



Your ref: SSD-93649710

Our ref: DOC25/781134

Catriona Shirley
Team Leader – Planning
Department of Planning, Housing and Infrastructure – NSW Planning Group
Via Major Projects Portal: PAE-93653459

Dear Catriona

Subject: Request for SEARs – JBS Lowesdale Breeder Farm (SSD 93649710)

Thank you for your email dated 11 September 2025 seeking advice from the Regional Delivery Division (RD) of the NSW Department of Climate Change, Energy, the Environment and Water about the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for this project.

RD has reviewed the information provided:

Scoping Report – Lowesdale Pig Breeder Farm, PSA Consulting, V3, 5 August 2025.

We provide SEARs for the proposed development in **Attachment A**. Guidance material is listed in **Attachment B**.

RD recommends that the EIS appropriately address the following:

1. Biodiversity
2. Flood Risk Management

The EIS should fully describe the proposal, the existing environment, and impacts of the development that may impact on flooding and biodiversity. It is important that all conclusions are supported by adequate data. The assessment must include all ancillary infrastructure associated with the project such as roads, water and power supplies, and Rural Fire Service requirements for asset protection.

Biodiversity

Minimum requirements for the biodiversity assessment are listed in Appendix K of the Biodiversity Assessment Method (BAM). Minimum spatial data requirements for the BDAR submission are listed in Appendix D (Table 7) of the BAM Stage 2 Operational Manual. The Accredited Assessor preparing the BDAR should follow the BDAR template.

Given the proportion of land that has already been cleared in the surrounding region, the proponents must set out how impacts to biodiversity will be avoided and minimised. The cumulative impact of electricity generation in the surrounding region should be assessed through application of the Cumulative Impact Assessment Guidelines for State Significant Projects.

The EIS should identify any relevant Matters of National Environmental Significance, and whether the proposal has been referred to the Australian Government or whether it is already determined to be a controlled action under the *Environment Protection and Biodiversity Conservation Act 1999*.

Flood Risk Management

The current understanding of flood risk for the Corowa township and surrounds is guided by the *Corowa, Howlong and Mulwala Flood Study* (WMAwater, 2024) (*CHMFS*) adopted by Federation Council (Council). Unfortunately, the hydraulic modelling associated with the *CHMFS* does not

extend to the project site. However, the hydraulic modelling indicates that the project site may potentially be impacted by a Murray River Probable Maximum Flood (PMF) event. RD recognises the risk associated with riverine flooding at the project site is likely to be minor.

Flooding at the project site is more likely to occur from intense local rainfall events activating ephemeral flow paths and inundating low lying areas. Therefore, RD recommends the proponent prepare a standalone Flood Impact and Risk Assessment (FIRA) investigating, but not limited to, major overland flow flooding.

The FIRA should be prepared in accordance with the *NSW Flood Risk Management Manual* (DPE, 2023) and, where practical, consistent with the *CHMFS*. Consistency will involve adopting hydrologic and hydraulic modelling parameters and methodologies used in the *CHMFS*. RD strongly recommends the proponent liaise with Council to access the *CHMFS* and accompanying datasets.

The FIRA component of the EIS should specifically address the flood risk management requirements in Attachment A and conduct flood modelling to define the impact of major overland flow flood events on the project site, and the impact of the proposed development on flood behaviour.

Furthermore, when assessing flood related emergency management matters, RD recommends the proponent consider the impact of a Murray River PMF event consistent with the *CHMFS*.

If you have any questions about this advice, please contact Marcus Wright, Senior Conservation Planning Officer, via planning.southwest@environment.nsw.gov.au or 02 6983 4917.

Yours sincerely



Helen Waudby
24 September 2025

Acting Director South West
Regional Delivery
Conservation Programs, Heritage and Regulation Group
NSW Department of Climate Change, Energy, the Environment and Water

ATTACHMENT A – Recommended Environmental Assessment Requirements for JBS Lowesdale Pig Breeder Farm (SSD 93649710)
ATTACHMENT B – Guidance material

Attachment A Recommended Environmental Assessment Requirements for JBS Lowesdale Pig Breeder Farm (SSD 93649710)

Sources of guidance material for terms in [blue](#) are in Attachment B

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 using the Biodiversity Assessment Method (BAM) 2020 and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the Biodiversity Conservation Act 2016 (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and the BAM, unless it is determined that the proposed development is not likely to have any significant impact on biodiversity values.
2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect, uncertain and prescribed impacts in accordance with the BAM.
3. 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/project; b. The number and classes of like-for-like biodiversity credits proposed to be retired; c. The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules; d. Any proposal to fund a biodiversity conservation action; e. Any proposal to make a payment to the Biodiversity Conservation Fund. If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.
4. The BDAR must be submitted with all digital spatial data associated with the survey and assessment as per Appendix K of the BAM.
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 <i>Biodiversity Conservation Act 2016</i>.
Flood Risk Management
6. The EIS must map the following features relevant to flooding as described in the Flood Risk Management Manual: the policy and manual for flood liable land (NSW Government 2023) including: 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.

