

17 February 2026

TfNSW reference: WST26/00010 | SF2026/016271

Energy, Resources and Industry
Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Attention: Shaun Williams

SSD-105450710: Request for Secretary's Environmental Assessment Requirements for Cowra Meat Processors Upgrades

Dear Shaun,

Thank you for referring the abovementioned request for Secretary's Environmental Assessment Requirements (SEARs) via the NSW Major Projects Planning Portal on 4 February 2026 inviting comment from Transport for NSW (TfNSW).

TfNSW has reviewed the Scoping Report, prepared by PSA Consulting, dated 9 January 2026 prepared for the prospective Cowra Meat Processors Export Upgrade development comprising of a new livestock processing plant with the capacity to process up to 600 head of beef cattle per day and 5,000 head of small stock per day.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the *Connecting NSW Strategy* (adopted October 2025).

To ensure that TfNSW's key interests are addressed, TfNSW requests that any Environmental Impact Statement (EIS) contains a Traffic Impact Assessment (TIA), prepared by a suitably qualified person/s in accordance with the Austroads Guide to Traffic Management Part 12, Australian Standards and any complementary TfNSW Supplements, and TfNSW's *Guide to Traffic Impact Assessment*. The TIA should contain information listed in **Attachment 1: Traffic Impact Assessment (TIA)**.

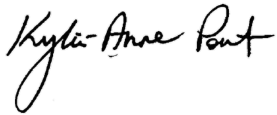
Additionally, Transport for NSW is the rail authority of the Country Regional Network (CRN) across NSW. Transport Asset Manager (TAM) is a State-owned corporation that holds rail property assets and rail infrastructure, including the CRN. As of 29 January 2022, UGL Regional Linx (UGLRL) has been appointed by TfNSW to operate and manage the CRN to ensure any potential impacts to rail corridors are considered and addressed. As the proposal affects the railway corridor, TfNSW request that the consent authority consider the comments outlined in **Attachment 2: UGL Regional Linx comments** for rail related matters.

TfNSW encourages early discussions with proponents regarding the traffic and network matters associated with State Significant Development. If you wish to discuss this matter further, please contact Alex Pozzer, Development Services Case Officer, on ph. 1300 019 680.

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On determination of this matter, please forward a copy of the final SEARs to TfNSW at development.west@transport.nsw.gov.au.

Yours sincerely,



Kylie-Anne Pont
Team Leader Development Services (West)
Transport Planning
Planning, Integration and Passenger

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Traffic Impact Assessment (TIA)

The purpose of the TIA is to address the impact of traffic generation on the public road network and measures employed to ensure traffic efficiency and road safety during construction, operation and decommissioning of the project.

The requested TIA should be tailored to the scope of the proposed development and include, but not be limited to, the following:

- Detailed plans identifying the location of any:
 - Proposed and existing project-related infrastructure within and outside of the project boundary.
 - Any other project-related structures within the road reserve. Include demarcation of local and classified road reserves.
 - Identify existing and proposed access crossings from the classified road network required for the project. Where access is proposed from the classified road in lieu of local road access, the TIA should address s.2.119 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*.
 - The necessary road network infrastructure upgrades that are required to cater for and mitigate the impact of project related traffic on both the local and classified road network for the development (for instance, road widening and/or intersection treatments). In this regard, preliminary concept drawings should be submitted with the SSD application for any identified road infrastructure upgrades. It should be noted that any identified road infrastructure upgrades will need to be to the satisfaction of TfNSW and Council.
- An assessment should be undertaken as a part of the EIS and TIA to identify the projects that will have overlapping construction periods and assess the cumulative traffic impacts with emphasis on heavy vehicle movements in terms of AM/PM peaks and routes where there is an overlap with other projects.
- Project schedule:
 - Phases and stages of the project, including construction and operation, and
 - Operational hours and days of work, number of shifts and start and end times.
- Traffic volumes including:
 - Existing background traffic,
 - Project-related traffic for each phase or stage of the project,
 - Projected cumulative traffic at commencement of operation, and a 10-year horizon post-commencement.
- Traffic characteristics including:
 - Number and ratio of heavy vehicles to light vehicles,
 - Peak times for existing traffic justified by up-to-date traffic counts,
 - Peak times for project-related traffic including commuter periods,

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- Proposed hours for transportation and haulage,
 - Interactions between existing and proposed project-related traffic.
- Capacity analysis using SIDRA or other relevant application, to identify an acceptable Level of Service (LOS) at intersections with the classified (State) road/s, including the site access from Olympic Highway and the Olympic Highway/Grenfell Road intersection, and where relevant, analysis of any other intersections along the proposed affected transport route/s.
- The origins, destinations and routes for:
 - Commuter (employee and contractor) light vehicles and pool vehicles,
 - Heavy (haulage) vehicles (where applicable).
- Road safety assessment of key haulage route/s. Note, where road safety concerns are identified at a specific location along the proposed haulage routes, TfNSW suggests that the TIA be supported by a targeted Road Safety Audit undertaken by suitably qualified persons in accordance with the *Austroads Guidelines*.
- Proposed road facilities, access and intersection treatments are to be identified and be in accordance with *Austroads Guide to Road Design* including provision of Safe Intersection Sight Distance (SISD).
- Consideration of the local climate conditions that may affect road safety during the life of the project (e.g. fog, wet and dry weather, icy road conditions).
- The layout of the internal road network, parking facilities and infrastructure.
- Impact on rail corridors and level crossings detailing any proposed interface treatments. Note, the rail authority for rail corridors in the vicinity of the site is UGL.
- Impact on public transport (public and school bus routes) and consideration for alternative transport modes such as carpooling and shuttle buses during construction.
- Identification and assessment of potential environmental impacts of the project, such as odour, lighting, visual, noise, dust and drainage on the function and integrity of all affected public roads.
- A draft Traffic Management Plan (TMP) that could be implemented following approval of the EIS, in consultation with relevant Councils and TfNSW. The TMP should identify strategies to manage the impacts of project related traffic, including any community consultation measures for peak haulage periods.
- Propose a Driver Code of Conduct for haulage operations which could include, but not be limited to:
 - Safety initiatives for haulage through residential areas and/or school zones.
 - An induction process for vehicle operators and regular toolbox meetings.
 - A public complaint resolution and disciplinary procedure.

UGL Regional Linx comments

The subject site is located adjacent to the non-operational CRN rail corridor from Cowra to Koorawatha. This part of the rail corridor is currently non-operational. Nevertheless, TfNSW's objective is to ensure that the rail corridor is able to become operational with no significant additional safety risks or costs as a result of the development.

The Environmental Impact Statement (EIS) should include an assessment of impacts (due to both operation and construction) to the non-operational rail corridor from Cowra to Koorawatha. The EIS shall address the relevant consideration under Sections 2.97, 2.98 and 2.99 of the *State Environmental Planning Policy (SEPP) (Transport and Infrastructure) 2021* and *Development near Rail Corridors and Busy Roads - Interim Guideline 2008*) (Link <https://www.planning.nsw.gov.au/sites/default/files/2023-03/development-near-rail-corridors-and-busy-roads-interim-guideline.pdf>).

Consultation

The proponent should consult with

- Transport for NSW
- UGLRL

Should the proponent wish to arrange for access to the rail corridor to conduct investigation works or to obtain access agreements to access/cross the rail corridor or over the air space of the rail corridor, please contact UGLRL (Third Party Works team via thirdpartyworks@uglregionallinx.com.au).

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26 February 2026

Dear Sir/Madam,

Thank you for the opportunity to provide input into the SEARS for this project.

Given that the proposal is co-located with the existing meatworks and is proposed to share treatment facilities Cowra Council would like to emphasise the importance of adequately addressing cumulative impacts particularly in regard to social impacts, local traffic impacts, local infrastructure capacity, noise and odour emissions and water quality (including groundwater).

