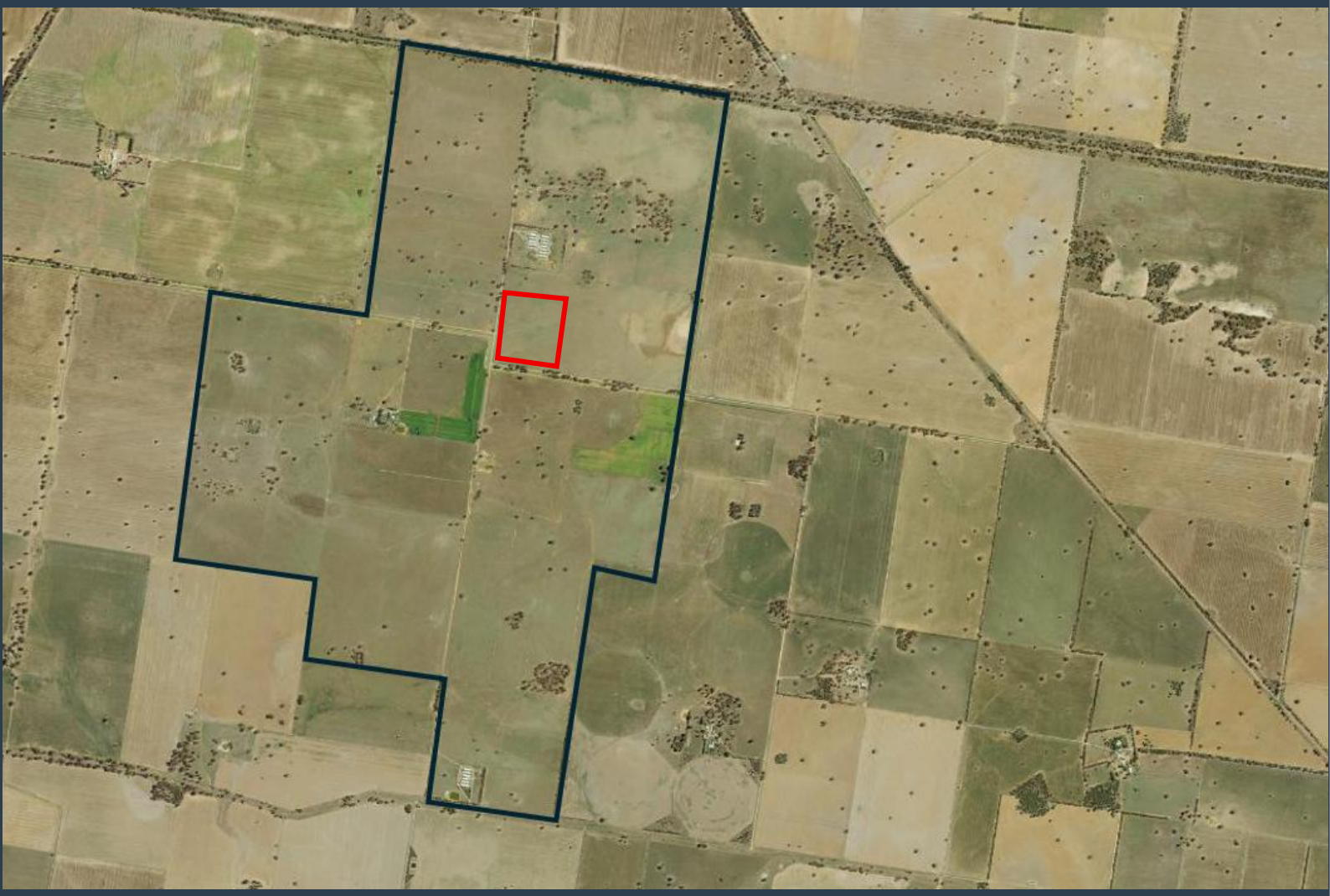
PSA CONSULTING

SSD – SCOPING REPORT

RENNIE PIG BREEDER AND WEANER FARM



06 January 2026

JBS

LAND USE PLANNING | DEVELOPMENT APPROVALS | TRANSPORT PLANNING | TRAFFIC ENGINEERING | PROGAM MANAGEMENT | INFRASTRUCTURE

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REVISION HISTORY

VERSION	DATE	DETAILS	AUTHOR	AUTHORISATION
V1	6 January 2026	FINAL	Brian McKeown and Cliff Schmidt	DAVID IRELAND

GENERAL DISCLAIMER

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1. INTRODUCTION

1.1 APPLICANT DETAILS

This request for Secretary's Environmental Assessment Requirements (SEAR's) Scoping Study has been prepared on behalf of:

APPLICANT	**JBS Pork Australia Pty Limited**
ABN	53 004 892 835
ADDRESS	PO Box 224, Corowa NSW 2646

The project is being undertaken by JBS Pork Australia Pty Limited (JBS), formerly Rivalea (Australia) Pty Limited (Rivalea). JBS is Australia's second largest producer of pork with a fully integrated operation spanning Breeding, Grow-out (both company owned and contract), feed milling, meat processing, sales and distribution. Currently, JBS breeds and grows approximately 15% of Australia's domestic pork production, with the balance of production split across approximately 3,000 other producers.

There are about 2.4 million pigs being grown in Australia at any one time and this supports approximately 34,000 jobs and adds an estimated $6 billion to the national economy each year. JBS currently has company owned breeding and growing facilities at this facility in Corowa NSW, as well as St Arnaud (VIC), Gre Gre (VIC), Huntly (VIC), Moulamein (NSW) and Bungowannah (NSW).

1.2 THE PROJECT

1.2.1 Project Overview

The applicant is proposing to lodge a State Significant Development (SSD) Application for a proposed new Pig Breeder and Weaner farm on land at 284 Wongalea Road, Rennie, NSW, 2646 formally described as Lot 59 on DP752281.

The proposed farm will accommodate 35,000 breeder pigs and 38,400 weaner pigs across the proposed development with a capacity of 73,400 pigs in total. A preliminary site layout plan has been included as **Appendix 1** and is shown in ***Figure 1***.

The proposed breeder farm will create a best practice, bio-secure breeding and weaning farm to service JBS's growing operations, and importantly, allow the existing breeder farm to re-locate away from JBS's co-located breeding and growing operations at Redlands Road 7.5km north-west of the township of Corowa.

The existing Corowa (Redlands) Piggery has been operating since 1975 and over this time has expanded to currently house up to 300,000 pigs. The on-site abattoir was built in 1985 and currently has a maximum throughput of approximately 650,000 pigs per annum. These pigs are sold to both domestic and international markets. The existing Corowa Piggery is a combined breeder / grower farm with 5 individual modules within the existing site boundary.

In response to contemporary bio-security and risk management considerations, JBS is relocating the breeding and genetic operations off the Corowa Piggery to ensure breeding and genetic stock is suitably separated in the unlikely event of a disease outbreak. Concurrently, the existing growing operations at the Corowa Piggery are also being progressively upgraded with a new grower sheds replacing aged infrastructure. Two (2) new greenfield modules are also being progressed by the Applicant which are subject to a separate State Significant Development Application.

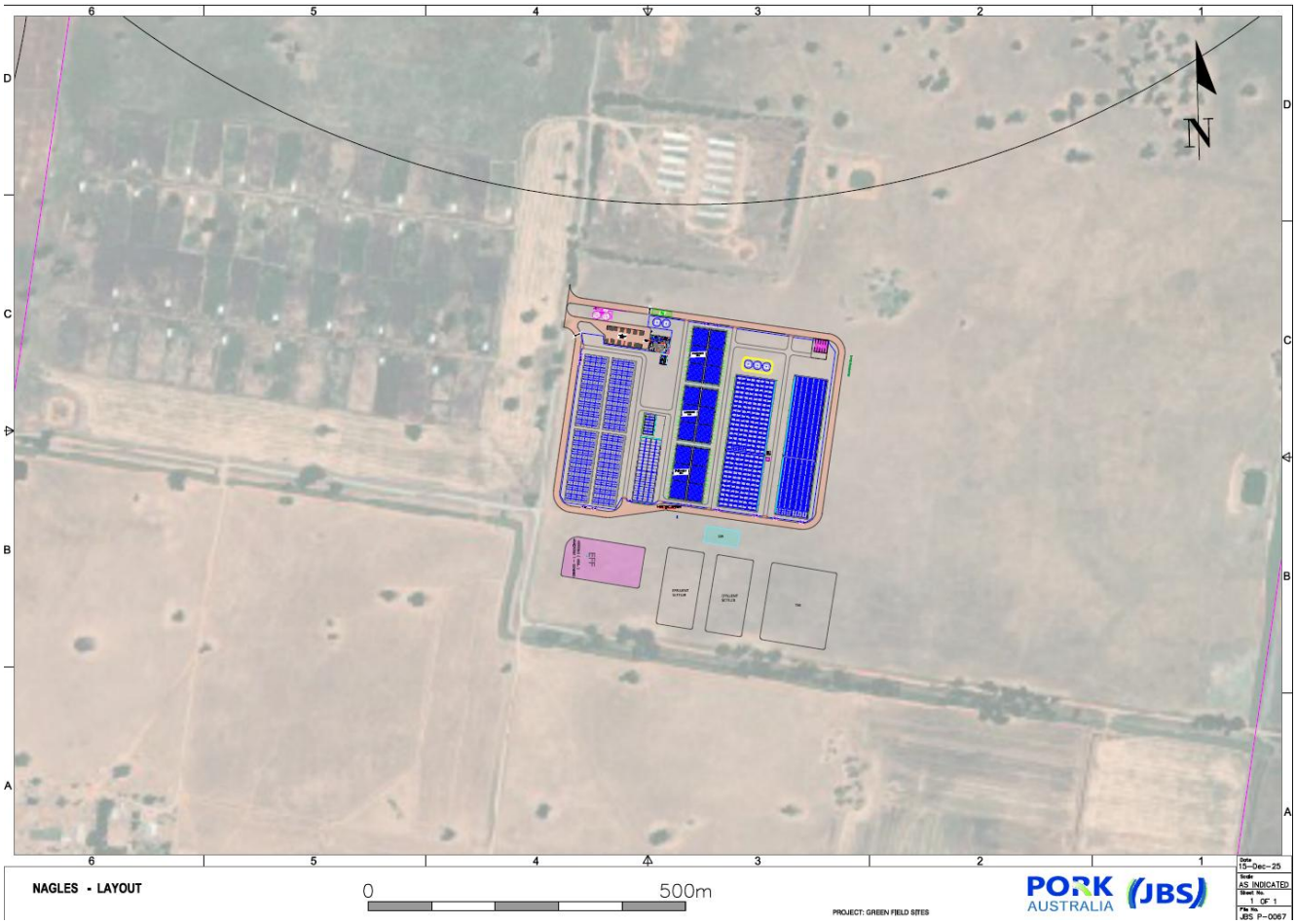

Figure 1: Preliminary Site Layout Plan (JBS, 2025)

1.2.2 Relationship with Other JBS SSD Projects

As part of the staged removal of breeding stock from the Corowa site, the farm will ultimately be converted to a grower operation only, with breeding to be undertaken on separate off-site breeder farms to enhance biosecurity.