7.	The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 5% Annual Exceedance Probability (AEP), 1% AEP flood levels and the probable maximum flood, or an equivalent extreme event.
8.	The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios: a. Current flood behaviour for a range of design events as identified in 7 above. This includes the 0.5% and 0.2% AEP year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.
9.	Modelling in the EIS must consider and document: a. Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies. b. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood. c. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazards and hydraulic categories. d. The flood risks on project infrastructure with particular emphasis on sensitive assets and access roads used for site evacuation. e. Relevant provisions of the Flood Risk Management Manual: the policy and manual for flood liable land (2023).
10.	The EIS must assess the impacts of the proposed development on flood behaviour, including: a. Whether there will be detrimental increases in the potential flood affection of other properties, assets and infrastructure. b. Consistency with Council Floodplain Risk Management Plans. c. Consistency with any Rural Floodplain Management Plans. d. Compatibility with the flood hazard of the land. e. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land. f. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site. g. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses. h. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the SES and Council. i. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the SES and Council. j. Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the SES.

k. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.

Attachment B Guidance material

Title	Web address
<u>Relevant Legislation</u>	
<i>Biodiversity Conservation Act 2016</i>	www.legislation.nsw.gov.au/#/view/act/2016/63/full
<i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i>	www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/
<i>Environmental Planning and Assessment Act 1979</i>	https://legislation.nsw.gov.au/view/html/inforce/current/act-1979-203
<u>Biodiversity</u>	
Biodiversity Assessment Method 2020 (DPIE 2020)	https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/accredited-assessors/biodiversity-assessment-method-2020
Biodiversity Assessment Method 2020 Operational Manual – Stage 1 (DPE 2022)	https://www.environment.nsw.gov.au/research-and-publications/publications-search/biodiversity-assessment-manual-2020-operational-manual-stage-1
Biodiversity Assessment Method 2020 Operational Manual – Stage 2 (DPE 2023)	https://www.environment.nsw.gov.au/research-and-publications/publications-search/biodiversity-assessment-method-operational-manual-stage-2
BDAR Template (DPE 2022)	https://www.environment.nsw.gov.au/research-and-publications/publications-search/guidance-for-the-biodiversity-development-assessment-report-template
Biodiversity Offset Scheme guides, tools and databases	https://www2.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/maps-systems-and-resources/guides-tools-and-databases
Biodiversity Values Map	www.lmbc.nsw.gov.au/Maps/index.html?viewer=BVMap https://datasets.seed.nsw.gov.au/dataset/biodiversity-values-map
Guidance to assist a decision maker to determine a serious and irreversible impact (DPIE 2019)	https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Biodiversity/guidance-decision-makers-determine-serious-irreversible-impact-190511.pdf
Ancillary rules: biodiversity conservation actions	https://www.environment.nsw.gov.au/research-and-publications/publications-search/ancillary-rules-biodiversity-conservation-actions
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/research-and-publications/publications-search/ancillary-rules-reasonable-steps-to-seek-like-for-like-biodiversity-credits
DPE Threatened Species Profiles	www.environment.nsw.gov.au/threatenedspeciesapp/
BioNet Atlas	www.environment.nsw.gov.au/wildlifeatlas/about.htm
BioNet Vegetation Classification – see NSW Plant Community Type (PCT)	http://www.environment.nsw.gov.au/research/Visclassification.htm

Title	Web address
classification link for PCT database login page.	
NSW SEED Data Portal (access to online spatial data)	https://www.seed.nsw.gov.au/
Fisheries NSW policies and guidelines	https://www.dpi.nsw.gov.au/fishing/habitat/publications/pubs/fish-habitat-conservation
<u>Flood Risk Management</u>	
Flood Risk Management Manual: the policy and manual for flood liable land (2023)	https://www.environment.nsw.gov.au/topics/water/floodplains/flood-plain-manual
Australian Rainfall and Runoff: A Guide to Flood Estimation	http://arr.ga.gov.au/
Flood Impact and Risk Assessment, Flood Risk Management Guideline LU01	https://www.environment.nsw.gov.au/research-and-publications/publications-search/flood-impact-and-risk-assessment

State Significant Development 93649710 - Lowesdale Pig Breeder Farm Advice for SEARs

1 message

Susan Appleyard <susan.appleyard@federationcouncil.nsw.gov.au>

24 September 2025 at 15:03

To: catrina.shirley@dpie.nsw.gov.au

Cc: Federation Council Building & Planning <planning@federationcouncil.nsw.gov.au>

Bcc: Theo Panagopoulos <theo.panagopoulos@federationcouncil.nsw.gov.au>, Liona Edwards <liona.edwards@federationcouncil.nsw.gov.au>, Jess McFarlane <jess.mcfarlane@federationcouncil.nsw.gov.au>

Good afternoon Catrina

Council officers have reviewed the Scoping Report for the proposed Lowesdale Pig Breeder Farm on Lot 125, DP 661622, 7550 Riverina Highway, Lowesdale and offer the following advice for inclusion the SEARs.

1. The Documentation for the Environmental Impact State should include reference to Federation Council's strategic documents, including but not limited to Federation Local Strategic Planning Statement and Federation Council's Community Strategic Plan.

2. One Tree Lane - Council's asset register defines One Tree Lane as a 9 metre wide gravelled road. Assessment of the road structure will be required to ensure that the proposed development will be capable of accommodating the proposed increased and consistent traffic movements to and from the site for the life of the development.