As an example of cumulative impact, currently the plant (domestic only) processes 100 head of cattle a day. The Scoping Report identifies that Stage 1 (international) will process up to 600 head of cattle a day – cumulatively, a 700 per cent resulting in substantially more stock and freight trucks hauling through local road networks.

Traffic impact assessment should therefore consider the route to and from the site and through the CBD (across the Lachlan river). I note also that Cowra is currently the main diversion route if the Newell (main interstate highway) is closed for reasons such as flooding etc. In late October 2022, the Newell highway was closed for seven weeks with Cowra taking the brunt of the interstate traffic – on only one river crossing. We would anticipate, given the likely volume of traffic and particularly given the international component, that transport via the Hume Hwy would be considered as a priority route.

I note also that the Scoping Report refers to the existing land use buffer zone around Cowra Meat Processors (as per Cowra DCP 2021) but does not assess whether it should be increased. I believe this is a reasonable question, given the cumulative impacts of the project.

The significant wastewater and water consumption increases are noted. Cowra Council would appreciate being consulted during the preparation of this application regarding the potential for impacts on the water supply system including possible capacity constraints.

Regarding the scoping report, some errors or suggestions to note:

P18 & 20 – Reference to Corowa LEP instead of Cowra

P20 – A reference to Kardinia Road which does not exist

P22 – SEPP (Transport & Infrastructure) 2021 – I suggest that there should be a reference to the applicability (or otherwise) of Chapter 2 Division 17 Subdivision 2, particularly Sections 2.119 and 2.122.

P24 – Relevant clauses of Cowra LEP 2012 should include Clause 7.6 Groundwater vulnerability. Cowra DCP is incorrectly stated as 2013. Currently it is Cowra DCP 2021. Draft Cowra DCP 2026 is currently on public exhibition and should also be referenced.

P26 – Incorrect references to Corowa Council and Federation Council.

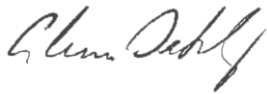
It is anticipated that the EIS will include a full site plan to show proposed development in relation to the existing development. Please note the current partial plan has no legend and requires a corrected north arrow.

Not all SEPPs have been included in the Scoping Report. It is not clear why some are omitted (e.g. SEPP Housing 2021) while others that are deemed not applicable are included.

The Cowra Housing Strategy 2025 has not been referenced. Given the Scoping Report identifies up to 520 staff to be employed, this will likely have a significant impact on local housing supply which should be referenced and considered in relation to social impacts. The Strategy has several Planning Priorities and Actions such as Planning Priorities 1 and 5 (Diversity and Density, plus Responsive) that aim to support housing delivery, to which the Scoping Report could align.

Please contact me on (02) 6340 2042 if you have any further queries.

Regards,

A handwritten signature in black ink, appearing to read 'Glenn Oakley', written in a cursive style.

Glenn Oakley
Manager – Planning Services



RFS



Department of Planning, Housing and Infrastructure (Major Projects)

Locked Bag 5022
Parramatta NSW 2124

Your reference: SSD-105450710)

Our reference: DA20260204000445-SEARS-1

ATTENTION: Shaun Williams

Date: Friday 20 February 2026

Dear Sir/Madam,

Development Application

State Significant Development – SEARS – Industry

6649 Olympic Highway Cowra NSW 2794, 99//DP752948, 9//DP111800, 1//DP367292, 396//DP752948, 194//DP752947, 111//DP752948, 98//DP752948, 296//DP752948, 10//DP111800, 10//DP874022, 299//DP752948, 2//DP806356, 4//DP806358, 6//DP810871, 193//DP752947, 8//DP813373, 212//DP752948, 213//DP752948, 7//DP111800

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 04/02/2026.

The subject site at 6649 Olympic Highway, Cowra is not mapped as Bushfire Prone Land (BFPL) by the NSW Rural Fire Service. Accordingly, a formal bushfire assessment under Section 100B of the *Rural Fires Act 1997* is not required for this development.

For any queries regarding this correspondence, please contact Willem Paton on 1300 NSW RFS.

Yours sincerely,

Adam Small

**Supervisor Development Assessment & Plan
Built & Natural Environment**

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

13 February 2026

Shaun Williams
Principle Planning Officer
Planning and Assessment Division
Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

By submission to the Major Project Portal

**EPA's Recommended Secretary's Environmental Assessment Requirements
COWRA MEAT PROCESSORS EXPORT UPGRADE – SSD-105450710**

Dear Shaun

I am writing in response to your request for the NSW Environment Protection Authority's (EPA's) Secretary's Environmental Assessment Requirements (SEARs) for the Cowra Meat Processors Upgrade (Proposal) - SSD-105450710.

The EPA has reviewed the following documents:

- SSD – Scoping Report – Cowra Meat Processors Export Upgrade, incl. Appendix 1

The EPA understand the proposal is for:

- development of a new livestock processing plant on land at 6649 Olympic Highway, Cowra
- proposed processing plant is co-located with the existing Cowra Meats abattoir and while operated independently will share waste water treatment infrastructure, and a site access point
- construction of a state of the art, vertically integrated, multi-species livestock processing plant that is designed to meet all importing country requirements.
- facility to have a design capacity to process up to 600 head per day of beef cattle and 5,000 head of small stock per day.

The EPA has considered the details of the proposal and provides the recommended SEARs as **Attachment A**.

In carrying out the assessment, the proponent should refer to the relevant guidelines listed, as well as any relevant industry codes of practice and best practice management guidelines.

The Proponent should be made aware that any commitments made in the environmental assessment may be formalised as approval conditions and may also be placed as formal licence

NSW Environment Protection Authority

As the environmental steward and regulator of our State we are committed to a sustainable future. Join us on our mission to protect tomorrow together.

Phone:
131 555

Email:
info@epa.nsw.gov.au

Website:
epa.nsw.gov.au

Visit:
6 Parramatta Square
10 Darcy Street
Parramatta NSW 2150

Mail:
Locked Bag 5022
Parramatta NSW 2124

conditions. Consistent with Part 9.4 of the *Protection of the Environment Operations Act 1997* (the POEO Act) the EPA may require the provision of a financial assurance and/or assurances. The amount and form of the assurance(s) would be determined by the EPA and required as a condition of the licence.

If you have any questions about this request, please contact Shana Read via email at info@epa.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S. Ledger', written in a cursive style.

SHERIDAN LEDGER
Manager Operations
Environment Protection Authority

ATTACHMENT A

NSW EPA's Recommended Secretary's Environmental Assessment Requirements Cowra Meat Processors Export Upgrade

1. Environmental impacts of the project

- 1.1. The description should include the following for both the construction and operation of the project:
 - a. Details of the premises covered by the project including any relationship with any existing Environment Protection Licences
 - b. the layout of all the physical elements of the project within the project area, including all buildings, structures, works, haulage activities, pollution controls, stockpile and material handling areas, sealed and unsealed areas, landscaping and open space.
 - c. all mitigation measures that will be built into the physical layout and design of the project (such as noise walls)
 - d. any ancillary infrastructure for which approval is being sought (such as upgrades to utilities or surrounding roads)
 - e. identify those components of the physical layout and design that may change during the detailed design of the project, and set clear limits within which this change may occur without requiring amendments to the DA or modifications to the development consent if the project is approved
 - f. plans showing the layout and design in plan-view and cross section.
- 1.2. Identify any likely interactions between the development and any existing/approved developments and land uses in the area.
- 1.3. Identify all sensitive receivers likely to be affected by the development using clear maps/plans, including key landform areas, such as conservation areas and waterways.
- 1.4. Identify all potential environmental emissions, assess the likely environmental impacts, and describe the proposed mitigation measures to minimise environmental pollution to achieve compliance with relevant environmental legislation, policies, and guidelines.
- 1.5. The EIS must accurately summarise the key findings of the detailed technical studies in the appendices of the EIS and use suitable cross-referencing to reduce repetition between the two parts of the EIS.
- 1.6. The Environmental Assessment (EA) must address the requirements of Section 45 of the Protection of the Environment Operations Act 1997 (POEO Act) by determining the extent of each impact and providing sufficient information to enable the EPA to determine appropriate conditions, limits and monitoring requirements for an Environment Protection Licence (EPL).