Separate SSD applications are being prepared and lodged concurrently for the Corowa grower farm, two other new breeder farms and one genetic /nucleus farm within the Federation Council area (refer to ***Figure 2***).

The local alterations and additions development applications recently lodged with Federation Council allow JBS to rebuild the current grow-out market sheds with significantly improved animal welfare conditions and environmental performance. These approvals will allow an ongoing staged building schedule to continue to be rolled out until December 2027.

At this point, JBS will need to wait until the new nucleus and breeding farm sites are approved and constructed. Once they are constructed, the sows can be moved into their new locations and JBS can then continue to complete the remaining approved market sheds. JBS will also need the new greenfield market sheds approved for Corowa to be able to accommodate the pigs produced from the breeding sites.

Timing of approvals and staging of works will be carefully managed to minimise disruption and ensure the continuity of operations across the JBS sites. In this regard, it is expected that the five SSD EISs may be assessed concurrently by the Department.

Figure 2: JBS SSD Projects proposed in the Federation Council Area

1.2.3 Core Objectives

The core objectives of the project are as follows:

- Develop a modern, best practice breeder farm with capacity to accommodate up to 35,000 pigs and 38,400 weaner pigs across the proposed development with a capacity of up to 73,400 pigs in total.
- Enhance the bio-security of JBS's operations by separating growing and breeding farms on the Corowa Piggery onto individual sites.
- To provide a safe and reliable supply of stock to support JBS's existing and expanded growing operations.
- To meet the forecast increase in demand for pork production in Australia to service both national and international markets.

1.2.4 Development History

The majority of the subject site has been cleared of native vegetation and continually used for agricultural purposes (primarily cropping) since at least 1977 as illustrated by historical aerial imagery of the site (refer to ***Figure 3***). A piggery was first approved on the site in 1999 for 1990 pigs (DA Ref: 1999/21). An additional approval for 4500 pigs was granted in 2001 (DA Ref: 2001/90) and a further approval for a free-range piggery was granted in 2014.

Figure 3: Historical Aerial Photography - December 1977 (NSW Historical Imagery, 2025)

1.2.5 Project Alternatives

The alternatives to the proposed development include:

a) Do Nothing.

b) Construction of new Breeder/Weaner Farm on an alternative site.

These alternatives are considered in **Table 1** below.

Table 1: Project Alternatives

ALTERNATIVE	DISCUSSION
Do Nothing	In response to contemporary bio-security and risk management considerations, JBS is relocating the breeding operations off the Corowa Piggery to ensure breeding stock is suitably separated in the unlikely event of a disease outbreak. Retention of the operations on the existing piggery, may result in a significant loss of both growing and breeding stock which would have the potential to affect up to 8% of Australia's pig herd for a number of years, creating a significant shortfall in the supply of pork products in Australia. As such, maintaining the current co-located breeding and growing operations on site is not considered to a viable or realistic alternative.
Construction of a new Breeder Farm on an alternative site.	Construction of new farms at alternate sites near Corowa is an option, but suitable unconstrained sites with the required size and buffer distances are limited. JBS has already undertaken an extensive site selection exercise to determine potentially viable

ALTERNATIVE	DISCUSSION
	sites for a new breeder/weaner farms in the region, which have resulted in the identification of the subject site and progression of this application. In this regard, the site has a specific contribution of factors which make it an ideal location for the project including: • A location within 1 hour of the growing farms to minimise transport distances and maximise animal welfare during stock transfer. • A location which will enable existing, trained staff to re-locate from the existing Corowa Farm without significant disruption. • Access to existing B-Double Routes with efficient connections to the grower farms and feed supply. • Provision of an appropriate and reliable water source suitable for breeding operations. • Access to all necessary infrastructure networks including power, telecommunications and roads. • Minimal environmental, cultural and or physical constraints which would preclude delivery of breeder farm of this size. • Appropriate zoning and planning provisions within the applicable LEP, DCP and SEPPs to support a development application. • Adequate separation from sensitive receptors to avoid potential amenity impacts including noise and air emissions. • Land that is available for purchase at a price which does not make the project financially unviable. While alternate sites may be identified, the subject site meets all the above characteristics and can be delivered in an efficient manner with minimal negative environmental, social or economic impacts. As such, it is considered that this specific site is suitable for the development. Moreover, alternate sites that have been identified, and are concurrently being pursued by the Applicant to provide additional breeder supple in the region.

The alternatives to the proposed development are financially unviable, unlikely to succeed, or do not represent an efficient approach to pork production in Australia in order to meet the market demand. Further, as demonstrated within this Scoping Report, the proposed development can be undertaken in a manner consistent with all applicable environmental and planning safe-guards and standards and as such, the project as proposed is clearly the best option.

1.3 SITE INFORMATION

The proposed Rennie breeder and weaner farm is located at 284 Wongalea Road, Rennie, NSW, 2646 formally described as Lot 59 on DP752281 and is located approximately 28km north west of Corowa, NSW (see ***Figure 4***). The proposed site is currently used for rural production purposes (cropping).

The total site area that will form part of the SSD Application (black outline in ***Figure 4***) is approximately 888 hectares and is zoned RU1- Primary Production (as per Corowa LEP 2012). The project footprint itself is approximately 25 hectares as illustrated by the red dashed box.

The lots that will form part of the application are listed below for reference:

- Lot 59 on DP752281
- 1/DP1095207
- 20/DP752281
- 23/DP752281

- 41/DP752281
- 1/DP508519
- 2/DP508519
- 1/DP102328
- 1/DP628735
- 2/DP1095207

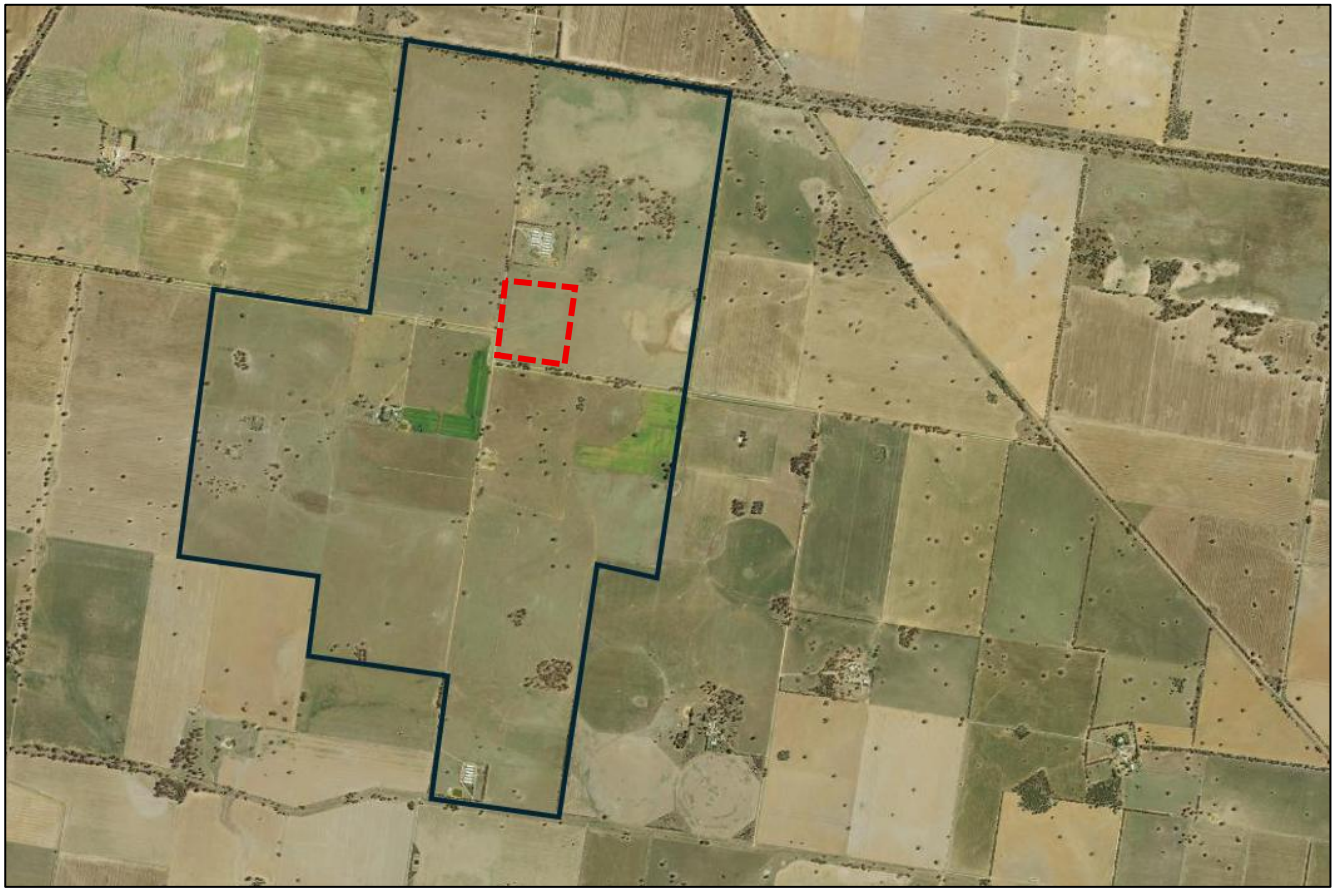

Figure 4: Site Aerial (NSW Planning Portal Spatial Viewer, 2025)

