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15 June 2026

Carrathool Shire Council
9 -11 Cobram Street,
Goolgowi NSW 2652

Dear Sir/Madam.

RE: SECTION 4.55(1A) MODIFICATION OF DA2025/021 – 2245 TABBITA LANE, TABBITA

1. MODIFICATION OVERVIEW

PSA Consulting has been engaged by Riverina Poultry Pty Ltd to prepare this Statement of Environmental Effects (SEE) seeking to modify Development Consent DA2025/021, pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

In response to the demand for increased poultry products in Australia, Baiada Poultry has requested that the density of the approved poultry sheds be increased from a maximum of 20.5 birds per sqm to 21.5 birds per sqm. This change will increase the maximum birds which can be held within the farm from 1,497,600 to 1,570,656.

The proposed increase in the maximum number of birds on site will does not require any physical changes to the existing sheds and minimal changes to operations.

Similar applications are also being submitted for the co-located Farms 2, 3 and 4. In conjunction with these applications, a modification of the approved Farm 5 has also been submitted seeking approval to reduce the number of approved sheds on site from 12 to 7 sheds. Concurrent approval of this modification will ensure that there is no net increase (in fact a small decrease) in bird numbers across the Tabbita Poultry Farm cluster, compared to the current approvals.

In the context of the approved development the project design, the scale and layout will remain substantially the same. The proposed modification will not change the approved operations and will not result in additional or unacceptable environmental impacts, when considered cumulatively with the existing and approved Tabbita Poultry Farm cluster.

2. SITE DETAILS

A summary of the site details, existing use and approvals is provided below:

Address	2245 Tabbita Lane, Tabbita, NSW
Property Description	Lot 1 on DP1210276
Register Owners	Riverina Poultry Pty Ltd
Applicant	Riverina Poultry Pty Ltd
Local Authority	Carrathool Shire Council
Zoning	RU1 Primary Production
Total Site Area	Approximately 2.02km^2
Development Consent	DA2025/021, dated 24 June 2025

Approved Use Additions and Alterations for 2 Poultry Sheds to an Existing Poultry Production Facility.

3. PROPOSED MODIFICATION

In response to forecast growth in demand for poultry products in Australia, and to maintain operational flexibility, the processor (Baiada Poultry) has requested that the approval for the farm be modified to allow placement up to maximum number of birds per sqm in accordance with the relevant operational standards.

Accordingly, this application seeks approval from Council to modify the existing approvals and allow the sheds to be placed at a maximum of 21.5 birds per sqm.

The existing approval is for 24 sheds with 62,400 birds per shed with the total number of birds per farm is 1,497,600 which equates to a density of 20.5 birds per sqm. This modification will increase the maximum number of birds per shed from 62,400 to 65,444 birds. This is an increase of 3,044 birds per shed and increase of 73,056 birds per farm as per ***Table 1.***

It is important to note the this is the maximum allowable number of birds which can be placed on the farm and actual placement will be determined by Baiada in response to a range of factors.

The Tabbita Farm 1 is a part of a cluster of farms including the yet to be constructed Tabbita Farm 5. It is noted that this application is lodged concurrently with similar application on Farm 2, 3 and 4 and the cumulative impacts of these applications are considered within this Statement of Environmental Effects and the supporting technical reports.

In conjunction with this application, a modification of Farm 5 has also been submitted seeking approval to reduce the number of approved sheds on site from 12 to 7 sheds. Concurrent approval of this modification will ensure that there is no net increase (in fact a small decrease) in bird numbers across the cluster, compared to the current approvals.