2. EPA Licensing and Approval Requirements

- 2.1. Identify all approvals and licences required under environment protection legislation including details of all scheduled activities under schedule 1 of the POEO Act.
- 2.2. Licences for a premises-based activity are issued to the occupier of the premises – that is, the person or organisation that has overall management or control of the premises. The waste produced from the premises is not normally collectively shared with another licensee with the same scheduled activity.

Considering that the proposal currently does not have its own treatment for wastewater and effluent irrigation and will rely on that operated by a different legal entity, clarification will be needed as to who is the owner of the land, who has overall management control of the plant to determine licensing requirements.

Note: It should be noted that based on the detail in the Scoping Report, the premises proposed overlaps the premises of existing EPL 564. If a new EPL is to be sought for this project, it is advised that the premises for this project be completely separate from that of EPL 564. The proponent will need to determine how to restructure the proposal to comply with this requirement including any modifications to the development consent for EPL 564 to accept waste from the proposal.

- 2.3. The development is a scheduled activity under the POEO Act and will therefore require an Environment Protection Licence (EPL) if approval is granted.

Should project approval be granted, the proponent will need to make an application to the EPA for its EPL for the proposed facility prior to undertaking any on site works.

Additional information is available through the EPA Guide to Licensing document:

www.epa.nsw.gov.au/licensing/licenceguide.htm

- 2.4. Outline how the proposal and its environmental protection measures would be implemented and managed so as to demonstrate that the proposal is capable of complying with statutory obligations under EPA licences or approvals (e.g. outline of an environmental management plan).

3. Construction Works

- 3.1. The EIS must include detail of the construction works including:

- a. any earthworks or site clearing; re-use and disposal of cleared material (including use of spoil on-site).
- b. Identify, characterise and classify the following in accordance with the EPA's *Waste Classification Guidelines (2014)*:
 - i. all waste that will be generated onsite through excavation, demolition or construction activities, including proposed quantities of the waste;
 - ii. all waste that is to be removed to an offsite location, including proposed quantities. Include the commitment to ensure this waste is taken to a facility that can lawfully receive it.

Note: The EPA's *Waste Classification Guidelines (2014)* are available at: <https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste>

- c. construction timetable and staging; hours of construction; proposed construction methods.
 - d. environment protection measures, including noise mitigation measures - in accordance with the Interim Construction Noise Guideline (DECC, 2009), dust control measures and erosion, and sediment control measures- in accordance with Managing urban stormwater: Soils and construction, vol. 1 (Landcom 2004).
- 3.2. Include a site diagram showing the site layout and location of environmental controls.
- 3.3. Construction noise associated with the proposed development should be assessed using the *Interim Construction Noise Guideline* (DECC, 2009). These are available at: <https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/construction-noise>

4. Air issues

- 4.1. The EIS must demonstrate the proposal's ability to comply with the relevant regulatory framework, specifically the POEO Act and the *Protection of the Environment Operations (Clean Air) Regulation 2022*. This consideration should include section 129 of the POEO Act concerning control of "offensive odour".

- 4.2. The EIS must include an air quality impact assessment (AQIA). The AQIA must be carried out in accordance with the document, *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW* (2022). These are available at: <https://www.epa.nsw.gov.au/your-environment/air/industrial-emissions/approved-methods-for-the-modelling-and-assessment-of-air-pollutants>
- 4.3. The EIS must detail emission control techniques/practices that will be employed at the site and identify how the proposed control techniques/practices will meet the requirements of the POEO Act, *POEO (Clean Air) Regulation* (2022) and criteria within *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW* (2022).
 Odour emissions must be assessed in accordance with the Technical Framework – Assessment and Management of Odour from Stationary Sources in NSW and/or Technical Notes-Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006).
Note: *The EPA has concerns over the current location of the proposed rendering buildings in an elevated position and in close proximity to neighbouring properties with dwellings and commercial properties (eg. Hotel).*
- 4.4. Odour assessment must include an investigation and assessment of odour impacts likely to be associated with cold air drainage effects on all identified and potential receivers.
- 4.5. It is strongly recommended that the proponent install a meteorological station as soon as possible on or near the proposed site, or if applicable, utilise existing onsite meteorological data to obtain site-specific meteorological data for a minimum of 3 months or ideally 6-12 months to aid in refining odour assessment and modelling.
- 4.6. Collection of wind speed data using an ultrasonic wind speed sensor to ensure accurate representation of low wind speed frequencies to allow more accurate prediction of likely katabatic impact receivers is recommended.

5. Noise and Vibration

The EIS must assess the following noise and vibration aspects of the proposed development:

- 5.1. Operational and construction activities on the premises that maybe considered vibration intensive should be assessed using the guidelines contained in the *Assessing Vibration: a technical guideline* (DEC, 2006). These are available at: <https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/assessing-vibration>
- 5.2. Operational noise from noise intensive activities to be undertaken on the premises should be assessed using the guidelines contained in the *NSW Noise Policy for Industry* (EPA, 2017). Available at: [https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-\(2017\)](https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017))
- 5.3. If applicable, noise on public roads from increased road traffic generated by land use developments other than road projects should be assessed using the guidelines contained in the *NSW Road Noise Policy* (EPA, 2011) and associated application notes. Available at: <https://www.epa.nsw.gov.au/your-environment/noise/transport-noise>.

6. Waste, chemicals and hazardous materials and radiation

The EIS must assess the following waste, chemical and hazardous materials related aspects of the proposed development:

- 6.1. Assess and describe all aspects of waste generation, management and disposal associated with the proposed development including an assessment of cumulative waste management impacts where waste is proposed to be managed at EPL 564.
- 6.2. Undertake an assessment, including a cumulative assessment, of effluent reuse in accordance with the *Environmental Guidelines: Use of Effluent by Irrigation* (DEC 2003).

- 6.3. Waste that is to be removed and disposed of to an offsite location, must include the commitment to ensure this waste is taken to a facility that can lawfully receive it.

Note: *Should the proposal provide an acceptable premises boundary (if a separate EPL is the desired outcome), and if waste water management infrastructure was to remain within the EPL 564 premises, the EPL 564 licensee will need to seek advice from their consent authority on requirement for a modification of their consent to receive waste from the proposed new facility, and subsequent to this, a variation to their EPL would be required.*

Note: *Considering the wastewater generated from this facility is to be processed through an anaerobic biodigester - if the energy from waste is used off-site, then Part 3 of the Energy from Waste Policy Statement – Eligible waste fuels may apply.*

Note: *It would be a requirement that waste generated and disposed of, is categorised and volumes/weight be documented.*

- 6.4. Demonstrate compliance with all regulatory requirements outlined in the POEO Act and associated waste regulations.
- 6.5. Outline contingency plans for any event that may result in environmental harm, such as excessive stockpiling of material, or dirty water volumes exceeding the storage capacity available on-site.
- 6.6. Demonstrate that appropriate spill containment will be provided for storage, filling and loading of all fuels and other chemicals to be used on site, in accordance with all relevant Australian Standards, and/or NSW EPA's *Storing and Handling of Liquids: Environment Protection-Participants Manual* (DECC, 2007).
- 6.7. Demonstrate compliance with Part 9.3E of the POEO Act for the use of any industrial chemicals, including details of activities involving Schedule 6 or Schedule 7 chemicals listed on the IChEMS register. Additionally, demonstrate a system for periodic review to ensure that any new IChEMS Register requirements are incorporated.
- 6.8. Assess and describe any potential risks relating to all known and potential contaminants of concern (CoC) including per- and polyfluoroalkyl substances (PFAS) that may be associated with the proposed development and if applicable, how they will be mitigated. Consideration should be given to potential health and environment related impacts caused by the CoC. The assessment should consider various sources, receptors and exposure pathways including but not limited to ingestion (drinking water and food consumption), inhalation, and dermal contact.
- 6.9. Identify the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the *NSW Waste and Sustainable Materials Strategy 2041 Stage 1: 2021-2027*. Available at: <https://www.epa.nsw.gov.au/Your-environment/Recycling-and-reuse/Strategic-direction-for-waste-in-NSW/Waste-and-Sustainable-Materials-Strategy>.

