

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

c/- Major Projects Portal

Rennie Pig Breeder and Weaner Farm - SEARs

Dear Ms Shirley

The Department requests that the following information is provided with the issued SEARs for the proposed Rennie Pig Breeder and Weaner Farm (SSD-104192210) located at 284 Wongalea Rd Rennie.

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 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@dpiird.nsw.gov.au.

Sincerely

L Parker

Lilian Parker
Agricultural Land Use Planning
Esigned 24-2-2026

Encl – Attachment 1 – DPIRD assessment 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
<p>Australian Pork Industry guides:</p> <p>Environmental practices and Best Management Practice Guides (BMPG) for:</p> <ul style="list-style-type: none"> · 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 <p>Renewable energy</p> <ul style="list-style-type: none"> · Understanding energy use in pig production and self-assessment guide · Biogas for piggeries, Code of Practice · Solar <p>Manure and effluent calculators (WatBal and PigBal)</p>	<p>https://australianpork.com.au/environmental-practices</p>

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



Your ref: SSD-104192210

Our ref: DOC26/29603

Catriona Shirley
Environmental Assessment Officer
Department of Planning, Housing and Infrastructure – NSW Planning Group
Via Major Projects Portal: PAE-104196712

Dear Catriona

Subject: Request for Secretary's Environmental Assessment Requirements – Rennie Pig Breeder and Weaner Farm (SSD 104192210)

Thank you for your email dated 20 January 2026 seeking advice from the Conservation Planning and Assessment Branch (CPA) 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.

CPA has reviewed the information supplied; *SSD Scoping Report – Rennie pig breeder and weaner farm*, PSA Consulting (Australia) Pty Ltd, January 2026 (Scoping Report).

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

CPA 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

Section 4.2.2 of the Scoping Report states that a Biodiversity Development Assessment Report (BDAR) will be prepared 'if required'. Proponents are recommended to request a waiver when submitting a request for SEARs. This ensures early awareness of biodiversity assessment requirements. A BDAR waiver request is to include the information requirements set out in Tables 1 and 2 of 'How to apply for a BDAR waiver for Major Project application' (DPIE 2019). In this instance a BDAR waiver should be applied for well ahead of EIS submission.

A BDAR waiver can be issued if the proposal is not likely to have any significant impacts on biodiversity values. A proposed development could be considered as unlikely to have any significant impact on biodiversity values if, in this instance, it will have negligible adverse impact on threatened species and ecological communities, considering habitat suitability, abundance, habitat connectivity, movement of species, water sustainability, and non-natural features such as non-native vegetation and human-built structures.

A BDAR waiver request must address all the impacts on biodiversity values relevant to the proposal, which includes all indirect and prescribed impacts. Where there is reasonable doubt about potential impacts or where information is not made available to the department, a BDAR will be required.

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 proponent 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 subject site is located 27 km north-east of Mulwala and 28 km north-west of Corowa. The current understanding of flood risk for Corowa, Mulwala and surrounding areas is informed by the *Corowa, Howlong and Mulwala Flood Study* (CHMFS, WMAwater, 2024), adopted by Federation Council (Council). The hydraulic modelling undertaken as part of the CHMFS does not extend to the project site. Despite this limitation, the CHMFS indicates that the project site is not impacted by mainstream flooding originating from the Murray River.

Flooding at the project site is more likely to occur from intense localised rainfall events that activate flow paths and inundate low-lying areas. Therefore, we recommend that the proponent prepare a standalone Flood Impact and Risk Assessment (FIRA) investigating major overland flow flooding.

The FIRA should be prepared in accordance with the *NSW Flood Risk Management Manual* (DPE, 2023) and *Flood Risk Management Guideline LU01* (DPE, 2023) and where practicable be consistent with the CHMFS. Consistency may involve adopting comparable hydrologic and hydraulic modelling parameters, assumptions and methodologies. The proponent should 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.

If you have any questions about this advice, please contact Mel Cotterill, Principal Conservation Planning Officer, via planning.southwest@environment.nsw.gov.au or 02 6022 0614.