Table 1: Farm 4 Details

TABBITA POULTRY FARM 4			
	APPROVED OPERATION	APPROVED ALTERATIONS AND ADDITIONS APPLICATION	PROPOSED MODIFICATION APPLICATION
SHEDS	22	24	24
BIRDS PER SHED	62,400	62,400	65,444
TOTAL BIRDS	1,372,800	1,497,600	1,570,656

Table 2: Proposed Changes to Farms 1-5

		FARM 1	FARM 2	FARM 3	FARM 4	FARM 5	CUMULATIVE TOTAL
Approved Operation	Sheds	24	24	24	24	12	108
	Birds/Shed	62,400	62,400	62,400	62,400	62,400	-

		FARM 1	FARM 2	FARM 3	FARM 4	FARM 5	CUMULATIVE TOTAL
	Total Birds	1,497,600	1,497,600	1,497,600	1,497,600	748,800	6,739,240 birds
Proposed Modification	Sheds	24 (No change)	24 (No Change)	24 (No Change)	24 (No Change)	7 (Reduction of 5 Sheds)	103
	Birds/Shed	65,444	65,444	65,444	65,444	62,400	-
	Additional Birds per Shed	3,044	3,044	3,044	3,044	0 (No Change)	-
	Total Birds	1,570,656	1,570,656	1,570,656	1,570,656	436,800	6,719,424 Birds

4. PLANNING ASSESSMENT

Section 4.55 (1A) of the EP&A Act States:

(1A) Modifications involving minimal environmental impact

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to an in accordance with regulations, modify the consent if –

(a) It is satisfied that the proposed modification is of minimal environmental impact, and

(b) It is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent was granted was modified (if at all), and

(c) It has notified the application in accordance with –

a. The regulations, if the regulations so require, or

b. A development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and

(d) It has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

Subsections (1), (2) and (5) do not apply to such a modification.

4.1 Substantially the Same

It is considered that the proposed development, as modified, will be substantially the same as that which was approved as:

- There are no substantive changes to the approved development in terms of operations, overall building footprint, staff numbers, infrastructure provision, stormwater management arrangements, traffic and access points, water use, waste management, hours of operation, etc. As such, the staff administration and amenities building will operate in the same manner as originally approved.

- The modification will change the maximum number of birds per sqm which can be placed in the sheds from 20.5 to 21.5 per sqm. It is important to note the this is the maximum allowable number of birds which can be placed on the farm and actual placement will be determined by Baiada in response to a range of factors.
- The current shed size, location, operation and layout will remain within the current approval.
- The modification relates solely to density numbers and will have no other impacts on the farm layout, design or operations.

4.2 Minimal Environmental Impact

As noted above, there are no substantive changes to the approved development in terms of operations, building footprint, staff numbers, infrastructure provision, traffic and access points, water use, waste management, hours of operation, emissions, etc. As such, the overall operations of the site will continue to operate as already approved.

In addition, there is no change to the siting, location or external design of the buildings and as such, no additional physical or built environment impacts beyond what was previously considered and approved as part of the original application.

In conjunction with this application, a modification of Farm 5 has also been submitted seeking approval to reduce the number of approved sheds on site from 12 to 7 sheds. Concurrent approval of this modification will ensure that there is no net increase (in fact a small decrease) in bird numbers across the cluster, compared to the current approvals. As such, potential changes to odour emissions and traffic will be mitigated by the reduction in bird numbers across the 5 farms.

5. CONCLUSION

PSA Consulting has been engaged by Riverina Poultry Pty Ltd to prepare this Statement of Environmental Effects (SEE) seeking to modify Development Consent DA2025/021 pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