3. Section 2.4 References the technical assessments and the impact of this proposed development. Given there are 4 separate developments being lodged Council would like to see the assessment of the impacts of all 4 applications on the local area, including but not limited to:

- Social impact
- Economic Impact
- Biodiversity impact; and
- Infrastructure impact in this instance roads

4. Section 2.5 Planning agreement

Council will be seeking developer levy as well as a planning agreement of a development of this size for the following:

- Haulage contribution based on the production of the development to help council maintain the road network used for the operations of the proposed development.
- Compliance cost recovery - to ensure that compliance matters that may arise from the future development the cost of investigation is not borne by the rates payer of Federation Council area.
- An in-kind work or monetary contribution to the communities of Lowesdale and Corowa. Council are happy to discuss options regarding this including a community grants program and upgrades to local reserve facilities.

5. Section 3.1.5 Haulage

Tabel 4 please ensure that the vehicle movement units are consistent in the EIS and associated studies as the table defines traffic movements in vehicles per week and vehicles per day. Preferred measure is vehicles movements per day or week. Please refer to Ausroad Standards.

6. Section 4.3 State Environmental Planning Policies

SEPP (Industry and Employment) 2021 chapter 3 advertising and Signage

Is business identification signage proposed for the site in line with other signage in place at JBS sites?

7. Section 4.4 Corowa Local Environmental Plan

Please note that the site adjoins an identified area of Biodiversity.



If you require clarification regarding any of the matters above please call or email.

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Yours sincerely,

Susan Appleyard
Director Planning Place and Sustainability

P: (02) 6033 8985



Federation Council values the right to disconnect. Please respond during your working hours.

Federation Council acknowledges the Traditional Custodians of the land in which we work and live. We pay our respects to elders past, present, and emerging and recognise their continuing connection to the land, waters, and community. We will work together for a united Council that respects this land and values the contribution to our community of the Aboriginal and Torres Strait Islander peoples, their culture, and heritage.

federationcouncil.nsw.gov.au

100 Edward St (PO Box 77), Corowa NSW 2646

This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender.

Views expressed in this message are those of the individual sender, and are not necessarily the views of the Federation Council.

A banner for a "Dog Off-Leash Strategy Community Survey". On the left, a black dog runs on a green lawn. A white speech bubble with the text "HAVE YOUR SAY!" is positioned over the dog. In the background, a sign for "FEDERATION COUNCIL MEMORIAL PARK OFF LEASH AREA" is visible. The right side of the banner has a blue background with the text "Dog Off-Leash Strategy" in large white letters, "Community Survey" in smaller white letters, and the website "www.federationcouncil.nsw.gov.au" at the bottom.

Dog Off-Leash Strategy
Community Survey
www.federationcouncil.nsw.gov.au

Ms Catriona Shirley
Team Leader - Planning
Department of Planning, Housing and Infrastructure
Parramatta

c/- Major Projects Portal

Lowesdale Breeder Pig Farm - SEARs

Dear Ms Shirley

Thank you for your request for input to the SEARs for the Lowesdale Breeder Pig Farm SSD-93649710.

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

The Department has reviewed the Scoping Report for how they have considered the potential impact of the proposed development on biosecurity and agricultural production in the locality.

The Department notes that the proposal is for the construction and operation of the proposed new Lowesdale Breeder Pig Farm (SSD-93649710) at 7550 Riverina Highway, Lowesdale, in the Federation Council area. The proposal is part of the JBS redevelopment of the former Rivalea integrated operation spanning breeding, grow-out (both company owned and contract), feed milling, meat processing, sales and distribution.

It is important that piggery developments are designed and operated to meet industry standards and associated codes of practice. Industry guidelines and resource information, listed in Attachment 1, should be provided to the proponent for their consideration when preparing the Environmental Impact Statement. Cumulative agricultural and biosecurity implications from other large scale intensive agriculture projects in the Council area should be covered.

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

Sincerely

L Parker

Lilian Parker
Agricultural Land Use Planning
Signed 24-9-2025

Encl – Attachment 1 – DPIRD requirements

Attachment 1: Industry guidelines and resource information Pig Farms

Title	Website link
Land Use Conflict Risk Assessment Guide	https://www.dpi.nsw.gov.au/agriculture/lup/development-assessment/development-assessment2/lucra
Planning Guidelines, Intensive Livestock Agriculture Development	https://www.dpi.nsw.gov.au/_data/assets/pdf_file/0008/194399/planning-guidelines-intensive-livestock-agricultural-development.pdf
Model Code of practice for the welfare of animals – Pigs – 3rd Edition	http://www.publish.csiro.au/book/5698/
Australian Pork Industry Quality Assurance Program (APIQ)	https://australianpork.com.au/apiq
Australian Pork Industry guides: Environmental practices and Best Management Practice Guides (BMPG) for: • Indoor and Outdoor Piggeries • Environmental Risk Assessment • Electronic environmental management plan templates for indoor and outdoor piggeries • Nutrient Balance calculators for indoor and outdoor piggeries • Piggery manure and effluent management and reuse • Minimising odour from piggeries • Reducing energy costs in piggeries • New design guidelines for anaerobic ponds • Getting the best value from manure nutrients • SEPs Sedimentation and evaporation ponds systems • Rotational outdoor piggeries and the environment Renewable energy • Understanding energy use in pig production and self-assessment guide • Biogas for piggeries, Code of Practice • Solar Manure and effluent calculators (WatBal and PigBal)	https://www.dpi.nsw.gov.au/dpi/animals/pigs/planning-and-the-environment/pork-industry-environmental-guidelines https://australianpork.com.au/environmental-practices/energy-use https://australianpork.com.au/manure-and-effluent-calculators

