

Mr Nathan Sandral
Agricultural Services Manager
JBS Pork Australia Pty Ltd
L11/279 Adelaide Street
BRISBANE QLD 4000

Attention: Mr Cliff Schmidt, PSA Consulting

21 July 2026

Subject: Lowesdale Breeder Farm – Additional matters for submissions report

Dear Mr Sandral

Further to the Department of Planning, Housing and Infrastructure's correspondence dated 6 July 2026 regarding the State Significant Development (SSD) application for the Lowesdale Breeder Farm (SSD-936497101), the Department has identified additional matters that require further consideration.

The Department requests that you provide additional information to address the issues identified in **Attachment 1**, with the key matters relating to odour, hazards, noise, waste management and traffic.

The Department requires that the issues outlined in **Attachment 1**, together with those identified in the Department's correspondence dated 6 July 2026, be addressed in your Submissions Report, in accordance with clause 59(2) of the *Environmental Planning and Assessment Regulation 2021* and submitted to the Department by 20 September 2026.

If you have any questions, please contact Belinda Kennewell, Senior Environmental Assessment Officer, on 9995 6064 or via email at belinda.kennewell@dphi.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read "Joanna Bakopanos".

Joanna Bakopanos

A/Director

Industry Assessments

as delegate for the Planning Secretary

ATTACHMENT 1

The Department's comments on the Environmental Impact Statement (EIS)

Based on the Department's review of the Environmental Impact Statement (EIS), the Department considers further information is required to clarify matters and address inconsistencies within the documentation. The following information is required to be provided as part of your Submissions Report:

Odour

1. Please advise what will happen to the biogas captured within the Covered Anaerobic Lagoon (CAL) once it has been collected. Clarification is required regarding the final destination of the biogas to enable consideration of any potential odour impacts associated with its handling, treatment and end use or disposal.

Risk & Hazards

2. Please provide further justification for the quantity of methane adopted in the preliminary risk screening, including confirmation of the Covered Anaerobic Lagoon (CAL) area used in the calculations and a clear description of the assumptions, inputs and operating parameters relied upon.
3. Using the revised methane calculations and assumptions provided in response to above, evaluate whether the proposal constitutes a potentially hazardous development under the State Environmental Planning Policy (Resilience and Hazards) 2021. The assessment should utilise separation distances measured from the site boundary and clearly demonstrate the basis for the conclusion reached.
4. If the proposal is determined to be "potentially hazardous", prepare a PHA in accordance with Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment.

Noise

5. The operational noise modelling must be based on the relevant worst-case 15-minute noise emission scenario for each assessment time period. Please update the Noise and Vibration Impact Assessment (NVIA) to include an inventory of all operational noise sources associated with the development and identify noise generating activities on updated plans/figures, including:
 - Pig vocalisation within sheds and during loading/unloading and transport activities
 - Truck/heavy vehicle movements for livestock, feed and waste

- Operation of other external mechanical plant and equipment (e.g. shed cool-cell ventilation systems, pumps associated with truck wash facilities, stormwater and wastewater management systems, refill augers).
- Sludge removal activities from treatment ponds, including pumps and heavy machinery
- Existing and proposed pivot irrigators, including any increase in the frequency or duration of operation

The noise source inventory must be based on verifiable data and must detail for each source:

- the duration of noise emission (e.g. movement alarm usage, vehicle speed)
- quantity
- equipment identification (e.g. forklift/truck type designation)
- likelihood of simultaneous operation with noise generating other activities
- LAeq,15min sound power level, LAmax sound power level and other relevant emission characteristics.

Additionally, a full schedule of plant and equipment is to be provided, with any item excluded for noise modelling purposes justified.

6. The NVIA does not provide any consideration of annoying noise characteristics (for example, tonality, low frequency, and intermittency) as per fact Sheet C of the Noise Policy for Industry. Please provide further justification why no corrections for annoying noise characteristics are required.
7. A dwelling appears to be located directly east of the breeder site (within the broader irrigation areas within the site) at 314 One Tree Lane, Lowesdale. This dwelling has not been identified as a sensitive receiver in the NVIA. Please clarify the nature of this receiver and provide an assessment of impacts if required.

Traffic

8. Please verify that the traffic volumes, vehicle types, operating hours, and future traffic scenarios used in the Traffic Impact Assessment are representative of the proposed operations and align with the traffic assumptions used in the Noise and Vibration Impact Assessment.
9. Page 104 of the EIS states that swept path analysis identified minor clipping on the south-eastern internal circulation road and interaction with vegetation near the site access. Please demonstrate that B-Double vehicles can safely manoeuvre throughout the site.

Waste

10. Provide further information regarding compost waste management, including annual compost waste volumes and if stockpiling is proposed.
11. Provide further information regarding site waste sources and volumes, including the location of the site's waste/bin room(s), and confirm proposed waste collection processes.

Project description

12. The EIS identifies gas as supporting infrastructure for the development; however, details of the proposed gas supply have not been provided. Please describe the proposed gas system, including any infrastructure or connection works required.