Figure 5: Site Context (NSW Planning Portal Spatial Viewer, 2025)

While surrounding land uses are primarily agricultural in nature, there are some rural dwellings (sensitive receptors) in the general vicinity of the site which may be impacted by operations. The closest off-site dwelling is located 1.8km north of the site and is identified as a Sensitive Receptor 2 on *Figure 6*, Sensitive Receptor 1 is located on a land parcel that forms part of the SSD Application. Other than Sensitive Receptor 2 there are no other sensitive receptors located within a 2.5km radius of the site.

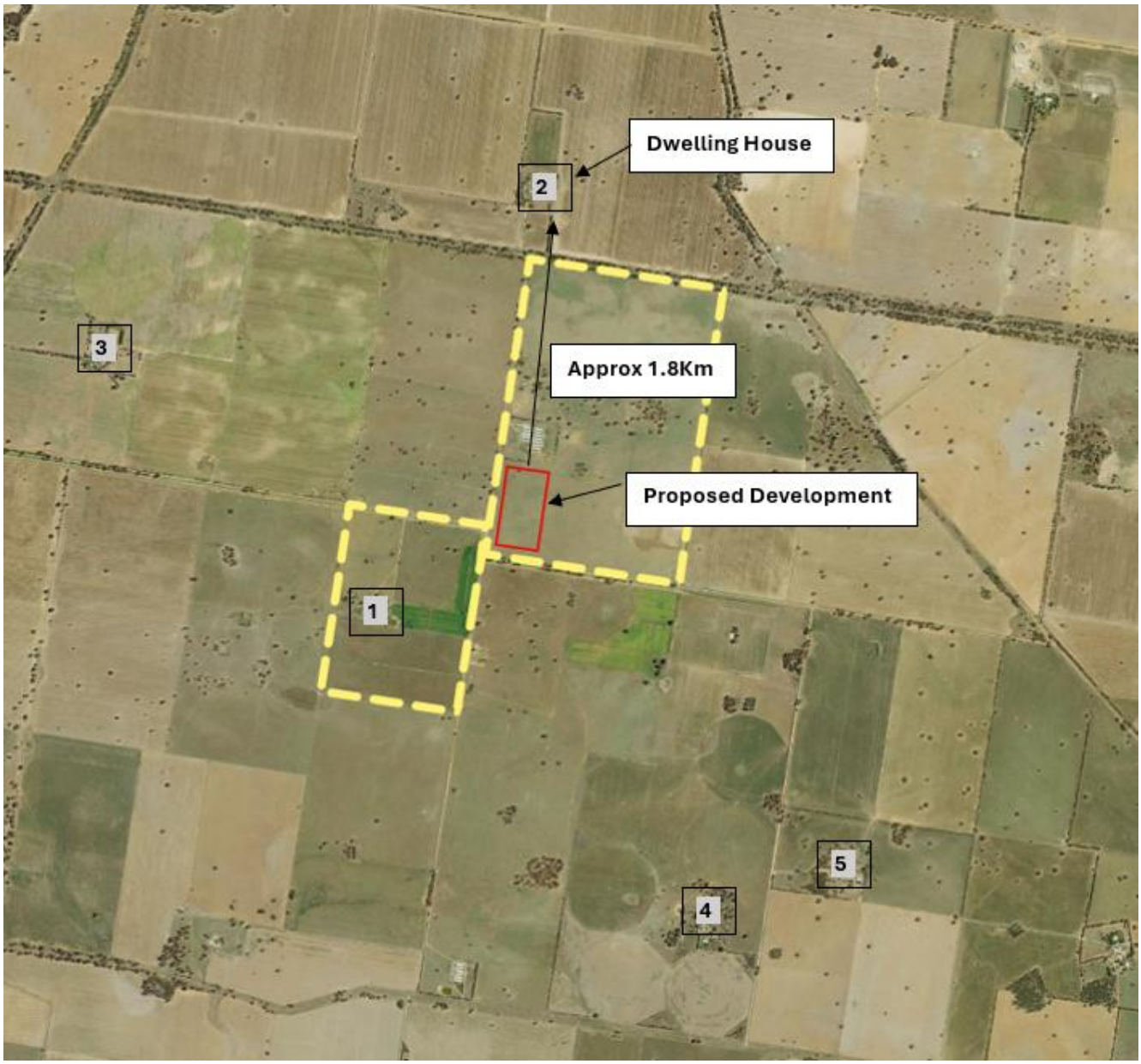

Figure 6: Nearest Sensitive Receptors (JBS, 2025)

Table 2: Distances to Sensitive Receptors / Environments (Corowa, EMP 2024)

RECEPTORS	NAME	APPROXIMATE DISTANCE (M)
Rural Dwelling	10122 Riverina Highway	1,800
Large town >2000 people	Corowa	28,000
Major watercourse	Murray River	25,000
Other watercourse	Wangamong Creek	11,000
Public road (> 50 vehicles per day)	Riverina Highway	Adjoining
Public road (< 50 vehicles per day)	Lucelle Road	Adjoining

2. STRATEGIC CONTEXT

2.1 REGIONAL AND LOCAL PLANNING CONTEXT

2.1.1 Riverina Murray Regional Plan 2041

The *Riverina Murray Regional Plan 2041* is a 20-year strategic blueprint that sets the framework, vision, and direction for land-use planning for future needs for housing, jobs, infrastructure, a healthy environment, and connected communities. The document's vision states the region's diversified economy draws from its reputation as one of Australia's premium agricultural areas and seeks to capitalise on the forecast growth in global demand for food and resources. Intensive agriculture, food and fibre processing are identified as key economic opportunities and drivers for the region.

In particular, Objective 12 of the plan identifies that

> "*Agriculture is the primary use of rural land in the region due to its soil types, landscapes, availability of water and climatic conditions as well as the diversity of its production, supporting industries and access to markets. Agriculture drives secondary industries such as processing, milling, pressing, canneries and transport.*"
>
> *Agricultural diversity contributes to the region's resilience, a major factor in the region's agricultural success, and includes:*
>
> - *beef production, cropping, fruit and nuts, which are dominant in the region's east.*
> - *cropping, beef, pigs, poultry and dairy, primarily through irrigated agriculture near the Murray River.*
> - *the Western Riverina plains which support agriculture and associated industries enhanced by irrigation districts, such as cotton, rice and horticulture (citrus, grapes and nuts).*

In addition, the regional plan identifies that Land use planning can support productive agricultural lands by:

- avoiding the *fragmentation* of rural land from housing so that farms can cost effectively consolidate and minimise land use conflict or loss of highly productive agricultural lands.
- *locating value-add industries where they can support agricultural production.*
- *ensuring land uses adjacent to highly productive agricultural land are compatible with agricultural production activities or have adequate buffers.*
- *identifying and managing land use impacts on productive agricultural areas and areas with opportunities for economies of scale and access to assets such as processing or logistics.*

The proposed development of a breeder and weaner farm closely aligns with the vision for the region as it will support significant growth in agriculture, agribusiness and livestock meat production, while capitalising on the existing site attributes which provide a significant buffer to neighbouring properties.

2.1.2 Local Planning Context

The ***Corowa Local Environmental Plan 2012*** (CLEP 2012) identifies the site within the RU1 Primary Production zone (see

Figure 7). The proposed development is defined as **Intensive Livestock Agriculture** and is **permitted with consent** within the RU1 Zone.

The objectives of the zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*

- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

As such, it is considered that the proposed development closely aligns with the RU1 Zone objectives.