7. Human Health Risk Assessment

- 7.1. Should the proposal include the waste water treatment that generates energy from waste, a human health risk assessment must be undertaken in conjunction with the air quality and odour impact assessment.
- 7.2. The human health risk assessment must be undertaken in accordance with Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards (enHealth) and must include:
- An assessment of the inhalation of criteria pollutants and exposure (from all pathways, i.e. inhalation, ingestion and dermal) to specific air toxics, including impacts from the transport of waste material.

- Consideration of the impacts on drinking water sources and rainwater tanks, including the impacts on water quality and human health.
- An assessment of cumulative human health risk impacts associated with the facility and surrounding developments, including any approved (but not yet constructed) developments.
- Consideration of the potential health related impacts caused by the incineration of per- and polyfluoroalkyl substances (PFAS) which may be present within the proposed waste fuel, including an assessment of the potential for intake via drinking water and food consumption

8. Water

The EIS surface water quality assessment must:

- 8.1. Demonstrate that all practical measures to prevent, control, abate or mitigate water pollution have been implemented, including a description of options that were explored (such as reuse to avoid a discharge or treatment).
- 8.2. Provide details of the proposal that are essential for predicting and assessing potential impacts to receiving waters. This could include (but is not limited to):
 - a. Site layout, including details of the existing and proposed water management system.
 - b. Drainage map for the entire site identifying sub-catchments, flow paths, drainage infrastructure, design sizing of structures, water storages, discharge points, and any potential flow paths to receiving waters.
 - c. How stormwater will be managed in all phases of the project. Information should include, where appropriate, measures to avoid or minimise erosion, leachate generation, and sediment mobilisation at the site.
 - d. Any in-water activities (such as piling or dredging).
- 8.3. Include water balance(s) for ground and surface water, including any intake and discharge locations, volumes, frequency and duration.
- 8.4. Identify and estimate the quality and quantity of all pollutants that may be introduced into the water cycle by source and discharge point, including residual discharges after mitigation measures are implemented. This should be undertaken for construction and operational phases.
- 8.5. Include a water pollution impact assessment undertaken consistent with the guidance available at <https://www.epa.nsw.gov.au/your-environment/water/managing-water-pollution-in-nsw/environment-protection-licensing/water-pollution-discharge-assessments>. The level of assessment should be commensurate with the risk to the environment and human health.
- 8.6. Describe any surface water quality monitoring programs, including proposed monitoring locations, frequency and indicators of surface water quality. Analytical limits of reporting should have regard to any identified guideline values. Water quality monitoring should be undertaken in accordance with the *Approved Methods for the Sampling and Analysis of Water Pollutants in NSW* (2004) available at: [Approved methods for the sampling and analysis of water pollutants in NSW | EPA](#)
- 8.7. The EIS must describe how stormwater will be managed in all phases of the project, including details of how stormwater and runoff will be managed to minimise pollution. Information should include measures to be implemented to minimise erosion, leachate and sediment mobilisation at the site. The EIS should consider the guidelines *Managing urban stormwater: soils and construction*, vol. 1 (Landcom 2004) and vol. 2 (A. Installation of services; C. Unsealed roads; D. Main Roads; E. Mines and quarries) (DECC, 2008).

Note: *There is no indication of any waste water infrastructure within the future footprint of the proposed facility. As stated previously, the waste water infrastructure can not be shared by two EPL premises. The EPA encourages a re-evaluation of how wastewater generated from this facility will*

be managed if a separate EPL is to be applied for, should the proposal be approved. The EPA will not approve an EPL with overlapping premises with EPL 564.

9. Groundwater

- 8.1. Provide details of the project that are essential for predicting and assessing impacts to groundwater with a description of the existing environment, including:
 - a. Geological, topographical, and hydrogeological resource descriptions, maps, and cross-sections.
 - b. Assessment of groundwater quality, users of groundwater, existing bores including depths and construction, assessment of local land use.
 - c. A hydrogeological interpretation of water-bearing geological units, depth to water table, groundwater gradient, Conceptual hydrogeological model, assessment of groundwater dependent ecosystems.
 - d. Site map and cross-sections showing and characterising any proposed excavations and spoil emplacement (relative to water table) with topography.
 - e. Proposed groundwater monitoring program.
 - f. Assessment should be in accordance with Groundwater assessment toolbox for major projects in NSW - Overview document (DPE, 2022) - https://water.nsw.gov.au/_data/assets/pdf_file/0004/507613/Groundwater-assessment-toolbox-for-major-projects-in-NSW.pdf

9. Soils

- 9.1. The EIS should include an assessment of the potential impacts on soil and land resources should be undertaken, being guided by the *Soil and Landscape Issues in Environmental Impact Assessment* (DLWC 2000). The nature and extent of any significant impacts should be identified. Particular attention should be given to, where appropriate:
 - a. Soil erosion and sediment transport- in accordance with *Managing urban stormwater: Soils and construction, vol. 1* (Landcom 2004) and vol. 2 (A. Installation of services; B Waste landfills; C Unsealed Roads; D Main Roles) (DECC2008).
 - b. Mass movement (landslides) – in accordance with *Landslide risk management guidelines* presented in *the Australian Geomechanics Society* (2007).
 - c. Urban and regional salinity – guidance given in the *Local Government Salinity Initiative* booklets which includes *Site Investigation for Urban Salinity* (DLWC, 2002).
- 9.2. A description of the mitigation and management options that will be used to prevent, control, abate or minimise identified soil and land resource impacts associated with the project. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented. Where required, add any specific assessment requirements relevant to the project.

10. Contamination

- 10.1. Identify the likelihood of contamination at the site and surrounding land (on different media such as soils, groundwater, ground gas, surface water and sediments, where applicable) by considering the context of past, current, and proposed land uses. The EIS must document how the assessment of contaminated land has been undertaken with regard to the relevant guidelines for contaminated land made or approved by the NSW EPA.
- 10.2. All reports on contamination must be prepared by a suitably qualified contaminated land consultant⁽¹⁾ who is also certified⁽²⁾.

(1) A suitably qualified and experienced contaminated land consultant is a contaminated land consultant who meets the competencies outlined in the Guideline on the Competencies and Acceptance of Environmental Auditors and Related Professionals (Schedule B9) as provided

in the ASC National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended in 2013).”

(2) A certified consultant is a consultant certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme;

Note: If an auditor is being engaged for the project, the requirement for a certified consultant to prepare the contaminated land reports is still recommended as it will help ensure all assessment work is done as efficiently as possible, but it is optional. However, it must still be required for all reports to be prepared by a suitably qualified contaminated land consultant.