Farm Biosecurity website Pig page Pig Biosecurity manual	https://www.farmbiosecurity.com.au/ https://www.farmbiosecurity.com.au/industry/pigs/ https://www.farmbiosecurity.com.au/wp-content/uploads/2022/01/Pork-Biosecurity-Manual-Update.pdf
AUSVETPLAN Manuals and Documents including Destruction, Disposal and Decontamination operational manuals.	https://www.animalhealthaustralia.com.au/our-publications/ausvetplan-manuals-and-documents/ https://animalhealthaustralia.com.au/wp-content/uploads/dlm_uploads/AVP_Destruction_v3.2_2015-1.pdf https://animalhealthaustralia.com.au/wp-content/uploads/dlm_uploads/2021/12/AUSVETPLAN_Operational_Disposal_Manual.pdf https://animalhealthaustralia.com.au/wp-content/uploads/dlm_uploads/2024/04/AUSVETPLAN-Operation-Manual-Decontamination-1.pdf
NSW Climate change policy and guide for large emitters	NSW EPA climate change policy and action plan NSW Guide for Large Emitters EPA

Our ref: OUT25/11994

Catriona Shirley

Planning and Assessment Group
NSW Department of Planning, Housing and Infrastructure

Email: Catriona.shirley@dpie.nsw.gov.au

16 September 2025

Subject: Lowesdale Breeder Farm (Federation) (SSD-93649710)
Comment on the Secretary's Environmental Assessment Requirements (SEARs)

Dear Catriona Shirley

The NSW DCCEEW Water Group has developed standard input to SEARs for SSD and SSI projects. Please see **Attachment A** for detailed requirements.

If any of the requirements do not apply to this project, the proponent should describe why in a short statement.

Should you have any further queries in relation to this submission please do not hesitate to contact the Water Assessments team at water.assessments@dcceew.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "Alistair Drew".

Alistair Drew

A/Senior Project Officer, Water Assessments, Knowledge Division
NSW Department of Climate Change, Energy, the Environment and Water

Water Take and Licensing

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
1	A detailed and consolidated site water balance.	
2	Description of all works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater. This includes the description of any development, activities or structures that will intercept, interfere with or remove groundwater, both temporary and permanent.	NSW Aquifer Interference Policy (2012), section 3 & 5 of the <i>Water Management Act 2000</i>, Water Sharing Plans Clause 46 of the <i>Water Management (General) Regulation 2025</i> Groundwater Guidelines- Water Library: Browsing the Water Group
3	Details of all water take for the life of the project and post closure where applicable. This is to include water taken directly and indirectly, and the relevant water source where water entitlements are required to account for the water take. If the water is to be taken from an alternative source confirmation should be provided by the supplier that the appropriate volumes can be obtained.	Section 3 & 5 of the <i>Water Management Act 2000</i>, Water Sharing Plans Section 2 of the NSW Aquifer Interference Policy provides explanation of water take for aquifer interference activities
4	Details of Water Access Licences (WALs) held to account for any take of water where required, or demonstration that WALs can be obtained prior to take of water occurring. This should include an assessment of the current market depth where water entitlement is required to be purchased. Any exemptions or exclusions to requiring approvals or licenses under the <i>Water Management Act 2000</i> should be detailed by the proponent.	Water Sharing Plans Sections 3, 5, 60A & 60I of the <i>Water Management Act 2000</i> WAL must nominate a work to satisfy s60D of the <i>Water Management Act 2000</i> and this is completed by a dealing application under s71W of the <i>Water Management Act 2000</i> Exemptions or exclusions information: ○ Schedule 4 <i>Water Management Regulation 2025</i> ○ Sections 4.41 and 5.23 of the <i>EP&A Act 1979</i> ○ Water licensing and works approvals exemptions - https://water.dpie.nsw.gov.au/licensing-and-trade and Groundwater access licence exemptions NSW Government Water

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Water Impacts

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
5	A description of groundwater conditions that provides an understanding of groundwater level across the site under a range of wet and dry conditions.	NSW Aquifer Interference Policy Groundwater Guidelines
6	Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, groundwater dependent ecosystems, and ground water levels; including measures proposed to reduce and mitigate these impacts.	<i>Water Management Act 2000</i> Part 1, Division 1, Section 5(2d; 4c) & Part 3 Div 2 Sect 97 <i>Water Management Act 2000</i> Part 1, Division 1, Section 5(4a;5a; 6a; 7a; 8a)) NSW Aquifer Interference Policy Groundwater Guidelines
7	Proposed surface and groundwater monitoring activities and methodologies.	Groundwater Guidelines NSW Water Quality and River Flow Objectives Australian and New Zealand fresh and marine water quality guidelines (ANZG 2018)