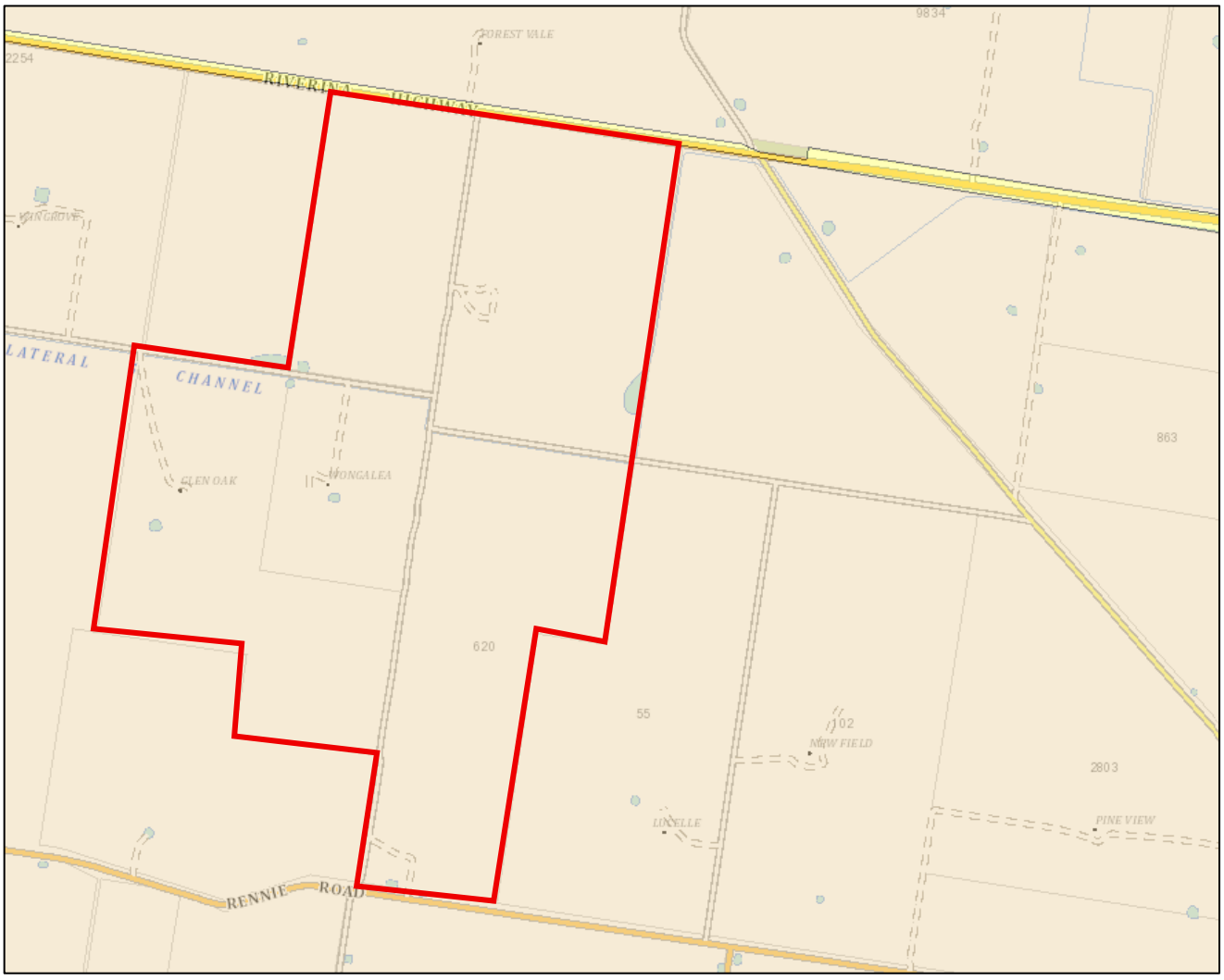

Figure 7: RU1 Zone - Corowa LEP (NSW Planning Portal Spatial Viewer, 2025)

2.2 IMPORTANT NATURAL OR BUILT FEATURES

2.2.1 Built Features

The subject site is not improved by any built structures and currently consists of cultivated paddocks. An existing pig weaner farm is located to the north of the proposed project footprint on the same land parcel. The eighteen (18) existing pig sheds on the site will be decommissioned upon completion of new breeder/weaner farm.

2.2.2 Infrastructure

The subject site is note serviced by urban infrastructure beyond a direct road frontage to Lucelle Road and Riverina Highway. All required servicing infrastructure will be able to be provided to accommodate the proposed development as detailed below.

2.2.2.1 Electricity

A transformer and generator are proposed on site as part of the proposed development. Connection to Essential Energy's (EE) electricity network will also be via extension of the existing overhead network to the south of the site along Wongalea Road and subject to agreement with EE.

2.2.2.2 Water Supply

No external water pipeline connection will be required to service the proposed development. The operation will be serviced by a combination of on-site groundwater bores (200 ML per year) and five 400,000 L water tanks as shown in the site plan. This is used for a variety of purposes including:

- Drinking water for the piggery stock.
- Wash down water for cleaning of sheds between batches.
- Staff Amenities, drinking water, hand washing, toilets and showers).
- Watering of planted buffers and landscaping.
- Rain water storage on site.

Two additional 288 KL capacity fire water tank will also be provided, reserved for emergency use in the event of a fire.

2.2.2.3 Roads

The site has direct frontage to Lucelle Road and Riverina Highway. The site will be accessed from Lucelle Road which is adjoining to the site and will then have access to Riverina Highway.

2.2.3 Natural Features

The site is generally flat and has continually cultivated for cropping purposes since at least 1977.

There is an irrigation drainage channel located to the south of the project footprint (running east-west). This flow path is not a natural channel that has been artificially improved, does not include beds and banks and as such is not considered to conform with the definition of river for the purposes of the *Water Management Act 2000*.

Native vegetation is confined to mature vegetation towards the north of the site and along the boundaries. There is no native vegetation within the area proposed for the farm footprint and there for no need to clear any native vegetation within the site.

Figure 8: NSW Hydroline Spatial Mapping (NSW Spatial Services, 2025)

2.3 HAZARDS AND RISKS

As outlined below, due to sites characteristics and historic agricultural activities on the site, it is not significantly impacted by major hazards.

- **Flooding:** The site is not impacted by flooding and does not contain any major wetlands or watercourses.
- **Steep Slopes / Landslide:** The site does not contain steep slopes or landslide prone areas.
- **Soils:** The site does not contain potential acid sulphate soils and is not identified as salinity prone land.
- **Mine Subsidence:** The site is not impacted by historic mining activities.

Regardless, the above matters will still be addresses and assessed as part of project.

The potential hazards and environmental risks which warrant more detailed investigation are discussed in more detail within Section 6 of this report and include:

- **Aboriginal Archaeology:** As the works are proposed within an area that has been previously cultivated, there is a low potential for impacts on items of significance as a result of the proposed construction activities. Regardless, an Aboriginal Cultural Heritage Assessment Report (ACHAR) will be prepared for the project.
- **Bushfire**: Due to historic agricultural activities and clearing, the site is not mapped by the Rural Fire Service (RFS) as a bush fire prone land. Notwithstanding the above, bushfire threat will be considered within the SSD submission to minimise potential risks to the site and operations.
- **Contamination**: As the site has been historically used for cultivation, potential contamination from past activities is considered to be a low risk but will require further examination. Due to the nature of the existing and proposed uses, contamination (if encountered) is not expected to place significant limitations on the proposed development.
- **Storage and Use of Dangerous Goods:** Potential impacts from the onsite storage and use of dangerous goods will be considered.
- **Odour and Dust Impacts:** With respect to the shed emissions, like all animals, pigs have an inherent smell. This smell cannot be prevented but can be minimised via shed management, and appropriate dispersal. Waste water and washdown water collected from the sheds can also be a source of odour if not treated correctly. An Air Quality Impact Assessment will be prepared for the project to assess the potential impact of the development in terms of dust and odour.
- **Noise Impacts:** Noise emissions (animal and fan noise) associated with the proposed breeder farm will require further assessment. As the modern sheds, are fully enclosed and climate controlled, they are expected to result in some level of noise suppression. A Noise Impact Assessment will be prepared.
- **Traffic Impacts:** The project is not expected to result in significant adverse traffic impacts. A Traffic Impact Assessment will be prepared.
- **Water Quality impacts:** Treatment of effluent at the piggery will be achieved by biological treatment, consisting of anaerobic, settling and polishing ponds which converts the organic matter within the wastewater to more stable and less offensive forms. Wastewater and water quality management will be detailed further in the EIS. A Stormwater Management Plan (SWMP) will be prepared and submitted with the EIS which will confirm the appropriate stormwater management regime to prevent or minimise adverse environmental impacts and achieve acceptable levels of stormwater quality and quantity in accordance with the applicable standards

2.4 CUMULATIVE IMPACTS

The potential for cumulative impacts associated with the new pig breeder farm and existing agricultural activities will be considered in the relevant EIS technical assessments.

2.5 VOLUNTARY PLANNING AGREEMENTS

There are no Voluntary Planning Agreements applicable to the site or proposed as part of this development.

3. PROJECT DESCRIPTION

3.1 USES AND ACTIVITIES

3.1.1 New Breeder and Weaner Farm

In response to the proposed removal of breeding sows from the existing JBS Corowa, a new breeder farm is required. A preliminary site layout plan is included as **Appendix 1** and shown in ***Figure 10*** and ***Figure 10*** below for reference.