- 10.3. Where contamination is considered likely based on past or current land uses or other factors (such as offsite contamination migrating onto the site), undertake detailed site investigation/s to determine the nature and extent of the contamination.
- 10.4. Where contamination exists, assess if remediation of the land is required, having regard to current and future land uses; and the ecological and human health risks posed by the contamination to both onsite and offsite receptors.
- 10.5. Where a detailed site investigation is prepared and/or remediation is considered necessary, a NSW EPA accredited Site Auditor must be engaged to undertake an audit. The EIS must include copies of any Interim Audit Advice provided by the auditor and a Site Audit Statement and Site Audit Reports issued by the auditor which certifies the site can be made suitable for the proposed use
- 10.6. The following references should be included as relevant guidelines that must be followed when assessing contaminated land:
 - a. *Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA, 1998)* - <https://www.epa.nsw.gov.au/sites/default/files/managing-contaminated-land-guidelines-remediation.pdf>
 - b. *Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997 (EPA, 2015)*
 - c. *Contaminated land sampling design guidelines - Part 1 and 2 (EPA, 2022)*
 - d. *Consultants reporting on contaminated land: contaminated land guidelines (EPA, 2020)*
 - e. *Guidelines for the NSW Site Auditor scheme 3rd edition (EPA, 2017)*
 - f. Any other relevant guidelines made or approved by the EPA under s105 of the *Contaminated Land Management Act 1997* - <https://www.epa.nsw.gov.au/your-environment/contaminated-land/statutory-guidelines>

11. Climate Change

- 11.1. Provide estimate of greenhouse gas (GHG) emissions for the project by carrying out a Greenhouse Gas Assessment consistent with the most recent version of the EPA's Greenhouse Gas Assessment Guide for Large Emitters (GHG guide) that is available on the EPA's website. The GHG estimate is to confirm if the project is likely to result in 25,000 tonnes or more of scope 1 and 2 emissions (CO₂-e), in any financial year during the operational life of the project. Input data and assumptions used to estimate GHG should be accompanied by supporting evidence.

Note: Where the proponent believes that certain requirements from the GHG guide are not applicable, the proponent may indicate that in the EIS but must provide sufficient justification.

The Secretary
NSW Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Re: Cowra Meat Processors Upgrade SSD-105450710 – Request for SEARs

Dear Sir/Madam,

Thank you for the opportunity to provide input for consideration within the SEARs for this proposed development.

The Western NSW and Far West Local Health District's Public Health Unit has reviewed the Cowra Meat Processors Upgrade scoping report and recommend that the following issues be included in the Secretary's Environmental Assessment Requirements.

Air quality:

- Odour generated from haulage vehicles should be considered and modelling should include odour generated from haulage vehicle travelling through the town and should cover peak season production times.

Human Health:

The proponent should assess the potential human health impacts of the whole of the proposed site not just those immediate to the proposed livestock processing area.

The human health assessment should:

- Assess human health risks associated with exposure to potential animal and environmental hazards from the development
- Describe the current known health status of the human population potentially affected by the development
- Specifically assess the risks related to transmission of *Coxiella burnetii*, the bacteria that causes Q Fever:
 - describing the Q Fever risk from the development for people working at the site, visitors and the surrounding community
 - identifying actions to be taken by the proponent to mitigate the risk of transmission of *Coxiella burnetii* to workers, visitors and surrounding community

Public Health Unit

covering Western NSW and Far West Local Health Districts
Unit 2, 39 Hampden Park Road, Kelso NSW 2795
ABN 50 629 556 404

Phone: 1300 066 055

Fax: 02 6330 5783

<https://www.nsw.gov.au/health/wntslhd/services/public-health>

Animal ethics:

- The internal and external design and construction should support the highest standard of ethical practices in animal processing

Thank you for the opportunity to make comment on the scoping study and should you wish to discuss this matter further, please contact Gerard van Yzendoorn, Senior Environmental Health Officer on 02 6330 5880 or email WNSWLHD-Bathurst-PHU@health.nsw.gov.au.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kerry Lawrence', with a long horizontal flourish extending to the right.

Kerryn Lawrence

Manager Environmental Health

Western NSW and Far West Local Health Districts

Public Health Unit

covering Western NSW and Far West Local Health Districts

Unit 2, 39 Hampden Park Road, Kelso NSW 2795

ABN 50 629 556 404

Phone: 1300 066 055

Fax: 02 6330 5783

<https://www.nsw.gov.au/health/wnswlhd/services/public-health>

Our ref: HMS ID 13540

Shaun Williams
Department of Planning, Housing and Infrastructure
shaun.williams@planning.nsw.gov.au

Letter uploaded to the Major Projects Planning Portal

Input to SEARs – State Significant Development

Proposal: Cowra Meat Processors Upgrade

Major Project reference: SSD-105450710

Received: 4 February 2026

Dear Mr Williams,

Thank you for your referral seeking input to the Secretary's Environmental Assessment Requirements for the above State Significant Development proposal.

In preparing this advice Heritage NSW has reviewed the provided scoping report. Heritage NSW recommends that the following Secretary's Environmental Assessment Requirements be included with respect to Aboriginal cultural heritage in relation to the proposed Cowra Meat Processors Upgrade (SSD-105450710)

- The Environmental Impact Statement should be informed by an Aboriginal Cultural Heritage Assessment Report, prepared in accordance with relevant policy and guidelines to identify, describe and assess any impacts to Aboriginal cultural heritage sites or values associated with the project. The Aboriginal Cultural Heritage Assessment Report must be prepared in accordance with the *Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW* <https://www.environment.nsw.gov.au/publications/guide-investigating-assessing-and-reporting-aboriginal-cultural-heritage-new-south-wales> and the *Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW* <https://www.environment.nsw.gov.au/publications/code-practice-archaeological-investigation-aboriginal-objects-nsw>, including results of archaeological survey and test excavations (where required) undertaken in accordance with the relevant standards and requirements;
- Include evidence of adequate and continuous consultation with Aboriginal parties in relation to determining and assessing impacts, identifying and selecting options for avoidance of Aboriginal cultural heritage and identifying appropriate mitigation measures (including the final proposed

measures) in substantial compliance with the consultation process outlined in the *Aboriginal cultural heritage consultation requirements for proponents*

<https://www.environment.nsw.gov.au/publications/aboriginal-cultural-heritage-consultation-requirements-proponents>

Please note that the above comments relate only to Aboriginal cultural heritage regulation matters. If you have any questions about this correspondence, please contact Alison Lamond at Heritage NSW on (02) 9873 8500 or heritagemailbox@environment.nsw.gov.au

Yours sincerely,

Alison Lamond

Alison Lamond
Manager
Major Projects
Heritage NSW
Department of Climate Change, Energy, the Environment and Water
As Delegate under *National Parks and Wildlife Act 1974*
9 February 2026



File Ref. No: FRN26/630 BFS26/913 7000000045
TRIM Doc. No: D26/21098
Contact: Senior Firefighter Sarah Tobin

12 February 2026

SHAUN WILLIAMS
NSW Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Shaun,

Re: Advice on Secretary's Environmental Assessment Requirements (SEARs) – COWRA MEAT PROCESSORS UPGRADE – 6649 OLYMPIC HIGHWAY COWRA NSW 2794 (SSD-105450710)

Fire and Rescue NSW (FRNSW) acknowledge correspondence received on 4 February 2026, requesting input into the preparation of the SEARs for COWRA MEAT PROCESSORS UPGRADE – 6649 OLYMPIC HIGHWAY COWRA NSW 2794 (SSD-105450710).

FRNSW have reviewed the SEARs along with the Scoping Report with particular focus to Section 3.1.6). FRNSW submit no comments or recommendations for consideration, nor any requirements beyond that specified by applicable legislation at this stage.