Dam Safety

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
8	Identify the proposed construction and/or use of a declared dam under Dam Safety Regulations. This is to include existing declared dams with or without physical modifications, new declared dams, modifications to existing dam/s that would require the dam to be declared or the decommissioning of a declared dam.	<i>Dam Safety Act 2015</i> <i>Dam Safety Regulation 2019</i> – Part 2
9	Describe the consequence category of existing declared dam/s and provide an overview of compliance with the requirements of the Dam Safety Regulation, including (but not limited to) requirements for a dam safety management	<i>Dam Safety Act 2015</i> <i>Dam Safety Regulation 2019</i> – Part 3, 4, 5

	system, operations and maintenance plans, and emergency plans.	
10	Include a consequence category assessment for new declared dams, proposed modifications to existing declared dam/s, modifications to existing dam/s that would require the dam to be declared or declared dams to be decommissioned.	<i>Dam Safety Regulation 2019 Part 3</i>
11	Describe the decommissioning process of any existing declared dam.	<i>Dam Safety Act 2015</i> <i>Dam Safety Regulation 2019</i>
12	Describe all mining and mining related activities proposed within a Mining Notification Area and assess the impacts of the proposed activities on any declared dam. This is to include proposed mitigating measures and monitoring programs.	<i>Dam Safety Act 2015 – Section 48</i>

Assessment against Policy and Guidelines

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
13	Identification and impact assessment of all works/activities located on waterfront land including an assessment against Guidelines for Controlled Activities on Waterfront Land (DPE 2022).	Guidelines for Controlled Activities on Waterfront Land (DCCEEW 2024)
14	Assessment of project against relevant policies and guidelines	Water Sharing Plans, Floodplain Management Plans, NSW Aquifer Interference Policy, Guidelines for Controlled Activities on Waterfront Land (DCCEEW 2024), Groundwater Guidelines



DOC25/777967-3
24 September 2025

Catriona Shirley
Team Leader
Planning and Assessment Division
Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Via Major Projects Portal

EPA's Recommended Secretary's Environmental Assessment Requirements – JBS Pork Australia Pty Limited Lowesdale Pig Breeder Farm – SSD-93649710

Dear Ms Shirley

I am writing in response to your request for the NSW Environment Protection Authority's (EPA's) recommended Secretary's Environmental Assessment Requirements (SEARs) for the proposed JBS Pork Australia Pty Limited 'Lowesdale Pig Breeder Farm' at 7550 Riverina Highway, Lowesdale (Lot 125, DP661622) – SSD-93649710 ('the proposal').

The EPA has reviewed the following documents:

- *SSD – Scoping Report - Lowesdale Pig Breeder Farm (Version 3) - PSA Consulting (Cliff Schmidt) – 05 August 2025*

The EPA understands the proposal is for the construction and operation of 6 new grower sheds and associated supporting infrastructure to accommodate a maximum of 35,000 pigs.

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 EPA's key information requirements for the proposal are as follows:

- Details on the potential environmental impacts arising from the proposed development and its ongoing activities, including air and odour, noise, dust, waste and contamination, including cumulative impacts and detailed monitoring and mitigation measures that is proposed to be implemented to prevent or minimise these impacts;
- Details of an odour impact assessment completed in accordance with the *Approved Methods for Modelling and Assessment of Air Pollutants in NSW* (EPA, 2022) and *Assessment and Management of Odour from Stationary Sources in NSW* (DEC, 2006);

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.

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info@epa.nsw.gov.au

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Visit:
6 Parramatta Square
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Parramatta NSW 2124



- Details on the proposed construction and management of the facility, including a demonstration that surface water, ground water and soils will be protected from adverse impacts; and
- Details of the management of the waste that is to be produced by the proposal.

JBS Pork Australia Pty Limited 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 Environment Protection Licence conditions. Consistent with Part 9.4 of the POEO Act the EPA may also 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 further enquiries about this matter, please contact Hannes Badenhorst via email at info@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nvanlijf'.

NICK VAN LIJF
Unit Head – Regulatory Operations
NSW Environment Protection Authority

ATTACHMENT A

NSW EPA's Recommended Secretary's Environmental Assessment Requirements JBS Australia Pty Limited Lowesdale Grower Pig Farm – SSD-93649710

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; and
 - 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.

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 *Protection of the Environment Operations Act 1997 (POEO Act)*.
- 2.2. 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. For a proposal of this scope, we would expect the AQIA to include an odour impact assessment undertaken in accordance with the *Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW* (EPA, 2006).

4.4. 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).

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. If blasting is required for any reasons during the construction or operational stage of the proposed development, blast impacts should be demonstrated to be capable of complying with the guidelines contained in *Australian and New Zealand Environment Council – Technical basis for guidelines to minimise annoyance due to blasting overpressure and*

ground vibration (ANZEC, 1990). These are available at: <https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/construction-noise>.

- 5.3. 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)).
- 5.4. 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>.
- 5.5. If applicable, noise on rail lines from increased rail traffic generated by land-use developments other than rail projects should be assessed using the guidelines contained in the *Rail Infrastructure Noise Guideline* (EPA, 2013) 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.
- 6.2. Demonstrate compliance with all regulatory requirements outlined in the POEO Act and associated waste regulations.
- 6.3. 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.
- 6.4. 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).
- 6.5. 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.
- 6.6. 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.
- 6.7. 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. Water

The EIS surface water quality assessment must:

- 7.1. 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).
- 7.2. 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).
- 7.3. Include water balance(s) for ground and surface water, including any intake and discharge locations, volumes, frequency and duration.
- 7.4. 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.
- 7.5. 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.
- 7.6. 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](#).
- 7.7. 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).