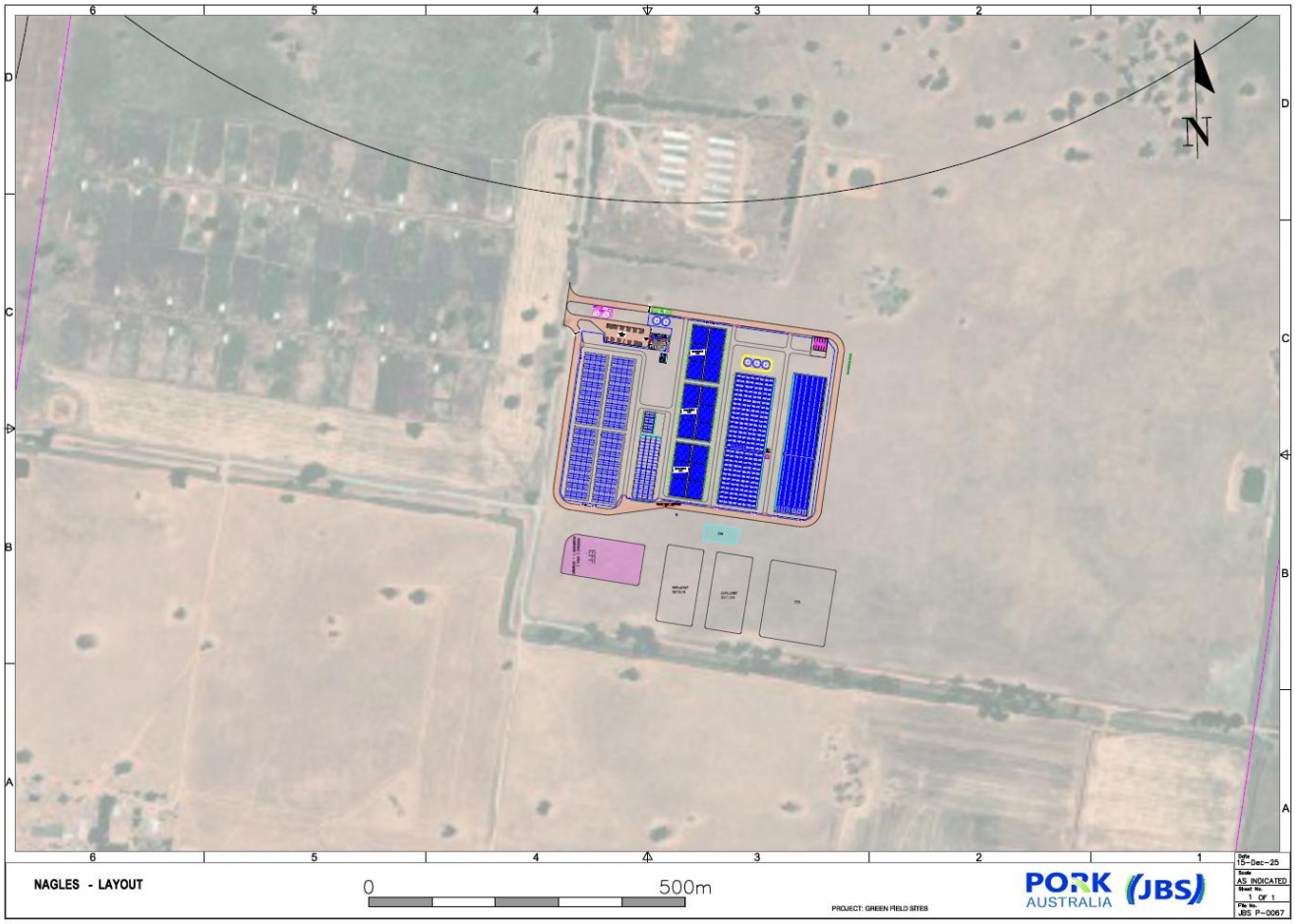

Figure 9 Preliminary Site Layout Plan on aerial base (JBS, 2025)

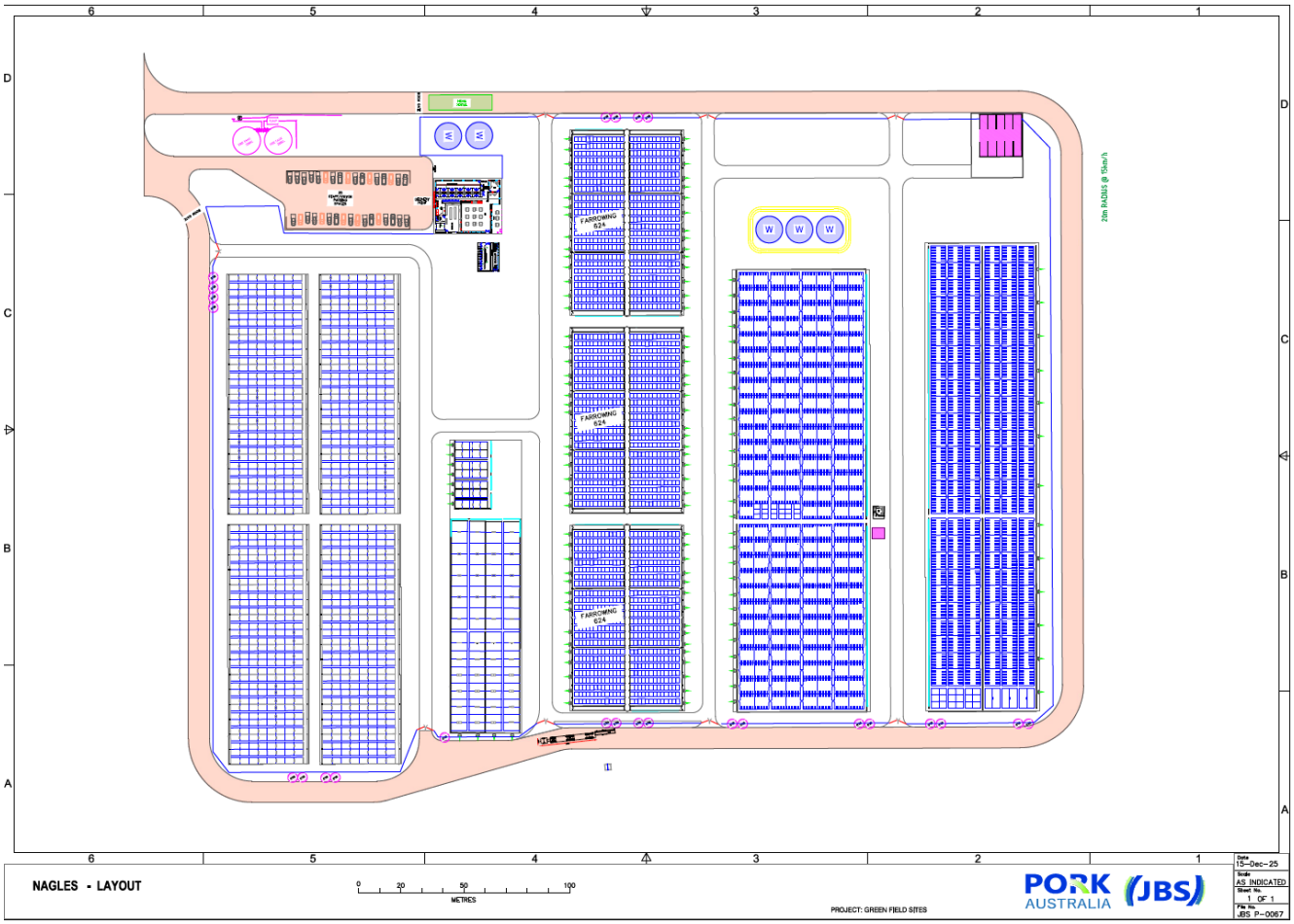

Figure 10: Preliminary Site Layout Plan (JBS, 2025)

The proposed development is for the construction of a new Breeder and Weaner Farm which will consist of pig sheds along with an on-site wastewater treatment pond and ancillary works. The proposed development will accommodate 35,000 breeder pigs and 38,400 weaner pigs across the proposed development site with a maximum capacity of 73,400 pigs in total. The proposed sheds, ancillary buildings and supporting infrastructure to be constructed on the site is listed below.

- Four (4) nursery sheds.
- One (1) Gilt Development Unit (GDU) shed.
- Three (3) x farrowing sheds.
- One (1) gestation or dry sow shed.
- One (1) mating and early gestation shed.
- A fully bunded composting shed for on-site composting of mortalities.
- Five (5) 400,000 L water tanks.
- Two 288KL capacity fire water tank.
- Stormwater Detention Pond.
- Truck disinfectant wash on entry.
- A Waste Water Treatment System consisting of
    - A Covered Anaerobic Lagoon (40ML).
    - 2 x Effluent settling ponds.

  - Effluent Storage Pond.
- Transformer and generator site.
- 35 parking spaces for visitors and staff.
- Administration and amenities building including:
  - Office.
  - Lunch Room.
  - Medical / Store Room.
  - Sterilizing Room.
  - Laundry.
  - Semen Delivery Room.

A breakdown of the proposed operation of the breeder farm facility and its individual components is described in further detail in Section 3.1.2 below.

3.1.2 Breeder and Weaner Farm Operations

The combined breeder and weaner farm will be operated as a closed facility and will function under strict biosecurity protocols. Once operational, the breeding farm will be responsible for production of its own replacement female breeders, and only semen (not breeding males) is required to be brought into the site for impregnation of the sows.

All progeny that are not needed to maintain the breeding operations are transferred at weaning into the nursery buildings, before then moving to the Corowa Piggery main progeny site (progeny only site) where they are grown to market requirements and then harvested.

The proposed breeding and weaning operations on the site will be undertaken within a series of sheds as follows:

- Four **Nursery Shed** accommodating pigs from weaning age (25 days) up to 10 weeks of age.
- From the nursery sheds, young female pigs are moved to the **Gilt Development Unit (GDU) Shed** where young female pigs (gilts) are grown out to maturity (from 11 to 30 weeks of age).
- The three **farrowing sheds** are where sows on the farm give birth and raise the piglets until weaning age.
- The **gestation or 'dry sow' shed** accommodates confirmed pregnant sows while in gestation
- The **mating and early gestation shed** is where sows that are weaned from the farrowing sheds are rebred and gestate until confirmed pregnant. At this point they are then moved into the gestation or 'dry sow' shed.

3.1.3 Hours of Operation

As an intensive livestock agriculture operation, the site requires the flexibility to operate up to 24 hours per day, 7 days per week. However, as shown in **Table 3** below, a majority of the operations occur during daylight hours.

Table 3: Hours of Operation

AREA	TYPICAL OPERATING TIMES
SITE OFFICE ADMINISTRATION	6:30AM – 5:30PM
LIVESTOCK OPERATIONS	6:00AM – 6:00PM

3.1.4 Office and Staff Amenities

The proposed office and amenities building will be for use by employees onsite only. Sewage generated from the staff amenities will be treated by the proposed onsite septic systems and used for onsite irrigation.

35 parking spaces will be provided in the vicinity of office building to enable staff and visitors to park vehicles in a controlled manner and keep work areas free from unnecessary vehicles movements. The proposed operation will provide employment for around 35 full time equivalent (FTE) positions including administration and livestock staff.

3.1.5 Haulage

The site has direct access from Lucelle Road which is an unsealed two-way, local road. Access to the wider road network will be gained via an intersection with Riverina Highway at the north of the site.

