



Project Name: COWRA MEAT PROCESSORS UPGRADE
Case ID: PDA-103451956

Proponent Details

Project Owner Info

Title	Mr
First Name	Chris
Last name	Cummins
Role/Position	Director
Phone	0263426811
Email	chris@breakoutriver.com.au
	PO Box 1006
Address	Cowra , New South Wales, 2794 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	David	Ireland
Phone	Email	Role/Position
0416016580	david@psaconsult.com.au	Director - Planning

Address

L20 / 127 Creek Street
Brisane, Queensland 4000
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?
Yes

Project Info

Project Name	COWRA MEAT PROCESSORS UPGRADE
Industry	Manufacturing
Development Type	Food, beverages and tobacco manufacturing
Estimated Development Cost (excl GST)	AUD245,000,000.00
Indicative Operation Jobs	520
Indicative Construction Jobs	450
Number of Occupants	520
Number of Dwellings	0
Gross Floor Area (GFA) sqm	23,446

Description of the Development/Infrastructure

The project involves the development of a new livestock processing plant on land at 6649 Olympic Highway, Cowra. The proposed processing plant is co-located with the existing Cowra Meats abattoir and while operated independently will share wastewater treatment infrastructure, and a site access point. At full development, the proposed multi-species facility has a design capacity to process up to 600 head per day of beef cattle and 5,000 head of small stock per day.

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	Cowra Meat Works
Site Address (Street number and name)	6649 Olympic Highway, Cowra
Site Co-ordinates - Latitude	-33.8605864
Site Co-ordinates - Longitude	148.66

Local Government Area

Local Government	District Name	Region Name	Primary Region
Cowra		Central West and Orana	☒

Lot and DP

Lot and DP
9/DP111800, 1/DP367292, 396/DP752948, 99/DP752948, 194/DP752947, 111/DP752948, 98/DP752948, 296/DP752948, 10/DP111800, 10/DP874022, 299/DP752948, 2/DP806356, 4/DP806358, 6/DP810871, 8/DP813383, 193/DP752947, 212/DP752948, 213/DP752948, 7/DP111800

Site Area

What is the total site area for your development?
Site Area sqm
2,326,600

Statutory Context

**Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 3 - Agricultural produce industries and food and beverage

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The Cowra Local Environmental Plan 2012 (CLEP) identifies the site within the E4 General Industry Zone. Under the LEP Land Use Table, the development of rural industries within the E4 General Industry Zone is permitted with Consent.
The wastewater disposal area is also partially included in RU1 Primary Production Zone. Rural Industries are also permissible with consent within the RU1 Primary Production Zone.

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
No

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
E4 General Industrial, RU1 Primary Production

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Commonwealth EPBC Act 1999, Biodiversity Conservation Act 2016, Contaminated Land Management Act 1997, National Parks and Wildlife Act 1974, Roads Act 1993, Waste Avoidance and Recovery Act 2001, SEPP(PLANNING SYSTEMS) 2021, SEPP (RESILIENCE AND HAZARDS) 2021, COWRA LEP 2012,

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

N/A

Would the project vary any development standard?

No

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

Yes

Describe any designated development provisions and how they would relate to the project (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979).

Schedule 3, Item 31 - Livestock processing industry

Sustainable Buildings SEPP
Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Planning Policy (Sustainable Buildings) 2022 Chapter3, relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
Hospital, medical centre or health research facility
Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
Serviced apartments with 100 apartments or greater
Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for Section 4.41 of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section 201, 205 or 219 of the Fisheries Management Act 1994?

No

An approval under Part 4, or an excavation permit under Section 139, of the Heritage Act 1977?

No

An Aboriginal heritage impact permit under Section 90 of the National Parks and Wildlife Act 1974?

No

A bush fire safety authority under Section 100B of the Rural Fires Act 1997?

No

A water use approval under Section 89, a water management work approval under Section 90 or an activity approval under Section 91 of the Water Management Act 2000?

No

Approvals - Part2

Do you require any of the following approvals from Section 4.42 of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under Section 144 of the Fisheries Management Act 1994?

No

An approval under Section 15 of the Mine Subsidence Compensation Act 1961?

No

A mining lease under the Mining Act 1992?

No

A petroleum production lease under the Petroleum (Onshore) Act 1991?

No

An environment protection licence under Chapter 3 of the Protection of the Environment Operations Act 1997 (for any of the purposes referred to in Section 43 of that Act)?

Yes

A consent under Section 138 of the Roads Act 1993?

Yes

A licence under the Pipelines Act 1967?

No

Attachments

Table with 2 columns: File Name, Content. Rows include Appendix 1 Development Plans, 2047 Site Context Plan, and 2047_PSA_Breakout River_Cowra Scoping Report_260108_V5.