

29 June 2026

TfNSW reference: STH25/00355

Your reference: SSD-93649710 (PAE-125152490)

Senior Environmental Assessment Officer
Department of Planning, Housing and Infrastructure
By Email: belinda.kennewell@dpie.nsw.gov.au

Attention: Belinda Kennewell

SSD-93649710 (PAE-125152490) - Advice on Environmental Impact Statement (EIS) - Proposed Lowesdale Breeder Farm – LOT 125 DP661622 – 7550 Riverina Highway, LOWESDALE

Dear Belinda,

Transport for NSW (TfNSW) is responding to the request for advice on the accompanying Environmental Impact Statement (EIS) for SSD-93649710 - Lowesdale Breeder Farm referred on 1 June 2026.

TfNSW has reviewed the supporting documentation including the Environmental Impact Statement (EIS) and Traffic Impact Assessment (TIA) Report prepared PSA Consulting (Australia) Pty Ltd dated May 2026;

TfNSW is generally supportive of the application but requires amended information to form part of a revised TIA and EIS (where applicable) to be submitted with the Response to Submissions (RtS). The submitted strategic design (and associated swept paths) of the proposed upgrade to the intersection of the Riverina Highway and One Tree Lane needs to demonstrate that the B-Double heavy vehicle right turn movement from the Riverina Highway can be made without encroaching across the One Tree Lane centre line.

If you have any questions, please contact Cam O'Kane on 0417 508 107 or email development.south@transport.nsw.gov.au.

Yours faithfully



Nathan Boscaro
Acting Manager, Development Services South

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SSD-93649710 (PAE-125152490) - Advice on Environmental Impact Statement (EIS) - Proposed Lowesdale Breeder Farm – LOT 125 DP661622 – 7550 Riverina Highway, LOWESDALE

Context

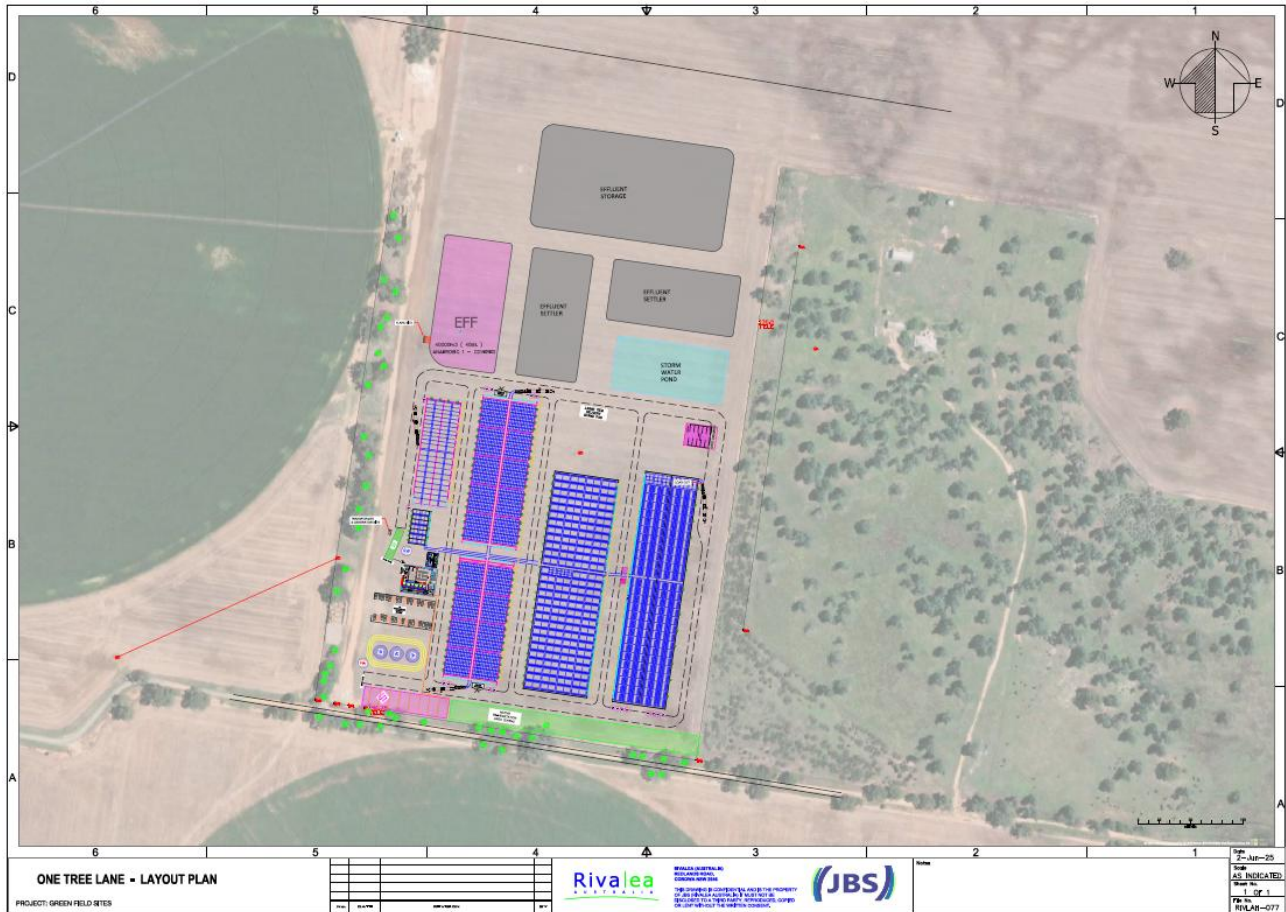
TfNSW notes for this application:

- The key road is the Riverina Highway which is a classified “state” road and an approved B-Double Route. The subject site has frontage to the Riverina Highway as well as One Tree Lane & Hopefield Siding Road (which are both classed as local roads) within a 100km/h speed zone;
- The development proposes a new Pig Breeder Farm (known as the One Tree Lane Breeder Site) which will accommodate a maximum of 35,000 pigs in six (6) sheds and associated supporting infrastructure as shown in preliminary site layout plan in **Attachment 2**;
- Access to the pig breeder farm will utilise One Tree Lane’s intersection with the Riverina Highway. The project also includes upgrades to this which include Basic Right Turn (BAR) & Basic Left Turn (BAL) intersection treatments;
- The TIA states “the proposed development is expected to generate a maximum of 27 light and 4 heavy vehicles trips during a peak hour period (inbound and outbound total)”;
- TfNSW has reviewed the submitted swept paths which form part of the intersection upgrade shown in **Attachment 3**. The swept paths indicate that there will be encroachment cross the One Tree Lane centre line associated with the inbound right-turn movement for a B-Double heavy vehicle. Whilst TfNSW acknowledges the low heavy vehicle movements associated with the development and the visibility at and around the intersection, TfNSW is not satisfied with the encroachment across the One Tree Lane centre line as it poses an unnecessary risk to the safety and efficiency of the classified road network. This will need to be rectified in the required additional information to be submitted with the Response to Submissions (RtS).

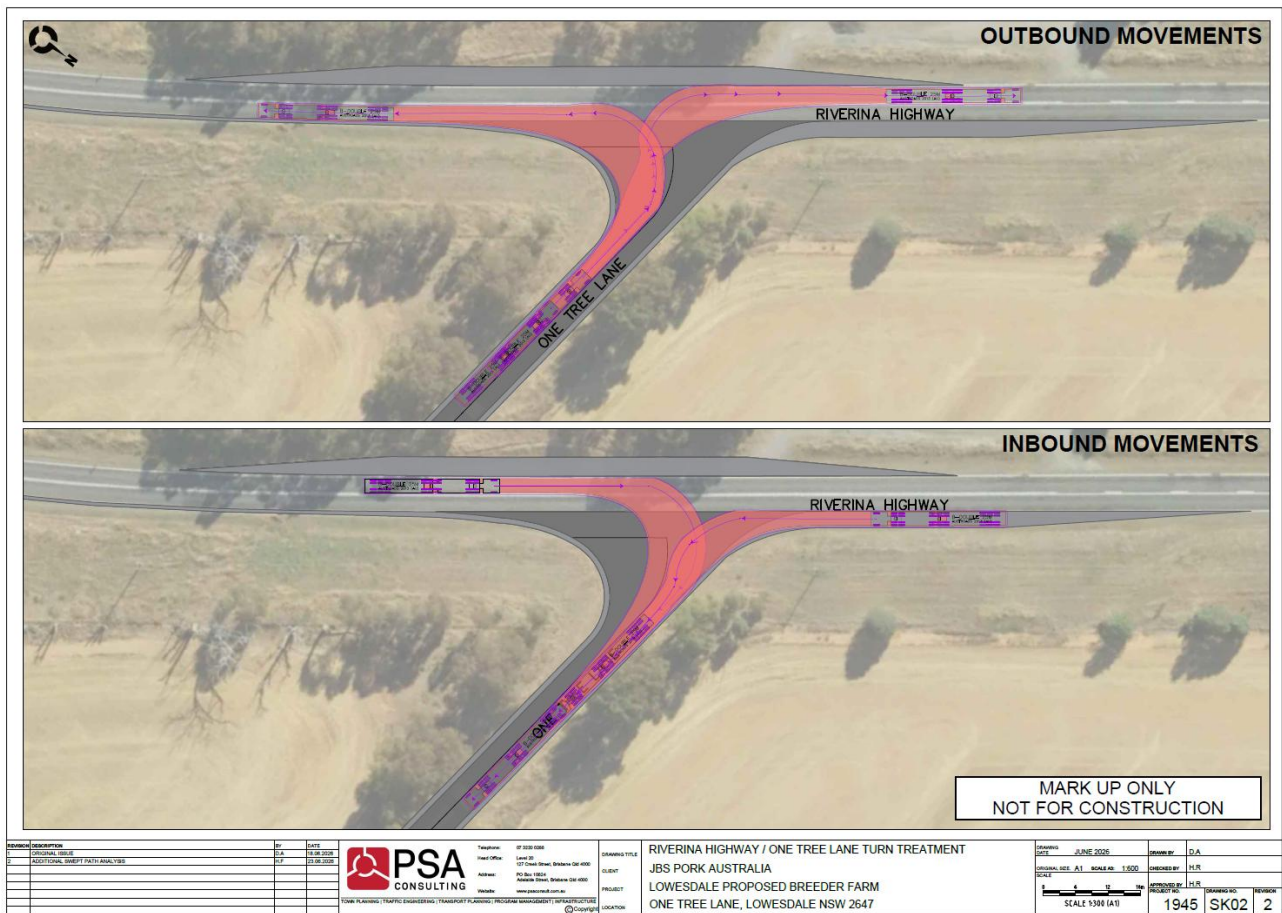
Key Issue to be addressed and required additional information:

The submitted swept paths in **Attachment 3 (INBOUND MOVMENTS)** currently indicates that the B-Double heavy vehicle right turn movement from the Riverina Highway cannot be undertaken without encroaching across the One Tree Lane centre line. This poses an unnecessary risk to the safety and efficiency of the classified road network.

TfNSW **requires an amended strategic design and associated swept paths documentation** which rectifies this issue to form part of a revised TIA and EIS (where applicable) and be submitted with the Response to Submissions (RtS).



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