Table 4: Estimated Weekly Vehicle Movements

NEW BREEDER VEHICLE MOVEMENTS	WEEKLY VEHICLE MOVEMENTS
FEED	5 x B-Doubles
WEANERS OUT	2 x B-Doubles
CULLS	1 x B-Double
STAFF	25 x Vehicles per day
WEED CONTROL	1 x Ute
PEST CONTROL	1 x Ute
WASTE COLLECTION	1 x skip bin truck
DELIVERIES	2 x light trucks
VISITORS/VETS ETC.	4 x cars
SEMEN DELIVERY	3 x Utes

Potential upgrades to Lucelle Road and the intersection with Riverina Highway may be required subject to further investigation within the Traffic Impact Assessment to be prepared as part of the EIS.

3.2 ALTERNATIVES

As part of the preparation of the EIS, the layout of the breeder farm may change following input from various technical experts and design considerations. No other major alternatives to the project are currently being considered.

4. STATUTORY CONTEXT

4.1 OVERVIEW

A brief overview of the key statutory requirements for the project is presented in Table 1 below.

Table 5: Statutory Requirements

MATTER	GUIDANCE
Power to Grant Consent	***Environment Planning and Assessment Act 1979.*** 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 an Estimated Development Cost in the order of $71 Million, the project is classified as SSD. Under clause 4.5 of the EPA Act 1979, the Consent Authority for the SSD is the Minister or the Independent Planning Commission.
Permissibility	The ***Corowa Local Environmental Plan 2012*** (LEP) identifies the site within the Primary Production RU1 Zone. The proposed development is defined as an **Intensive Livestock Agriculture** and also included in the group definition of **agriculture** as follows: ***Intensive Livestock Agriculture*** *means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses, sheep or other livestock, and includes any of the following: -* *a) Dairies (restricted)* *b) Feedlots,* ***c) Pig farms,*** *d) Poultry farms,* *But does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.* ***Agriculture*** *means any of the following –* *(aaa) agritourism,* *(a) Aquaculture,* *(b) Extensive agriculture,* *(c) Intensive livestock agriculture,* *(d) Intensive plant agriculture.* Under the LEP Land Use Table, the development of ***Intensive Livestock Agriculture*** within the Primary Production RU1 Zone is Permitted with Consent. There are no aspects of the development that are classified as prohibited development.
Other Approvals	**Protection of the Environment Operations Act 1997:** Various aspects of the proposed livestock processing activity area classified as Scheduled Activities accordance with Schedule 1, Item 22 of the POEO Act (see below). ***22 Livestock intensive activities*** ***(1) This clause applies to the following activities—***

MATTER	GUIDANCE
	..... ***pig accommodation, meaning the accommodation of pigs for commercial production.*** ***(2) Each activity referred to in Column 1 of the Table to this clause is declared to be a scheduled activity if it meets the criteria set out in Column 2 of that Table.*** ***...*** ***pig accommodation - capacity to accommodate more than 2,000 pigs or 200 breeding sows at any time.*** The NSW EPA is triggered as an Integrated Authority for the SSD. An Environment Protection Licence will be required to conduct the proposed activity on the site. **EPBC Act 1999:** As a result of historical clearing and existing agricultural activities on the site, it is not expected that the project will have a significant impact on any Matters of National Environmental Significance (MNES) and as such is unlikely to constitute a controlled action. **Designated Development:** As the proposal is classified as SSD, the designated development classifications under Schedule 3 of the of the *Environmental Planning and Assessment Regulation 2021* do not apply. However, if the proposal was not classified as SSD, the proposal would be classified as designated development under Item 38 Pig Farms.
Pre-conditions to exercising the power to grant consent	Refer to Table 6 below.
Mandatory matters for consideration	Refer to Table 6 below.

Table 6: Pre-conditions and Mandatory Matters for Granting Consent

STATUTORY REFERENCE	PRE-CONDITION
SEPP (Resilience and Hazards) 2021 – Section 3.12	*In determining an application to carry out development to which this Part applies, the consent authority must consider (in addition to any other matters specified in the Act or in an environmental planning instrument applying to the development)—* *(a) current circulars or guidelines published by the Department of Planning relating to hazardous or offensive development, and* *(b) whether any public authority should be consulted concerning any environmental and land use safety requirements with which the development should comply, and* *(c) in the case of development for the purpose of a potentially hazardous industry—a preliminary hazard analysis prepared by or on behalf of the applicant, and* *(d) any feasible alternatives to the carrying out of the development and the reasons for choosing the development the subject of the application (including any feasible alternatives for the location of the development and the reasons for choosing the location the subject of the application), and* *(e) any likely future use of the land surrounding the development.*
State Environmental Planning Policy	*4.6 Contamination and remediation to be considered in determining development application*

STATUTORY REFERENCE	PRE-CONDITION
(Resilience and Hazards) 2021	*(1) A consent authority must not consent to the carrying out of any development on land unless—* *(a) it has considered whether the land is contaminated, and* *(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and* *(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.* *(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subsection (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.*
State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Section 3.7	*3.7 Step 2—Is the land core koala habitat?* *(1) Before a council may grant consent to a development application for consent to carry out development on land to which this Part applies that it is satisfied is a potential koala habitat, it must satisfy itself as to whether or not the land is a core koala habitat.* *(2) The council may be satisfied as to whether or not land is a core koala habitat only on information obtained by it, or by the applicant, from a person with appropriate qualifications and experience in biological science and fauna survey and management.* *(3) If the council is satisfied—* *(a) that the land is not a core koala habitat, it is not prevented, because of this Chapter, from granting consent to the development application, or* *(b) that the land is a core koala habitat, it must comply with section 3.8.*
Corowa LEP 2012	***Clause 5.18 Intensive livestock agriculture*** *(3) In determining whether or not to grant development consent under this Plan to development for the purpose of intensive livestock agriculture, the consent authority must take the following into consideration—* *(a) the adequacy of the information provided in the statement of environmental effects or (if the development is designated development) the environmental impact statement accompanying the development application,* *(b) the potential for odours to adversely impact on the amenity of residences or other land uses within the vicinity of the site,* *(c) the potential for the pollution of surface water and ground water,* *(d) the potential for the degradation of soils,* *(e) the measures proposed to mitigate any potential adverse impacts,* *(f) the suitability of the site in the circumstances,* *(g) whether the applicant has indicated an intention to comply with relevant industry codes of practice for the health and welfare of animals,* *(h) the consistency of the proposal with, and any reasons for departing from, the environmental planning and assessment aspects of any guidelines for the establishment and operation of relevant types of intensive livestock agriculture published, and made available to the consent authority, by the Department of Primary Industries (within the Department of Industry) and approved by the Planning Secretary.* ***Clause 7.1 Earthworks*** *(3) Before granting development consent for earthworks, the consent authority must consider the following matters—*

STATUTORY REFERENCE	PRE-CONDITION
	(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality of the development, *(b) the effect of the development on the likely future use or redevelopment of the land,* *(c) the quality of the fill or the soil to be excavated, or both,* *(d) the effect of the development on the existing and likely amenity of adjoining properties,* *(e) the source of any fill material and the destination of any excavated material,* *(f) the likelihood of disturbing relics,* *(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,* *(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

4.2 OTHER STATUTORY CONSIDERATIONS

4.2.1 Commonwealth EPBC Act 1999

As a result of historical clearing and existing activities on the site, it is not expected that the project will have a significant impact on any Matters of National Environmental Significance (MNES) and as such it is unlikely to constitute a controlled action. Regardless, potential Matters of National Environmental Significance will be considered as part of the required BDAR to be prepared for the project.

4.2.2 Biodiversity Conservation Act 2016

A Biodiversity Development Assessment Report (BDAR) prepared in accordance with the Biodiversity Assessment Methodology 2020 (BAM) will be prepared for the SSDA (if required) having regard for vegetation and matters of ecological significance which may be impacted by the development. As the proposed sheds will be constructed within the existing cleared and cultivated areas, it is unlikely that any further disturbance of native vegetation will be required to facilitate the development. Regardless, an ecological assessment will be undertaken to identify any matters of significance, assess potential impacts associated with the proposed development and determine if a BDAR is required.

4.2.3 Contaminated Land Management Act 1997

This Act establishes a process for investigating and, where appropriate, remediating significantly contaminated land. Minor contamination matters are assessed under the planning and development framework, including *State Environmental Planning Policy (Resilience and Hazards) 2021*. Potential contamination from historic activities and exposure risk due to new construction activities will need to be considered as part of the SSD submission. A Preliminary Site Investigation for the site will be prepared.

4.2.4 Rural Fires Act 1997

The subject site is not located within a designated bushfire prone area and does not require authorisation under section 100B of the *Rural Fires Act 1997* as the project does not involve residential development or subdivision. In addition, Clause 4.41 of the EPA Act removes such requirement for State significant development. Notwithstanding the above, the potential bushfire threat will be considered within the SSD submission with mitigation measures identified to minimise potential risk to the site and operations from bushfire.

4.2.5 National Parks and Wildlife Act 1974

Under the *National Parks and Wildlife Act 1974*, it is an offence to harm an Aboriginal object or Aboriginal place, or in relation to an object, move the object from the land on which is has been situated. A search of the Heritage NSW, Aboriginal Heritage Information Management System (AHIMS) does not identify, and known Aboriginal Objects or Site within or in proximity to the subject site. This is likely the result of the historic rural activities having caused significant and sustained ground disturbance. However, an Aboriginal Cultural Heritage Assessment Report (ACHAR) will be prepared for the project to identify any cultural heritage values or items.

In accordance with clause 4.41 of the EPA Act, an Aboriginal Heritage Impact Permit (AHIP) under section 90 of the *National Parks and Wildlife Act 1974* is not required for State significant development.