8. 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:
 - 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) (DECC, 2008).
 - 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.

12. Monitoring, Assurance and Reporting Programs

The EIS must outline the proposed monitoring regime to be implemented in relation to the following potential impacts, where relevant.

- Odour and particulate matter,
- Operational noise,
- Wastewater/effluent,
- Surface runoff and groundwater quality monitoring,
- Effluent and soil quality monitoring,
- Waste classification, and
- Contamination.

13. Cumulative impacts

The EIS must provide an assessment of the cumulative impacts of the project during construction and operation of the proposal. Assessment of cumulative impacts must consider each environmental impact (air, land, noise, surface water, groundwater and waste) and past, current and future activities in the area surrounding the project and impacts associated with components of this project.

14. Contingencies and strategies for project failure, disruption or other risks

The EIS must identify and assess all possible scenarios where the project may fail, be disrupted, or be impacted by other significant risk factors (facility fire in particular), including during each stage of the project. The assessment must include details of contingencies and strategies that will be implemented under these circumstances.

The EIS must include details of environmental management, maintenance, and operating strategies to manage each element of the facility. The strategies must cover all aspects and stages of maintenance and operation over the life of the facility. The strategies must be designed so they are consistent with current best practice, include continual improvement and transition strategies, address identified issues and can identify and incorporate future advances and knowledge.

Essential Energy SEARs Advice - Lowesdale Breeder Farm (SSD-93649710):

From: [TE Technical Enquiries](#)
To: [Elke Tuckfield](#)
Cc: [Catriona Shirley](#)
Subject: RE: Request for Input - SSD SEARs - Lowesdale Breeder Farm (SSD-93649710)
Date: Monday, 22 September 2025 1:42:17 PM
Attachments: [image002.png](#)
[image003.png](#)
[image005.png](#)
[image007.png](#)
[image009.png](#)
[image011.png](#)
[image004.png](#)
[image006.png](#)
[image008.png](#)
[image010.png](#)

Thank you for seeking comment from Essential Energy in relation to the proposed development at the above property.

Strictly based on the documents submitted, Essential Energy has the following comments to make as to potential safety risks arising from the proposed development:

- As the plans provided do not show the distances from Essential Energy's infrastructure and the development, there may be a safety risk. A distance of 10m (measured horizontally) from the nearest part of the development to the centreline of Essential Energy's existing 22kV infrastructure is required to ensure that there is no safety risk.
- Any relocation or extension of Essential Energy's existing infrastructure must be completed by level 1 and 3 Accredited Service Providers at the applicants own cost.
- It is also essential that all works comply with SafeWork clearance requirements. In this regard it is the responsibility of the person/s completing any works to understand their safety responsibilities. The applicant will need to submit a [Request for Safety Advice](#) if works cannot maintain the safe working clearances set out in the [Working Near Overhead Powerlines Code of Practice](#), or [CEOP8041 - Work Near Essential Energy's Underground Assets](#).

Information relating to developments near electrical infrastructure is available on our website [Development Applications \(essentialenergy.com.au\)](#). If the applicant believes the development complies with safe distances or would like to submit a request to encroach then they will need to complete a Network Encroachment Form via Essential Energy's website [Encroachments \(essentialenergy.com.au\)](#) and provide supporting documentation such as a Blowout report which indicates that the proposed structure meets the requirements of AS 7000 created by a level 3 electrical designer. A list of ASPs can be found at: <https://www.energy.nsw.gov.au/households/guides-and-helpful-advice/being-more-energy-efficient/understand-your-energy-bill/altering-supply> Applicants are advised that fees and charges will apply where Essential Energy provides this service.

Council's and the applicant's attention is also drawn to Section 49 of the Electricity Supply Act 1995 (NSW). Relevantly, Essential Energy may require structures or things that could destroy, damage or interfere with electricity works, or could make those works become a potential cause of bush fire or a risk to public safety, to be modified or removed.

Essential Energy makes the following general comments:

- If the proposed development changes, there may be potential safety risks, and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- Any activities in proximity to electrical infrastructure must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure;
- Prior to carrying out any works, a “Dial Before You Dig” enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW); the location of overhead and underground powerlines are also shown in the Look Up and Live app essentialenergy.com.au/lookupandlive.

Should you require any clarification, please do not hesitate to contact us.

Regards,
Matthew Vermeer

Contestable Network Solutions



essentialenergy.com.au
General Enquiries: 13 23 91
Outages & Faults (24hrs): 13 20 80

Murrumbidgee Local Health District

22 September 2025

Ref: SSD-93649710

Catriona Shirley
Industry Assessments
Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Lowesdale Breeder Farm (SSD-93649710) (Federation)

Dear Catriona,

Thank you for the opportunity to provide comment on the Secretary's Environmental Assessment Requirements (SEARs) for the Environmental Health Impact of the Lowesdale Breeder Farm (SSD-93649710). The Public Health Unit has reviewed the Scoping Report, and recommends the following requirement be included in the SEARs.

Human Health - The proponent should assess the potential health impacts of the project, in accordance with the enHealth documents *Environmental Health Risk Assessment: Guidelines for assessing human health risk from environmental hazards (2012)* and *Health Impact Assessment Guidelines (2002)*. The human health assessment should assess health risks associated with exposure to environmental hazards associated with the development.

