



State Significant Development

Date Submitted: 15/05/2026

Project Name: Lowesdale Breeder Farm
Case ID: SSD-93649710

Applicant Details

Project Owner Info

Title	Mr
First Name	Nathan
Last name	Sandral
Role/Position	Agricultural Services Manager
Phone	0428427718
Email	Nathan.Sandral@jbspork.com.au
Address	L11 / 270 Adelaide St Brisane , Queensland, 4000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	JBS PORK AUSTRALIA PTY LTD
ABN	53004892835

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name
Mr	David
Last Name	Phone
Ireland	0416016580
Email	Role/Position
david@psaconsult.com.au	Director - Planning
Address	
L20 / 127 Creek Street	
Brisane, Queensland 4000	
AUS	

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Lowesdale Breeder Farm
Industry	Agriculture
Development Type	Livestock
Estimated Development Cost (excl GST)	AUD89,714,120.00
Indicative Operation Jobs	32
Indicative Construction Jobs	277
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	49,000

Description of the Development/Infrastructure
The proposed pig breeder farm will accommodate a maximum of 35,000 pigs in seven (7) sheds and associated supporting

infrastructure.

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Lowesdale Breeder Farm (One Tree Lane)
Site Address (Street number and name)	7550 Riverina Highway Lowesdale 2646
Site Co-ordinates - Latitude	-35.879100
Site Co-ordinates - Longitude	146.406

Local Government Area

Local Government	District Name	Region Name	Primary Region
Federation		Riverina Murray	

Lot and DP

Lot and DP

125/DP/661622, 1/DP/753728, 6/DP/753728, 7/DP/753728, 23/DP/753728, 32/DP/753728, 42/DP/753728, 58/DP/753728, 68/DP/753728, 253/DP/753728, 254/DP/753728, 250/DP/753728, 255/DP/753728, 1/DP/169173, 3/DP/580875, 4/DP/580875, 1/DP/577464, 2/DP/577464, 111/DP/753728, 124/DP/753728

Site Area

What is the total site area for your development?

Site Area sqm

9,550,000

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	IMG_7034
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Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

Under the State Environmental Planning Policy (SEPP) (Planning Systems) 2021, Schedule 1, Item 1, Development for the purpose of Intensive Livestock Agriculture that has an Estimated Development Cost of more than \$30 million is declared to be State Significant Development for the purposes of the Act. As the development involves an intensive livestock industry with a EDC of ~ \$71 Million, the project is classified as SSD.

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

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

Schedule 1: SSD - General

Section under selected Schedule

Section 1 - Intensive livestock agriculture

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

RU1 Primary Production

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

Yes

Is the development wholly residential?

No

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?

*

No

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the

provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

No

Approvals - Part1

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

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

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

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

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

Yes

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

A licence under the [Pipelines Act 1967](#)?*

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
7775	PIA	David Ireland

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	1907_Rivalea_Breeder_Farm_20260515
File Name	Z_EDC Report
File Name	1907_PSA_JBS_Lowesdale_EIS_260515_V4
File Name	Y_1907_PSA_Lowesdale_LUCRA_260416_V1
File Name	X_1907_PSA_Mitigation Measures_260514_V2
File Name	W_1907_PSA_Lowesdale_SEARS Table APP A_260507_V2
File Name	V_ESD_Lowesdale FINAL
File Name	U_Lecroma_JBS Lowesdale SIA Report (v2.01.04.2026)
File Name	T_Lowesdale Breeders Farm Project - HHRA - Final B
File Name	S_Hazard_Assessment
File Name	R_Lowesdale Breeder Farm_TIA_260514_V3
File Name	Q_Noise_Impact_Assessment
File Name	P_Odour_Impact_Assessment
File Name	O_Concept Landscape Plan
File Name	N2_Historic Heritage_2026
File Name	N1_V2.0_JBS Pork Intensive Livestock_Lowesdale_ACHAR_2026
File Name	M_SBDAR for One Tree Lane Lowesdale 2
File Name	L_260417_EMP_Lowesdale_Version_1
File Name	K_ETSR
File Name	J_Civil Design Report
File Name	I_BTA - March 2026
File Name	H_25184-Lowesdale_Flood_Impact_Assessment_signed
File Name	G_Groundwater_Assessment
File Name	F_Geotech2
File Name	F_Geotech1
File Name	E_Prelim-Site_Investigation
File Name	D_25066-SurveyDetail
File Name	C_Economic_Impact_Assessment
File Name	B_Titles combined_updated
File Name	A_Plans