4.2.6 Roads Act 1993

Section 138 of the *NSW Roads Act 1993* requires the consent of the appropriate Roads Authority (in this case Federation Council) for any works or activities in a public road reserve. While the site will be predominantly serviced by the existing road network, new driveways connecting the site to Riverina Highway will be required. Further assessment will be required to determine the cross over formation and any ancillary works and infrastructure crossings within the public road reserves.

4.2.7 Heritage Act 1997

The subject land does not contain nor is it within the curtilage of or in the vicinity of items listed on the State Heritage Register. No Local Heritage items as identified within the *Corowa Local Environmental Plan 2012* are located on the subject site. As such, no approvals under the *Heritage Act 1977* are required.

4.2.8 Water Management Act 2000

Under the *Water Management Act 2000* a permit is required for a water use approval, water management work approval or activity approval. However, under Clause 4.41 of the EPA Act 1979, a water use approval under section 89, a water management work approval under section 90 or an activity approval (other than an aquifer interference approval) under section 91 of the *Water Management Act 2000*, is not required for State significant development. Regardless none of these types of works proposed as part of this development and the site does not propose any works on waterfront land.

4.2.9 Waste Avoidance and Recovery Act 2001

The *Waste Avoidance and Recovery Act 2001* seek to encourage the most efficient use of resources and to reduce the risk for environmental harm associated with generated waste streams. Given the existing nature of the use which, the treatment and re-use of treated effluent, and the minimal changes to site operations, the potential for additional waste generation beyond current operations is low. Any recyclable materials and packaging will be separated to minimise landfill. A Waste Risk Assessment will be prepared for the SSD which classifies the waste in NSW EPA Guideline and identifies all relevant reuse and disposal options.

4.3 STATE ENVIRONMENTAL PLANNING POLICIES

The following table identifies the applicability and implications of the SEPPs on the project.

Table 7: SEPP Applicability

STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021	
CHAPTERS	**APPLICABILITY**
Chapter 2 - State and Regional Development	**Applicable.** The proposed development has an Estimated Development Cost of more than $30 million and is classified as an Intensive Livestock Agriculture under Schedule 1, Item 1 of the SEPP. As such, the development is classified as State Significant Development.
Chapter 3 - Aboriginal Land	**N/A.** The site is not owned by a Local Aboriginal Land Council.
Chapter 4 - Concurrences and Consents	**N/A.** There are no concurrences of consents described in Chapter 4 applicable to the site.

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021	
CHAPTERS	**APPLICABILITY**
Chapter 2 - Vegetation in Non-Rural Areas	**N/A.** Chapter 2 does not apply to the Federation Council Area.
Chapter 3 - Koala Habitat Protection 2020	**Applicable.** Federation Council is listed in Schedule 1 of *State Environmental Planning Policy (Koala Habitat Protection) 2021*. The potential for vegetation on site to be considered Core Koala Habitat, and a requirement for a Koala Plan of Management will be considered as part of the Ecological Impact Assessment.
Chapter 4 - Koala Habitat Protection 2021	**N/A.** Chapter 4 does not apply in the RU1 zone within the Federation Council Area.
Chapter 5 – River Murray Lands	**N/A.** The site is not contained within the mapped application area.
Chapter 6 – Water Catchments	**N/A.** Federation Council Area is not located in the listed catchments and as such Chapter 6 does not apply.
Chapter 7 – 12 – Repealed	**N/A.** Chapters are repealed.
Chapter 13 – Strategic Conversation Planning	**Applicable.** The site not contained within a Strategic Conservation Planning Area.

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021	
CHAPTERS	**APPLICABILITY**
Chapter 2 - Coastal Management	**N/A.** The site is not located in the Coastal Zone.
Chapter 3 - Hazardous and Offensive Development	**Applicable.** Due to the nature of the activities undertaken on site the development is not expected to be hazardous or offensive development. Regardless, screening under the SEPP will be undertaken to review the storage and use of dangerous goods on the site and if required, a Preliminary Hazard Analysis will be prepared in accordance with the DPHI Guidelines.
Chapter 4 - Remediation of Land	**Applicable.** A Contaminated Land Investigation will be undertaken to identify any potential areas of contamination which may be disturbed as part of the proposed development.

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021	
CHAPTERS	**APPLICABILITY**
Chapter 2 - Infrastructure	**N/A.** The project does not involve any infrastructure related referrals.
Chapter 3 - Educational Establishments and Childcare Facilities	**N/A.** The project does not involve an Educational Establishment of Childcare Facility.
Chapter 4 - Major Infrastructure Corridors	**N/A.** The site is not within or adjacent to a major infrastructure corridor.
Chapter 5 - Three Ports-Port Botany, Port Kembla and Newcastle	**N/A.** The site is not located on the within the relevant port areas.

STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021	
CHAPTERS	**Assessment & Compliance**
Chapter 2 - Western Sydney Employment Area	**N/A.** The site is not located on the within Western Sydney Employment Area.
Chapter 3 - Advertising and Signage	**N/A.** No advertising or signage under Chapter 3 is proposed as part of this application.

STATE ENVIRONMENTAL PLANNING POLICY (RESOURCES AND ENERGY) 2021	
CHAPTERS	**APPLICABILITY**
Chapter 2 - Mining, Petroleum Production and Extractive Industries	**N/A.** The project does not involve mining or extractive industry.
Chapter 3 - Extractive Industries	**N/A.** The project does not involve mining or extractive industry.

STATE ENVIRONMENTAL PLANNING POLICY (PRIMARY PRODUCTION) 2021	
CHAPTERS	**APPLICABILITY**
Chapter 2 - Primary Production and Rural Development	**Applicable.** The project will involve primary production regulated by Chapter 2. Relevant provisions will be assessed as part of the EIS.
Chapter 3 - Central Coast Plateau Areas	**N/A.** The project is not located in the Central Coast Plateau Area.

STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – EASTERN HARBOUR CITY) 2021	
CHAPTERS	**APPLICABILITY**
All	**N/A.** The project is not located in the Eastern Harbour City.

STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – CENTRAL RIVER CITY) 2021	
CHAPTERS	**APPLICABILITY**
All	**N/A.** The project is not located in the Central River City precinct.

STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – WESTERN PARKLAND CITY) 2021	
CHAPTERS	**APPLICABILITY**
All	**N/A.** The project is not located in the Western Parkland City precinct.

STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS - REGIONAL) 2021	
CHAPTERS	**APPLICABILITY**

All	**N/A.** The project is not located in a listed State Significant Precinct.

4.4 COROWA LOCAL ENVIRONMENTAL PLAN 2012

The relevant clauses of the Corowa LEP 2012 are identified in the following table.

Table 8: Corowa LEP 2012 - Applicable Clauses

LEP CLAUSE	ASSESSMENT REQUIREMENTS
2.3 Zone Objectives and Land Use Table.	Under the *Corowa Local Environmental Plan 2012* (LEP), the subject site is located in the RU1 Primary Production zone. The objectives of the zone are: • *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.* • *To encourage diversity in primary industry enterprises and systems appropriate for the area.* • *To minimise the fragmentation and alienation of resource lands.* • *To minimise conflict between land uses within this zone and land uses within adjoining zones.* The proposed development is defined as an **Intensive Livestock Agriculture** and also included with the group definition of **agriculture** which is **permitted with consent** within the RU1 Zone.
4.3 Height of Buildings	The site is not attributed a maximum building height.
5.10 Heritage Conservation	The site does not contain any Heritage items listed in Schedule 5 of the LEP.
5.18 Intensive Livestock Agriculture	The matters for consideration under Clause 5.18, will be addressed within the EIS and associated technical reports.
7.1 Earthworks	Earthworks proposed as part of the development will consider the relevant LEP Provisions.

4.5 COROWA SHIRE DEVELOPMENT CONTROL PLAN 2013

Noting that a DCP does not apply to SSD as per clause 2.10 of the *State Environmental Planning Policy (Planning Systems) 2021*, the proposed development will have regard to and provide an assessment against the relevant components of the Corowa Shire DCP 2013.

5. ENGAGEMENT

5.1 ENGAGEMENT CARRIED OUT

On 12 June 2025, the Applicant commenced early community engagement activities covering the 5 concurrent SSDs that will be running for their projects. The engagement activities included the launch of a project website: https://www.rivalea.com.au/What-We-Do/Pork-Farm-Development, development of project fact sheets, and media releases to the community.

The intent of the early engagement was to establish open communication channels, ensure transparency and to identify and address community priorities as part of the SSD process. In addition to the broader communications surrounding JBS's upgrade projects, targeted consultation has also commenced regarding the specific Rennie Pig Breeder and Weaner Farm project. **Table 9** provides a summary of the early engagement activities undertaken to date.

Table 9: Early Engagement Activities

STAKEHOLDER GROUP	OUTCOMES
Neighbours	All neighbours within 4km of the project footprint have been letter box dropped with details of the project shared and direct follow-up contact has been made with all neighbour representatives.
Local Businesses	Corowa Wahgunyah and Rutherglen Local Business Chamber have been provided with detailed regular updated on the project.
Federation Council	Federation Council has been briefed on the proposed development in a project update briefing on 16 December 2025.

5.2 ENGAGEMENT TO BE CARRIED OUT

The early engagement activities will be expanded to the public following receipt of the SEARS as part of the design process and preparation of the EIS. Engagement expected to be carried out as is identified in Table 10 below.