In addition, the following comments are provided on the Scoping Report for consideration:

- NSW Health supports the reuse of treated wastewater provided the health risks are adequately managed. NSW Health recommends the use of the Australian Guidelines for Water Recycling 2006, which advocates a risk management approach to reuse.
- Ensure the odour impacts of the irrigated wastewater is considered in the EIS (note, the land application area is closer than 1300 metres to the nearest dwelling detailed in the scoping report).
- Drinking water supplied at the site for employees/staff will require a quality assurance plan (QAP) as per the Public Health Act 2010 and Regulation 2022 to manage risks and ensure safety of supply.
- NSW Health advises the EIS should consider mosquito control and management, with regular monitoring to prevent vector proliferation and to mitigate any human health impacts from Japanese encephalitis virus (JEV) outbreaks. Any staff working on the premises should be offered vaccination for JEV.

Thank you again for the opportunity to comment. For more information, please contact James Allwood, Senior Environmental Health Officer, Murrumbidgee Local Health District on 0418464916 or at james.allwood@health.nsw.gov.au.

Yours sincerely



Paula Spokes
A/Director Public Health

Our ref: HMS ID 11790

Catriona Shirley
Department of Planning, Housing and Infrastructure
catriona.shirley@dpie.nsw.gov.au

Letter uploaded to the Major Projects Planning Portal

Input to SEARs – State Significant Development

Proposal: Lowesdale Breeder Farm

Major Project reference: SSD-93649710

Received: 11 September 2025

Dear Ms Shirley,

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 Lowesdale Breeder Farm (SSD-93649710)

- 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*
24 September 2025

23 September 2025

TfNSW reference: STH25/00355

Your reference: SSD-93649710 (PAE-93653457)

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

Attention: Catriona Shirley

SSD-93649710 (PAE-93653457) - Advice on Secretary's Environmental Assessment Requirements (SEARs) - Proposed Lowesdale Breeder Farm – LOT 125 DP661622 – 7550 Riverina Highway, LOWESDALE

Dear Catriona,

Transport for NSW (TfNSW) is responding to the request for advice on Secretary's Environmental Assessment Requirements (SEARs) for SSD-93649710 - Lowesdale Breeder Farm referred on 11 September 2025.

TfNSW has reviewed the information provided and requests the inclusion of a detailed Traffic Impact Assessment (TIA) with requirements outlined in **Attachment 1** in any final SEARs issued, to be subsequently addressed by the Environmental Impact Statement (EIS) prepared for the proposal.

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

Yours faithfully



Maurice Morgan

Team Leader, Development Services South

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SSD-93649710 (PAE-93653457) - Advice on Secretary's Environmental Assessment Requirements (SEARs) - 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. Access to the pig breeder farm will utilise One Tree Lane’s intersection with the Riverina Highway;
- 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**.
- This breeder farm application forms part of an extensive redevelopment of the existing Corowa Piggery. Separate State Significant Development (SSD) applications are being prepared and lodged concurrently for the Corowa grower farm, two other new breeder farms (of which this application represents one of these farms) and one genetic /nucleus farm within the Federation Council area (refer to **Attachment 3**);
- The Department of Planning, Housing and Infrastructure (DPHI) is seeking advice from TfNSW to assist in the request for SEARs. The request for advice also includes a scoping report prepared by PSA Consulting dated August 2025

Secretary's Environmental Assessment Requirements (SEARs)

TfNSW advises that in relation to traffic related issues the development should be addressed in two (2) distinct stages as follows;

- Establishment phase – the transport of materials and equipment/components for the establishment of the farm/facility and ancillary infrastructure, the movement and parking of construction related vehicles, including personal vehicles, during the construction period.
- Operational phase – the traffic generation due to the operation, maintenance and servicing of the various elements of the project in addition to the existing traffic generation from other activities on the subject site.

The submitted scoping report states that ‘a detailed traffic impact assessment will be prepared for the project and submitted as part of the EIS. The traffic impact assessment will also address on-site manoeuvring, car parking and haulage routes to and from the site’.

The Traffic Impact Assessment Report (TIA) should identify and manage traffic related issues generated by the proposed development on the surrounding road network (particularly intersections) & rail infrastructure and identify any necessary treatments required for the

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proposal. For guidance in the preparation of the TIA, please refer to Chapter 3.2 of [TfNSW's Guide to Transport Impact Assessment](#) and Austroads publications, particularly the Austroads Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments and Part 3: Traffic Studies and Analysis Methods.

