development are listed in Error! Reference source not found.. The conceptual layout of the overall Development is shown on **Appendix B**.

Table 3: Development Description Summary

Aspect	Detail
Number of Poultry Production Areas	Five - Farms 1, 2, 3, 4 and 5
Total disturbance footprint	Approximately 92.81 ha
Number of poultry sheds	Farm 1 – 8 sheds Farm 2 – 8 sheds Farm 3 – 8 sheds Farm 4 – 8 sheds Farm 5 – 8 sheds Total – 40 sheds
Type of poultry sheds	Tunnel-ventilated, fully enclosed, climate-controlled with dedicated control room
Poultry shed dimensions	168 metres (m) long by 23.30 m wide by 4.65 m high (to roof ridge)
Poultry shed areas	Each shed – 3,914 square metres (m ²) Total – 156,576 m ²
Support/servicing infrastructure	<ul style="list-style-type: none"> • Five homes to accommodate Farm Managers; • One access driveway from Murraylands Road and internal access roads; • Water supply infrastructure to extract, transfer, treat and store water • Reticulated electrical supply infrastructure; <ul style="list-style-type: none"> ◦ Diesel power generators will provide an emergency backup power supply. • Bedding material storage shed; • At each Farm: <ul style="list-style-type: none"> ◦ Staff amenities (office, change rooms, toilets, chemical storage) ◦ 12 x feed silos; ◦ Dead bird freezer ◦ 2 x 500 kL water storage tanks; ◦ Generator and water pump shed;

Commented [JR2]: PLACEHOLDER: Client to confirm electrical and water supply

Commented [JR3]: PLACEHOLDER: Client to confirm where bedding material will be stored



Aspect	Detail
	<ul style="list-style-type: none"> o Gas (CO2) storage facilities; o Vehicle wheel wash; o Retention basin; o Car parking; o Ring roads; o Aerated wastewater treatment system (AWTS).
Vehicle access	One access driveway from Murraylands Road built to accommodate a basic left turn (BAL) treatment. Internal access roads and ring roads around each Farm constructed as all-weather rural-type roads.
Servicing	Electricity - Generators for emergency use only Gas – bulk liquid petroleum gas (LPG) storage tanks Water
Surface Water Management	Retention basin Clean water runoff to be managed via upstream diversions, grassed swale drains, table drains etc.
External lighting	One light fixture over the front and rear loading-unloading areas of each poultry shed.
Landscaping	Landscape plantings to improve the visual and environmental amenity of the Site, including vegetation screens around the perimeter.

Commented [JR4]: PLACEHOLDER: Client to confirm amenities treatment or disposal option for each farm as per Section 1.0 scope

If so, will it be above ground, underground and if treated water will be used onsite or discharged?

Commented [JR5]: PLACEHOLDER: Client to confirm if any fuels (e.g. diesel) for plant operations will be stored onsite / each farm

Commented [JR6]: PLACEHOLDER: Client to confirm external lighting

Commented [JR7]: PLACEHOLDER: Client to confirm if any landscaping or vegetation screening is proposed

2.3 Construction

Construction of the Site two separate stages as summarised in **Table 4**.

Table 4: Construction Stages and Durations

Stage	Description	Duration
1	e.g. Construction of the eastern site access from Murraylands Road	
	e.g. Construction of Farms 1, 2, 3 etc.	
2		
Total		

This EMP currently applies to Stage 1 of the construction and operational phase of the Project.

Commented [JR8]: PLACEHOLDER: Client to confirm construction schedule or staging, to align with DA submission



3.0 Site Team

3.1 Site Contact Details

Error! Reference source not found. lists the key site contacts during construction and operations of the Site.

Commented [JR9]: PLACEHOLDER: Client to populate in future

Table 5: Site Contacts

Role	Name	Contact Details

3.2 Roles and Responsibilities

Responsibilities for key personnel are documented in Error! Reference source not found.

Commented [JR10]: Role titles only are placeholder. Client to confirm role titles

Table 6: Roles and Responsibilities

Role	Phase	Key Responsibilities
Site Supervisor	Construction	<ul style="list-style-type: none"> Overall responsibility for environmental management and compliance with the development approval and EMP. Ensure appropriate site inductions and training for employees and contractors, including their requirements under the EMP. Coordinate site inspections, report any notable findings to the Construction Manager / Project Manager and initiate required corrective/maintenance works to environmental controls (for example, erosion and sediment controls).
Construction Manager / Project Manager	Construction	<ul style="list-style-type: none"> Support the Site Supervisor (as required) with environmental management and compliance with the development approval and EMP during construction activities. Provide adequate resources to enable effective implementation of the EMP during construction activities. Record, notify, investigate, and respond to any environmental incidents and, where necessary, develop and implement corrective actions in consultation with the Site Supervisor. Approve/reject minor amendments to the EMP (see Section Error! Reference source not found.).
HSE Advisor	Construction	<ul style="list-style-type: none"> Support the Site Supervisor and Construction Manager (as required) with environmental management and compliance with the development approval and EMP during construction activities. Support the Site Supervisor (as required) with site inductions and training for employees and contractors. Support the Construction Manager / Project Manager (as required) with any complaints and/or environmental incidents.



Role	Phase	Key Responsibilities
Farm Manager	Operations	<ul style="list-style-type: none"> Overall responsibility for environmental management and compliance with the development approval, EPA license and this EMP. Provide sufficient resources to implement to the EMP. Coordinate routine environmental site inspections and required maintenance works. Record, notify, investigate, and respond to any complaints and/or environmental incidents and, where necessary, develop and implement corrective actions. Notify the Operations Manager and HSE Advisor in relation to any complaints and/or environmental incidents. Ensure appropriate environmental inductions and training for employees and contractors, including their requirements under this EMP.
Operations Manager	Operations	<ul style="list-style-type: none"> Oversee the implementation of this EMP and provide adequate resources to enable implementation of this EMP. Notifications to regulatory authorities for any incident that causes or threatens to cause material harm to the environment. Coordinate any reporting and/or liaisons with regulatory authorities.
HSE Advisor	Operations	<ul style="list-style-type: none"> Support Site Management in relation to environmental management and compliance matters. Support the Operations Manager and Site Management with any complaints and/or environmental incidents. Support Site Management with site induction and training requirements for employees and contractors. Approve / reject minor amendments to this EMP (see Section 10).
All employees and contractors	All	<ul style="list-style-type: none"> Ensure familiarity, implementation, and compliance with this EMP. Actively participate in toolbox talks, training and development programs on environmental matters. Support Willowstone's commitment to environmental management and compliance. Work in a manner that will not harm the environment or impact on surrounding receptors. Report all complaints and environmental incidents to Site Management without delay (within 1 hour of the incident). Report any inappropriate operational and/or environmental management practices to Site Management / HSE Advisor without delay. Take immediate action (where it is safe to do so) to prevent, stop, contain and/or minimise the environmental impact of an incident.

4.0 Inductions and Training

The Site Supervisor, or delegate, will ensure that all employees and contractors involved in the construction and/or operations phase of the Site are suitably inducted and trained prior to commencing any work on site. Training in relation to environmental responsibilities and implementation of this EMP will take place initially through the site induction and then on an on-going basis through toolbox talks (or similar).

The topics to be covered during the induction and toolbox talks in relation to environmental responsibilities include:



- General site maintenance and management expectations and requirements;
- Familiarisation with site environmental protection and management measures in this EMP;
- Biosecurity procedures and incident response;
- Waste soil management;
- Waste avoidance and management strategies;
- Aboriginal heritage identification and site discovery protocol;
- Appropriate response and management of environmental incidents; and
- Appropriate response and management of complaints received from the public, regulatory authorities and/or other stakeholders.

4.1 Communication

Communication must take place regarding environmental matters at the site between operational personnel, management and external stakeholders.

Internal communication mechanisms relating to environmental matters and potential impacts, objectives and targets, training and awareness, complaints and incidents, and suggestions for improvement may include, but shall not be limited to:

- Self-assessments and audits;
- Action requests, memos, noticeboards, etc.;
- Environmental incident reporting;
- Environmental compliance monitoring and reporting;
- Inductions and environmental awareness training;
- Toolbox talks or verbal advice;
- Weekly construction meetings;
- Management reviews;
- Site meetings.

4.2 Monitoring

Any monitoring required by a condition of approval or under this EMP, must be carried out by a suitably qualified person(s) as defined under the EP Act.

All instruments, equipment and measuring devices used for measuring or monitoring in accordance with a condition of approval must be calibrated and appropriately operated and maintained.

All analyses of samples must be carried out by a laboratory that has National Association of Testing Authorities (NATA) certification, or an equivalent certification, for such analyses.



5.0 Regulatory Authorities Contact Details

The regulatory authorities that may have an interest in the construction and operational phase of the Project are listed in **Table 7**.

Table 7: Regulatory Authorities

Regulatory Authority	Contact Details
Mid Murray Council	
Customer Service Call Centre	Ph: (08) 8569 0100 Email: postbox@mid-murray.sa.gov.au
Environment Protection Authority	
General Enquiries Pollution and Environment Incident Reporting (24/7)	Ph: (08) 8204 2004 Email: yourepa@sa.gov.au
Department of Primary Industries South Australia (PIRSA)	
Murray Bridge Office	Ph: (08) 8539 2112
Emergency Animal Disease Hotline	Ph: 1800 675 888
Exotic Plant Pest Hotline	Ph: 1800 084 881
SA Health	
Emergencies	Ph: 000
Mannum District Hospital	Ph: (08) 8569 0200
SafeWork SA	
Incident Notification Hotline	Ph: 1800 777 209
SA State Emergency Service (SES)	
Emergency Assistance (Flood and Storm)	Ph: 132 500
Country Fire Service (CFS)	
Information Hotline	Ph: 1800 362 361 Email: cfs_enquiries@eso.sa.gov.au
Region 3 – Murraylands and Riverland	Ph: (08) 8532 6800 Email: CFS.Region3@eso.sa.gov.au
Landscape Board	
Murraylands and Riverland	Ph: (08) 8564 5154 – Cambrai Office Email: mr.landscapeboard@sa.gov.au



6.0 Inspections and Auditing

6.1 Environmental Site Inspections

Environmental site inspections should be undertaken during the construction and operational phase of the Project to ensure the on-going implementation and compliance with the EMP and to identify any adverse impacts and required remedial actions. Environmental site inspections to be completed throughout various stages of the project are listed in Error! Reference source not found..

Table 8: Environmental Inspections

Inspection Requirement	Responsibility	Timing/ Frequency
Pre-Construction		
Site inspection to ensure: <ul style="list-style-type: none"> All pre-construction requirements/commitments have been completed satisfactorily Dilapidation survey of site environmental, roads and any existing asset/ infrastructure conditions All necessary environmental mitigation and management measures are in place and effective Any required areas are demarcated (e.g. fenced, pegged, flagging tape) prior to commencing construction, including vegetation to be retained 	Site Supervisor	Prior to construction
During Construction		
Inspection of the construction area to ensure all mitigation and management measures are still in place and have not been removed/impacted by construction activities, including for trapped fauna	Site Supervisor	Daily at the completion of construction
Inspection of erosion and sediment controls to ensure they are operating effectively and at design capacity. Visual inspection of nearby watercourses for signs of increased turbidity from construction activities. Any required maintenance/remedial works will be promptly undertaken.	Site Supervisor	Weekly; and Before and after significant (>10 mm) rainfall events
Inspection of the entire construction area to assess the implementation of the various mitigation and management measures specified in this EMP (e.g. unauthorised damage to native vegetation, the presence of any pest plants / weeds, incorrect storage of chemicals and hazardous substances). Any required maintenance/remedial works will be promptly undertaken.	Site Supervisor	Monthly
Post Construction		
Site inspection to ensure: <ul style="list-style-type: none"> Post construction dilapidation survey of site environmental, roads and asset/ infrastructure conditions All ongoing/permanent environmental management controls are in place and effective Removal of all construction related waste and material, and decommissioning of any temporary environmental management controls All areas that are not part of operational activities have been rehabilitated to agreed conditions 	Site Supervisor	Upon completion of construction
During Operations		
Site inspection to assess and ensure:	Site Supervisor	Fortnightly



Inspection Requirement	Responsibility	Timing/ Frequency
<ul style="list-style-type: none"> • The implementation of the various mitigation and management measures specified in this EMP • All ongoing/permanent environmental management measures are still in place and have not been removed/impacted by operational activities • Any previous incidents in the past fortnight have been reported, investigated, remediated and records are available • Any required maintenance/remedial works will be promptly undertaken. 		

All observations and outcomes of any environmental site inspections should be recorded on an inspection report / checklist or similar, including available evidence (e.g. photographs), including improvements and recommendations.

7.0 Incidents and Emergencies

7.1 Performance Objective

To ensure that any environmental incident caused by or relating to the construction of the Site is promptly and effectively identified, handled and addressed, and any resulting adverse impact is promptly and effectively prevented, mitigated or managed.

7.2 Incident Response Overview

The objective of this incident response procedure is to ensure that any incidents and activities that cause or threaten to cause serious or material environmental harm, are reported, investigated, and addressed to prevent recurrence or remedy harm caused. The Site Supervisor will be responsible for ensuring that all employees at the site are familiar with the procedure for incidents response and notification.

Environmental harm is defined under Section 5(1) of the EP Act as:

- a) *An environmental nuisance; and*
- b) *Anything declared by regulation to be environmental harm for the purposes of the Act; and*
- c) *Anything declared by an environmental protection policy to be environmental harm to the purposes of the Act.*

And further separated into 'material environmental harm', under Section 5(3)(a):

- (i) *it consists of an environmental nuisance of a high impact or on a wide scale; or*
- (ii) *it involves actual or potential harm to the health or safety of human beings that is not trivial, or other actual or potential environmental harm (not being merely an environmental nuisance) that is not trivial; or*
- (iii) *it results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$5 000.*

and 'serious environmental harm', under Section 5(3)(b):

- (i) *it involves actual or potential harm to the health or safety of human beings that is of a high impact or on a wide scale, or other actual or potential environmental harm (not being merely an environmental nuisance) that is of a high impact or on a wide scale; or*



- (ii) *it results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$50 000.*

7.3 Responsibility

The Site Supervisor and employees and contractors are responsible for ensuring that the appropriate management response and handling procedures are instigated and carried through in the event of an environmental incident as per **Section 3.2**.

7.4 Notifications and Reporting

It is a requirement under the EP Act to notify the EPA for all environmental and pollution incidents which:

- Are related to an EPA-licensed site
- That cause or threaten to cause material or serious environmental harm as defined in **Section 7.2**.

The Site Supervisor, or other nominated representative must notify the EPA via telephone, email or website within 24 hours of becoming aware of any incident.

All records of the incident or breach are to be stored at the site and made available to the EPA or other regulatory authority upon request

If the incident is an emergency or threatens public health or property, call 000.

7.5 Incident Handling Procedure

Preventative Action

Where possible and it is safe to do so, immediate action should be taken to prevent, stop, contain and/or minimise the environmental impact of the incident. The situation should be visually assessed, and emergency response undertaken if required.

In the unlikely event that a pollution incident requires site evacuation, actions will be completed in accordance with a site evacuation procedure. All employees and contractors will be informed of the location of emergency assembly areas through site inductions and toolbox talks.

Investigation

All incidents are to be investigated. The investigations should include:

- determining what activities were being carried out at the time of the incident and any equipment involved;
- identifying whether equipment or activities on-site were the cause of the incident; and
- determining what potential actions may be carried out to resolve the matter and/or minimise the likelihood of further impacts.

Corrective action(s) are to be implemented, and an assessment conducted to determine what actions are to be taken to remedy the matter and/or prevent a similar incident from occurring.

Where monitoring is required to investigate an incident (e.g. water quality monitoring), a suitably qualified person as identified under the EP Act must be engaged to perform the monitoring and interpret any results.



Remedial Action

Once the cause of the incident has been established, every possible effort must be made to undertake appropriate remedial action(s) to fix the cause of the incident and mitigate any further impact. In some instances, outside resources such as specialist contractors / consultants may be required.

Record Keeping

Records of any incident, including any associated investigations outcomes, reporting or conditions are to be accessible onsite, and be provided to the EPA or other regulatory authority (e.g. Council) upon request, within the requested timeframe and in the specified format.

8.0 Complaints Management

8.1 Performance Objective

To ensure that all complaints regarding the construction phase of the Site are promptly and effectively received, handled and addressed.

8.2 Responsibility

The **Site Supervisor** and **Operations Manager / Project Manager**, are responsible for ensuring that the appropriate management response and handling procedures are implemented in the event of a complaint.

All employees and contractors who take receipt of a complaint, either verbal or written, are to immediately notify the Site Supervisor.

8.3 Complaint Recording and Response

All complaints received are to be reported to the Site Supervisor or delegate immediately. The following details are to be recorded upon receipt of any complaint:

- Time, date, name and contact details of the complainant;
- Reasons for the complaint;
- Any investigations undertaken;
- Conclusions formed; and
- Any actions taken.

The **Site Supervisor or Operations Manager / Project Manager (or delegate)** is to liaise with any complainants to discuss the nature of the complaint and to determine a suitable resolution. Initial contact with the complainant is to be made within 24 hours of the complaint being received to initiate a resolution to the matter.

Regulatory authorities may request additional monitoring to investigate any complaint of environmental nuisance received directly by the authority. A copy of any monitoring results is to be produced and provided to the regulatory authority within any stipulated timeframes.

Investigate

A field investigation should be initiated in an attempt to establish the legitimacy of the complaint and the cause of the problem. The Site Supervisor should be consulted to identify any abnormality or incident that may have resulted in the complaint. Details may include



odour, dust emissions, heavy vehicle traffic, or noise from equipment and machinery activities.

If the complaint is due to an environmental incident, **Section Error! Reference source not found.** should be followed. If the incident has caused or threatens to cause material harm to the environment, the EPA and other relevant regulatory authorities must be immediately notified and reports prepared as required.

Action

Once the legitimacy and cause of the complaint have been established, every possible effort must be made to undertake appropriate action(s) to fix the cause of the complaint and mitigate any further impact.

Inform

The investigative work and action should be reported back to the complainant and, if necessary, the relevant regulatory authorities.

Complaints Register

Every complaint received is to be recorded on a Site 'Complaints Register' for a minimum of 5 years.

Commented [JR11]: PLACEHOLDER: Client to confirm record management timeframes. Recommend 5 years if not prescribed on future EPA licence

8.4 Preventative Action

Once the complaint has been suitably handled, appropriate preventative measures should be identified and implemented to negate the possibility of re-occurrence. This EMP should be reviewed in accordance with **Section 10**, with the aim of identifying any opportunities to avoid the possibility of re-occurrence and improve the environmental performance of the Site.

8.5 Dispute Resolution

If the complaints management strategy has been followed and a particular issue cannot be resolved, the complaint will be referred to the **Operations Manager** for further review. The escalated review process will include an assessment of the details of the complaint received, any findings of the investigation undertaken in response to the complaint, and any further matters raised by the complainant. It may also include seeking the advice of relevant regulatory authorities and/or specialist consultants.

If required, a third-party independent mediator may be engaged to help resolve the dispute.

9.0 Environmental Management Measures

9.1 Environmental Risk Assessment

9.1.1 Risk Assessment Methodology

An initial Environmental Risk Assessment was undertaken by SLR on 19 December 2025, to inform the environmental risks associated with the planning and design phase of the Project. This risk assessment has been carried over as 'inherent risks' and updated into **Table 12** of **Section 9.1.2** below, to detail the mitigation measures required to be implemented to reduce the residual risk of any environmental impacts.



The risk analysis qualitatively estimates the level of risk based on the likelihood of an environmental impact or event occurring (**Table 9**) and the consequences of the occurrence (**Table 10**).

Table 9: Definitions of Likelihood

Rating	Description	Score
Rare	May occur only in exceptional circumstances	1
Unlikely	May occur at some time	2
Possible	May occur from time to time	3
Likely	Will probably occur	4
Almost Certain	Is expected to occur in most circumstances	5

Table 10: Definitions of Consequence

Rating	Description	Score
Negligible	None or insignificant environmental harm and/or remediation costs	1
Minor	Minor short-term environmental harm and/or remediation costs	2
Moderate	Significant short-term environmental harm and/or remediation costs Meets the definition of 'material' environmental harm under Section 5(3)(a) of the EP Act	3
Major	Significant long-term environmental harm and/or remediation costs Meets the definition of 'serious' environmental harm under Section 5(3)(b) of the EP Act	4
Catastrophic	Large-scale long term irreversible environmental harm and/or remediation costs Meets the definition of 'serious' environmental harm under Section 5(3)(b) of the EP Act	5

The consequence and likelihood scores are plotted on the risk vs consequence matrix (**Table 11**) and the final risk level assigned is a product of the likelihood and consequence scores, which equals the magnitude of the impacts. The higher the risk score, the higher the priority is for management.

Table 11: Risk Assessment Matrix

Likelihood		Consequence				
		Negligible	Minor	Moderate	Major	Catastrophic
		1	2	3	4	5
Almost Certain	5	5 Medium	10 High	15 High	20 Extreme	25 Extreme
Likely	4	4	8	12	16	20



Likelihood		Consequence				
		Negligible	Minor	Moderate	Major	Catastrophic
		1	2	3	4	5
		Low	Medium	High	High	Extreme
Possible	3	3 Low	6 Medium	9 Medium	12 High	15 High
Unlikely	2	2 Low	4 Low	6 Medium	8 Medium	10 High
Rare	1	1 Low	2 Low	3 Low	4 Low	5 Medium

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9.1.2 Environmental Risk Assessment

Activities associated with the risk assessment which have the potential to cause environmental harm and / or nuisance and the potential impacts have been identified and tabulated. The inherent risk of the impacts occurring, and the residual risk following the implementation of management strategies, has then been assessed. Refer to Table 12 for the assessment.