Table 10: Potential Engagement Activities

POTENTIAL ENGAGEMENT ACTIVITY	TARGET AUDIENCE
Maintenance and additions to the Project Website	All
Letter and Flyer to immediate Neighbours within 2 km of the proposed development.	Neighbours
One on One meetings with the project team for neighbouring residents, Federation Council, interest groups and local businesses.	Neighbours; Local Business; Council, Interest Groups
A Print Advertisement to be placed in the Corowa Free Press. The advertisement provided project information and the consultation team phone number and email.	General Public
A Media Release to a locally circulating newspaper and ABC Radio. The media release will provide project information and the consultation team phone number and email.	General Public

POTENTIAL ENGAGEMENT ACTIVITY	TARGET AUDIENCE
Managed Email / Phone contact number for general enquiries and to provide feedback to the project team.	General Public

In addition to the above engagement activities, direct stakeholder consultation will be undertaken with a range of authorities, agencies and businesses including:

- DPHI
- Federation Council
- Transport for NSW
- Essential Energy
- Local Land Services
- NSW EPA
- NSW NRAR
- Rural Fire Service
- Department of Primary Industries
- Local Aboriginal Land Council and RAPs

6. PROPOSED ASSESSMENT OF IMPACTS

6.1 LAND CONTAMINATION

Potential contamination from historic activities and exposure risk due to new construction activities will need to be considered as part of the SSD submission. A preliminary contamination assessment will be prepared for the site and submitted as part of the EIS.

6.2 GEOTECHNICAL

Geotechnical investigation will be undertaken as part of the preparation of the EIS. The investigations will be required to inform the design and siting of the new sheds and waste water treatment system.

6.3 ECOLOGY

A Biodiversity Development Assessment Report (BDAR) prepared in accordance with the Biodiversity Assessment Methodology 2020 (BAM) will be prepared for the SSDA (if required) having regard for vegetation and matters of ecological significance which may be impacted by the development. As the proposed sheds will be constructed within the existing cleared and cultivated areas, it is unlikely that any further disturbance of native vegetation will be required to facilitate the development. Regardless, an ecological assessment will be undertaken to identify any matters of significance, assess potential impacts associated with the proposed development and determine if a BDAR is required.

As a result of historical clearing and existing activities on the site, it is not expected that the project will have a significant impact on any Matters of National Environmental Significance (MNES) and as such is unlikely to constitute a controlled action. Potential Matters of National Environmental Significance will be considered as part of the required BDAR to be prepared for the project.

6.4 TRAFFIC AND ACCESS

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.

6.5 INFRASTRUCTURE AND SERVICING

All required servicing infrastructure will be able to be provided to accommodate the proposed development. Assessment of these networks and on-site services proposed will be presented in the EIS identifying all necessary connections and upgrades.

6.6 STORMWATER MANAGEMENT

A Stormwater Management Plan (SWMP) will be prepared and submitted with the EIS which will confirm the appropriate stormwater management regime to prevent or minimise adverse environmental impacts and achieve acceptable levels of stormwater quality and quantity in accordance with the applicable standards. The SWMP will cover quality, quantity and erosion and sediment control during both the construction and operational phases.

With respect to quantity, sufficient detention will be provided to ensure there will be no worsening of stormwater runoff from the site, compared to existing conditions during the critical stormwater events.

Erosion and sediment control measures will be implemented and maintained through the duration of construction activities which may include measures such as sediment fences, sediment traps, pollution containment devices (e.g. sandbags), stormwater diversion and other control equipment such as containment bunds, hay bales and the like. A Sediment and Erosion Control Plan will be prepared and provided as part of the EIS.

6.7 DUST AND ODOUR

Odour generated from the piggery has three main sources:

- The piggery sheds.
- Wastewater treatment ponds.
- Irrigation of land with treated effluent.

With respect to the shed emissions, like all animals, pigs have an inherent smell. This smell cannot be prevented but can be minimised via dispersal.

The main source of odour from the sheds is pig excrement. The new sheds proposed as part of the breeder farm have an improved slat and pit configurations that will make for cleaner sheds and an expected reduction in odour.

The washdown water from the sheds will be collected in the effluent pits below the sheds and flushed regularly into the wastewater treatment ponds. Water used for flushing (recycled water) will come from the polisher pond. This water has been through the treatment process greatly reducing the concentration of malodours compounds.

The primary treatment ponds are the main odour source due to the anaerobic composition of the raw effluent. To reduce this risk, a biogas plant is proposed onsite whereby effluent from the proposed sheds are connected to a covered anaerobic pond for biogas capture and production.

Covered lagoon biogas ponds helps to capture more compounds and convert many to methane or CO2 for energy production or flaring. Odorous compounds found within treatment ponds include volatile fatty acids (VFA), phenol, p-cresol and skatole. Certain anaerobic and aerobic bacteria can degrade these compounds into less offensive compounds over time.

As part of the proposed development, all sheds be connected to the covered anaerobic lagoon with biogas captured for re-use.

Treated effluent from the site is used for beneficially re-used for irrigation on site. There is minimal odour liberated during this process as the irrigated effluent has undergone treatment on site in the effluent treatment pond system. This treatment greatly reduces the amount of odour causing compounds present in the effluent prior to use on land.

An Air Quality Impact Assessment will be prepared for the project to assess the potential impact of the development in terms of dust and odour. Cumulative impacts from all on-site odour emissions sources will be considered in the assessment.

6.8 NOISE

Most noise is generated from pigs during feeding times. This applies specifically to sows, boars and gilts (Breeder Pigs), which are typically fed once per day (in the morning). Other sources of noise include truck movements from deliveries and pickups, tractor movements, the operation of feed equipment, ventilation fans and pumps.

An acoustic impact assessment (including modelling) will be prepared for the project to assess the potential impact of the industrial noise on sensitive receptors. In additional to assessment of industrial noise (in accordance with the *Noise Policy for Industry 2017*), increases in traffic noise associated with the development will also be assessed against the requirements of the *Road Noise Policy 2011*, and construction noise will be considered as per the *Interim Construction Noise Guideline 2009 / Draft Construction Noise Guideline 2021*.

The acoustic impact assessment will assist in finalising the design of the facility and to ensure all reasonable and feasible mitigation measures are adopted. Additional noise management measures for the construction and operational phase of the project and will be documented in the assessment.

6.9 SOCIAL AND ECONOMIC

The proposed new Breeder Farm has an Estimated Development Cost of approximately $71 million and will allow for the sustainable operation of the Grower Farm into the future. Construction will create in the order of 100 construction jobs and the JBS business (including processing plant and administration office) will continue to employ over 500 full time staff members. This represents a significant contribution to the local Corowa economy.

The social impacts of the project will reflect the findings of the detailed technical assessments concerning potential impacts sensitive receptors and the surrounding community (e.g. noise, odour, traffic etc.).

An Economic Impact Assessment and Social Impact Assessment will be prepared for the project and submitted as part of the EIS.

6.10 DANGEROUS GOODS

Due to the nature of the activities undertaken on site the development is not expected to be potentially hazardous development. Regardless, screening under the SEPP will be undertaken to review the storage and use of dangerous goods on the site and if required, a Preliminary Hazard Analysis will be prepared in accordance with the DPHI Guidelines. It is noted that small volumes of chemicals (cleaners, solvents, paints, petrol and diesel) will be stored onsite and that these chemicals, storage and transportation will be described further within the development application.

6.11 WASTE MANAGEMENT

Wastewater generated by the piggery will be directed to a new wastewater system (ponds) on the site as shown in Figure 8. The treatment of effluent at the piggery will be achieved by biological treatment, consisting of anaerobic, settling and polishing ponds which converts the organic matter within the wastewater to more stable and less offensive forms.

Treated effluent from the site will be used for beneficially re-used for irrigation on site. Treated wastewater will be applied to land via irrigation pivots across approximately 810 Ha of cropping land available on the site. The cropping undertaken on the site includes wheat, triticale, canola, corn and lucerne.

Domestic rubbish will be stored in mobile skips and emptied weekly by a waste disposal contractor. Each area will have a differing number of skips that will be changed depending on activities at the site. Office areas will have general waste, paper/cardboard waste and comingled recycling waste for disposal. Solid waste or sludge will be removed on a regular basis from the treatment ponds by the use of pumps and ‘Kato’s’. Clinical waste will be disposed of via a suitably registered contractor at the Waste Management Centre at Corowa, within a designated area to contain the materials. Waste management will be detailed further in the EIS.

6.12 EARTHWORKS

The amount of cut / fill required is currently being investigated and is dependent upon detailed site survey and civil engineering design which is currently being undertaken. The cut /fill is expected to be minimal as the proposed subject sites are reasonably flat. The final levels and necessary earthworks to facilitate the development will be documented in the EIS.

6.13 ENVIRONMENTAL MANAGEMENT

The applicant, JBS, will prepare a comprehensive Environmental Management Plan (EMP) that will be prepared an included as part of the EIS package.

6.14 BUSHFIRE

A search of the NSW Rural Fire Service Online Bush Fire Prone Land has indicated that the subject site is not mapped as Bushfire Prone Land. Notwithstanding, an assessment of the potential bush fire risks will be provided as part of the EIS.

6.15 CONSTRUCTION MANAGEMENT

Construction works associated with the development will include:

- Civil works including earthworks
- Building Works to construct the new sheds.
- Road Entrance works, internal driveways and manoeuvring areas, car parking areas.
- Infrastructure works including internal water, power, gas, waste water connections etc.
- Other ancillary works

A preliminary construction management plan will be submitted as part of the EIS and will provide an overview of how potential environmental impacts associated with the construction phase of the project will be appropriately managed.

7. CONCLUSION

The scoping report related to the proposed State Significant Development (SSD) Application for a proposed new Pig Breeder and Weaner Farm at 284 Wongalea Road, Rennie, 2646 (Lot 59 on DP752281).

The proposed farm will create a best practice, bio-secure breeding and weaning farm to service JBS' growing operations and importantly allow the existing breeder farm to re-locate away from JBS's collocated breeding and growing operations at Rennie which is located 36km northwest of the township of Corowa.

The scoping report has identified relevant issues which warrant further consideration as part of the preparation of a State Significant Development EIS for the project.

APPENDIX 1 PROPOSAL PLANS AP01

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