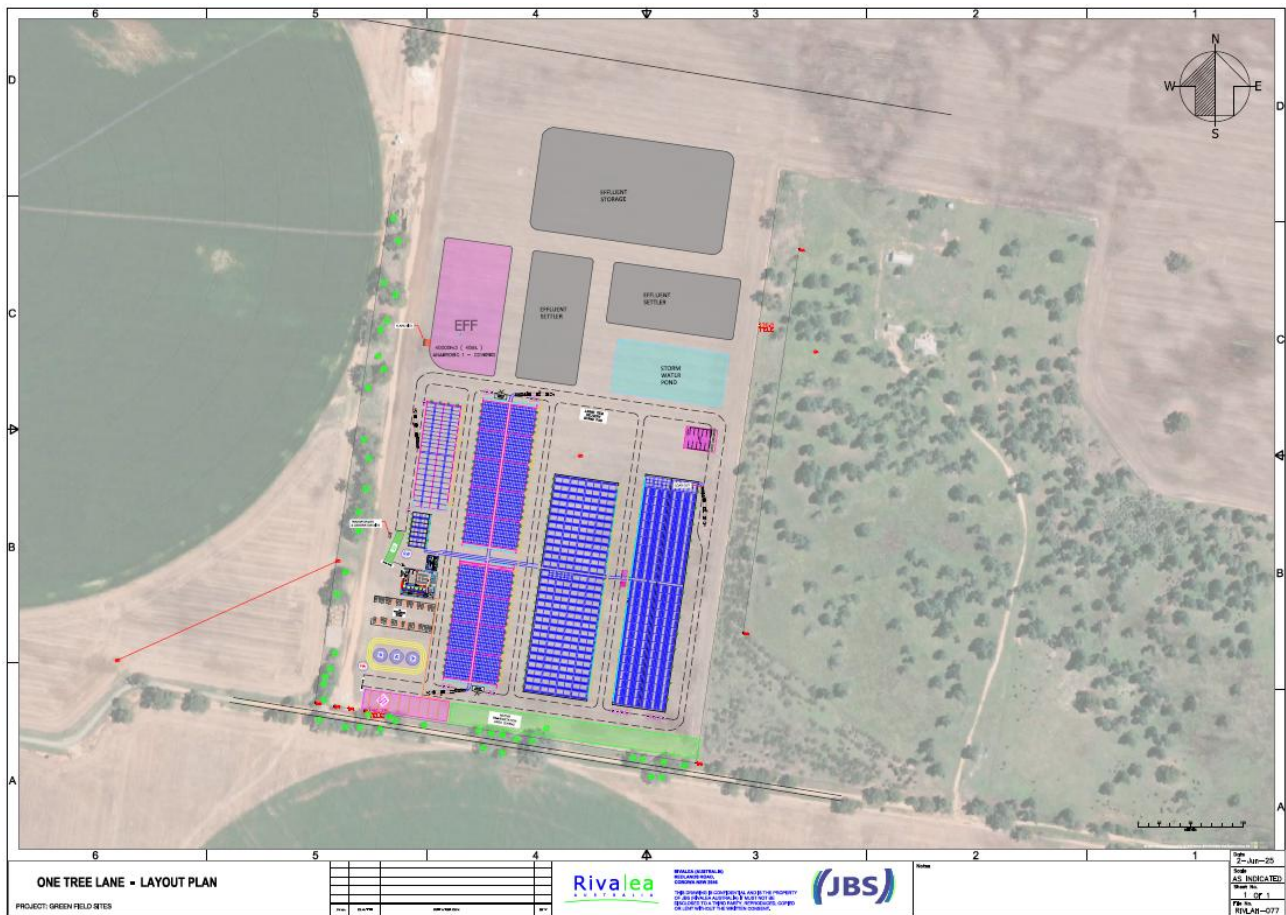
The TIA should include an assessment of the predicted impacts of this development on the road and rail network. The plan shall detail the potential impacts/delays associated with the development, the works required to the existing road and rail infrastructure, the measures to be implemented to maintain the standard and safety of the network, and the procedures to monitor and ensure compliance. Where the development has an impact on the performance of an intersection on the road network, an appropriate junction upgrade may need to be provided.

The Traffic Impact Assessment needs to address the impacts of traffic generated by this development upon the nearby road network, particularly intersections. For this proposal, TfNSW is particularly concerned about the intersection of One Tree Lane with the Riverina Highway. Further to the above the TIA shall outline measures to address and manage traffic related issues generated by the development. The documentation submitted should address, but not be limited to:

- The potential impacts on the road network associated with the development during the lifetime of the project;
- An assessment of the cumulative impacts of the potential traffic generation when added to existing traffic volumes upon the surrounding road network, including vehicle types and average and peak traffic volumes shall be undertaken;
- Distributions to and from the development need to be identified;
- Travel and haulage routes along the road network for vehicles to and from the development site including appropriate swept paths for large heavy vehicles;
- Clearly define the maximum size vehicle to access the site;
- Consideration of the cumulative impacts of the potential traffic generation when added to existing traffic volumes upon the surrounding road network shall be undertaken;
- An assessment of the likely transport impacts to the site access route and site access point, particularly in relation to the capacity and condition of the roads;
- Any works/upgrades required within the road network to accommodate the development including concept plans for these works. Intersection upgrades need to consider safety as well as efficiency (i.e. through vehicles on the main road should have a safe opportunity to pass turning vehicles).
- The measures to be implemented to support the safety and efficiency of the transport network during operation, and the procedures to monitor and ensure compliance. Where the development has an impact on the performance of an intersection on the road network, an appropriate junction upgrade may be required.
- A description of the measures that would be implemented to mitigate any transport impacts during construction and operation. A Transport Management Plan and Driver Code of Conduct may be appropriate to outline measures to manage traffic related issues generated by the development.

TfNSW emphasises the need to minimise the impacts of the development on the existing road infrastructure and maintain the level of safety, efficiency and maintenance along the existing road network through the design, construction and operation of the development.

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