Table 12: Identification of Potential Impacts and Risks

Environmental Aspect	Potential Environmental Impact	Source Activity	Project Phase	Inherent Risk Rating	Management Measures	Residual Risk Rating
Table notes: (a) "Inherent risk" is the level of risk that exists if the impacts go unmitigated. (b) "Residual risk" is the risk that remains after implementation of the proposed control / management measures.						
Air Quality	Dust emissions	<ul style="list-style-type: none"> Native vegetation removal / topsoil stripping Excavation Vehicle movements 	Construction	Medium	See Section 9.2.1	Low
	Odour	<ul style="list-style-type: none"> Poultry production / mortalities 	Operations	Medium	See Section 9.2.1	Low
Noise	Noise offsite	<ul style="list-style-type: none"> Vehicle movements Equipment and machinery 	Construction / Operations	Medium	See Section 9.2.5	Low
Water Quality	Impacts to surface water	<ul style="list-style-type: none"> Native vegetation removal / topsoil stripping Excavation Vehicle movements 	Construction / Operations	High	See Section 9.2.6	Medium



Environmental Aspect	Potential Environmental Impact	Source Activity	Project Phase	Inherent Risk Rating	Management Measures	Residual Risk Rating
		<ul style="list-style-type: none"> Inadequate stormwater design or maintenance Use of chemicals including re-fuelling 				
	Impacts to groundwater	<ul style="list-style-type: none"> Excavation / piling Use of chemicals including re-fuelling 	Construction / Operations	Medium	See Section 9.2.6	Low
Contamination	Inadequate storage and spills of chemical and hazardous substances	<ul style="list-style-type: none"> Chemical storage Use of chemicals including re-fuelling 	Construction / Operations	Medium	See Section 9.2.2	Low
Fire	Bushfire	<ul style="list-style-type: none"> Hot work Chemical storage 	Construction / Operations	Medium	See Section 9.2.8	Low
Flora and Fauna	Unauthorised clearance of native vegetation	<ul style="list-style-type: none"> Native vegetation removal / topsoil stripping Excavation Vehicle movements 	Construction	High	See Section 9.2.4	Medium
	Injury or death to fauna / wildlife	<ul style="list-style-type: none"> Native vegetation removal Vehicle movements 	Construction	High	See Section 9.2.4	Medium
Cultural Heritage	Damage to Aboriginal heritage	<ul style="list-style-type: none"> Native vegetation removal / topsoil stripping Excavation / piling 	Construction	High	See Section 9.2.3	Medium



Environmental Aspect	Potential Environmental Impact	Source Activity	Project Phase	Inherent Risk Rating	Management Measures	Residual Risk Rating
		<ul style="list-style-type: none"> Vehicle movements 				
	Damage to non-Aboriginal heritage	<ul style="list-style-type: none"> Excavation / piling Vehicle movements 	Construction	Low	See Section 9.2.3	Low
Waste	Incorrect waste disposal causing contamination	<ul style="list-style-type: none"> General site activities Waste pickup and transport 	Construction / Operations	High	See Section 9.2.7	Low
Biosecurity	Spread of pest plants and animals	<ul style="list-style-type: none"> Personnel and vehicle movements Poultry production / feeding / mortality 	Construction / Operations	High	See Section 9.2.10	Medium
	Spread of disease	<ul style="list-style-type: none"> Importation of poultry chicks Poultry production / feeding / mortality Personnel and vehicle movements between sheds and farms 	Operations	High	See Section 9.2.9	Medium



9.2 Environmental Management Plan

9.2.1 Air Quality

The management requirements of air quality onsite has been informed by the Project's anticipated construction activities, planned operational activities and forthcoming recommendations of the odour modelling conducted by Astute Environmental Consulting.

Objective	To minimise pollutant and particulate emissions from construction and operational activities.
Performance Standards	<ul style="list-style-type: none"> • Odours or emissions must not cause nuisance at a sensitive receptor • No environmental nuisance complaints in relation to air quality impacts (i.e., unmitigated emissions of dust or odours) associated with the site activities • Work operations reduced or changed in response to severe dust emissions.
Management Strategies	<p>General</p> <ul style="list-style-type: none"> • Maintain and service all plant and equipment in accordance with manufacturer requirements • Ensure machinery is in use only as required to reduce cumulative emissions. <p>Construction</p> <ul style="list-style-type: none"> • Utilise dust suppression controls (e.g. water carts) on unsealed roads and other exposed areas. Utilise additional controls or additives (e.g. polymers) as required for greater effectiveness. • Ensure sufficient on-site water supply is available for dust suppression. • Monitor weather conditions and cease dust generating activities in periods of unfavourable weather conditions (i.e. high winds). • Progressively clear vegetation and topsoil to only what is required at any one time to limit exposure of disturbed areas. • Restrict vehicle movements to designated routes to the extent practicable and ensure on-site speed limits are enforced. • Maintain internal road surfaces in good condition, including clean-up of any dust or sediment accumulation • Apply good housekeeping practices. • Stabilise, cover and / or revegetate any long-term topsoil stockpiles. • Limit the height and slope of stockpiles. • Site inductions to cover dust management procedures, including speed restrictions and reporting of high dust risk • Ensure that transport of materials to and from site are covered during transport. • Undertake progressive rehabilitation on areas as soon as practicable. <p>Operations</p> <ul style="list-style-type: none"> •
Monitoring	<p>Dust and Particulate Monitoring</p> <p>Daily visual surveillance during construction and operations must be undertaken by all site staff to ensure dust generation on-site is controlled appropriately.</p>

Commented [JR12]: PLACEHOLDER: Awaiting odour modelling results



	<p>If required, or upon request from the EPA, dust and particulate monitoring is to be undertaken to investigate complaints of environmental nuisance caused by dust and/or particulate matter.</p> <p>Odour Monitoring</p>
Contingency Plan	<p>In the event that air quality monitoring (dust and/or particulate matter) determines exceedances, the Site Supervisor may engage the services of a suitably qualified person to determine additional management strategies to mitigate impacts.</p> <p>Additional air quality monitoring should be undertaken as necessary to determine the effectiveness of any additional management strategies employed.</p>
References	<ul style="list-style-type: none"> SA EPA Guideline (2023) 'Evaluation distances for effective air quality and noise management' SA EPA Guideline (2016) 'Ambient air quality assessment'
Legislation	<ul style="list-style-type: none"> <i>Environment Protection Act 1993</i> Environment Protection (Air Quality) Policy 2016 <i>Local Nuisance and Litter Control Act 2016</i>

Commented [JR13]: As above

9.2.2 Chemicals and Hazardous Substances

The management requirements to prevent the adverse impacts of chemical and hazardous substances onsite and offsite have been informed by the Project's anticipated construction activities and planned operational activities.

Objective	To prevent pollution from leaks or spills of chemicals and hazardous substances to land, air and water (including soils, subsoils and flora and fauna).
Performance Standards	<ul style="list-style-type: none"> No contamination from the site's activities that would require registration on the EPA Site Contamination Index (Section 83 or 83A notification). No major or externally reportable spills of hydrocarbon or other hazardous chemicals. No preventable release of hydrocarbons and chemicals to the environment.
Management Strategies	<p>General</p> <ul style="list-style-type: none"> Any chemical handling and storage must be designed and installed in accordance with SA EPA Guideline (2016) 'Bunding and spill management' and Australian Standard (AS) 1940 – <i>The storage and handling of flammable and combustible liquids</i> (Standards Australia 2017). Maintain chemical and fuel storage areas in a neat and tidy condition. Safety Data Sheets (SDS) of all chemicals stored or used shall be kept in a register available onsite at all times. The net capacity of any bunded should be at least 120% of the net capacity of the largest tank or container (133% in the case of flammable liquids). Bunding must be constructed of material which is impervious to the material being stored and kept in good condition (e.g., no cracks, gaps or leaks). Roofed storage facilities are to be provided where possible. Stormwater captured within any bunding is to be removed as soon as practicable and disposed of as contaminated (if required).



	<ul style="list-style-type: none"> Refuelling, equipment maintenance and cleaning of vehicles is to be undertaken within a designated area such as hardstand or sealed area, capable of capturing and containing contaminants. Spills are to be cleaned up immediately with appropriate spill kits. Spillages must not be cleaned up in a way that releases wastes, contaminants or other materials to any stormwater drainage systems, roadside gutters, or waters. Maintain appropriate spill kits and PPE at locations known to all employees (e.g., refuelling locations, chemical storage area, mobile plant). Ensure employees are familiar with, and trained in, the use of proper spill clean-up procedures and always maintain a copy of the procedures. Undertake regular spill kit inventory checks to ensure sufficient materials and supplies are available in the event of a spill. Site inductions to cover handling of chemicals used on-site.
	<p>Disposal</p> <ul style="list-style-type: none"> Contaminated materials from spills are to be appropriately disposed of at a licensed facility. If the contaminated material is a Listed Waste as (as defined under Schedule 1 of the EP Act) it must be transported by a licensed contractor and disposed of at a licensed facility. Oily waste materials, including liquid hydrocarbons, should be segregated from general wastes for disposal off-site by a licensed contractor. Records are to be kept on transport and disposal of all Listed Wastes (e.g. Waste Transport Certificates (WTC)).
Monitoring	Areas where storage and handling of chemicals and other hazardous substances occur (e.g., refuelling, minor on-site servicing or chemical storage containers) shall be regularly inspected by the Site Supervisor. All employees will be responsible for the safe day to day handling, use and temporary storage of chemicals being used on-site.
Contingency Plan	<p>In the event of an incident involving hydrocarbons or chemicals, the cause of the incident must be investigated, and a review of management practices must be undertaken to determine any potential for improvement to prevent a recurrence of the incident.</p> <p>Remediation of any site contamination may be required in the event of more serious incidents; a suitably qualified person shall be engaged to determine the nature and extent of any remediation process, or additional management strategies to mitigate impacts.</p>
References	<ul style="list-style-type: none"> SA EPA Guideline (2016) 'Bunding and spill management' Australian Standard AS1940–2017 'The storage and handling of flammable and combustible liquids'
Legislation	<ul style="list-style-type: none"> <i>Environment Protection Act 1993</i> <i>Dangerous Substances Act 1979</i>

9.2.3 Cultural Heritage

The management requirements to prevent adverse impacts to any cultural heritage onsite has been informed by the Project's development footprint, anticipated construction activities and planned operational activities.



Objective	To prevent impacts to cultural heritage sites, items and / or objects of significance, including known and unknown.
Performance Targets	<ul style="list-style-type: none"> No unauthorised damage or impacts to cultural heritage. Successful implementation the site discovery protocol in the event an unknown or potential heritage item is discovered.
Management Strategies	<p>Prior to Construction</p> <ul style="list-style-type: none"> The presence of a recorded Aboriginal heritage site has been identified within Lot 125 Gaston Road through the Environmental Risk Assessment of the Project. While all proposed work is contained within Lot 6 Murraylands Road, due to the characteristics of the landscape being high risk for the presence of Aboriginal heritage (sandy soils, significant patches of remnant vegetation and proximity to the River Murray), and the Project's proximity to a recorded Aboriginal heritage site, consideration should be given to undertake further consultation with the River Murray & Mallee Aboriginal Corporation (RMMAC) and an archaeologist, on the need to conduct additional field surveys within the Project's planned construction footprint. <p>Construction</p> <ul style="list-style-type: none"> Implement a 'site discovery protocol' for the discovery of any potential cultural heritage sites, items, objects or remains which includes procedures on: <ul style="list-style-type: none"> Stop work protocols Establishing 'no-go' zones and exclusion buffers Steps to gather information (e.g. location and photographs) for advice or identification by an archaeologist to determine whether the discovery is of Aboriginal origin When and where works can recommence Notification to SA Police where suspected human remains are discovered Salvage protocols or methodology An example site discovery protocol is available in Appendix D. Employees and contractors will be made aware of their obligation to avoid harm to Aboriginal heritage during site inductions and training. No disturbance to occur outside of the approved disturbance footprint.
Monitoring	<p>In the event a cultural heritage item is discovered, and a 'no-go' zone is established, ensure any exclusion zones are adhered to at all times with the area demarcated. These shall be included in any environmental site inspections.</p> <p>Perform regular reviews of any site inductions and site discovery protocol to ensure all information and contact details relating to cultural heritage are up to date.</p>
Contingency Plan	<p>In the event of an incident involving unauthorised damage to any known or unknown cultural heritage, the cause of the incident must be investigated, and a review of management practices must be undertaken to determine any potential for improvement to prevent a recurrence of the incident.</p> <p>Remediation of any site contamination may be required in the event of more serious incidents; a suitably qualified person shall be engaged to determine the nature and extent of any remediation process, or additional management strategies to mitigate impacts.</p>
References	<ul style="list-style-type: none"> Aboriginal Affairs and Reconciliation (AAR) (2023) – 'Aboriginal Site and Objects Discovery Protocol'



	<ul style="list-style-type: none"> Aboriginal Affairs and Reconciliation (AAR) – ‘Discovery of Aboriginal Sites and Objects’ Factsheet Attorney-General’s Department (AGD) (2025) – ‘A guide to Aboriginal heritage in South Australia’
Legislation	<ul style="list-style-type: none"> <i>Aboriginal Heritage Act 1988</i> <i>Heritage Places Act 1993</i> <i>Aboriginal and Torres Strait Islander Heritage Protection Act 1984 (Cth)</i> <i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>

9.2.4 Flora and Fauna

The management requirements to prevent harm or impacts to any flora and fauna onsite has been informed by the Project’s development footprint, anticipated construction activities and planned operational activities. This section will be updated pending the outcomes and recommendations of any forthcoming fauna surveys and Native Vegetation Clearance approval.

Objective	To prevent impacts to native flora and fauna and retain and enhance existing flora and fauna habitat wherever possible
Performance Targets	<ul style="list-style-type: none"> No unapproved loss in biodiversity values over and above those impacts permitted through the site approvals. No vegetation clearing outside the specified, pre-approved boundaries. Fauna checks and their relocation (as required) is to be carried out prior to all vegetation clearance. Zero injury or death of fauna. Downstream habitats are not degraded by sediment deposition, scouring or water quality degradation.
Management Strategies	<p>Construction</p> <p>Prior to Vegetation Clearing</p> <ul style="list-style-type: none"> Prior to commencement, engage a suitably qualified person to undertake pre-clearance ecological surveys of areas to be impacted. Habitat features identified during the pre-clearance survey must be thoroughly checked for fauna by a suitably qualified ecologist or professional. Provision for the relocation of fauna must be made prior to the commencement of clearing. Areas and habitats, or individual trees to be retained will be demarcated, to prevent damage or accidental clearing. <p>During Vegetation Clearance</p> <ul style="list-style-type: none"> No clearing is to occur on-site without the approval of the Site Supervisor or delegate. Vegetation clearing must be undertaken in a sequential manner to allow fauna to disperse. Opportunities to respread cleared vegetation are to be utilised, including: <ul style="list-style-type: none"> Mulching for dust suppression, or sediment control for areas that are left exposed for lengthy periods or at risk of erosion.



	<ul style="list-style-type: none"> ○ Respreading of intact larger vegetation on areas flagged for rehabilitation, to promote soil microbial activity and regrowth. ○ Salvage and relocation of habitat features / hollow-bearing trees to nearby retained habitat areas for re-use by fauna. ● Removed vegetation debris must not be stored or pushed into watercourses or other drainage lines. <p>Fauna Management – Construction and Operations</p> <ul style="list-style-type: none"> ● Identify facilities and resources in the region for assistance in the event that wildlife is injured and develop procedures for response that avoid unnecessary suffering of animals. ● Any excavations left open overnight or unattended for lengthy periods, are to be fenced, covered by an impenetrable barrier, or ramps installed to provide a potential means of escape for trapped fauna. ● Work areas are to be checked regularly for fauna that may have entered the area or become trapped. ● If fauna must be relocated, a fauna spotter catcher who holds a Wildlife Management (Controller) Permit must be engaged as they are the only person allowed to handle, capture and / or relocate fauna ● All vehicles and plant will adhere to designated tracks/roads and site speed limits to avoid unnecessary fauna injury/death. ● The Site Supervisor / Farm Manager is to be notified immediately of any incident resulting in the harm, injury or death of a fauna species.
Monitoring	<p>Ensure any habitats or trees not authorised for clearance or to be retained onsite are continuously demarcated or known to all staff. The condition of these areas or tree shall be included in any environmental site inspections.</p> <p>The condition of all site fencing will be inspected regularly to determine maintenance requirements to exclude fauna from the Site.</p> <p>Open excavations will be inspected daily prior to commencement of work to determine the presence of any fauna. If fauna is present, they will be relocated or moved on as appropriate.</p>
Contingency Plan	<p>In the event of an incident involving harm to any fauna, or unauthorised damage or impacts to native vegetation, the cause of the incident must be investigated, and a review of management practices must be undertaken to determine any potential for improvement to prevent a recurrence of the incident.</p> <p>Remediation of any damage to native vegetation may be required; a suitably qualified person shall be engaged to determine the nature and extent of any remediation or rehabilitation process.</p>
References	<ul style="list-style-type: none"> ● Department for Environment and Water – ‘Understanding the Mitigation Hierarchy’ Native Vegetation factsheet
Legislation	<ul style="list-style-type: none"> ● <i>Native Vegetation Act 1991</i> ● <i>National Parks and Wildlife Act 1972</i> ● <i>Biodiversity Act 2025</i> (once commenced) ● <i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>

9.2.5 Noise and Vibration

The management requirements of noise and vibration impacts onsite and offsite has been informed by the Project’s development footprint, anticipated construction activities, planned



operational activities and recommendations of the Environmental Noise Assessment conducted by Sonus available in **Appendix E**.

Objective	To prevent noise and vibration impacts to nearby sensitive receptors and structures
Performance Targets	<ul style="list-style-type: none"> No environmental nuisance complaints in relation to noise impacts associated with the site activities.
Management Strategies	<p>General</p> <ul style="list-style-type: none"> Fixed engines, pumps and compressors are to be enclosed where practicable. Ensure all site equipment, machinery and vehicles are serviced in accordance with the original equipment manufacturers' specifications as a minimum. Ensure all mobile plant (e.g. front-end loaders, excavators, off-road trucks) is fitted with effective exhaust silencers. Equipment and machinery are to be shut down when not in use. Unnecessary revving of mobile or stationary motors and engines is to be avoided. Ensure that equipment at the site is used for the intended purpose. Maintain access tracks and hardstand surfaces in good condition (e.g., free of potholes, rills and product spillages) and with suitable grades. Liaison with appropriate stakeholders (i.e. adjacent landholders and residents) for notification of the proposed works prior to works commencing. Implement a procedure to record, investigate, respond to and close out all complaints within a timely manner.
	<p>During Construction</p> <ul style="list-style-type: none"> Ensure all mobile plant (e.g. front-end loaders, excavators, off-road trucks) is fitted with effective exhaust silencers. Construction noise to be restricted to the applicable hours as per EPA guidelines: <ul style="list-style-type: none"> 7am and 7pm - Monday to Saturday (excluding public holidays) Should work outside these hours be required, approval to be sought and granted by the Mid Murray Council under the <i>Local Nuisance and Litter Control Act 2019</i> prior.
	<p>Operations</p> <ul style="list-style-type: none"> Trucks to switch off their engines during loading and unloading and not left idling. One-way circulation roads around the poultry sheds are to be used to enable traffic to enter, exit and manoeuvre in a forward direction and minimise the use of reversing beepers. Operational hours and noise to be restricted to the permitted hours and noise limits as per EPA licence: <ul style="list-style-type: none"> Should work outside these hours be required, approval to be sought and granted by the EPA under the <i>Environment Protection Act 1993</i> and relevant licence.
Monitoring	<p>Ensure regular surveillance of the site to qualitatively assess noise generation from the operations to ensure compliance with EPA licence.</p> <p>If required, or upon request from the EPA, a noise survey or monitoring is to be undertaken to investigate complaints of construction or operational noise.</p>

Commented [JR14]: Client to confirm proposed operating hours



	Monitoring is to be undertaken by a suitably qualified person. All monitoring devices must be calibrated and maintained according to the manufacturer's instruction manual, and monitoring must be undertaken when the site is operating.
Contingency Plan	Any complaint received regarding noise nuisance at a sensitive receptor must be recorded and investigated by the Site Supervisor in accordance with Section 8 . In the event that noise monitoring determines an exceedance of the approved limits, the Site Supervisor may engage the services of a suitably qualified person to determine additional management strategies to mitigate impacts. Additional noise monitoring must be undertaken where necessary to determine the effectiveness of the additional management strategies.
References	<ul style="list-style-type: none"> • Sonus – S8839C1 - Environmental Noise Assessment (2025) 'Willowstone Poultry Farm – Fisher, South Australia' • SA EPA Guideline (2023) 'Construction noise' • South Australian Planning and Design Code
Legislation	<ul style="list-style-type: none"> • <i>Environment Protection Act 1993</i> • Environment Protection (Commercial and Industrial) Policy 2023 • <i>Local Nuisance and Litter Control Act 2016</i> • <i>Planning, Development and Infrastructure Act 2016</i>

9.2.6 Water

The management requirements of water use and quality onsite and offsite, has been informed by the Project's development footprint, anticipated construction activities and planned operational activities.

Objective	To prevent impacts to local surface and ground water quality and quantity, including the River Murray
Performance Targets	<ul style="list-style-type: none"> • No uncontrolled release of contaminated stormwater and sediment offsite or to nearby watercourses. • Retention basins are sized appropriately for each farm and effectiveness is maintained.
Management Strategies	<p>Construction</p> <ul style="list-style-type: none"> • All reasonable and practicable measures must be implemented to control flow velocities in such a manner than prevents soil erosion along drainage paths and exposed areas. • Site exit points must be appropriately managed to minimise the risk of sediment being tracked onto sealed public roads. • If 'drag out' and sediment from vehicles does occur onto public roads, ensure it is removed / cleaned as soon as practicable. • Cover long-term stockpiles (e.g. tarp or mulch), to protect from wind and rain. • Stockpiles to be located at least 5 m from any retained vegetation, drainage line or site perimeter. • Establish appropriate sediment control measures (e.g. sediment fencing), on downhill side of a stockpile. • Establish clean water diversion drains as required immediately uphill of a stockpile.