For further information please contact the Fire Safety Liaison Unit, referencing FRNSW file number BFS26/913. Please ensure that all correspondence in relation to this matter is submitted electronically to FireSafety@fire.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "C. Naisby".

Inspector Chris Naisby
Team Leader
Fire Safety Liaison Unit

Cc: shaun.williams@planning.nsw.gov.au



Our ref:DOC26/79986
Your ref: SSD 10545710

Shaun Williams
Principal Planning Officer
Department of Planning, Housing and Infrastructure
shaun.williams@planning.nsw.gov.au

Dear Shaun

Cowra Meat Processors Upgrade

I refer to your request via the NSW Planning Portal dated 4 February 2026 seeking the Conservation Programs, Heritage and Regulation Group (CPHR) of the NSW Department of Climate Change, Energy, the Environment and Water (NSW DCCEEW) input into the Department of Planning, Housing and Infrastructure (DPHI) Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the Cowra Meat Processors Upgrade (SSD 105450710).

We have considered your request and provide recommended SEARs for the proposed development in Attachments A. In preparing the EIS, the proponent should refer to the relevant guidance material listed in Attachment B. We recommend the EIS appropriately address the following:

1. Biodiversity and offsetting
2. Water and soils
3. Flooding

If you have any questions about this advice, please do not hesitate to contact the Conservation Planning and Assessments team – North, at rog.nw@dcceew.nsw.gov.au

Yours sincerely,

Naomi Golightly
A/Senior Team Leader
Conservation Planning and Assessments - North
Conservation Programs, Heritage and Regulation Group

[Click or tap to enter a date.](#)

Attachment A - Environmental Assessment Requirements

Attachment B - Guidance Material

Standard Environmental Assessment Requirements

CPHR	Conservation Programs, Heritage & Regulation Group of the NSW Department of Climate Change, Energy, the Environment and Water
The Department	NSW Department of Planning, Housing and Infrastructure
NPWS	National Parks and Wildlife Service

Native vegetation regulatory map – land categorisation

Clearing of native vegetation on land that meets the definition of Category 1 - exempt land (as defined under the *Local Land Services Act 2013* (LLS Act)) does not require assessment or offsetting under the *Biodiversity Conservation Act 2016*, however the following must still be considered:

- **Prescribed impacts** as outlined in chapter 6 of the Biodiversity Assessment Method (2020). E.g. there are threatened fauna species whose habitat may include land which meets Category 1- exempt criteria. Fauna survey on Category 1 land may be necessary to meet the requirements of the BAM.
- Potential impacts to **Matters of National Environmental Significance** under the *Environment Protection and Biodiversity Conservation Act 1999* on Category 1 – exempt land must also be considered.

The transitional Native Vegetation Regulatory Map is in effect and is enforceable. Any changes proposed to be made to land mapped as Category 2 – vulnerable regulated and Category 2 – sensitive regulated will require a formal map review to change the land categorisation. The draft map includes Category 1 – exempt land and Category 2 – regulated land. This categorisation should be used as it reflects the Department's understanding of the land category based on the LLS Act provisions.

In some circumstances, land may meet multiple map criteria i.e. criteria for Category 2 - regulated land, AND Category 1 - exempt land. In most circumstances' Category 2 - regulated land criteria will determine the categorisation of the land, rather than Category 1 - exempt land criteria.

Where Category 2 – regulated land is mapped as present on a development site, this is land where the BAM must be applied. However, there are some Category 2 criteria for which state-wide comprehensive mapping is not currently incorporated within the draft map.

Where the draft map indicates that Category 1 – exempt land is present on a development site, early engagement with CPHR is encouraged. To confirm at the site scale whether the criteria for Category 1 – exempt land is met:

- Site-based floristic assessment is required to verify the presence or absence of critically endangered ecological communities (CEECs), critically endangered plants and threatened grasslands
- Review of any *Environmental Planning and Assessment Act 1979* development consents or approvals applicable to the land is required to demonstrate whether the land has an existing obligation to be set aside for nature conservation; revegetation of native vegetation; or as a native vegetation offset.

Prior to the BDAR being submitted to the consent authority, the accredited assessor may submit a proposed land categorisation method to the CPHR North West Planning team at rog.nw@environment.nsw.gov.au for review.

The draft NVR map can be accessed here: [Geovortex viewer for HTML5](#)

Ancillary development components

The assessment should include all components of the proposal, including any ancillary activities such as road/track widening to enable transport of infrastructure components, connecting pipelines and transmission lines etc.

Biodiversity

1. Biodiversity impacts related to the proposed development are to be assessed in accordance with [Section 7.9 of the Biodiversity Conservation Act 2016](#) the [Biodiversity Assessment Method 2020](#) and documented in a [Biodiversity Development Assessment Report \(BDAR\)](#). Biodiversity Development Assessment Report (BDAR), unless:
 - a) a BDAR waiver is granted, or
 - b) the site is on biodiversity certified land.
2. The BDAR must apply the avoid, minimise, and offset framework; including assessing all direct, indirect, uncertain and prescribed impacts in accordance with the [Biodiversity Assessment Method 2020](#).
3. The BDAR must be submitted with all spatial data associated with the survey and assessment as per Appendix K of the BAM.
4. The BDAR must include details of the measures proposed to address the offset obligation as follows:
 - a. The total number and classes of biodiversity credits required to be retired for the development;
 - b. The number and classes of like-for-like biodiversity credits proposed to be retired;
 - c. Any proposal to fund a [biodiversity conservation action](#);
 - d. Any proposal to make a payment to the Biodiversity Conservation Fund.
5. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the [Biodiversity Conservation Act 2016](#).
6. The EIS must contain a summary of the commitments set out in the BDAR to avoid, minimise and mitigate the biodiversity impacts of development that are to be implemented, post approval, by their inclusion in a Biodiversity Management Plan (BMP)). The preparation of a BMP to fulfil the avoid and minimise requirements of the BDAR must be included as a condition of consent/approval, unless otherwise agreed with CPHR. The BMP must include detailed measures to minimise impacts on biodiversity, monitoring and reporting requirements, proposed adaptive management measures, performance criteria recommended to meet states outcomes, remedial actions to be undertaken of actions fail to achieve stated outcomes, and any additional actions relevant to the management of biodiversity.

NOTE – A BDAR template and guidance document has been created to assist accredited assessors to prepare a BDAR. It has been developed in accordance with best practice, the minimum information requirements, and to support BDAR reviewers. The BDAR Template can be found [here](#) and the Guidance for the BDAR Template can be found [here](#).

Residual Prescribed Impacts within the BAM 2020

Prescribed impacts can be difficult to quantify as they may result in discrete impacts, spatially undefined impacts, ecological regime shifts and/or impact cascades over time. Consequently, avoiding or minimising such impacts is critical and will likely be a key consideration for the consent authority in determining conditions of approval for relevant proposals.

If avoidance and mitigation measures are not applicable or will not result in the complete reduction of prescribed impacts occurring, the assessor and proponent will need to consider options to compensate for unavoidable residual prescribed impacts.

The BAM-C does not calculate biodiversity credits to offset a prescribed impact. However, the consent authority has the discretion to increase the number of biodiversity credits to be retired (or other conservation measures to be undertaken), under a planning approval.

The assessment and calculation of a predicted offset obligation for any prescribed impacts must be presented prior to project determination and any impact occurring, in accordance with Section 7.14 of the *Biodiversity Conservation Act 2016*. The purpose of this requirement is to ensure:

- commitments to proposed mitigation measures for residual prescribed impacts are described and can be captured in the projects consent conditions; and
- the total offset obligation can be embedded in the project approval

It is recommended that the proponent and assessor consult with CPHR during the assessment process on prescribed impact assessment and calculation, when required.