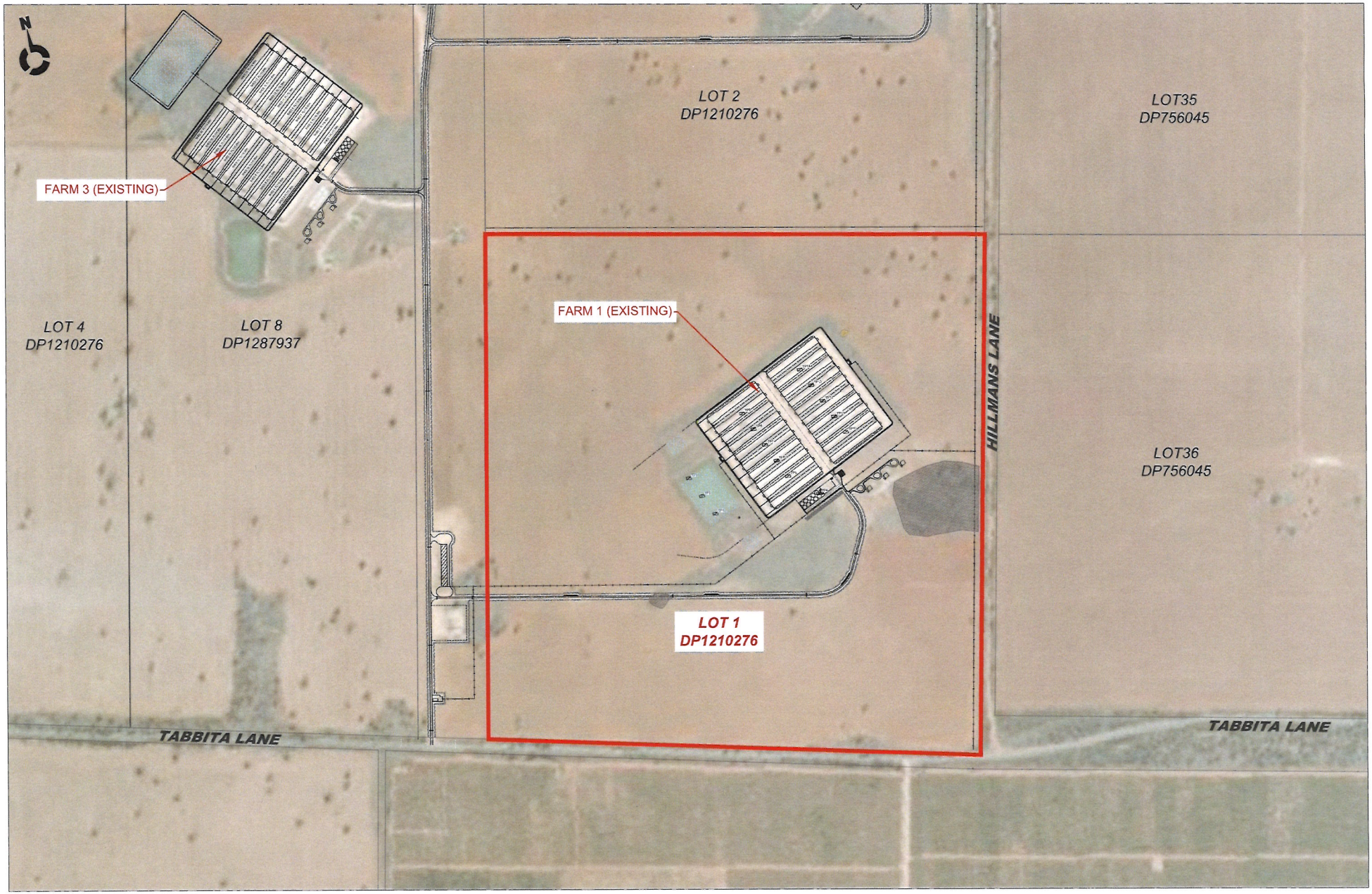
In response to the demand for increased poultry products in Australia, Baiada Poultry has requested that the density of the approved poultry sheds be increased from a maximum of 20.5 birds per sqm to 21.5 birds per sqm. This change will increase the maximum birds which can be held within the farm from 1,497,600 to 1,570,656.

The proposed modification will not change the approved operations and will not result in additional or unacceptable environmental impacts, when considered cumulatively with the existing and approved Tabbita Poultry Farm cluster.

We trust this information provides Council with sufficient information to modify the approval. Should you wish to discuss this matter, please do not hesitate to contact us. Should you wish to discuss this matter, please do not hesitate to contact

Yours sincerely

David Ireland
Director – Planning
PSA Consulting (Australia) Pty Ltd



REVISION	DESCRIPTION	BY	DATE
1	ORIGINAL ISSUE	H.F	10.07.2026

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DRAWING TITLE: LOCALITY PLAN FARM 1
CLIENT: TABBITA POULTRY PTY LTD
PROJECT: TABBITA FARM 5
LOCATION: TABBITA LANE, TABBITA

DRAWING DATE: JULY 2026
ORIGINAL SIZE: A1 SCALE A3: NTS
SCALE:

DRAWN BY: H.F.
CHECKED BY: B.M.
APPROVED BY: D.I.

PROJECT NO.	DRAWING NO.	REVISION
1084	SK01	1