	<ul style="list-style-type: none"> • Suitable all-weather maintenance access must be provided to all sediment control measures. • Sediment control measures must be de-silted and made fully operational as soon as reasonable and practicable after a sediment-producing event, whether natural or artificial, if the device's sediment retention capacity falls below 75% of its retention capacity. • Sediment removed from sediment traps and places of sediment deposition must be disposed of in a lawful manner that does not cause ongoing soil erosion or environmental harm. • All erosion and sediment control measures must be maintained in proper working order at all times. • Progressively rehabilitate any disturbed or exposed areas during construction as soon as practicable. • Concrete washout areas to be lined and located away from retained vegetation and drainage lines. • Obtain any Water Affecting Activity (WAA) permits as required by the Murraylands and Riverland Landscape Board during construction activities and adhere to all conditions.
	<p>Operations</p> <p>Clean Water / Retention Basins</p> <ul style="list-style-type: none"> • Unlined retention basins are to be located at each farm to capture rainfall runoff from the shed roofs and hardstand areas of each farm. • The stormwater/surface water design should ensure any clean water runoff is directed only into the retention basins, and away from entering the poultry sheds and the associated shed wash down water management process to prevent cross-contamination. • Indicative designs and location of these retention basins are shown in Appendix C. <p>Wash down water</p> <ul style="list-style-type: none"> • Poultry sheds will be regularly washed using high pressure units with a low volume of clean water, with the ventilation fans used for evaporation. All wash down water will be contained within each respective poultry shed. <p>Sewage / effluent</p>
Monitoring	<p>Erosion and sediment control measures shall be regularly inspected and documented by the Site Supervisor during construction to ensure their effectiveness. This should also include visual inspections of any nearby drainage lines and watercourses for signs of erosion or turbidity.</p> <p>Surface water drainage paths and retention basins shall be regularly inspected by the Farm Manager during operations, to ensure their effectiveness, any damage or discharge offsite, and ensure adequate capacity and freeboard is available for the retention basins for any forecasted rainfall.</p>
Contingency Plan	<p>In the event of an incident involving discharge or release of contaminated water or sediment offsite, the incident must be reported, with the cause of the incident to be investigated, and a review of management practices must be undertaken to determine any potential for improvement to prevent a recurrence of the incident.</p> <p>Remediation of any onsite or offsite contamination may be required in the event of more serious incidents; a suitably qualified person shall be engaged to</p>

Commented [JR15]: Client to confirm how water will be contained and if it be added to any wastewater treatment system

Commented [JR16]: As per Section 1.0 - client to confirm proposed wastewater treatment or disposal plan from amenity buildings



	determine the nature and extent of any remediation process, including water quality testing and monitoring, and other additional management strategies to mitigate impacts.
References	<ul style="list-style-type: none">• SA EPA Code of Practice for the Building and Construction Industry 'Stormwater Pollution Prevention'• SA EPA Handbook (2004) 'Pollution Avoidance on Commercial and Residential Building Sites'• IECA (2008) 'Best Practice Erosion and Sediment Control'
Legislation	<ul style="list-style-type: none">• <i>Environment Protection Act 1993</i>• Environment Protection (Water Quality) Policy 2015• <i>Landscape Act 2019</i>

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9.2.7 Waste

The management requirements of waste recovery, transport and disposal for the Project, has been informed by the anticipated construction activities and planned operational activities.

Objective	To minimise the production of wastes and any waste generated, transported, and disposed of is carried out in an environmentally responsible manner.
Performance Targets	<ul style="list-style-type: none"> • Implementation of the waste management hierarchy: <ul style="list-style-type: none"> ○ AVOID unnecessary resource consumption ○ REDUCE waste generation and disposal ○ RE-USE waste resources without further manufacturing ○ RECYCLE waste resources to make the same or different products ○ RECOVER waste resources, including the recovery of energy ○ TREAT waste before disposal, including reducing the hazardous nature of waste ○ DISPOSE of waste only if there is no viable alternative • Maintain a record of any disposal of listed wastes in accordance with the EP Act. • No unlawful disposal of wastes on or off-site. • No burning of wastes on, or off, site. • Listed Waste(s) only to be removed from site by a suitably licensed transporter and re-used or disposed at a suitably licensed facility.
Management Strategies	<p>Construction Waste Streams</p> <p>The type of wastes generated during <u>construction</u> of the Site will include, but are not necessarily limited to the following:</p> <ul style="list-style-type: none"> • General waste such as food waste, packaging and consumables; • Waste soil • Concrete waste (solids and/or washouts) • Timber • Sediment fencing / geotextile materials • Green waste (vegetation removal) <p>Controls</p> <ul style="list-style-type: none"> • Appropriate waste skips/bins will be provided on-site at convenient locations and checked daily. If the skip/bin is reaching capacity, arrangements will be made for its removal and replacement within the next 24-48 hours. • Each bin or area is to be identified with the type of wastes which may be disposed of in each container. • All skips/bins leaving the Site will be suitably covered to avoid spillage and/or dust emissions during transit. • Waste materials generated outside the Site will not be received on-site for any purpose. • Any portable self-contained toilets and washroom facilities will be regularly serviced and emptied by a licensed contractor.



	<ul style="list-style-type: none"> Recovering and separating solvents, metals, oil, or components or contaminants and reusing separated solvents for degreasing plant and equipment. Reusing materials on-site to the maximum practicable extent. Listed Wastes (as defined by Part B of Schedule 1 of the EP Act) must be transported by a licensed contractor and disposed of at an appropriately licensed facility in accordance with the EP Act; Records are to be kept of all waste detailing the following information: <ul style="list-style-type: none"> date of pickup of waste description of waste quantity of waste origin of the waste destination of the waste Copies of WTCs (for Listed Wastes)
	<p>Operations Waste Streams</p> <p>The type of wastes generated at the <u>operations</u> of Site will include, but are not necessarily limited to the following:</p> <ul style="list-style-type: none"> General waste such as food waste, packaging and consumables Poultry litter / manure Daily dead birds Sewage (from staff amenities) Listed wastes – as defined by Part B of Schedule 1 of the EP Act (e.g. tyres, oil filters, empty or used waste oil/hydrocarbons and containers and oil/water emulsions) Scrap metal and used or faulty parts and equipment Wastewater from shed washdown. <p>Controls</p> <ul style="list-style-type: none"> Each poultry shed will be inspected daily, and any dead birds will be collected and moved to the relevant dead bird freezer for short term storage, prior to being collected for off-site disposal. Offsite disposal will occur twice weekly. Poultry litter / manure will be collected on an ongoing basis and then removed offsite at the end of each batch. Truck loads offsite shall be covered to minimise emissions of odour and particulate matter. Dead birds and poultry litter / manure will not be stockpiled long term, away for any drainage lines / areas of surface water runoff or disposed of within any area of the Site under any circumstances.
<p>Monitoring</p>	<p>The Site Supervisor must undertake a weekly visual inspection to document and ensure the waste management processes (including implementation of the waste management hierarchy) is being adhered to, including suitable waste bins and containers are provided, with appropriate signage, and waste records are up to date.</p> <p>All site personnel shall be responsible for ensuring wastes are stored and removed from the site on a regular basis (e.g. daily or weekly). The Site Supervisor shall ensure that waste treatment measures are implemented at the site.</p>

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Commented [JR19]: PLACEHOLDER: Client to confirm short to medium term storage or stockpiling locations before its removed at end of batch.

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Contingency Plan	<p>Where a non-compliance is identified or an incident occurs, an investigation must be undertaken to determine the cause, remedial actions required and a review of the listed review of management strategies to determine any areas for improvement.</p> <p>Where necessary, additional staff training on waste management procedures and waste handling must be undertaken.</p> <p>Notification to the EPA or Council may be required in the event of more serious incidents - see Section 7; if required, a suitably qualified person may be engaged to determine the nature and extent of any remediation process.</p>
References	<ul style="list-style-type: none"> SA EPA Guideline (2019) 'Waste Definitions'
Legislation	<ul style="list-style-type: none"> <i>Environment Protection Act 1993</i> Environment Protection (Waste to Resources) Policy 2010 <i>Local Nuisance and Litter Control Act 2016</i>

9.2.8 Bushfire Management

The management requirements to prevent and minimise the impacts of bushfire onsite and offsite has been informed by the Project's development footprint, anticipated construction activities and planned operational activities.

Objective	To prevent the adverse impact of fire on life, property and the environment.
Performance Targets	<ul style="list-style-type: none"> To prevent or minimise the impacts of bushfires. Designated firefighting equipment available at all times with vehicles or site locations. No hot work undertaken on catastrophic fire danger rating days without a hot work permit.
Management Strategies	<ul style="list-style-type: none"> Spark-arrestors are to be fitted on vehicles and plant powered by internal combustion engines. Where possible, utilise diesel powered vehicles and plant. Hot work permits required for hot works on Total Fire Ban days. Any welding activities to be undertaken in a controlled manner that minimises fire risk. The work site will be regularly inspected to ensure no build-up of flammable materials, particularly in Fire Danger Season. CFS fire danger ratings and warnings to be reviewed daily during Fire Danger Season. Access to firefighting equipment (e.g. fire extinguisher, portable water spray) at each work site. No burn offs or burning of waste permitted. Designated containers to be available for cigarette butt disposal. Locked gates to work areas must be secured with a CFS standard issue lock that can be opened by CFS personnel in the event of an emergency incident when the site is unoccupied. Access ways around and through the site shall always be kept clear of vegetation, machinery, plant, equipment and materials to enable movement by CFS and other emergency services vehicles. Implement and maintain property perimeter access tracks and / or fire breaks as per CFS requirements and development approval conditions.



Monitoring	Daily weather forecasts and fire danger ratings to be recorded to ensure work activities can be adequately planned or rescheduled to minimise fire and safety risks. Site inspections to note: <ul style="list-style-type: none"> • Availability and condition of firefighting equipment. • Level of buildup of flammable and dry material, particularly cleared vegetation. • Cigarette butts and other wastes disposed of in appropriate containers.
Contingency Plan	In the event of an incident involving the breakout of fire from onsite activities, the cause of the incident must be investigated, and a review of management practices must be undertaken to determine any potential for improvement to prevent a recurrence of the incident.
Legislation	<ul style="list-style-type: none"> • <i>Fire and Emergency Services Act 2005</i>

9.2.9 Biosecurity

The management requirements to ensure biosecurity onsite has been informed by the Project's planned operational activities.

Objective	To prevent or minimise the biosecurity impacts and disease to on-farm operations and the environment.
Performance Targets	<ul style="list-style-type: none"> • Inspection and monitoring protocols are in place. • No records of outbreaks of disease. • Any positive diagnosis of animal diseases is reported in a timely manner and quarantine controls implemented.
Management Strategies	<p>Operations</p> <p>A dedicated 'biosecurity' procedure or manual is to be created for the operational phase of the Site, which details the processes all employees and contractors must adhere to upon entry the site. It must contain, but not limited to the following:</p> <ul style="list-style-type: none"> • A sketch or map of the layout of the property, showing the production areas, sheds, ranges, access roads and gates must be kept up to date. • The main entrance to the production area must be capable of being closed to vehicle traffic (e.g. lockable gate) and must display appropriate signage including 'Bio Secure Area No Entry' unless authorised or similar wording. In addition, signage must direct visitors to contact the Farm Manager before proceeding i.e. telephone number and/or enquire at Farm House. • Contact to be restricted between poultry and wild birds. • Keep poultry sheds, yards and equipment clean with a detergent and change nesting materials regularly. • New poultry to be quarantined for at least 2 to 4 weeks, or until confirmation they are disease-free. • Drinking water for poultry, as well as cooling water used in poultry sheds, must meet appropriate water standards and be treated where applicable. • All personnel and visitors to site to be limited to essential only and be subject to the following conditions when entering poultry shed: <ul style="list-style-type: none"> ○ Inductions undertaken prior to visiting site with a log recorded ○ Must not have recently visited other premises where poultry are kept or keep poultry, other birds or pigs themselves at home.



	<ul style="list-style-type: none"> ○ Must wear laundered clean clothes each day and additional protective clothing, including boots. ○ Sanitise boots in provided footbaths prior to entry following an approved procedure. ○ Sanitise hands prior to entry, and after handling birds. <ul style="list-style-type: none"> ● Delivery drivers must not enter sheds at any time. ● Be in regular contact with a consulting veterinarian to manage flock health, including vaccinations. ● Emergency repair and maintenance by contractors who have had contact with poultry, other birds or keep birds at their home must not enter poultry sheds populated or ready to be populated with birds unless it is an emergency and approved by the Operations Manager.
Monitoring	A regular review of all biosecurity protocols should be undertaken by the Site Supervisor / Farm Manager, to ensure they are being followed and / or in working order (e.g. wheel wash).
Contingency Plan	<p>In the event of any suspected outbreak or biosecurity matter/event, high risk procedures are to be implemented including but not limited to:</p> <ul style="list-style-type: none"> ○ Restriction of all visitors to site ○ Only essential work to be carried out. ○ Employees and essential visitors must head-to-toe shower before and after their visit. A complete change of clothes, footwear, hair covering and breathing protection will also be required. ○ Vehicles required to enter a Farm must be washed and disinfected before and after leaving the Farm. ○ Employees should not travel to work with employees from another Farm. ○ No birds or poultry litter are to be moved on or off the site until the disease status is confirmed. <p>The event must be reported to PIRSA immediately via their Emergency Animal Disease Watch Hotline (details available in Section 5) or a consulting veterinarian.</p>
References	<ul style="list-style-type: none"> ● Department of Agriculture, Fisheries and Forestry (2009) - National Farm Biosecurity Manual for Poultry Production ● ACMF (2020) - National Farm Biosecurity Manual for Chicken Growers
Legislation	<ul style="list-style-type: none"> ● <i>Biosecurity Act 2025</i>

9.2.10 Pest Plants and Animals

The management requirements to prevent the spread and minimise the impacts of pest plants and animals onsite and offsite has been informed by the Project's anticipated construction activities and planned operational activities.

Objective	To prevent and minimise the introduction, establishment and spread of pest plants and animals.
Performance Targets	<ul style="list-style-type: none"> ● Inspection and monitoring protocols are in place. ● No records of infestation or increased spread of pest plants / weeds. ● No observations or incidents of pest animals onsite. ● Any discoveries are reported in a timely manner and controls implemented.



	<ul style="list-style-type: none"> No increase in level of weed and pest infestation as a result of construction activities.
Management Strategies	<p>Construction</p> <ul style="list-style-type: none"> A site entry inspection protocol shall be in place to confirm vehicles and mobile plant are free of soil / mud and vegetative matter before accessing Site. A temporary wash down bay or facility shall be established at the entry / exit point to site to clean excess soil and vegetative matter buildup on vehicles and mobile plant. Vehicles to be kept to public roads, designated access tracks and work areas. Any imported soil materials will be sourced from licensed facilities to ensure there is no introduction of pest plants / weeds or diseases to the site. Undertake weed removal methods as required for individual weeds and outbreaks (e.g. hand pulling, spraying etc.) Weed spraying shall be performed as per the below: <ul style="list-style-type: none"> Utilising herbicides suitable to the species Considering weather conditions to prevent spray drift Undertaken by personnel or contractors suitably trained <p>Operations</p> <ul style="list-style-type: none"> Installation and maintenance of baits as a preventative measure to prevent and control pest outbreaks. Targeted herbicide application on will be undertaken on pest plants / weeds if and where necessary. Application of suitable rodenticides if and where necessary. As per Section 9.2.7 – Waste: <ul style="list-style-type: none"> Dead birds will be collected from the poultry sheds daily and stored in the on-site freezers prior to removal from the site. Poultry litter will be promptly removed from the poultry sheds and transported off site in covered trucks at the end of each batch. No on-site stockpiling or disposal of waste of any kind. Any feed / grain spills will be promptly cleaned up. Areas around the poultry sheds will be kept free from debris and grass will be regularly slashed / mown. Appropriate sanitising agents will be used during the shed cleaning phase. Wheel wash facility installed at each office-workshop building entrance will be utilised and maintained – only approved chemicals / disinfectants are to be used.
Monitoring	<p>Areas susceptible to pest plant / weed outbreaks (e.g. exposed soil or areas of native vegetation) shall be regularly inspected by the Site Supervisor.</p> <p>A regular review of all other biosecurity protocols should be undertaken by the Site Supervisor / Farm Manager, to ensure they are being followed and / or in working order (e.g. wheel wash).</p>
Contingency Plan	<p>In the event of any suspected or confirmed presence of plant disease or high-risk declared weeds onsite, report to PIRSA via their Exotic Plant Pest Hotline (details available in Section 5).</p>



References	<ul style="list-style-type: none">• Murraylands and Riverland Landscape Board (2021) – ‘Pest plant action plan summary 2021 – 2026’• Department of Agriculture, Fisheries and Forestry (2009) - National Farm Biosecurity Manual for Poultry Production
Legislation	<ul style="list-style-type: none">• <i>Landscape SA Act 2019</i>• <i>Biosecurity Act 2025</i>

10.0 Review and Continual Improvement

Willowstone will evaluate the performance and effectiveness of the environmental protection and management measures in this EMP on a regular basis throughout the construction and operational phases of the Project. Key elements of the evaluation will include reviewing whether the objectives of the EMP have been achieved as evidenced by the following performance indicators:

- Identified deficiencies and/or non-compliances with the development approval, EPA-licence conditions and/or this EMP;
- The nature and number of complaints relating to construction or operational activities;
 - Any environmental incidents caused by activities; and
 - Any general feedback received in relation to activities and associated environmental management from the local community and/or regulatory authorities.

This EMP will be reviewed and, if necessary, updated to improve the environmental performance of the development within 3 months of any of the following:

- If an evaluation of the above performance indicators demonstrates that the objectives of the EMP are not being adequately met;
- Any non-compliances reported, or complaints received, over the preceding 12 months and actions taken to achieve compliance / resolution;
- Any applicable conditions of the forthcoming development approval and / or EPA licence;
- Approval of any modification to those development approval or licence conditions;
- Changes in site approval documents, legislation and standards;
- Any measures that are proposed to be implemented over the coming 12 months to improve the environmental performance of the site; and/or
- A request by the EPA or other regulatory authority.

Commented [JR21]: Client to confirm acceptable timeframe



All employees and contractors will be informed of any updates to the EMP during toolbox talks or similar.

11.0 Closure

This Environmental Management Plan is provided to facilitate the requirements of the development approval process under the PDI Act and referral to the EPA to address the anticipated environmental risks and management measures for the proposed Swan Reach Poultry Farm located at Fisher, South Australia.

Sincerely,



Senior Project Consultant – Environmental Approvals, Closure & Management

Principal Consultant – Environmental Approvals, Closure & Management





Appendix A Environmental Risk Assessment

Environmental Management Plan

Swan Reach Poultry Farm

Willowstone Capital Pty Ltd

SLR Project No.: 655.010712.00001

16 January 2026

DRAFT





Environmental Risk Assessment

Swan Reach Poultry Farm

Willowstone Capital Pty Ltd

55 Watson Avenue
Rose Park SA 5067

Prepared by:

SLR Consulting Australia Pty Ltd

SLR Project No.: 655.010712.00001

23 December 2025

Revision: 1.1

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By

Basis of Report

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Willowstone Capital Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



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Appendix A Environmental Values and Constraints Map



1.0 Project Background

1.1 Project Context

SLR Consulting Australia Pty Ltd, has been engaged by Willowstone Capital Pty Ltd (Willowstone) to develop an Environmental Management Plan (EMP) to support the development application of proposed poultry production sheds located at Lot 6 Murraylands Road (CT 5421/422) and Lot 125 Gaston Road (CT5482/113), Fisher SA (the project).

Willowstone propose to develop the project, approximately 4 km north-east of the township of Swan Reach in the Mid Murray Council area.

It is proposed that the poultry production sheds and associated infrastructure will be constructed and operated within the aforementioned parcels of land purchased by Willowstone, and comprise of the following activities:

- Five groups of eight broiler sheds, containing approximately 480,000 birds per group across the eight sheds, and establishment of the below associated infrastructure at each group:
 - Control room per shed w/ ventilation fans
 - Site office/amenities building
 - 2 x 50kL water storage tanks and associated pump shed with generator
 - Silo slabs
 - Wheel wash
 - Site storage
- New vehicular access point to Murraylands Road, with internal roads connecting to each the shed groups and three manager's residences

This environmental risk assessment has been prepared to determine the initial risks associated with the project's activities and location. This will then be used and to support the development of the EMP for assessment by the EPA during the development approval process, and to grant the associated EPA licence.

1.2 Project Location

The Site is located approximately 4 km kilometres from Swan Reach township in Fisher, with proposed access from Murraylands Road from the eastern side of the project boundary, and construction of internal roads.

The project area is zoned as Rural (Ru) under the Planning and Design Code of the *Planning, Development and Infrastructure Act 2016* (PDI Act) and has historically been used agricultural wool production (low intensity grazing). The proposed development would predominately occupy the CT 5421/422 allotment, with the CT5482/113 consisting of use of an existing farmhouse for the managers residence. Surrounding land parcels are or have been historically used primarily for agricultural activities, with significant amounts of remnant native vegetation still remaining. There are approximately twenty-one (21) residential dwellings located within 2 km of the project area, with the closest being located approximately 900m to the north-east. These are outlined within **Appendix A - Drawing No. 655.010712.00001.DRG.001 – Environmental Values and Constraints Map.**



2.0 Environmental Risk Assessment

To facilitate the assessment of the proposed poultry production sheds, a preliminary impact assessment has been undertaken to inform the level of environmental risk generated by the proposed activities. This risk assessment is not intended to replace the impact assessment to be undertaken for a detailed Environmental Management Plan for the proposed activities, but rather to help inform the level of detail that may be required for further environmental assessments and potential environmental constraints for the proposed activities.

A desktop assessment using land, water, biodiversity and social and cultural datasets involving information sources and assessment of NatureMaps, Location SA Map Viewer, *Environment Protection and Biodiversity Conservation Act 1999* (EPBC) Protected Matters Search Tool (PMST) and the Environmental Protection Authority (EPA) contaminated land register has been undertaken to identify potential environmental, heritage, planning and tenure constraints. Datasets considered within the risk assessment include:

- Land, Water and Biodiversity
- Landforms, landscape units
- Contaminated sites
- Regional geology and soil types
- Hydrology and hydrogeology
- Bushfire risk
- National Parks, Conservation Areas and Reserves
- Threatened species and Matters of National Environmental Significance
- Environmentally Sensitive Areas
- Social and Cultural
- Land use, zoning and tenure
- Native title claims and determinations
- Aboriginal and non-Aboriginal heritage sites
- Amenity

The environmental risk assessment has been prepared to consider any potential environmental impacts and risk for each identified environmental aspect defined in **Table 4 – Summary of Desktop and Risk Assessment** and includes the incorporation of preliminary available advice from an environmental noise assessment, and a native vegetation clearance assessment both undertaken by others for the project.