Cumulative Impacts

Cumulative impacts should be assessed through application of the [Cumulative Impact Assessment for State Significant Projects guidance](#) (DPE, Oct 2022).

Controlled Actions

Controlled Actions under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

If the proposed development is likely to be a 'Controlled Action' under the EPBC Act, the accredited assessor should contact the CPHR North West Planning team at rog.nw@environment.gov.au prior to submission of the EIS. The CPHR North West Planning team can provide guidance on the minimum information requirements for the EIS for any entities that have been or are likely to be deemed a 'Controlled Action'.

Water and Soils

7. The EIS must map the following features relevant to water and soils including:
 - a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map)
 - b. Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method)
 - c. Wetlands as described in s4.2 of the Biodiversity Assessment Method
 - d. Groundwater
 - e. Groundwater dependent ecosystems
 - f. Proposed intake and discharge locations.
8. The EIS must describe background conditions for any water resource likely to be affected by the development, including:
 - a. Existing surface and groundwater
 - b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations
 - c. Water Quality Objectives ([as endorsed by the NSW Government](#)) including groundwater as appropriate that represent the community's uses and values for the receiving waters

d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the ANZECC (2000) Guidelines for Fresh and Marine Water Quality and/or local objectives, criteria or targets endorsed by the NSW Government e. Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions.
9. The EIS must assess the impacts of the development on water quality, including: a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction; b. Identification of proposed monitoring of water quality.
10. The EIS must assess the impact of the development on hydrology, including: a. Water balance including quantity, quality and source b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches) e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options g. Identification of proposed monitoring of hydrological attributes.

Flooding

11. The EIS shall include a flood impact and risk assessment (FIRA). As a minimum the FIRA must: a. Consider the relevant provisions of the NSW Flood Risk Management Manual (2023) and associated guides, and existing council and government studies, information and requirements. b. Identify and describe existing flood behaviour on the site and its surrounding areas for the full range of events, including 5% AEP, 1% AEP, PMF and 0.5% AEP or 0.2% AEP and provide an assessment of the compatibility of the development and its users with flood behaviour. This may require flood modelling where existing flood information is not available. c. Determine and describe changes in post development flood behaviour, impacts of flooding on existing community and on the development and its future community for full range of events, 5% AEP, 1% AEP, PMF and 0.5% AEP or 0.2% AEP. This will typically require flood modelling. d. Consider impacts of climate change due to both sea level rise and increase in rainfall intensities considering relevant Council and government advice. The 0.5% AEP or
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0.2% AEP events can be used to provide an understanding of the scale of change of flood behaviour relative to the 1% AEP event.

- e. Propose and assess the effectiveness of management measures required to minimise the impacts and risks of flooding to the development and its users and existing community.

Note:

- The scope of a FIRA must be consistent with the [Flood Risk Management Guideline LU01](#).
 - The FIRA will need to be tailored to suit the project being considered, whilst maintaining consistency with the FIRA guide.
- a. Flood prone land
 - b. Flood planning area, the area below the flood planning level
 - c. Hydraulic categorisation (floodways and flood storage areas)
 - d. Flood hazard.

Guidance Material

Title	Web address
<u>Relevant Legislation</u>	
<i>Biodiversity Conservation Act 2016</i>	https://www.legislation.nsw.gov.au/view/html/inforce/curr/ent/act-2016-063
<i>Environment Protection and Biodiversity Conservation Act 1999</i>	https://www.legislation.gov.au/C2004A00485/latest/text
<i>Environmental Planning and Assessment Act 1979</i>	https://www.legislation.nsw.gov.au/view/html/inforce/curr/ent/act-1979-203
<i>Fisheries Management Act 1994</i>	https://www.legislation.nsw.gov.au/view/html/inforce/curr/ent/act-1994-038
<i>National Parks and Wildlife Act 1974</i>	https://www.legislation.nsw.gov.au/view/html/inforce/curr/ent/act-1974-080
<i>Protection of the Environment Operations Act 1997</i>	https://www.legislation.nsw.gov.au/view/html/inforce/curr/ent/act-1997-156
<i>Water Management Act 2000</i>	https://www.legislation.nsw.gov.au/view/html/inforce/curr/ent/act-2000-092
<i>Wilderness Act 1987</i>	https://www.legislation.nsw.gov.au/view/html/inforce/curr/ent/act-1987-196
<u>Biodiversity</u>	
Determining native vegetation land categorisation for application in the Biodiversity Offsets Scheme	https://www.environment.nsw.gov.au/research-and-publications/publications-search/determining-native-vegetation-land-categorisation-for-application-in-the-biodiversity-offsets-scheme
Biodiversity Assessment Method (OEH, 2020)	https://www.environment.nsw.gov.au/research-and-publications/publications-search/biodiversity-assessment-method-2020
Changes to the Biodiversity Assessment Method from 2017 to 2020	https://www.environment.nsw.gov.au/sites/default/files/changes-biodiversity-assessment-method-200508.pdf
Biodiversity Development Assessment Report Template	https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.environment.nsw.gov.au%2Fsites%2Fdefault%2Ffiles%2Fbiodiversity-development-assessment-report-template-220210.docx&wdOrigin=BROWSELINK
Guidance for the Biodiversity Development Assessment Report Template	https://www.environment.nsw.gov.au/sites/default/files/biodiversity-development-assessment-report-template-guide-220209.pdf
BAM 2020 Operational Manual Stage 1	https://www.environment.nsw.gov.au/sites/default/files/biodiversity-assessment-method-2020-operational-manual-stage-1-220279.pdf
BAM 2020 Operational Manual Stage 2	https://www.environment.nsw.gov.au/sites/default/files/biodiversity-assessment-method-operational-manual-stage-2-230164.pdf

Title	Web address
BAM 2020 Operational Manual Stage 3	https://www.environment.nsw.gov.au/sites/default/files/biodiversity-assessment-method-2020-operational-manual-stage-3-200584.pdf
BAM Calculator User Guide	https://www.environment.nsw.gov.au/sites/default/files/biodiversity-assessment-method-calculator-user-guide-240080.pdf
Serious and irreversible impacts of development on biodiversity	https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/clear-and-develop-land/serious-irreversible-impacts
Practice Note - Guidance for assessors and decision makers in applying modified benchmarks to assessments of vegetation integrity: Biodiversity Assessment Method	https://www.environment.nsw.gov.au/sites/default/files/guidanceforassessorsanddecisionmakersinapplyingmodifiedbenchmarkstoassessmentsofvegetationintegrity2.pdf
Guidance and Criteria to assist a decision maker to determine a serious and irreversible impact (OEH, 2017)	https://www.environment.nsw.gov.au/sites/default/files/guidance-decision-makers-determine-serious-irreversible-impact-190511.pdf
Accreditation Scheme for Application of the Biodiversity Assessment Method Order 2017	https://www.legislation.nsw.gov.au/view/pdf/asmade/sl-2017-471
Ancillary rules: Biodiversity conservation actions	https://www.environment.nsw.gov.au/sites/default/files/ancillary-rules-biodiversity-conservation-actions-170496.pdf
Ancillary rules: Reasonable steps to seek like-for-like biodiversity credits for the purpose of applying the variation rules	https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Biodiversity/ancillary-rules-reasonable-steps-like-for-like-biodiversity-credits-170498.pdf
Ancillary rules: Impacts on threatened species and ecological communities excluded from application of variation rules	https://www.environment.nsw.gov.au/sites/default/files/ancillary-rules-impacts-on-threatened-entities-excluded-from-variation-170497.pdf
CPHR's Threatened Species Website	https://www.environment.nsw.gov.au/topics/animals-and-plants/threatened-species
NSW BioNet (Atlas of NSW Wildlife)	https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity/nsw-bionet
Surveying Threatened Plants and their Habitats - NSW Survey Guide for The Biodiversity Assessment Method (DPIE 2020).	https://www.environment.nsw.gov.au/sites/default/files/surveying-threatened-plants-and-habitats-nsw-survey-guide-biodiversity-assessment-method-200146.pdf
Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities - November 2004	https://www.environment.nsw.gov.au/sites/default/files/draft-threatened-biodiversity-survey-guide.pdf
Threatened species survey and assessment guidelines: field survey methods for fauna – amphibians	https://www.environment.nsw.gov.au/sites/default/files/amphibians-field-survey-methods-090213.pdf
NSW Survey Guide for Threatened Frogs	https://www.environment.nsw.gov.au/sites/default/files/nsw-survey-guide-for-threatened-frogs-200440.pdf