The assessment of potential residual risk that has been adopted is a qualitative risk-based approach, designed to assess risk based upon:

- the likelihood of the impact or event occurring.
- the consequences of the occurrence on the completion activities.

The likelihood and consequences are scored between one (1) and five (5) for each potential impact or event. **Table 1 – Definitions of Likelihood** and **Table 2 – Definitions of Consequence** outline the identifiers and scores used in the risk assessment.



Table 1 – Definitions of Likelihood

Rating	Descriptor	Score
Rare	May occur only in exceptional circumstances	1
Unlikely	May occur at some time	2
Possible	May occur from time to time	3
Likely	Will probably occur	4
Almost Certain	Is expected to occur in most circumstances	5

Table 2 – Definitions of Consequences

Rating	Descriptor	Score
Negligible	None or insignificant environmental harm and/or remediation costs	1
Minor	Minor short-term environmental harm and/or remediation costs	2
Moderate	Significant short-term environmental harm and/or remediation costs	3
Major	Significant long-term environmental harm and/or remediation costs	4
Catastrophic	Large-scale long term irreversible environmental harm and/or remediation costs	5

Table 3 – Risk Assessment Matrix

Likelihood		Consequence				
		Negligible	Minor	Moderate	Major	Catastrophic
		1	2	3	4	5
Almost Certain	5	5 Medium	10 High	15 High	20 Extreme	25 Extreme
Likely	4	4 Low	8 Medium	12 High	16 High	20 Extreme
Possible	3	3 Low	6 Medium	9 Medium	12 High	15 High
Unlikely	2	2 Low	4 Low	6 Medium	8 Medium	10 High
Rare	1	1 Low	2 Low	3 Low	4 Low	5 Medium



3.0 Desktop and Risk Assessment

An overview of the desktop assessment and initial risk assessment is provided below within **Table 4 – Summary of Desktop and Risk Assessment**.

Table 4 – Summary of Desktop and Risk Assessment

Aspect	Summary	Consideration for Project	Risk Score
Landforms and Landscapes	<p>The project area is primarily made up of the Blanchetown Land System, which is comprised of stony plains scattered on either side of the River Murray. The land is underlain by hard sheet calcrete, with minor areas of rubbly calcrete and further underlain by Blanchetown Clay.</p> <p>The Moorundie Land System comprises a small portion of the far west of the project area, which is described as 'calcrete of the Ripon and Bakara Formations extending in a virtually unbroken sheet across the Land System' (DEW 2025).</p> <p>Topography within the project area is gently sloping east with an elevation of 40m AHD along the western boundary and 35m AHD along the eastern boundary.</p>	<p>Design of each of the poultry shed groups and associated infrastructure will need to consider the topography of the site and associated drainage requirements for the activity.</p> <p>The nature of the proposed development is not likely to significantly alter the existing landforms or regional character of the area.</p>	<p>1 x 2 = 2 Low</p>
Site Contamination	<p>A search of SA EPA site contamination register did not identify any registered contaminated sites within the project area.</p> <p>The current and historical land use of the site is not deemed to be a Potentially Contaminating Activity (PCA) as per the <i>Environment Protection Act 1993</i>, with historical use of the land being used for agricultural activities comprised of grazing and is unlikely to have contributed to any site contamination.</p>	<p>Detailed soil assessment may be required for the project if surplus soils during construction are required to be taken offsite.</p> <p>Appropriate hard stand design will be required for the proposed development to ensure that appropriate measures are installed to prevent leachate into the soil, subsoil, surface water and groundwater.</p> <p>The risk of soil contamination is considered low as there is no known existing contamination to be present across the project area, and sufficient land is</p>	<p>1 x 2 = 2 Low</p>



Aspect	Summary	Consideration for Project	Risk Score
		available to ensure an appropriate design and construction of the farm can be achieved.	
Soil Types and Acid Sulfates	<p>The main soil subgroups across the project area are shallow calcareous sandy loams across flats and depressions, changing to rubbly calcareous sandy loam and deep sand in rises and hills respectively (DEW, 2025).</p> <p>The entire project area is categorised as C4 'Extremely Low Probability' for the acid sulfate soils (ANSIS, 2025) and mapped as 'negligible potential' for the development of acid sulfate soils (NatureMaps, 2025).</p>	Earthworks should consider the retention and reuse of topsoil within the Site for reuse within landscaping associated with the proposed development.	<p>1 x 2 = 2 Low</p>
Surface Water and Groundwater	<p>A review of NatureMaps identified ten unnamed (10) watercourses/low lying depressions within the project area, with a further nine (9) watercourses located within 1 km of the project area, including the River Murray as a prescribed water course which runs adjacent the project area on the east side, within 100m.</p> <p>Approximately half of the eastern project area is located within the River Murray Protection Area under the <i>River Murray Act 2003</i>, with four (4) of the poultry shed groups located within.</p> <p>The eastern boundary of the project area is located within approximately 100m at its closet point, of the River Murray 1956 Flood Level and the entirety of the project area is also located within the River Murray Flood Plain Protection Area under Part 3 of the Planning and Design Code of the PDI Act.</p> <p>A review of NatureMaps identified four (4) aquatic Groundwater Dependent Ecosystems (GDE) located within the project area.</p> <p>A review of WaterConnect (2025) confirmed the project area to be located in a non-prescribed groundwater</p>	<p>Surface Water</p> <p>Impacts to watercourses/low-lying depressions from ground disturbing activities (e.g. earthworks) during construction are anticipated based on the concept design. Alterations to the design and placement of poultry shed groups and internal access tracks may be required to avoid impacts to these watercourses/low-lying depressions, otherwise a Water Affecting Activity (WAA) permit may be required to be obtained and issued by the Murraylands and Riverland Landscape Board prior to works commencing.</p> <p>In addition, as the development is planned within the River Murray Protection Area, referral under the <i>Planning, Development and Infrastructure Act 2016</i> and Regs may be required to the Minister for Climate, Environment and Water as part of the development application, and consideration for the Assessment Provisions (AP) of the River Murray Flood Plain Protection Area under the Planning and Design Code should be taken into account for the design of the development.</p>	<p>4 x 3 = 12 High</p>



Aspect	Summary	Consideration for Project	Risk Score
	zone, with the nearest wells confirming a Standing Water Level (SWL) of between approximately 20 to 30m, with groundwater anticipated to flow west to east.	<p>Surface water management for the proposed development may require further hydrological assessment to inform the planning and design of the stormwater and wastewater systems for the operational phase of the project, including onsite capture and/or separation or diversion of clean water and contaminated water to prevent offsite discharges that may impact nearby environmental receptors. It is understood that a stormwater management report is being completed by others to advise on planned stormwater capture from the roofs and hardstand of each farm to dedicated detention basins.</p> <p>Groundwater</p> <p>It is not anticipated the construction or operational phase of the project are to impact groundwater based on available data, and further assessment or analysis is not recommended to be required.</p>	
Bushfire	The project area is located within a general bushfire risk area.	<p>All Project infrastructure should be sited to avoid possible impacts associated with bushfire including appropriate fire breaks and separation.</p> <p>Bushfire risk assessments should be undertaken to support relevant approvals and management of impacts.</p>	2 x 3 = 6 Medium
Flora and Fauna	A desktop search of the EPBC Protected Matters Search Tool (PMST) with a 5 km buffer of the project area, identified three (3) Threatened Ecological Communities and thirty-one (31) Threatened Species, and one (1) Nationally Important Wetlands within this buffer. The Nationally Important Wetland is listed as the Swan Reach Wetland Complex, located approximately 1 km east of the project area boundary, as part of the River Murray system.	Further refinement of the design and locations of farms and associated access tracks is therefore recommended to avoid these features of high biodiversity value.	4 x 4 = 16 High



Aspect	Summary	Consideration for Project	Risk Score
	<p>Native vegetation is mapped across the western (broad description of Eucalyptus mallee forest and mallee woodland) and northern (broad description of Myoporum woodland) portions of the project area. A patch of broadly described Acacia shrubland is also mapped in the south-eastern portion of the project area. Other patches of remnant native vegetation also appear to be located across the project area based on a review of aerial imagery.</p> <p>A search of NatureMaps (2025) and PMST (2025) identified no National Parks, Conservation Areas or Reserves within the project area. Several areas listed as Heritage Agreements under the <i>Native Vegetation Act 1991</i> (NV Act) are located approximately 2 km west and north of the project area, but the risk of impact is minimal to non-existent based on the current design.</p> <p>Swan Reach Conservation Park is the closest conservation area, at approximately 6 km south-west of the project area.</p> <p>A formal native vegetation clearance assessment was undertaken by a Native Vegetation Accredited Consultant (Jeremy Ross-Carter) with initial advice received on 17/12/2025 based on the concept design, which included the following:</p> <ul style="list-style-type: none"> - Farm 1 and 5 will impact a patch of mallee woodlands, with many trees in this area having numerous hollows which are considered to provide habitat to threatened bird species and has the potential to be seriously at variance with the habitat principle of the NV Act, including species protected under the EPBC Act and may require referral 		



Aspect	Summary	Consideration for Project	Risk Score
	<ul style="list-style-type: none"> - Farm 2 is a 'moderate risk' based on a Sandalwood community. - Farm 3 and 4 are at 'lowest risk'. - Recommendations were also included to re-use existing access tracks on the property, rather than creating new tracks. - Noted presence of numerous wombat burrows at several of the farm locations and may require management (including collapsing) under the NP&W Act prior to construction. 		
<p>Aboriginal and Non-Aboriginal Heritage</p>	<p>The Site has been subject to some historical land disturbance, particularly through grazing and agricultural activities, including clearance for access tracks. Significant patches of remnant native vegetation remain within the project area.</p> <p>An Attorney-General's Department for Aboriginal Affairs and Reconciliation (ADG-AAR) Taa Wika search of the central archives, including the Register of Aboriginal Sites and Objects, was undertaken for Aboriginal heritage sites, objects or remains protected under the <i>Aboriginal Heritage Act 1988</i>. The results returned one (1) recorded Aboriginal heritage site within a 100 m radius of the project area, located approximately 200 m inside the western boundary of Lot 125 Gaston Road (CT5482/113), but approximately 250 m outside the nominated project development buffer from the concept design. The results of the Taa Wika search are culturally sensitive and required to be treated confidentially. Therefore, results are available separately.</p> <p>The central archive is not a comprehensive record of all Aboriginal sites and objects and sites and objects may</p>	<p>Due to the presence of a registered site within 100m of the project area's parcel boundary, sandy soils and significant patches of remnant native vegetation and close proximity to the River Murray, consideration should be given to undertake further consultation with the RMMAC and an archaeologist(s), on the need to conduct further field surveys within the project area for other potential Aboriginal sites, objects or items of significance.</p> <p>All project infrastructure should be sited to avoid direct and indirect impacts to any known sites (or discovered during construction) of Aboriginal heritage significance.</p> <p>A site discovery procedure is recommended to be implemented during the construction phase of the project, primarily during any vegetation clearance and ground disturbing activities, to manage any potential discoveries of Aboriginal sites, objects or remains.</p>	<p>3 x 4 = 12 High</p>



Aspect	Summary	Consideration for Project	Risk Score
	<p>exist in areas outside of those recognised within the Register.</p> <p>Based on the presence of a registered Aboriginal heritage site within the project area property boundary, several unnamed watercourses/low-lying depressions traversing the project area, the presence of sandy soils and the project area being located within 100m of the River Murray, this provides an elevated risk for encountering unknown Aboriginal heritage objects and sites and or remains.</p> <p>Further assessment is recommended to understand the proximity to known and unknown Sites, which may also include consultation with the River Murray & Mallee Aboriginal Corporation (RMMAC) as the Traditional Owners of the project area.</p> <p>There are no known non-Aboriginal heritage places, items or site located within the project area.</p>		
Air Quality / Odour	<p>A review of Appendix 2 of the SA EPA guidelines on 'Evaluation distances for effective air quality and noise management' (2023) states that a site-specific assessment is required based on the proposed size of the poultry farm.</p> <p>A formal air quality and odour modelling assessment is to be completed by Astute Environmental Consulting and results and recommendations are pending.</p>	<p>Implement recommendations as per formal odour modelling assessment.</p> <p>For particulate emission impacts, it is recommended the following measurements are considered:</p> <ul style="list-style-type: none"> - Implementation of dust suppression measures, including a water cart, during construction to dampen down any work areas when necessary. - Daily monitoring via the Bureau of Meteorology (BoM) of wind and weather forecasts for days of unfavourable conditions. 	<p>2 x 3 = 6 Medium</p>
Noise	<p>A preliminary environmental noise assessment was completed by Sonus in December 2025, against noise criteria determined in accordance with the</p>	<p>Implement recommendations of formal acoustic modelling assessment.</p>	<p>2 x 3 = 6 Medium</p>



Aspect	Summary	Consideration for Project	Risk Score
	<p><i>Environmental Protection (Industrial) Noise Policy 2023</i> and the South Australian Planning and Design Code.</p> <p>The assessment identified twenty-one (21) sensitive receptors within approximately 2 km radius of the project area.</p>	<p>Sonus assessment concluded that noise from the project is predicted to achieve compliance with the relevant Noise Goals determined in accordance with the <i>Environmental Protection (Commercial and Industrial Noise) Policy 2023</i> at all nearby sensitive receivers for all operational scenarios and under all meteorological conditions and 'will not unreasonably affect the amenity of sensitive receivers, thereby achieving the relevant provisions of the South Australian Planning and Design Code related to environmental noise.'</p> <p>It is also recommended the following measurements are considered during construction and the operational phase:</p> <ul style="list-style-type: none"> - Ensure hours of operation and vehicle deliveries are adhered to. - Avoid unnecessary operation of plant and / or revving of engines, including shutting down when not in use. - All noise related complaints to be acknowledged, recorded, investigated and responded to in a timely manner. 	



4.0 Conclusion

The environmental risk assessment of the proposed poultry production sheds at Lot 6 Murraylands Road (CT 5421/422) and Lot 125 Gaston Road (CT5482/113), Fisher SA, has identified a medium to high risk profile for most environmental components, with consideration for a change in design for aspects related to native vegetation clearance and fauna impacts and further assessment on surface water management and Aboriginal heritage impacts. The findings suggest that while the potential for environmental impacts exists, they can be effectively managed through appropriate consultation and mitigation strategies and refinement of the concept design. Key considerations include:

- Implementing a stormwater management plan;
- Appropriate design and location of the poultry production shed infrastructure and connection access roads to avoid native vegetation and fauna impacts;
- Integrate comprehensive bushfire risk assessments into the project planning, with clear strategies for infrastructure placement and fire management practices; and
- Limiting the development to Lot 6 as per the design and undertaking consultation with RMMAC Traditional Owners and / or an archaeologist to determine potential impacts to known and unknown Aboriginal heritage, especially in the event future development is proposed on Lot 125.

Assessments undertaken by others on air quality and odour modelling for the project were not available at the time of publishing.

A detailed Environmental Management Plan (EMP) will be developed to support the development application process and EPA licence appraisal, incorporating the risk treatment and mitigation measures identified as part of this risk assessment, and forthcoming air quality and odour modelling and final native vegetation impact assessments.



5.0 Closure

This report is provided to help inform the level of detail that may be required for further environmental assessments and potential environmental constraints for the proposed activities. A detailed Environmental Management Plan is to be developed for the proposed project.

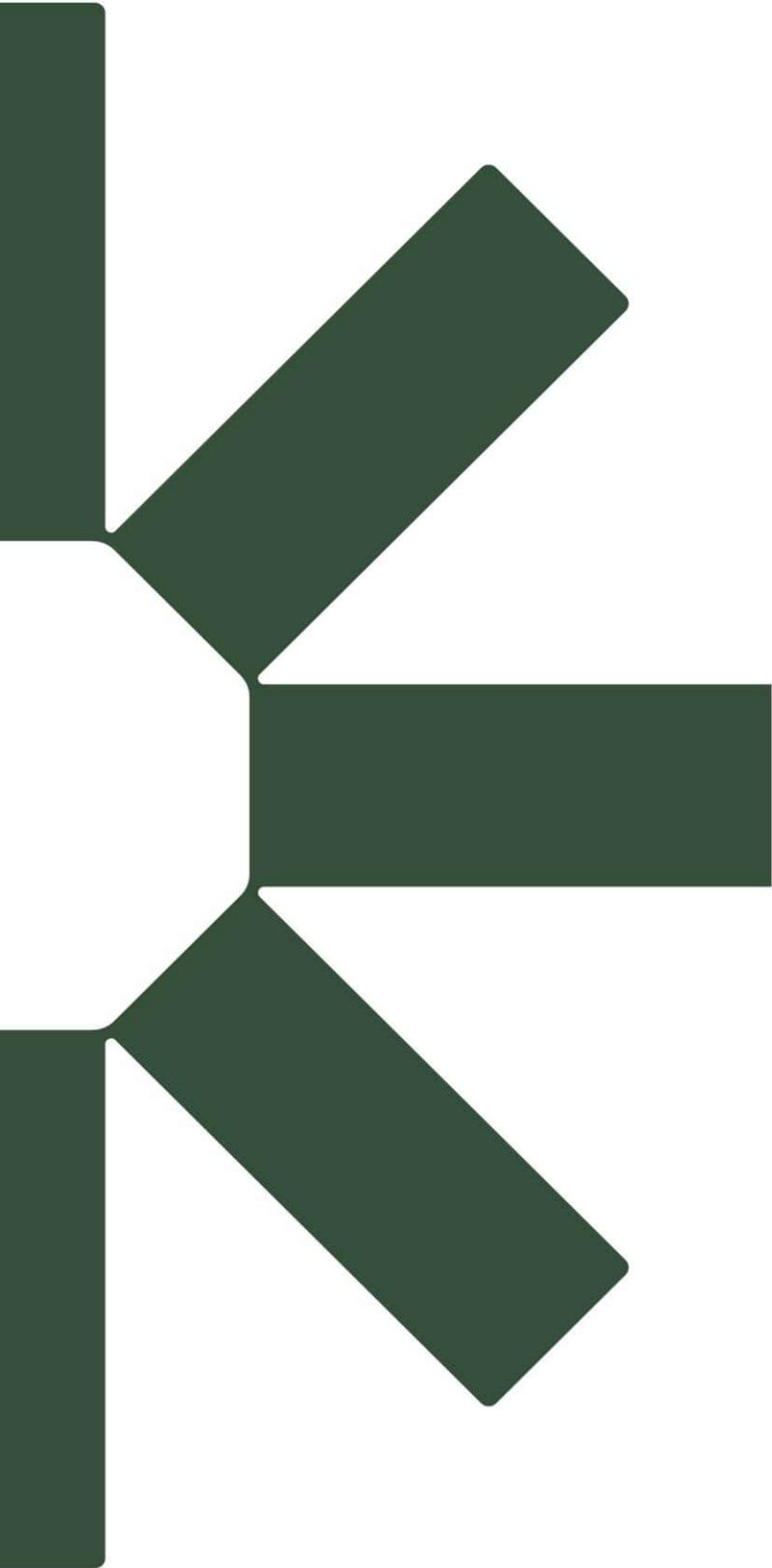
Sincerely,

SLR Consulting Australia Pty Ltd

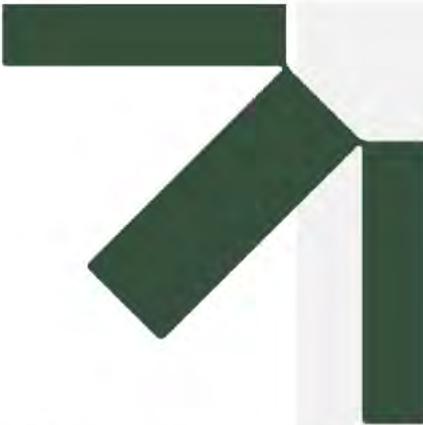
Senior Project Consultant – Environmental
Approvals, Closure and Management

Principal Consultant – Environmental Approvals,
Closure & Management





Making Sustainability Happen



Appendix B Enviromental Values and Constraints Map

**Environmental Management Plan Environmental
Management Plan**

Swan Reach Poultry Farm

Willowstone Capital Pty Ltd

SLR Project No.: 655.010712.00001

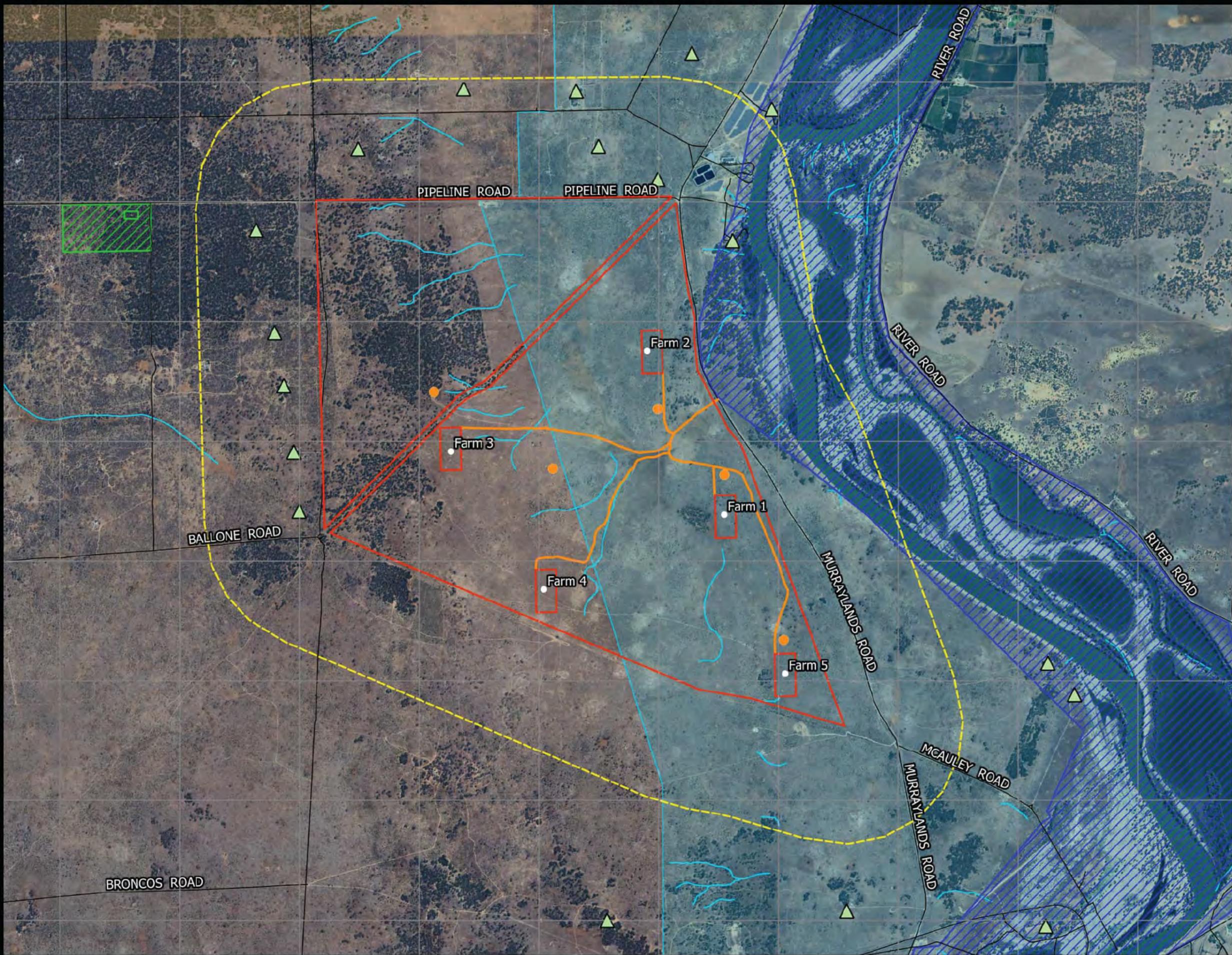
16 January 2026

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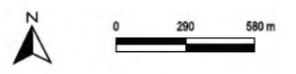
Willowstone - Swan Reach Poultry Farm
Environmental Values and Constraints Map

655.010712.00001.DRG.001

- END
- Concept Design
- Project Area
 - Internal Road
 - Farm House
- Watercourse / Depression Road
- Sensitive Receptor
- River Murray Protection Area
 - River Murray - Prescribed Watercourse
 - Native Vegetation Heritage Agreement
 - Project Area Buffer (1 km)



Source:
 Photography: Google Satellite Imagery accessed: 10 September 2025
 Topography:
 Cadastre: Data.sa.gov.au; Boundaries shown are indicative only
 Ecosystem:
 Other: DataSA.gov, 2025



Coordinate System: GDA2020 / MGA zone 54
 Scale at A3: 1:29,500
 Project Number: 655.010712.00001
 Date Drawn: 16/01/2026
 Drawn by: JR
 Reviewed by: CN



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Appendix C Design Drawings – Swan Reach Poultry Farm

Environmental Management Plan

Swan Reach Poultry Farm

Willowstone Capital Pty Ltd

SLR Project No.: 655.010712.00001

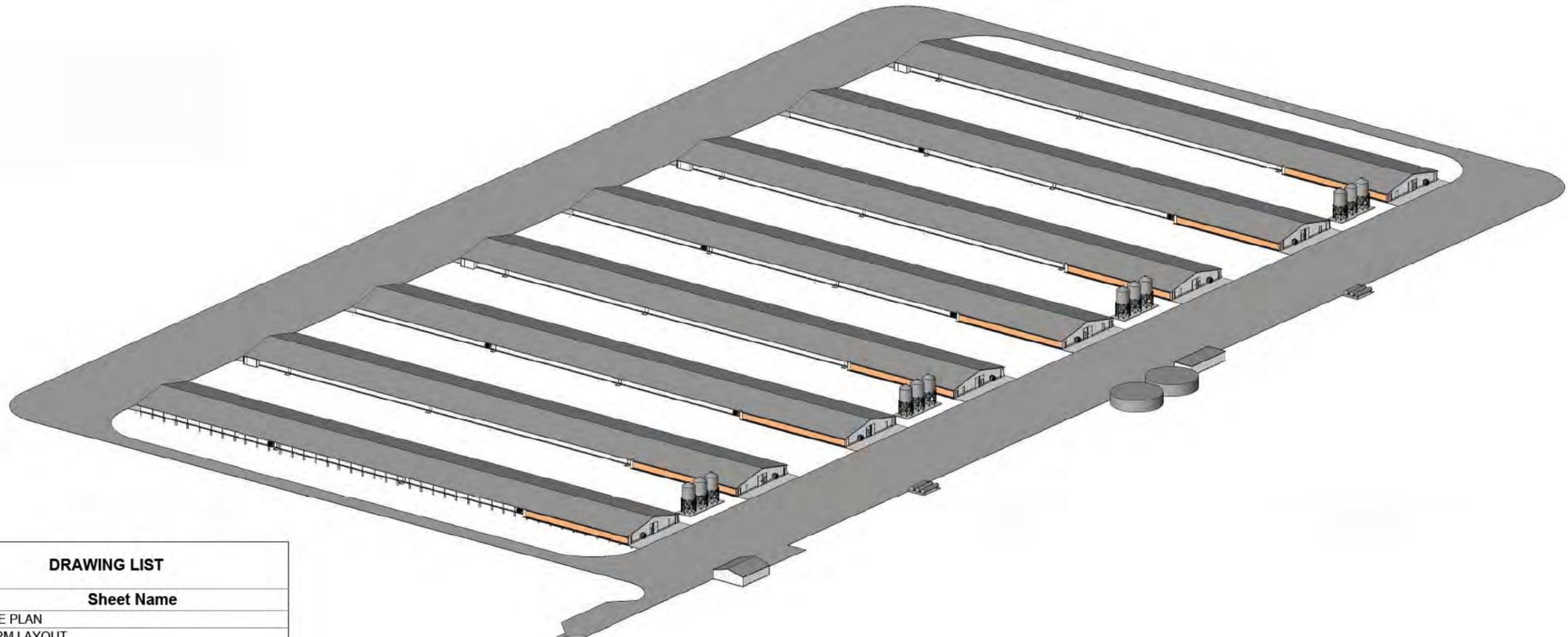
16 January 2026

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SWAN REACH FARM 1-5

LOT 5, MURRAYLANDS ROAD
FISHER SA 5354



DRAWING LIST

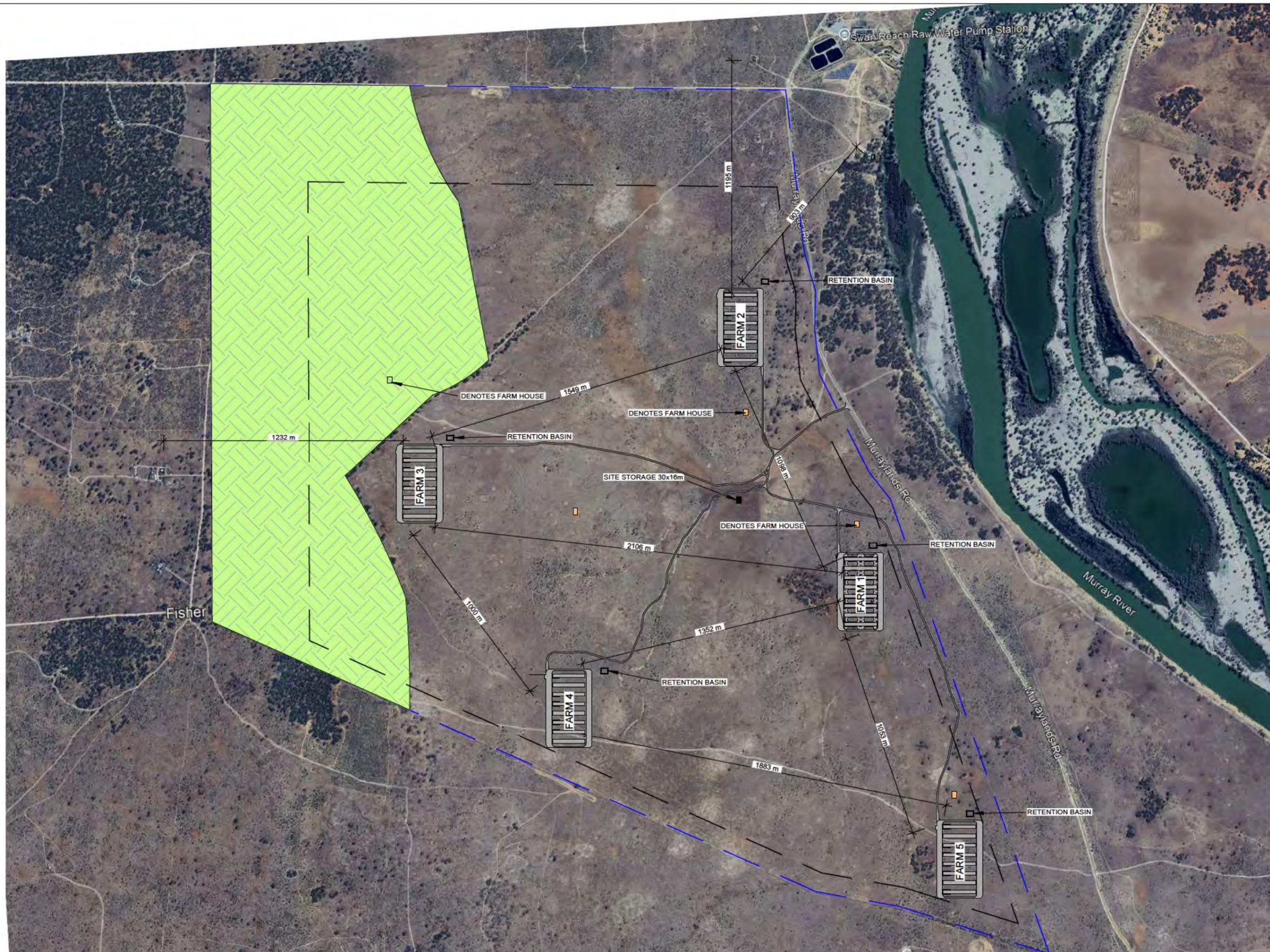
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A101	FARM LAYOUT
A102	SHED LAYOUT
A104	CONTROL ROOM LAYOUT
A120	SHED ELEVATIONS
A130	TYPICAL SHED SECTION
A131	COOL CELL SHED SECTION

CLIENT APPROVAL:

CLIENT SIGNATURE:

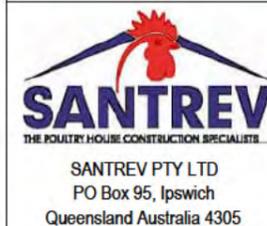
JOB No.: WILS-01

CLIENT SIGNATURE INDICATES THEIR APPROVAL OF THE PLANS AND THE LAYOUT/EQUIPMENT DOCUMENTED.



SITE PLAN
1 : 20000

PRELIMINARY DRAWINGS



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A	Preliminary Drawings	15/12/2025
B	Preliminary Drawings	31/12/2025

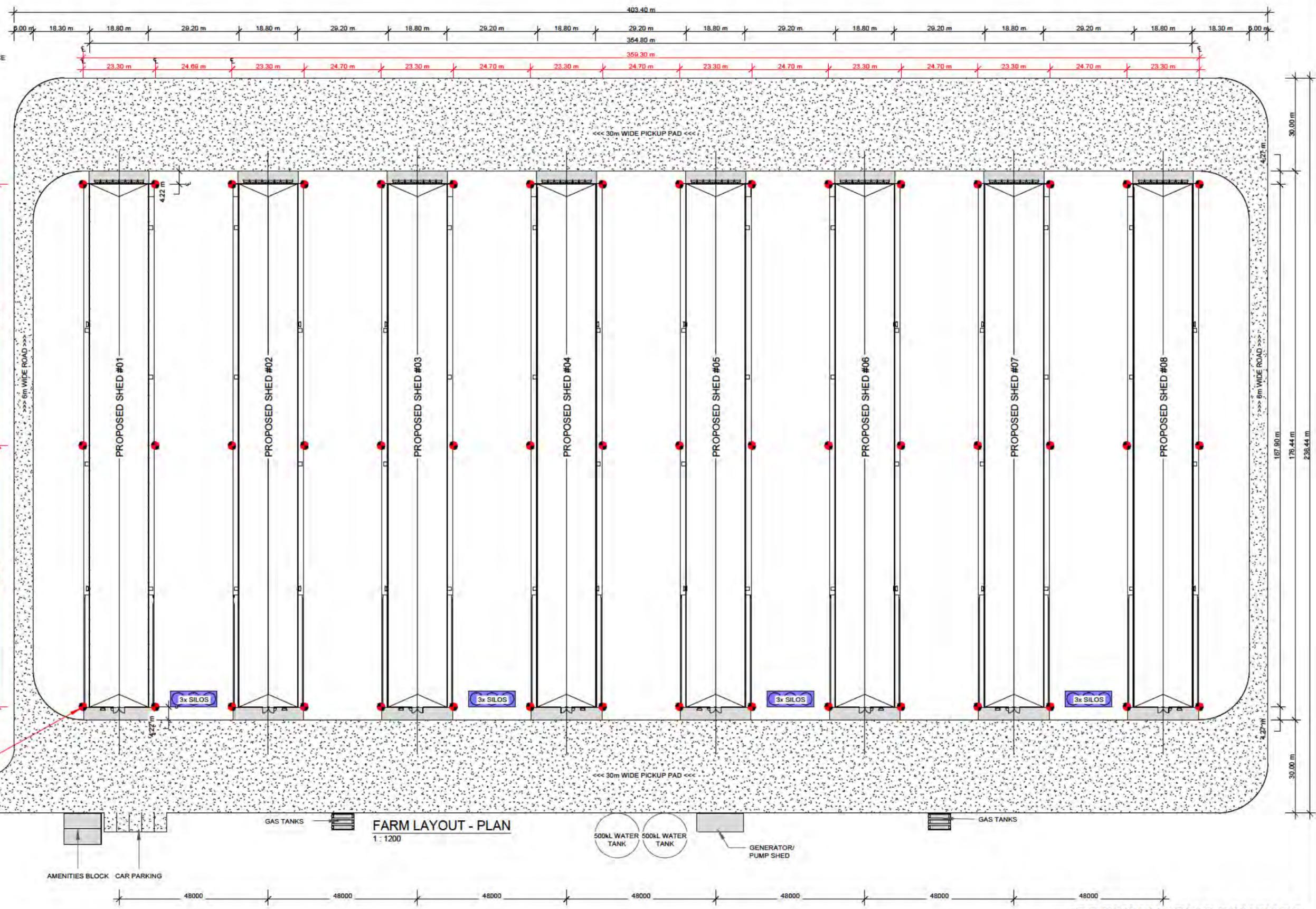
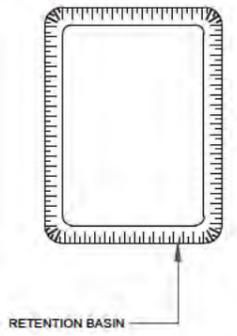
SWAN REACH FARM 1-5

FOR:
PROJECT ADDRESS:
**LOT 5, MURRAYLANDS ROAD
FISHER SA 5354**

SHEET TITLE: SITE PLAN	
JOB No.: WILS-01	DRAWN BY: DRK
SCALE (A3): 1 : 20000	REV: B
DATE: 31/12/2025	DRG No: A100

SITE LEGEND

-  DENOTES SITE PEG REFERENCE
-  DENOTES SHED PEG NUMBER
-  DENOTES SHED NUMBER



PRELIMINARY DRAWINGS



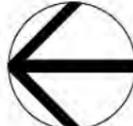
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GENERAL NOTES

- ALL DIMENSIONS ARE IN mm (millimetres) UNLESS NOTED OTHERWISE
- LANDSCAPING & EARTHWORKS REFER TO DRAWINGS BY LAND MANAGEMENT SURVEYORS
- LOCATION OF RETENTION BASIN SHALL VARY BETWEEN FARMS.



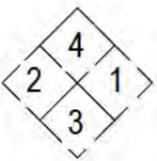
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B	Preliminary Drawings	31/12/2025

SWAN REACH FARM 1-5

FOR:
PROJECT ADDRESS:

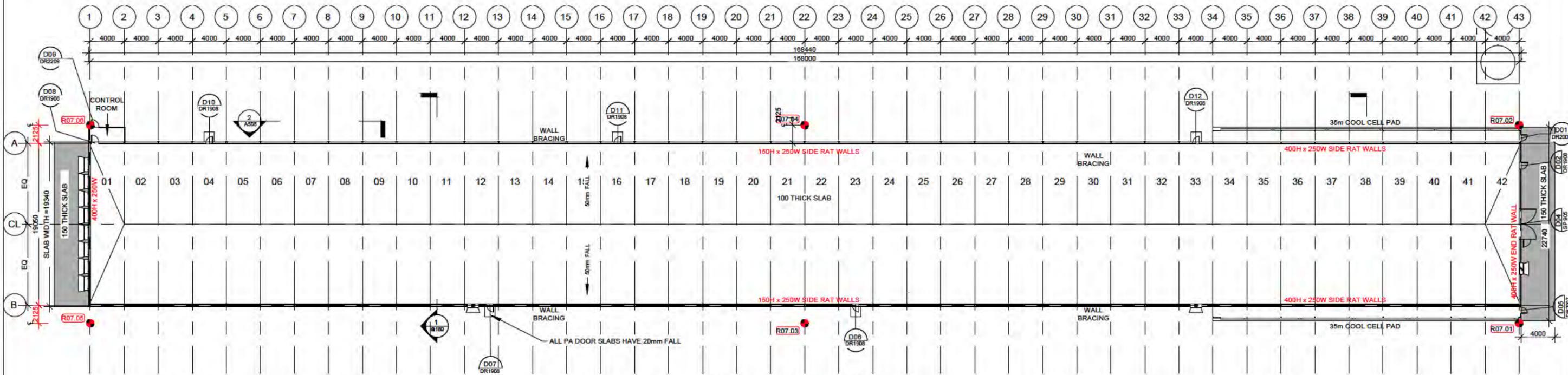
LOT 5, MURRAYLANDS ROAD
FISHER SA 5354

SHEET TITLE: FARM LAYOUT	
JOB No.: WILS-01	DRAWN BY: DRK
SCALE (A3): As indicated	REV: B
DATE: 31/12/2025	DRG No.: A101



FARM 1 SHED #01

- SHED #03, #05 & #07 ARE SIMILAR TO SHED #1
- SHED #02, #06 & #08 ARE MIRRORED FROM SHED #1
- FARM 2-5 ARE SIMILAR TO FARM 1



SHED #1 LAYOUT - PLAN
1 : 450

DOOR SCHEDULE PER SHED

Level	DOOR NUMBER	SP #	DESCRIPTION	Head Height	Clear Opening Width	Above FFL (TOS)
TOS	D01	DR2007	SP 339-B - PA DOOR: 2040H x 750W (LEAF SIZE) - NO SILL	2040	750	0
TOS	D02	DR1908	SP 340 - PA DOOR: 1900H x 820W (LEAF SIZE)	2050	820	150
TOS	D04	SP 905	SP 905 - DOUBLE BARN DOOR WITH PA DOOR INSET: 3100H x 3600W	3100	3600	0
TOS	D05	DR2007	SP 339-B - PA DOOR: 2040H x 750W (LEAF SIZE) - NO SILL	2040	750	0
TOS	D06	DR1908	SP 340 - PA DOOR: 1900H x 820W (LEAF SIZE)	2050	820	150
TOS	D07	DR1908	SP 340 - PA DOOR: 1900H x 820W (LEAF SIZE)	2050	820	150
TOS	D08	DR1908	SP 340 - PA DOOR: 1900H x 820W (LEAF SIZE)	1900	820	0
TOS	D09	DR2209	SP 341 - PA DOOR: 2210H x 920W (LEAF SIZE) - NO SILL	2200	920	0
TOS	D10	DR1908	SP 340 - PA DOOR: 1900H x 820W (LEAF SIZE)	2050	820	150
TOS	D11	DR1908	SP 340 - PA DOOR: 1900H x 820W (LEAF SIZE)	2050	820	150
TOS	D12	DR1908	SP 340 - PA DOOR: 1900H x 820W (LEAF SIZE)	2050	820	150

- DOOR SPECIFICATIONS:**
- COLOUR EXTERNAL - WHITE (SURFMIST OR ALIKE).
 - COLOUR INTERNAL - WHITE (SURFMIST OR ALIKE).
 - COLOUR FRAME - WHITE (SURFMIST OR ALIKE).
 - BOLLARDS PROVIDED TO EXTERNAL OPENING DOORS.