Title	Web address
Surveying 'species credit' threatened bats and their habitats – NSW survey guide for the Biodiversity Assessment Method	https://www.environment.nsw.gov.au/sites/default/files/speciescreditthreatenedbatsandtheirhabitatsnswguideforbiodiversityassessmentmethod200573.pdf
Bat calls of NSW - region-based guide to the echolocation calls of Microchiropteran bats	https://www.environment.nsw.gov.au/surveys/Batcalls.htm
Community Biodiversity Survey Manual	https://www.environment.nsw.gov.au/surveys/CommunityBiodiversitySurveyManual.htm
BioNet Vegetation Classification - NSW Plant Community Type (PCT) database	www.environment.nsw.gov.au/research/Vegetationinformationssystem.htm
CPHR Data Portal (access to online spatial data; SEED)	http://data.environment.nsw.gov.au/
Fisheries NSW policies and guidelines	https://www.dpi.nsw.gov.au/fishing/habitat/publications/pubs/fish-habitat-conservation
NSW Native Vegetation Extent 5m Raster v1.2	NSW Native Vegetation Extent 5m Raster v1.2 https://datasets.seed.nsw.gov.au/dataset/nsw-native-vegetation-extent-5m-raster-v1-0
State-wide Landcover and Tree Survey (SLATS) clearing for NSW – used to identify detectable clearing events since January 1990	Dataset SEED (nsw.gov.au) https://datasets.seed.nsw.gov.au/dataset?q=slats
Published information on the Native Vegetation Regulatory Map, including Category 2-Sensitive Regulated, Category 2-Vulnerable Regulated, and Excluded Land	Transitional Native Vegetation Regulatory map NSW Environment and Heritage https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity/native-vegetation-regulatory-map/transitional-native-vegetation-regulatory-map
<u>National Park Estate</u>	
List of national parks	https://www.nationalparks.nsw.gov.au/conservation-and-heritage/national-parks
Revocation, recategorisation and road adjustment policy (OEH, 2012)	https://www.environment.nsw.gov.au/topics/parks-reserves-and-protected-areas/park-policies/revocation-recategorisation-and-road-adjustment
Guidelines for consent and planning authorities for Developments adjacent to National Parks and Wildlife Service Land (NPWS, 2020)	https://www.environment.nsw.gov.au/sites/default/files/developments-adjacent-npws-lands-200362.pdf
List of aquatic reserves	www.dpi.nsw.gov.au/fisheries/habitat/protecting-habitats/mpa
<u>Water and Soils</u>	
Acid sulphate soils	
Acid Sulfate Soils Planning Maps via Data.NSW	https://datasets.seed.nsw.gov.au/dataset/acid-sulfate-soils-risk0196c

Title	Web address
Acid Sulfate Soils Manual (Stone et al. 1998)	https://www.environment.nsw.gov.au/resources/epa/Acid-Sulfate-Manual-1998.pdf
Acid Sulfate Soils Laboratory Methods Guidelines (Ahern et al. 2004)	http://www.environment.nsw.gov.au/resources/soils/acid-sulfate-soils-laboratory-methods-guidelines.pdf This replaces Chapter 4 of the Acid Sulfate Soils Manual above.
Flooding	
Flood Risk Management Manual	https://www.environment.nsw.gov.au/sites/default/files/flood-risk-management-manual-2023-230220.pdf
Flood Risk Management Guideline	https://www.environment.nsw.gov.au/sites/default/files/flood-risk-management-understanding-230229.pdf
Flood Impact and Risk Assessment	https://www.environment.nsw.gov.au/sites/default/files/flood-risk-management-impact-risk-assessment-230234.pdf
NSW Climate Impact Profile	http://climatechange.environment.nsw.gov.au/
Climate Change Impacts and Risk Management	https://www.environment.gov.au/climate-change/adaptation/publications/climate-change-impact-risk-management
Water	
Water Quality Objectives	http://www.environment.nsw.gov.au/ieo/index.htm
ANZECC & ARMCANZ (2000) Water Quality Guidelines	https://www.waterquality.gov.au/anz-guidelines/resources/previous-guidelines/anzecc-armcanz-2000
Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004)	http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf

Shaun Williams
Principal Planning Officer
Department of Planning, Housing and Infrastructure
Via NSW Major Projects Portal

Re: Cowra Meat Processors Upgrade – SSD-105450710 – Request for SEARs – DPIRD Agriculture and Biosecurity Advice

Dear Mr Williams

Thank you for the opportunity to comment on the draft Planning Secretary's Environmental Assessment Requirements (SEARs) for the above proposal.

NSW Department of Primary Industries and Regional Development, Agriculture and Biosecurity (the Department) collaborates with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment.

We note the proposal seeks to increase livestock processing capacity at the site, aimed at meeting international market requirements in particular. The Department provides in principle support for the proposal, which is likely to reduce processing costs for local producers, increase distribution options and in general strengthen the resilience of the NSW food system. The proposal further incorporates processing and reuse of waste products including through the rendering facility, made all the more important by the recent closure of the AJ Bush and Sons facility in Riverstone.

Notwithstanding the above, we offer the following comments to inform the SEARs:

- Biosecurity risk must be considered, and a biosecurity management plan developed. Consideration should follow DPI's Managing biosecurity risks in land use planning and development guide (2020), and other relevant industry guidance. Key risk areas will include the following:
 - Mitigation and management protocols for potential emergency animal disease outbreaks, particularly considering proximity of the saleyards, and separate management of the existing Cowra Meat Works facility on the same site with shared infrastructure. Ideally these operations should be able to continue independently in the event of a disease outbreak at any one site.
 - Use of waste products on, or near to lands used for agriculture.
- While the above matters are the main focus, biosecurity assessment should also include consideration of agricultural pest and weed management in operational and surplus lands.

- A Land Use Conflict Risk Assessment (LUCRA) should be undertaken to determine conflict risks and propose mitigation measures. The level of detail of the LUCRA need only be commensurate with the level of risk identified. It does not need to be a stand-alone report but should be presented in a consolidated section or appendix following the structure and format of the DPI's *Land Use Conflict Risk Assessment (LUCRA) Guide 2011* (or as updated). The LUCRA should otherwise include at minimum the following:
 - Direct consultation with surrounding agricultural operators where possible to establish their operational requirements and specific land use conflict risks.
 - Detailed risk evaluation and ranking as per the LUCRA Guide.
 - Proposed mitigation measures and resultant risk ranking.
 - Detail on ongoing communication strategy for managing emergent conflict risks.

The Department, including Biosecurity and Food Safety, and Animal Welfare branches will be happy to discuss the proposal further, prior to finalisation of the Environmental Impact Statement if needed.

Should you require clarification on any of the information contained in this response, please do not hesitate to contact us by email at landuse.ag@dpird.nsw.gov.au.

Sincerely



Milo Kelly

Agricultural Land Use Planning Officer
Agriculture and Biosecurity | Agricultural Land Use Planning
Central West Orana Region