WINDOW SCHEDULE PER SHED

Level	WINDOW NUMBER	TYPE	DESCRIPTION	Height	Width	Head Height	Above FFL (TOS)

PRELIMINARY DRAWINGS



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- GENERAL NOTES**
- ALL DIMENSIONS ARE IN mm (millimetres) UNLESS NOTED OTHERWISE
 - WALL BRACING (WB) ON BAYS 14 AND 29
 - DRAIN IN SIDE WALLS-BAY #04,06,12,16,20,24,28,32,36,40 AND 42 AT EACH END WALL
 - ALL SIDE PA DOORS TO BE IN CENTER OF BAYS U.N.O.
 - ALL SIDE PA DOORS TO HAVE 20mm FALL
 - THE FOLLOWING TBC WITH CLIENT PRIOR TO ANY INSTALL
 - FAN CONFIGURATION
 - MIN-VENT CONFIGURATION
 - HEATER POSITIONS
 - MINIMUM VENTILATION FAN CONFIGURATION TO BE CONFIRMED

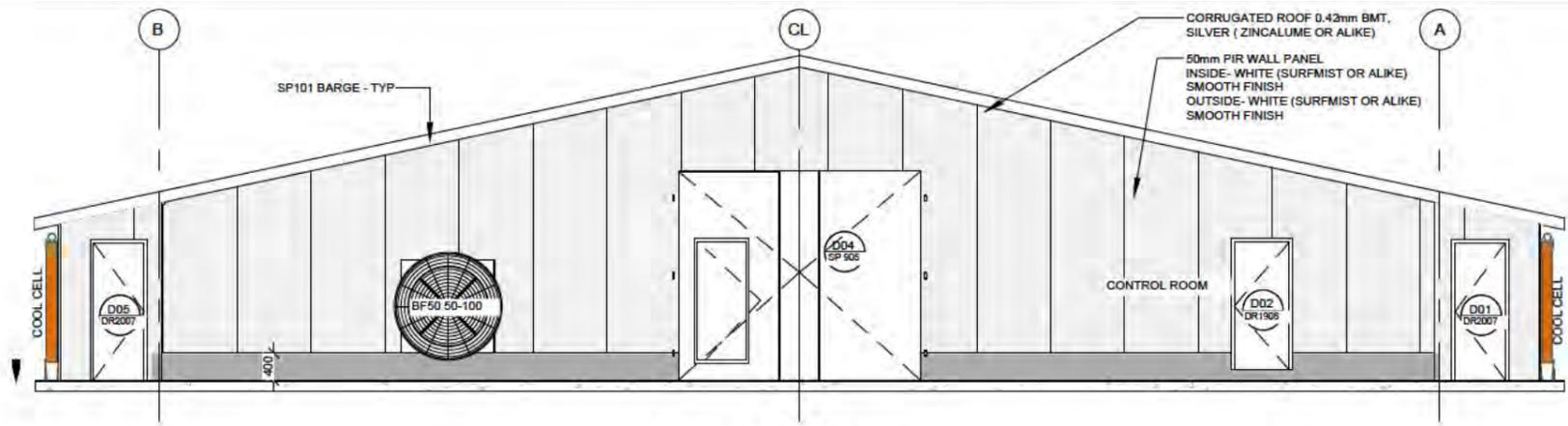
REV	DESCRIPTION	DATE
A	Preliminary Drawings	15/12/2025
B	Preliminary Drawings	31/12/2025

SWAN REACH FARM 1-5

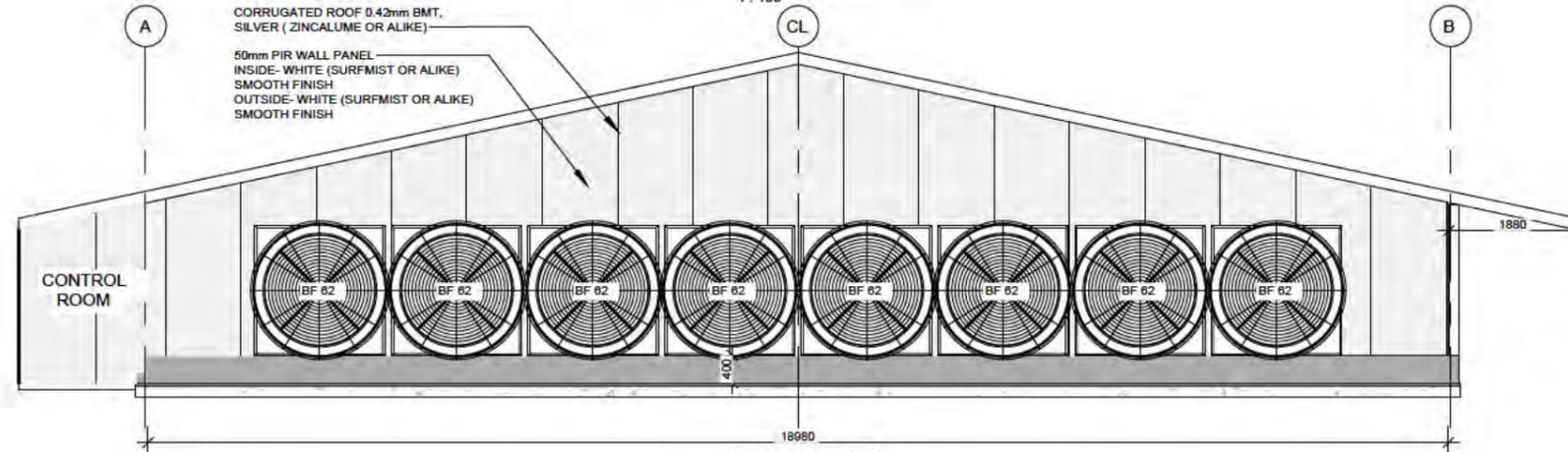
FOR:
PROJECT ADDRESS:

LOT 5, MURRAYLANDS ROAD
FISHER SA 5354

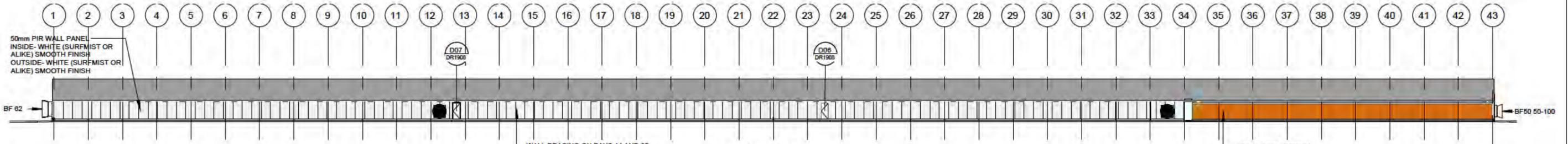
SHEET TITLE: SHED LAYOUT	
JOB No.: WILS-01	DRAWN BY: DRK
SCALE (A3): As indicated	REV: B
DATE: 31/12/2025	DRG No.: A102



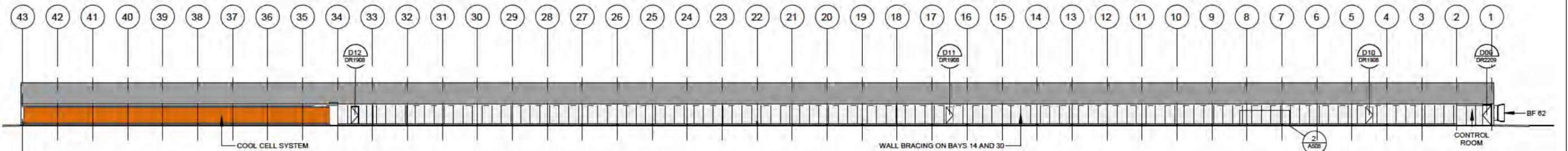
ELEVATION 1
1:100



ELEVATION 2
1:100



ELEVATION 3
1:450



ELEVATION 4
1:450

ALL FAN STEEL TO BE FIXED TO PANEL AT 400mm C/C USING 12-14 x 75 SELF DRILL HEX CL4 + WASHER BONDED 25mm PAINTED - TYP.

PRELIMINARY DRAWINGS



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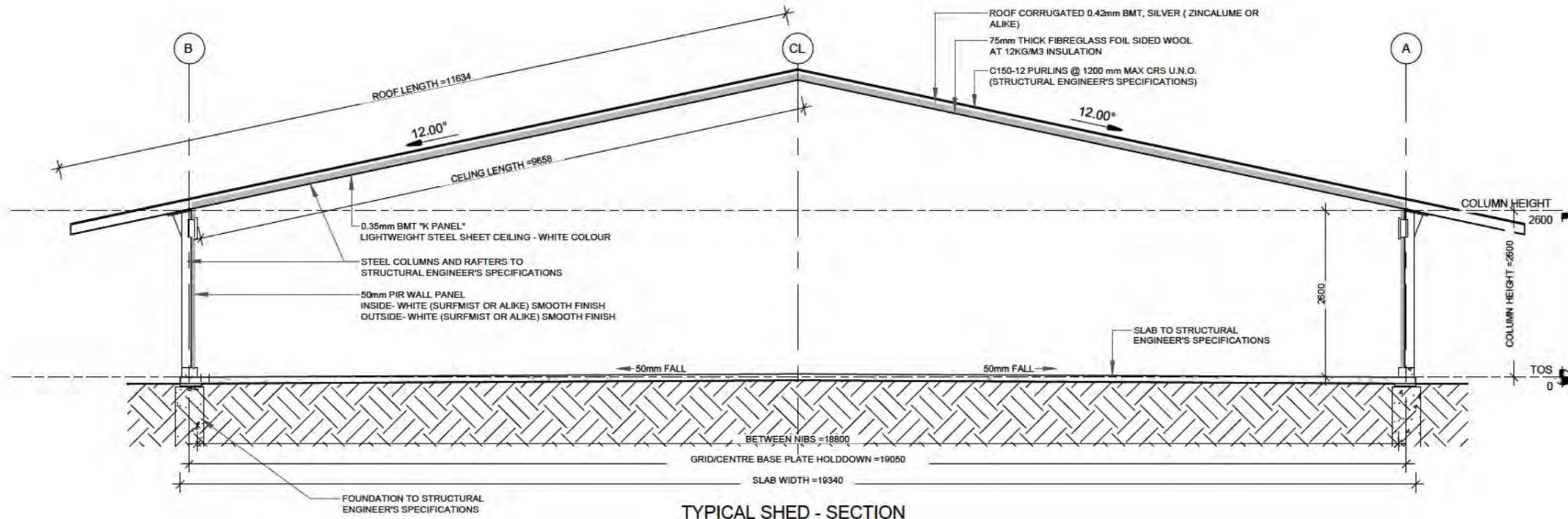
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GENERAL NOTES
- ALL DIMENSIONS ARE IN mm (millimetres) UNLESS NOTED OTHERWISE
ALL FAN STEEL TO BE FIXED TO PANEL
AT 400mm C/C USING 12-14 x 75 SELF
DRILL HEX CL4 + WASHER BONDED
25mm PAINTED WASHER- SIDE WALLS-INTERNAL, END WALLS-EXTERNAL
MINI-VENT INSTALL TO AVOID ANY CLASH BETWEEN DOOR FRAME + MINI-VENT FRAME

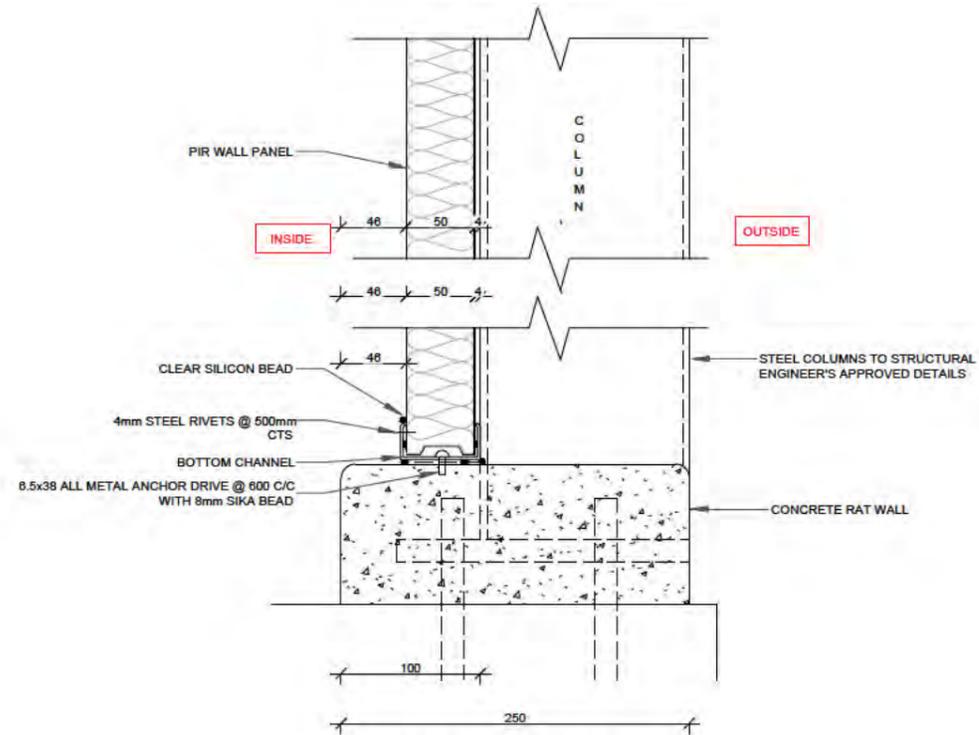
REV	DESCRIPTION	DATE
A	Preliminary Drawings	15/12/2025
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SWAN REACH FARM 1-5
FOR:
PROJECT ADDRESS:
**LOT 5, MURRAYLANDS ROAD
FISHER SA 5354**

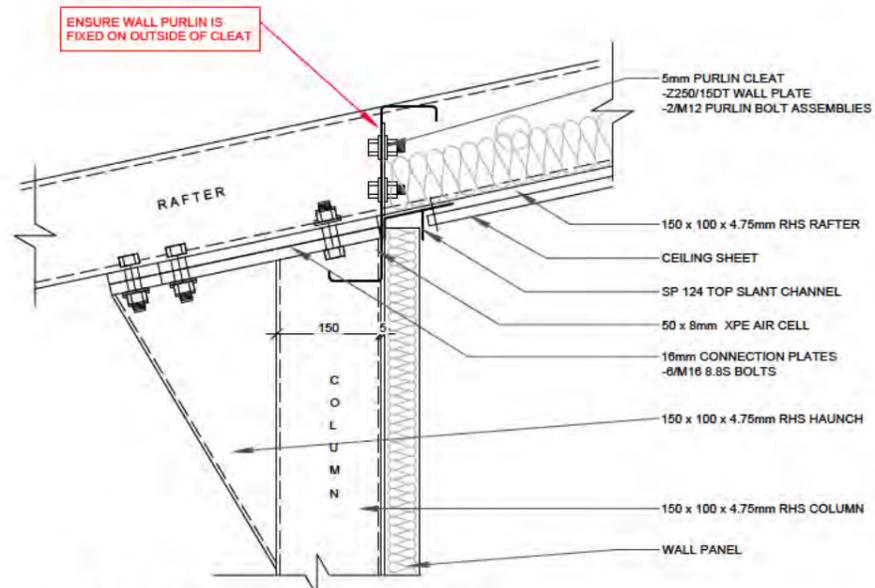
SHEET TITLE:	
SHED ELEVATIONS	
JOB No.: WILS-01	DRAWN BY: DRK
SCALE (A3): As indicated	REV: B
DATE: 31/12/2025	DRG No.: A120



TYPICAL SHED - SECTION
1:80



NIB WALL DETAIL
1:5



KNEE CONNECTION DETAILS - RHS
1:10

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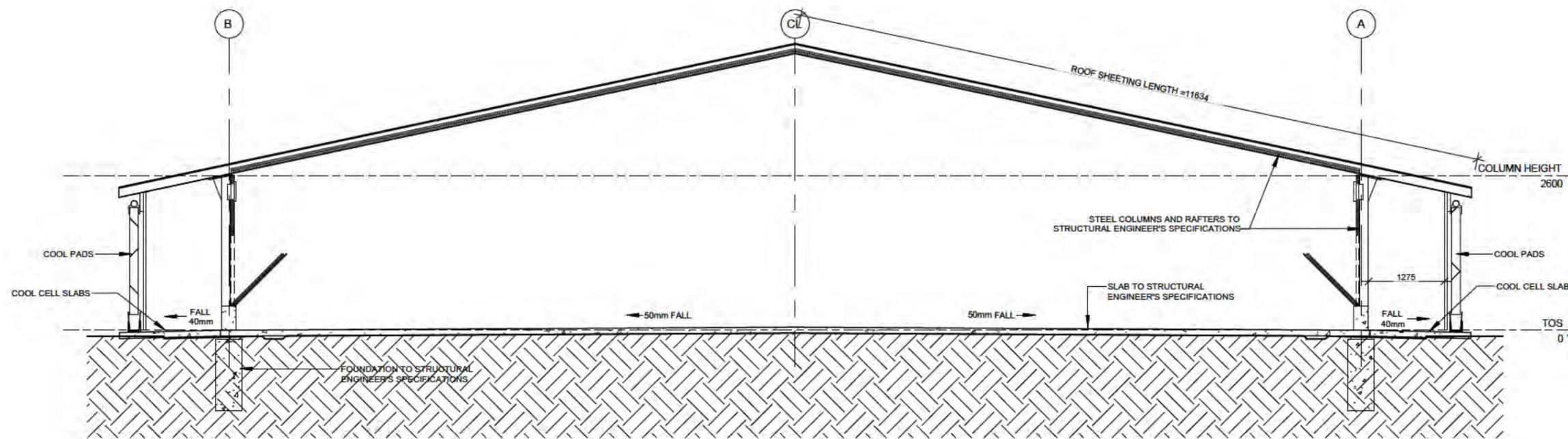
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REV	DESCRIPTION	DATE
A	Preliminary Drawings	15/12/2025
B	Preliminary Drawings	31/12/2025

SWAN REACH FARM 1-5

FOR:
PROJECT ADDRESS:
**LOT 5, MURRAYLANDS ROAD
FISHER SA 5354**

SHEET TITLE: TYPICAL SHED SECTION	
JOB No.: WILS-01	DRAWN BY: DRK
SCALE (A3): As indicated	REV: B
DATE: 31/12/2025	DRG No.: A130



COOL CELL - SECTION
1 : 80

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SWAN REACH FARM 1-5
FOR:
PROJECT ADDRESS:
**LOT 5, MURRAYLANDS ROAD
FISHER SA 5354**

SHEET TITLE: COOL CELL SHED SECTION	
JOB No.: WILS-01	DRAWN BY: DRK
SCALE (A3): 1 : 80	REV: B
DATE: 31/12/2025	DRG No.: A131



Appendix D Site Discovery Protocol

Environmental Management Plan

Swan Reach Poultry Farm

Willowstone Capital Pty Ltd

SLR Project No.: 655.010712.00001

16 January 2026

SITE DISCOVERY PROCEDURE

Procedure to be implemented when the work crew have identified a potential Aboriginal cultural heritage site, item or object

Employees and Contractors to:

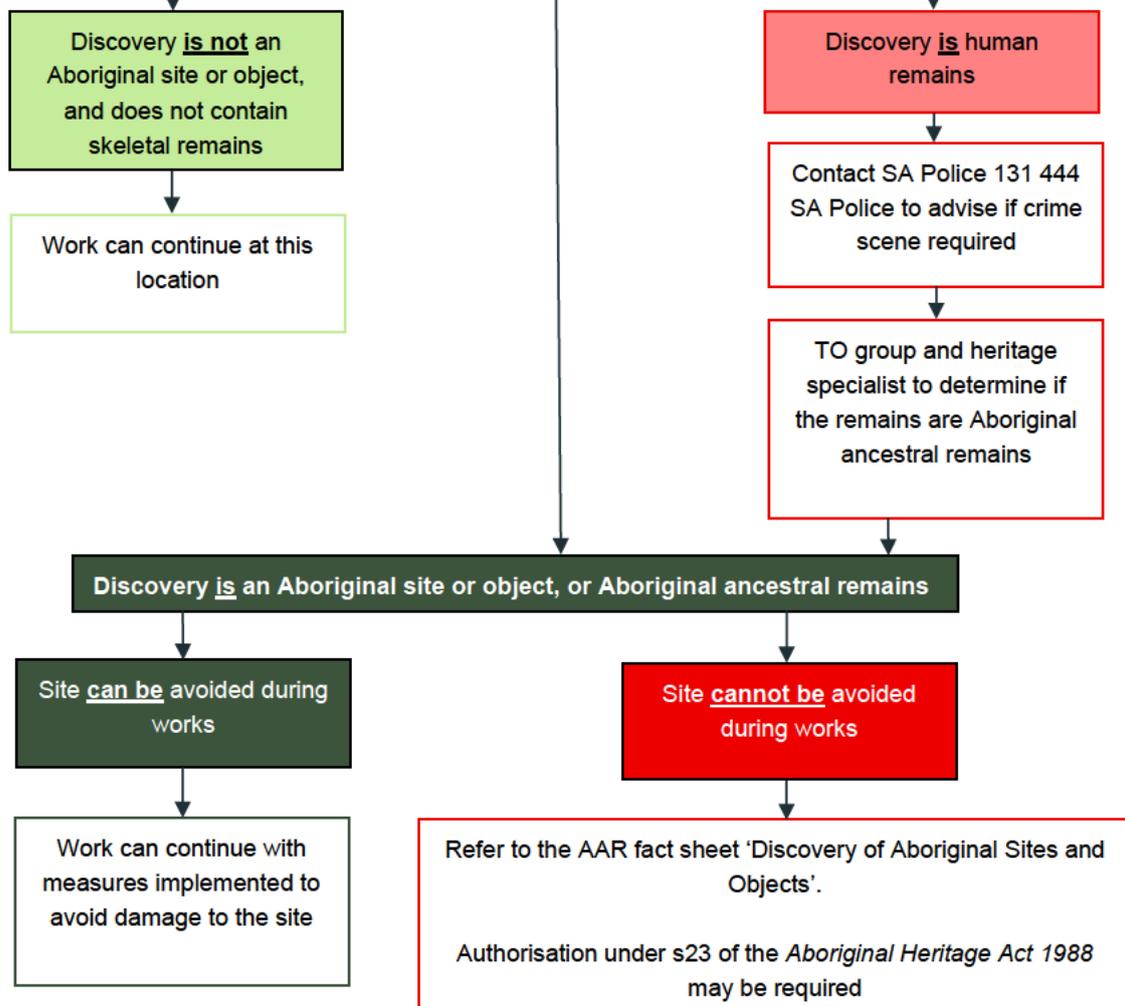
- Cease all work within 50 metres of the discovery
- Do not remove or touch anything from the area
- Inform the Site Supervisor
- Identify whether any soil has been removed from the location and if possible, have it returned

Site Supervisor to:

- Secure and weather-proof the site from further disturbance
- Identify any immediate threats to the site (e.g., construction activities, vandalism, water)
- Photograph the discovered items and the immediate area
- Record the location with GPS or a map
- Notify client (with Project Manager) with the site discovery location and details within 1 hour

Client to:

- Inform RMMAC / Traditional Owner (TO) of the discovery within 1 hour of being notified
- Inform AGD-AAR and the Minister for Aboriginal Affairs of the discovery within 24 hours
- Consult with heritage specialist (e.g. archaeologist) to determine the nature of the discovery. If there are skeletal remains, determine whether they are human.





Appendix E **Sonus - Environmental Noise Assessment**

Environmental Management Plan

Swan Reach Poultry Farm

Willowstone Capital Pty Ltd

SLR Project No.: 655.010712.00001

16 January 2026

Willowstone Poultry Farm

Fisher, South Australia

Environmental Noise Assessment

S8839C1

December 2025

sonus.

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Adelaide SA 5000
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Document Title : Willowstone Poultry Farm
Environmental Noise Assessment

Document Reference : S8839C1

Date : December 2025

Author : , MAAS

Reviewer : MAAS

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1 INTRODUCTION

An environmental noise assessment has been conducted for the proposed broiler poultry farm to be established at Fisher, near Swan Reach in South Australia's Murraylands region (the **Proposed Development**).

The Proposed Development will comprise five separate farms of eight broiler sheds each (for a total of 40 broiler sheds), in addition to associated infrastructure comprising an internal road network, feed silos, emergency electrical generators, water tanks, gas storage and offices. It is understood that each shed would typically house in the order of 60,000 birds (for a total of around 480,000 birds per farm).

Vehicle movements associated with the Proposed Development include deliveries of chicken feed, fuel, heating gas, bedding straw, and day-old chicks, collection of mature birds and litter removal. The majority of these movements would typically occur during daylight hours, with some feed and gas truck movements, and all catch truck movements occurring during the night.

The Proposed Development is well located from an acoustic perspective, being within a sparsely populated locality more than 3 kilometres from the nearest township (Swan Reach) and more than a kilometre from the nearest house.

An overview of the subject site and the surrounding locality showing the location of nearby noise sensitive locations (residences) is provided in Figure 1 below.

This assessment considers the noise impacts of the Proposed Development, and compares the predicted levels against noise criteria determined in accordance with the *Environment Protection (Commercial and Industrial) Noise Policy 2023* (the **Policy**) and the *South Australian Planning and Design Code* (the **Code**).

The assessment has been based on:

- Willowstone poultry farm – Preliminary Layout (Rev 4), provided to Sonus 1 December 2025.
- Observations and measurements of noise from all aspects of poultry farm operations at a number of similar facilities.

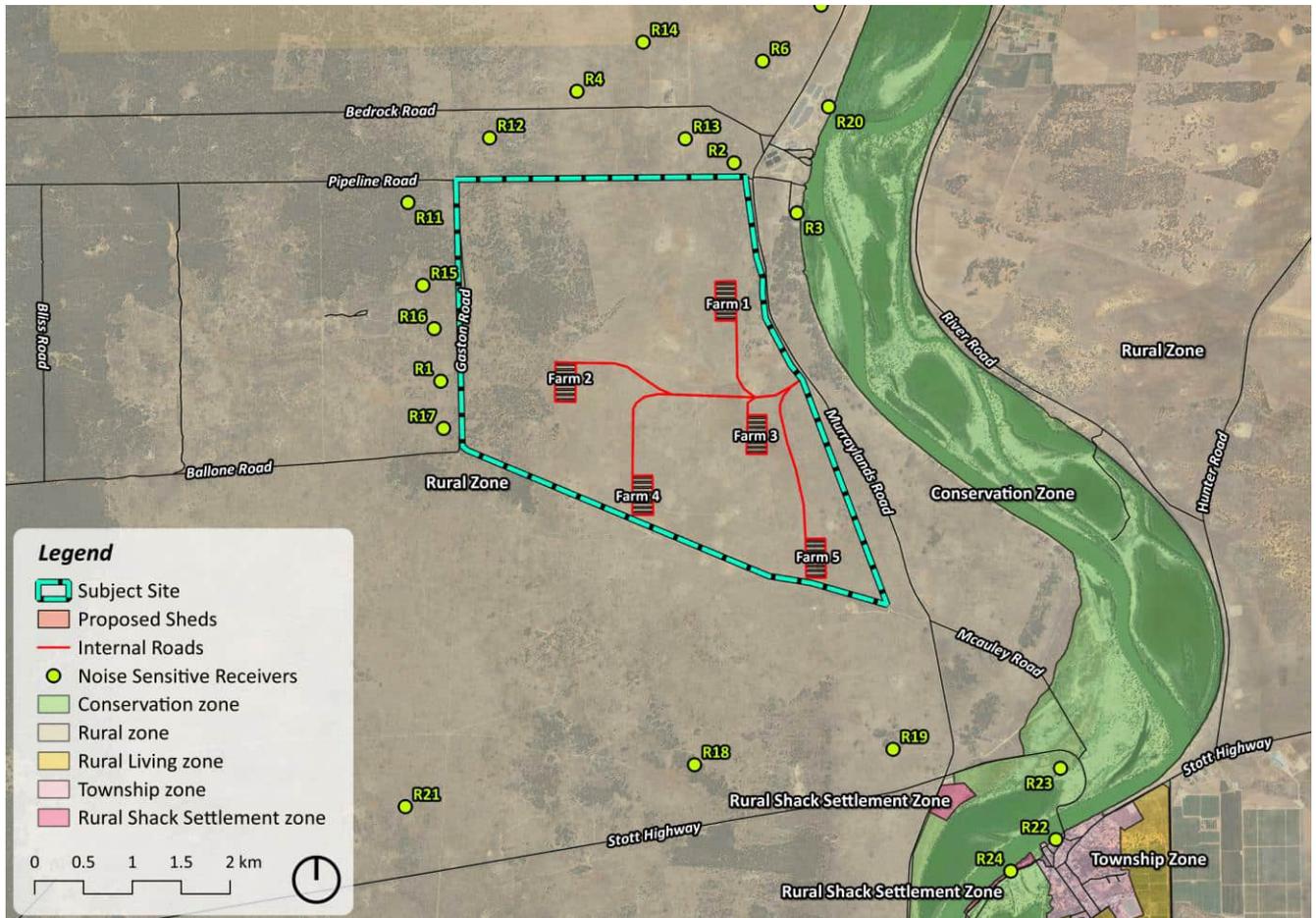


Figure 1: Subject site and surrounding locality

2 SOUTH AUSTRALIAN PLANNING AND DESIGN CODE

Development within South Australia is assessed against the provisions of the *South Australian Planning and Design Code* (the **Code**) under the *Planning, Development and Infrastructure Act 2016*. The Code has been reviewed and the provisions considered relevant to the acoustic assessment are provided in Appendix A.

2.1 Zoning

With reference to the *South Australian Property and Planning Atlas (SAPPA)*, the Proposed Development and nearby rurally located noise sensitive receivers (residences) are located within the *Rural zone* of the Code. Additional noise sensitive receivers are located within the *Conservation zone*, and on the opposite bank of the Murray River, within the *Township* and *Rural Shack Settlement* zones. Accordingly, the receivers on the opposite bank of the Murray River are separated from the Subject Site by the *Conservation zone* (which provides a buffer between the *Rural zone* and these receivers more than 100 metres in width).

An overview of the subject site and the surrounding locality showing the location of nearby noise sensitive locations (residences) is provided in Figure 1 above.

3 CRITERIA

3.1 Environment Protection (Commercial and Industrial Noise) Policy

Performance Outcome (**PO**) 4.1 of the *Interface between Land Uses* module of the Code requires that noise from a development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers). The Deemed-to-Satisfy / Designated Performance Feature (**DTS/DPF**) for PO 4.1 references the *Environment Protection (Commercial and Industrial Noise) Policy* (the **Policy**).

The Policy provides objective noise criteria to assess the environmental noise emissions from a proposed development. The noise criteria provided by the Policy are based on the *World Health Organisation Guidelines for Community Noise (1999)*¹ (the **WHO Guidelines**) to prevent community annoyance, sleep disturbance and adverse impacts on the amenity of a locality. Therefore, compliance with the Policy will satisfy the WHO Guidelines and the subjective requirements of the Code relating to most types of environmental noise (other than for music).

¹ Berglund B, Lindvall T & Schwela DH 1999, *Guidelines for Community Noise*, World Health Organisation (WHO).

The Policy establishes *Noise Goals* to be achieved at noise sensitive receivers based on the zones² in which the noise source (the Proposed Development) and sensitive receivers (the residences) are located. For new developments, Part 5 of the Policy provides *Development Noise Goals* which are 5 dB(A) more onerous than those which would otherwise apply when assessing an existing noise source.

In situations where a zone containing a noise sensitive receiver is separated from the zone containing the noise source by another zone at least 100 metres wide, the applicable *Development Noise Goals* are based on the zone containing the noise sensitive receiver only.

Based on the above, the following *Development Noise Goals* apply to noise from the Proposed Development:

Noise Sensitive Receivers:	Development Noise Goals [dB(A)]		
	Average Noise Levels [L _{eq} , 15 min]		Maximum Noise Levels [L _{max} , 15 min]
	Day Period (7:00 am to 10:00 pm)	Night Period (10:00 pm to 7:00 am)	Night Period (10:00 pm to 7:00 am)
Within the <i>Rural or Township</i> zones	52	45	-
Within the <i>Conservation or Rural Shack Settlement</i> zones	47	40	60

3.1.1 Penalties for Noise Character

When predicting noise levels for comparison with the Policy, adjustments may be made to the average noise levels for each “annoying” characteristic of tonality, impulsiveness, low frequency, modulation and intermittency³ of the noise source. The characteristic must be dominant in the acoustic environment and therefore the application of penalties can vary depending on the assessment location, time of day, the noise source being assessed, and the predicted noise level. The application of penalties is discussed further in the Assessment section.

² or subzones

³ Within the Policy “Night” period only

4 ASSESSMENT

Noise from the Proposed Development has been predicted based on a range of noise measurements and observations, at a number of similar facilities. These include:

- Tunnel ventilation fans
- Noise levels within broiler sheds
- Fixed and truck mounted feed blowers
- Truck movements
- Forklifts and “combi-lifts”
- Tractors
- Electrical generators

The sound power levels of the above activities and equipment are provided in Appendix B.

The assessment considers the “worst case” (i.e. highest intensity) of activity which would be expected to occur in relation to the proposed sheds within a 15-minute period⁴, comprising the following:

- Tunnel ventilation fans operating continuously on all proposed sheds throughout the assessment period.
- A feed delivery at each farm, including a truck movement through the site, and both a truck idling and a fixed or truck-mounted blower operating continuously throughout the assessment period.
- Catch-out of mature chickens from one shed at each farm throughout the assessment period, comprising the following:
 - a truck movement through the site.
 - a truck idling throughout the assessment period.
 - a forklift, tractor or combi-lift operating continuously throughout the assessment period.

It is noted that the above assumes that each activity occurs at all farms simultaneously, and also includes both activities which would typically only occur during the night (such as catch-out of mature chickens) and activities which would typically occur during the day (e.g. feed deliveries). Other activities (such as delivery of day-old chicks or shed clean-out) would be expected to generate similar or lower noise levels compared to the above activities. As such, the above represents a conservative assessment methodology.

⁴ The default assessment period of the Policy

Noise from the Proposed Development has been predicted using the CONCAWE⁵ noise propagation model within the SoundPLAN three-dimensional noise modelling software. The CONCAWE prediction method has been widely used and accepted by authorities for the prediction of environmental noise and takes into account the sound power generated by each noise source, the distance between noise sources and receivers, shielding provided by structures or terrain and worst case meteorological conditions with respect to noise propagation (resulting in the highest predicted noise level at residences).

Based on the above, the following highest noise levels are predicted at nearby noise sensitive receivers:

Noise Sensitive Receivers:	Predicted Noise Level [Leq 15 min, dB(A)]	Development Noise Goals [Leq, 15 min dB(A)]
Within the <i>Rural</i> zone	39	52 (day) / 45 (night)
Within the <i>Township</i> zone	21	
Within the <i>Rural Shack Settlement</i> zone	21	47 (day) / 40 (night)
Within the <i>Conservation</i> zone	25	

Lower noise levels are predicted for lower levels of activity, at other residences further from the site, and for meteorological conditions less conducive to noise propagation. On this basis, noise from the Proposed Development is predicted to achieve the *relevant Policy criteria* at all nearby noise sensitive receivers.

⁵ Manning CJ 1981, "Report no. 4/81: The propagation of noise from petrochemical complexes to neighbouring communities", the oil companies' international study group for conservation of clean air and water in Europe (CONCAWE), Den Haag.

4.1 Penalties for Noise Character

Noise from the Proposed Development is dominated by fan noise associated with ventilation of the sheds, with a lesser contribution from feed being blown into the feed silos (during feed deliveries). Noise from the fans and blowers, when operating, is inherently steady state without any fluctuating or impulsive characteristics which would meet the definitions of impulsivity, modulation or intermittency as defined by the Policy. Further, the spectral content of the noise associated with the fans and blowers has been reviewed and does not contain low frequency or tonal noise characteristics.

While there is the potential for tonal reversing alarms to be fitted to “combi-lifts” and forklifts which will operate at the site, in the context of the much higher contribution of the fans and blowers to predicted noise levels it is not expected that noise from reversing alarms fitted to these items would dominate the noise impact at noise sensitive receivers. Further, the site has been designed such that trucks can travel through the site in a forward direction thereby eliminating the need for reversing to occur on-site.

On this basis, no penalty for noise characteristics has been applied to the predicted noise from the Proposed Development. It is noted that, even if a 5 dB(A) penalty were to apply, compliance would still be achieved at all noise sensitive receivers.

4.2 Maximum Noise Levels

Maximum noise levels ($L_{\max, 15 \text{ min}}$) associated with the Proposed Development have been predicted at noise sensitive receivers within the *Conservation* and *Rural Shack Settlement* zones⁶ based on a compressed air release associated with a catch-out or delivery truck at the nearest farm to the receiver.

Based on the predictions, the highest maximum noise level within one of the above zones is less than 40 dB(A), which will comfortably achieve the 60 dB(A) $L_{\max, 15 \text{ min}}$ criterion applicable within these zones.

⁶ An L_{\max} criterion does not apply within the *Rural* or *Township* zones under the Policy

5 CONCLUSION

An environmental noise assessment has been conducted for the proposed broiler poultry farm to be established at Fisher, near Swan Reach in South Australia's Murraylands region (the **Proposed Development**).

The assessment has considered the noise impacts of the Proposed Development, and compares the predicted levels against noise criteria determined in accordance with the *Environment Protection (Commercial and Industrial) Noise Policy 2023* (the **Policy**) and the *South Australian Planning and Design Code* (the **Code**).

Based on the assessment, noise from the Proposed Development is predicted to achieve compliance with the relevant *Noise Goals* determined in accordance with the Policy at all nearby noise sensitive receivers (residences) for all operational scenarios and under all meteorological conditions, thereby satisfying *Deemed-to-Satisfy Criteria / Designated Performance Feature 4.1* of the *Interface between Land Uses* section of the Code.

On this basis, it is considered that the Proposed Development will *not unreasonably affect the amenity of sensitive receivers*, thereby achieving the relevant provisions of the *South Australian Planning and Design Code* related to environmental noise.

APPENDIX A: SOUTH AUSTRALIAN PLANNING AND DESIGN CODE

Part 4 – General Development Policies

Interface between Land Uses

Desired Outcome	
DO 1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.

Performance Outcome	Deemed-to-Satisfy / Designated Performance Feature
General Land Use Compatibility	
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	DTS/DPF 1.2 None are applicable.
Activities Generating Noise or Vibration	
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Commercial and Industrial Noise) Policy criteria.

APPENDIX B: SOUND POWER LEVELS

Activity	Noise Source	Sound Power Level
Chicken Sheds	Tunnel ventilation fans (per fan)	88 dB(A)
	Internal sound pressure level	66 dB(A)
Feed delivery	Truck mounted blower	109 dB(A)
	Truck idling	97 dB(A)
	Truck moving at low speed	101 dB(A)
	Compressed air release	115 dB(A) (L _{max})
Other activities (catch out, delivery of day old chicks, delivery of bedding straw, litter removal)	Truck idling	97 dB(A)
	Truck moving at low speed	101 dB(A)
	Combi lift, forklift or tractor	90 dB(A)
	Compressed air release	115 dB(A) (L _{max})



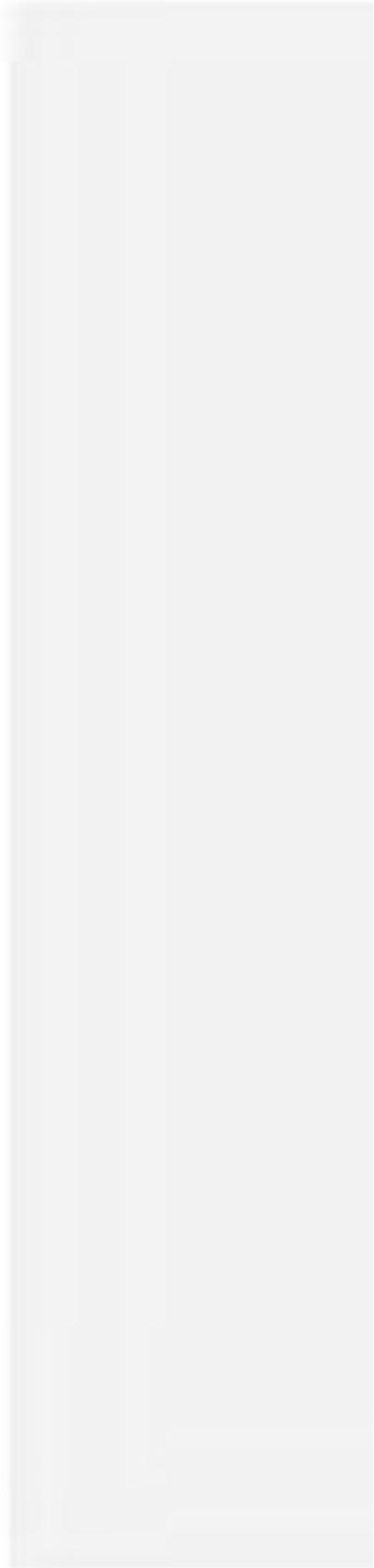
DRAFT

*SLR



DRAFT

Making Sustainability Happen



Conservation Significance Score	
Is the vegetation association considered a Threatened Ecological community or Ecosystem?	Yes/No
State (Provisional List of Threatened Ecosystems of SA) Rare community (0.1 pt)	<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) Vulnerable community (0.2 pts)	<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) Endangered community (0.3 pts)	<input type="checkbox"/>
Nationally (EPBC Act) Vulnerable community (0.35 pts)	<input type="checkbox"/>
Nationally (EPBC Act) Endangered or Critically Endangered community (0.4 pts)	<input type="checkbox"/>
<i>Note: all sites will score a minimum Conservation Significance Score of 1</i>	Threatened Community Score 1
Number of Threatened Flora Species recorded for the site (within the site)	Number
<i>*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>	
State Rare species recorded (1 pt each)	0
State Vulnerable species recorded (2.5 pt each)	0
State Endangered recorded (5 pts each)	0
Nationally Vulnerable species recorded (10 pts each)	0
Nationally Endangered or Critically endangered species recorded (20 pts each)	0
0 = 0 pts; <2 = 0.04 pts; 2 - <5 = 0.08 pts; 5 - <10 = 0.12 pts; 10 - <20 = 0.16 pts; 20 or > = 0.2 pts	0
Threatened Flora Score	0
Potential habitat for Threatened Fauna Species (number observed or previously recorded)	Number
<i>*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>	
State Rare species observed or locally recorded (1 pt each)	2
State Vulnerable species observed or locally recorded (2.5 pt each)	0
State Endangered species observed or locally recorded (5 pt each)	0
Nationally Vulnerable species observed or locally recorded (10 pts each)	1
Nationally Endangered or Critically endangered species observed or locally recorded (20 pts each)	0
0 = 0 pts; <2 = 0.02 pts; 2 - <5 = 0.04 pts; 5 - <10 = 0.06 pts; 10 - <20 = 0.08pts; 20 or > = 0.1 pts	12
Threatened Fauna Score	0.08
CONSERVATION SIGNIFICANCE SCORE	1.08
Total Scores for the Site	
	Vegetation Condition x Landscape Context x Conservation Significance =
LANDSCAPE CONTEXT SCORE	UNIT BIODIVERSITY SCORE
VEGETATION CONDITION SCORE	Total Biodiversity Score
CONSERVATION SIGNIFICANCE SCORE	(Biodiversity Score x hectares)
Photo Point and Vegetation Survey Location	Direction of the Photo
<p style="text-align: center;">Insert Photopoint Photo</p>	GPS Reference
	Datum
	Zone (52, 53 or 54)
	Easting (6 digits)
	Northing (7 digits)
	Description

Conservation Significance Score	
Is the vegetation association considered a Threatened Ecological community or Ecosystem?	Yes/No
State (Provisional List of Threatened Ecosystems of SA) Rare community (0.1 pt)	<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) Vulnerable community (0.2 pts)	<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) Endangered community (0.3 pts)	<input type="checkbox"/>
Nationally (EPBC Act) Vulnerable community (0.35 pts)	<input type="checkbox"/>
Nationally (EPBC Act) Endangered or Critically Endangered community (0.4 pts)	<input type="checkbox"/>
<i>Note: all sites will score a minimum Conservation Significance Score of 1</i>	Threatened Community Score 1
Number of Threatened Flora Species recorded for the site (within the site)	Number
<i>*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>	
State Rare species recorded (1 pt each)	0
State Vulnerable species recorded (2.5 pt each)	0
State Endangered recorded (5 pts each)	0
Nationally Vulnerable species recorded (10 pts each)	0
Nationally Endangered or Critically endangered species recorded (20 pts each)	0
0 = 0 pts; <2 = 0.04 pts; 2 - <5 = 0.08 pts; 5 - <10 = 0.12 pts; 10 - <20 = 0.16 pts; 20 or > = 0.2 pts	0
Threatened Flora Score	0
Potential habitat for Threatened Fauna Species (number observed or previously recorded)	Number
<i>*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>	
State Rare species observed or locally recorded (1 pt each)	2
State Vulnerable species observed or locally recorded (2.5 pt each)	0
State Endangered species observed or locally recorded (5 pt each)	0
Nationally Vulnerable species observed or locally recorded (10 pts each)	1
Nationally Endangered or Critically endangered species observed or locally recorded (20 pts each)	0
0 = 0 pts; <2 = 0.02 pts; 2 - <5 = 0.04 pts; 5 - <10 = 0.06 pts; 10 - <20 = 0.08pts; 20 or > = 0.1 pts	12
Threatened Fauna Score	0.08
CONSERVATION SIGNIFICANCE SCORE	1.08
Total Scores for the Site	
	Score
LANDSCAPE CONTEXT SCORE	1.13
VEGETATION CONDITION SCORE	39.66
CONSERVATION SIGNIFICANCE SCORE	1.08
Vegetation Condition x Landscape Context x Conservation Significance =	
UNIT BIODIVERSITY SCORE	48.40
Total Biodiversity Score (Biodiversity Score x hectares)	
521.27	
Photo Point and Vegetation Survey Location	Direction of the Photo
Insert Photopoint Photo	GPS Reference
	Datum
	Zone (52, 53 or 54)
	Easting (6 digits)
	Northing (7 digits)
	Description

Vegetation Condition Scores																																																
SITE:		B1																																														
BCM COMMUNITY		MDBSA 1.1 Open Woodland with Open Arid adapted Shrub Understorey on Limestone Plains																																														
VEGETATION ASSOCIATION DESCRIPTION		Myoporum platycarpum ssp. platycarpum low open woodland																																														
SIZE OF SITE (Ha)		0.34																																														
Benchmarked attributes (Scores determined by comparing to a Benchmark community)				Native Plant Life Forms																																												
				Cover rating																																												
Number of Native Species (Minus herbaceous annuals for spring Surveys)		12		Trees > 15m																																												
Native Plant Species Diversity Score (max 30) from benchmark score weighted by a factor of 2		20.0		Trees 5 - 15 m																																												
				Trees < 5m																																												
				Mallee > 5m																																												
				Mallee < 5m																																												
Number of regenerating native species		2		Shrubs > 2m																																												
Regeneration Score (max 12) from benchmark community weighted by a factor of 1.5		6		Shrubs 0.5 - 2m																																												
				Shrubs <0.5m																																												
				Forbs																																												
				Mat Plants																																												
				Grasses > 0.2m																																												
				Grasses < 0.2m																																												
				Sedges > 1m																																												
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				Hummock grasses																																												
				Vines, scramblers																																												
				Mistletoe																																												
				Ferns																																												
				Grass-tree																																												
				Total																																												
				12																																												
Native Plant Life Forms (max 20) from benchmark score weighted by a factor of 2				16.0																																												
Non-Benchmarked Attributes (Scores determined from direct field observations)				<i>Is the community naturally treeless?</i> <input type="checkbox"/>																																												
Native:exotic Understorey biomass Score (max 5)		5		Fallen Timber/Debris (max 5)																																												
				3.5																																												
				Hollow-bearing trees Score (max 5)																																												
				0																																												
				Mature Tree Score (max 8)																																												
				2																																												
				Tree Canopy Cover Score (max 5)																																												
				1																																												
Vegetation Condition Score calculation																																																
Positive Vegetation Attributes Score = Native species diversity + Regeneration + Native Plant Life Forms Fallen timber/debris + Hollow-bearing trees																																																
- If the community Score is Not Benchmarkd (SNB) for regeneration this score is multiplied 1.24																																																
- If the community is naturally treeless this score is multiplied by 1.29																																																
				47.50																																												
Negative Vegetation Attributes Score = (15 - Weeds) + ((10 - Biomass score - Tree Canopy Cover Score)exp2/2)																																																
				17.00																																												
VEGETATION CONDITION SCORE (Positive veg attributes x ((80 - Negative vegetation attributes) / 80))																																																
				37.41																																												
<table border="0"> <thead> <tr> <th></th> <th>Low</th> <th>Medium</th> <th>High</th> </tr> </thead> <tbody> <tr> <td>Native Plant Species Diversity</td> <td colspan="3"></td> </tr> <tr> <td>Weed Score</td> <td colspan="3"></td> </tr> <tr> <td>Native Plant Life Forms</td> <td colspan="3"></td> </tr> <tr> <td>Regeneration</td> <td colspan="3"></td> </tr> <tr> <td>Native:exotic Understorey Biomass</td> <td colspan="3"></td> </tr> <tr> <td>Mature Trees</td> <td colspan="3"></td> </tr> <tr> <td>Tree Canopy Cover</td> <td colspan="3"></td> </tr> <tr> <td>Tree Hollows</td> <td colspan="3"></td> </tr> <tr> <td>Fallen timber</td> <td colspan="3"></td> </tr> <tr> <td>Vegetation Condition Score</td> <td colspan="3"></td> </tr> </tbody> </table>						Low	Medium	High	Native Plant Species Diversity				Weed Score				Native Plant Life Forms				Regeneration				Native:exotic Understorey Biomass				Mature Trees				Tree Canopy Cover				Tree Hollows				Fallen timber				Vegetation Condition Score			
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Vegetation Condition Score																																																

Conservation Significance Score	
Is the vegetation association considered a Threatened Ecological community or Ecosystem?	Yes/No
State (Provisional List of Threatened Ecosystems of SA) Rare community (0.1 pt)	<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) Vulnerable community (0.2 pts)	<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) Endangered community (0.3 pts)	<input type="checkbox"/>
Nationally (EPBC Act) Vulnerable community (0.35 pts)	<input type="checkbox"/>
Nationally (EPBC Act) Endangered or Critically Endangered community (0.4 pts)	<input type="checkbox"/>
<i>Note: all sites will score a minimum Conservation Significance Score of 1</i>	Threatened Community Score 1
Number of Threatened Flora Species recorded for the site (within the site)	Number
<i>*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>	
State Rare species recorded (1 pt each)	0
State Vulnerable species recorded (2.5 pt each)	0
State Endangered recorded (5 pts each)	0
Nationally Vulnerable species recorded (10 pts each)	0
Nationally Endangered or Critically endangered species recorded (20 pts each)	0
0 = 0 pts; <2 = 0.04 pts; 2 - <5 = 0.08 pts; 5 - <10 = 0.12 pts; 10 - <20 = 0.16 pts; 20 or > = 0.2 pts	0
Threatened Flora Score	0
Potential habitat for Threatened Fauna Species (number observed or previously recorded)	Number
<i>*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>	
State Rare species observed or locally recorded (1 pt each)	2
State Vulnerable species observed or locally recorded (2.5 pt each)	0
State Endangered species observed or locally recorded (5 pt each)	0
Nationally Vulnerable species observed or locally recorded (10 pts each)	1
Nationally Endangered or Critically endangered species observed or locally recorded (20 pts each)	0
0 = 0 pts; <2 = 0.02 pts; 2 - <5 = 0.04 pts; 5 - <10 = 0.06 pts; 10 - <20 = 0.08pts; 20 or > = 0.1 pts	12
Threatened Fauna Score	0.08
CONSERVATION SIGNIFICANCE SCORE	1.08
Total Scores for the Site	
	Score
LANDSCAPE CONTEXT SCORE	1.13
VEGETATION CONDITION SCORE	37.41
CONSERVATION SIGNIFICANCE SCORE	1.08
Vegetation Condition x Landscape Context x Conservation Significance =	
UNIT BIODIVERSITY SCORE	45.66
Total Biodiversity Score (Biodiversity Score x hectares)	
	15.52
Photo Point and Vegetation Survey Location	Direction of the Photo
Insert Photopoint Photo	GPS Reference
	Datum
	Zone (52, 53 or 54)
	Easting (6 digits)
	Northing (7 digits)
	Description

Vegetation Condition Scores																																																
SITE:		B1																																														
BCM COMMUNITY		MDBSA 1.1 Open Woodland with Open Arid adapted Shrub Understorey on Limestone Plains																																														
VEGETATION ASSOCIATION DESCRIPTION		Myoporum platycarpum ssp. platycarpum low open woodland																																														
SIZE OF SITE (Ha)		10.92																																														
Benchmarked attributes (Scores determined by comparing to a Benchmark community)				Native Plant Life Forms																																												
				Cover rating																																												
Number of Native Species (Minus herbaceous annuals for spring Surveys)		12		Trees > 15m																																												
Native Plant Species Diversity Score (max 30) from benchmark score weighted by a factor of 2		20.0		Trees 5 - 15 m																																												
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Number of regenerating native species		2		Shrubs > 2m																																												
Regeneration Score (max 12) from benchmark community weighted by a factor of 1.5		6		Shrubs 0.5 - 2m																																												
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				Total																																												
				12																																												
Native Plant Life Forms (max 20) from benchmark score weighted by a factor of 2				16.0																																												
Non-Benchmarked Attributes (Scores determined from direct field observations)				<i>Is the community naturally treeless?</i> <input type="checkbox"/>																																												
Native:exotic Understorey biomass Score (max 5)		5		Fallen Timber/Debris (max 5)																																												
				3.5																																												
				Hollow-bearing trees Score (max 5)																																												
				0																																												
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Negative Vegetation Attributes Score = (15 - Weeds) + ((10 - Biomass score - Tree Canopy Cover Score)exp2/2)																																																
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Vegetation Condition Score	<div style="width: 47%; background-color: red;"></div>																																															

Conservation Significance Score	
Is the vegetation association considered a Threatened Ecological community or Ecosystem?	Yes/No
State (Provisional List of Threatened Ecosystems of SA) Rare community (0.1 pt)	<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) Vulnerable community (0.2 pts)	<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) Endangered community (0.3 pts)	<input type="checkbox"/>
Nationally (EPBC Act) Vulnerable community (0.35 pts)	<input type="checkbox"/>
Nationally (EPBC Act) Endangered or Critically Endangered community (0.4 pts)	<input type="checkbox"/>
<i>Note: all sites will score a minimum Conservation Significance Score of 1</i>	Threatened Community Score 1
Number of Threatened Flora Species recorded for the site (within the site)	Number
<i>*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>	
State Rare species recorded (1 pt each)	0
State Vulnerable species recorded (2.5 pt each)	0
State Endangered recorded (5 pts each)	0
Nationally Vulnerable species recorded (10 pts each)	0
Nationally Endangered or Critically endangered species recorded (20 pts each)	0
0 = 0 pts; <2 = 0.04 pts; 2 - <5 = 0.08 pts; 5 - <10 = 0.12 pts; 10 - <20 = 0.16 pts; 20 or > = 0.2 pts	0
Threatened Flora Score	0
Potential habitat for Threatened Fauna Species (number observed or previously recorded)	Number
<i>*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>	
State Rare species observed or locally recorded (1 pt each)	2
State Vulnerable species observed or locally recorded (2.5 pt each)	0
State Endangered species observed or locally recorded (5 pt each)	0
Nationally Vulnerable species observed or locally recorded (10 pts each)	1
Nationally Endangered or Critically endangered species observed or locally recorded (20 pts each)	0
0 = 0 pts; <2 = 0.02 pts; 2 - <5 = 0.04 pts; 5 - <10 = 0.06 pts; 10 - <20 = 0.08pts; 20 or > = 0.1 pts	12
Threatened Fauna Score	0.08
CONSERVATION SIGNIFICANCE SCORE	1.08
Total Scores for the Site	
	Vegetation Condition x Landscape Context x Conservation Significance =
LANDSCAPE CONTEXT SCORE	UNIT BIODIVERSITY SCORE
VEGETATION CONDITION SCORE	Total Biodiversity Score
CONSERVATION SIGNIFICANCE SCORE	(Biodiversity Score x hectares)
Photo Point and Vegetation Survey Location	Direction of the Photo
<p style="text-align: center;">Insert Photopoint Photo</p>	GPS Reference
	Datum
	Zone (52, 53 or 54)
	Easting (6 digits)
	Northing (7 digits)
	Description

Vegetation Condition Scores																																																
SITE:		C1																																														
BCM COMMUNITY		MDBSA 2.2 Chenopod Open Shrublands																																														
VEGETATION ASSOCIATION DESCRIPTION		Maireana erioclada low open shrubland with emerging Acacia nyssoph																																														
SIZE OF SITE (Ha)		10.59																																														
Benchmarked attributes (Scores determined by comparing to a Benchmark community)				Native Plant Life Forms																																												
				Cover rating																																												
Number of Native Species (Minus herbaceous annuals for spring Surveys)		9		Trees > 15m																																												
Native Plant Species Diversity Score (max 30) from benchmark score <i>weighted by a factor of 2</i>		16.0		Trees 5 - 15 m																																												
				Trees < 5m																																												
				Mallee > 5m																																												
				Mallee < 5m																																												
Number of regenerating native species		2		Shrubs > 2m																																												
Regeneration Score (max 12) from benchmark community weighted by a factor of 1.5		6		Shrubs 0.5 - 2m																																												
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				Grass-tree																																												
				Total																																												
				8																																												
Weed species (Top 5 Cover x Invasiveness)		Cover (max 6)	Weed Threat Rating (max 5)	C x I																																												
<i>Carrichtera annua</i>		3	2	6																																												
<i>Asphodelus fistulosus</i>		2	2	4																																												
				0																																												
				0																																												
				0																																												
		Cover x Threat		10																																												
Weed Score (max 15) from benchmark community				10																																												
Native Plant Life Forms (max 20) from benchmark score weighted by a factor of 2				12.0																																												
Non-Benchmarked Attributes (Scores determined from direct field observations)				<i>Is the community naturally treeless?</i> <input type="checkbox"/>																																												
Native:exotic Understorey biomass Score (max 5)		4		<i>Tree attributes not scored for treeless communities or communities with only emergent trees</i>																																												
Vegetation Condition Score calculation																																																
Positive Vegetation Attributes Score = Native species diversity + Regeneration + Native Plant Life Forms Fallen timber/debris + Hollow-bearing trees - If the community Score is Not Benchmarked (SNB) for regeneration this score is multiplied 1.24 - If the community is naturally treeless this score is multiplied by 1.29																																																
				43.86																																												
Negative Vegetation Attributes Score = (15 - Weeds) + ((10 - (Biomass score x 2))exp2/2)																																																
				7.00																																												
VEGETATION CONDITION SCORE (Positive veg attributes x ((80 - Negative vegetation attributes) / 80))				40.02																																												
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Conservation Significance Score	
Is the vegetation association considered a Threatened Ecological community or Ecosystem?	Yes/No
State (Provisional List of Threatened Ecosystems of SA) Rare community (0.1 pt)	<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) Vulnerable community (0.2 pts)	<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) Endangered community (0.3 pts)	<input type="checkbox"/>
Nationally (EPBC Act) Vulnerable community (0.35 pts)	<input type="checkbox"/>
Nationally (EPBC Act) Endangered or Critically Endangered community (0.4 pts)	<input type="checkbox"/>
<i>Note: all sites will score a minimum Conservation Significance Score of 1</i>	Threatened Community Score 1
Number of Threatened Flora Species recorded for the site (within the site)	Number
<i>*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>	
State Rare species recorded (1 pt each)	0
State Vulnerable species recorded (2.5 pt each)	0
State Endangered recorded (5 pts each)	0
Nationally Vulnerable species recorded (10 pts each)	0
Nationally Endangered or Critically endangered species recorded (20 pts each)	0
0 = 0 pts; <2 = 0.04 pts; 2 - <5 = 0.08 pts; 5 - <10 = 0.12 pts; 10 - <20 = 0.16 pts; 20 or > = 0.2 pts	0
Threatened Flora Score	0
Potential habitat for Threatened Fauna Species (number observed or previously recorded)	Number
<i>*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>	
State Rare species observed or locally recorded (1 pt each)	2
State Vulnerable species observed or locally recorded (2.5 pt each)	0
State Endangered species observed or locally recorded (5 pt each)	0
Nationally Vulnerable species observed or locally recorded (10 pts each)	1
Nationally Endangered or Critically endangered species observed or locally recorded (20 pts each)	0
0 = 0 pts; <2 = 0.02 pts; 2 - <5 = 0.04 pts; 5 - <10 = 0.06 pts; 10 - <20 = 0.08pts; 20 or > = 0.1 pts	12
Threatened Fauna Score	0.08
CONSERVATION SIGNIFICANCE SCORE	1.08
Total Scores for the Site	
	Vegetation Condition x Landscape Context x Conservation Significance =
LANDSCAPE CONTEXT SCORE	UNIT BIODIVERSITY SCORE
VEGETATION CONDITION SCORE	Total Biodiversity Score
CONSERVATION SIGNIFICANCE SCORE	(Biodiversity Score x hectares)
Photo Point and Vegetation Survey Location	Direction of the Photo
Insert Photopoint Photo	GPS Reference
	Datum
	Zone (52, 53 or 54)
	Easting (6 digits)
	Northing (7 digits)
	Description

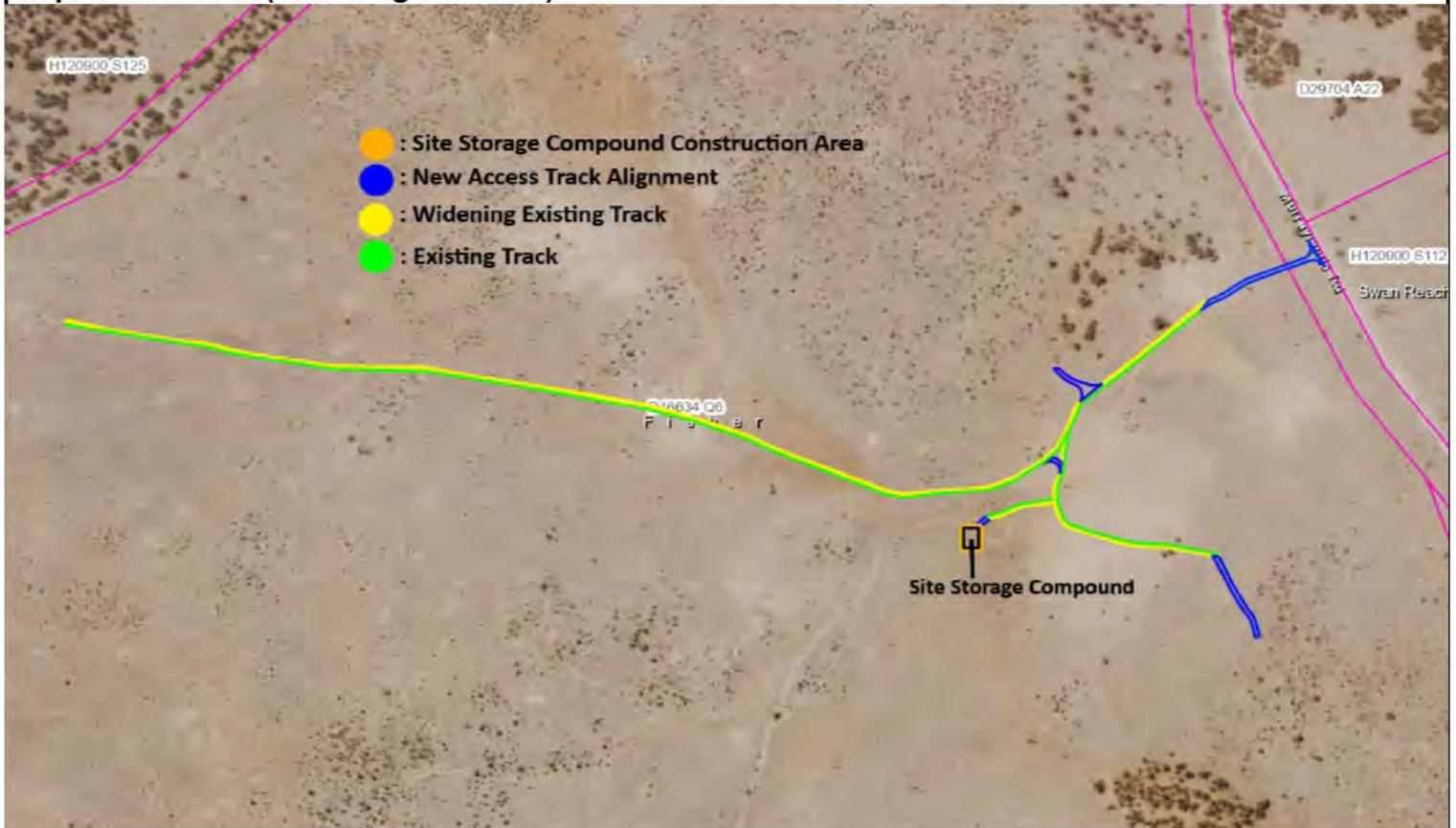
Bushland Assessment Scoresheet

(SEB Policy 1 Sept 2024; Scoresheet updated 9 Sept 2025)

Block	D
Size of Block (Ha)	1.4
Landscapes Region	Murraylands and Riverland
BCM Region	Murray Darling Basin
IBRA Association	Blanchetown
IBRA Subregion	Murray Mallee

ASSESSOR(S) (Insert Full Name/s)	Jeremy Ross-Carter
DATE OF ASSESSMENT	14/12/2025

Map of the Block (Including the Sites)



Landscape Context Scores

Percent Vegetation Cover (5km radius) (%) 0-5% = 0 pts; >5-10% = 0.02 pts; >10-25% = 0.04 pts; >25-50% = 0.06 pts; >50-75% = 0.03 pt; >75-100% = 0 pts	31	% native veg. remaining in IBRA Assoc.	67		
	Score	0.06	% native veg. remaining in IBRA subregion	21	
			0 - 10% = 0.05 pts; >10-20% = 0.04 pts; >20-30% = 0.03 pts; >30-60% = 0.02 pts; > 60 = 0 pts	Score	0.03
	Score received for both IBRA assoc. and subregion then summed				
Block Shape Cleared perimeter:Area (km/km2) Cleared Perimeter (m) = Cleared Perimeter to area ratio <6 = 0.03 pts; 6 to <12 = 0.02 pts; 12 to <18 = 0.01 pt	0	% native veg. protected IBRA Assoc.	22		
	Score	0.00	0-10% = 0.03 pts; >10-20% = 0.02 pts; >20-40% = 0.01 pt; >40% = 0	Score	0.01
			Score received for both IBRA assoc. and subregion then summed		
	Wetland or Riparian Habitat present				
Riparian zone present (Yes/No) = 0.02 pt			No		
Swamp/wetland present (Yes/No) = 0.03 pts (Swamp/wetland may be +/- riparian zone)			No		
Score			0		
LANDSCAPE CONTEXT SCORE (max 1.25)			1.13		

Note; Blocks will score a minimum Landscape Context Score of 1