Yours sincerely



Kerryn Richardson
23 January 2026

Director
Conservation Planning and Assessment
Conservation Programs, Heritage and Regulation Group
NSW Department of Climate Change, Energy, the Environment and Water

ATTACHMENT A – Recommended Environmental Assessment Requirements for Rennie Pig Breeder and Weaner Farm (SSD 104192210)
ATTACHMENT B – Guidance material

Attachment A Recommended Environmental Assessment Requirements for Rennie Pig Breeder and Weaner Farm (SSD 104192210)

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

<p>Biodiversity</p>
<p>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.</p>
<p>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.</p>
<p>3. The BDAR must include details of the measures proposed to address the offset obligation as follows;</p> <ul style="list-style-type: none"> 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. <p>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.</p>
<p>4. The BDAR must be submitted with all digital spatial data associated with the survey and assessment as per Appendix K of the BAM.</p>
<p>5. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the Biodiversity Conservation Act 2016.</p>
<p>Flood Risk Management</p>
<p>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:</p> <ul style="list-style-type: none"> 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.

<p>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.</p>
<p>8. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:</p> <ul style="list-style-type: none"> 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.
<p>9. Modelling in the EIS must consider and document:</p> <ul style="list-style-type: none"> 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).
<p>10. The EIS must assess the impacts of the proposed development on flood behaviour, including:</p> <ul style="list-style-type: none"> a. Whether there will be detrimental increases in the potential flood affectation 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



DOC26/29192-3

2 February 2026

Catriona Shirley
Team Leader
Department of Planning, Housing and Infrastructure

By Major Projects Portal

**EPA's Recommended Secretary's Environmental Assessment Requirements
Rennie Pig Breeder and Weaner Farm (SSD-104192210)**

Dear Catriona

I am writing in response to your request for the NSW Environment Protection Authority's (EPA's) Secretary's Environmental Assessment Requirements (SEARs) for the proposed Pig Breeder and Weaner Farm located at 284 Wongalea Road, Rennie (SSD-104192210).

The EPA has reviewed the following documents:

- Scoping Report – Rennie Pig Breeder & Weaner Farm (V1) prepared by PSA Consulting (Australia) Pty Ltd on 6 January 2026.

The EPA understands the proposal is for the construction of a new breeder and weaner farm to 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 EPA has considered the details of the proposal and provides the recommended SEARs as **Attachment A**. In carrying out the assessment, the proponent should refer to the relevant guidelines listed, as well as any relevant industry codes of practice and best practice management guidelines.

The Proponent should be made aware that any commitments made in the environmental assessment may be formalised as approval conditions and may also be placed as formal licence conditions. Consistent with Part 9.4 of the Protection of the Environment Operations Act 1997 the EPA may require the provision of a financial assurance and/or assurances. The amount and form of the assurance(s) would be determined by the EPA and required as a condition of the licence.

If you have any questions about this request, please contact Jenny Gustafson via email at environmentprotection.planning@epa.nsw.gov.au.

Yours sincerely

Christie Jackson
Unit Head – Environment Protection Planning
NSW Environment Protection Authority

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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ATTACHMENT A

NSW EPA's Recommended Secretary's Environmental Assessment Requirements for the proposed Rennie Pig Breeder and Weaner Farm (SSD-104192210)

1. Environmental impacts of the project

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

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*.
- 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. 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.

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) (DECC2008).
 - b. Mass movement (landslides) – in accordance with *Landslide risk management guidelines* presented in *the Australian Geomechanics Society* (2007).
 - c. Urban and regional salinity – guidance given in the *Local Government Salinity Initiative* booklets which includes *Site Investigation for Urban Salinity* (DLWC, 2002).
- 9.2. A description of the mitigation and management options that will be used to prevent, control, abate or minimise identified soil and land resource impacts associated with the project. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented. Where required, add any specific assessment requirements relevant to the project.

10. Contamination

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

(1) A suitably qualified and experienced contaminated land consultant is a contaminated land consultant who meets the competencies outlined in the Guideline on the Competencies and Acceptance of Environmental Auditors and Related Professionals (Schedule B9) as provided in the ASC National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended in 2013)."

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

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

- 10.3. Where contamination is considered likely based on past or current land uses or other factors (such as offsite contamination migrating onto the site), undertake detailed site investigation/s to determine the nature and extent of the contamination.
- 10.4. Where contamination exists, assess if remediation of the land is required, having regard to current and future land uses; and the ecological and human health risks posed by the contamination to both onsite and offsite receptors.
- 10.5. Where a detailed site investigation is prepared and/or remediation is considered necessary, a NSW EPA accredited Site Auditor must be engaged to undertake an audit. The EIS must include copies of any Interim Audit Advice provided by the auditor and a Site Audit Statement and Site Audit Reports issued by the auditor which certifies the site can be made suitable for the proposed use
- 10.6. The following references should be included as relevant guidelines that must be followed when assessing contaminated land:

- a. *Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA, 1998) - <https://www.epa.nsw.gov.au/sites/default/files/managing-contaminated-land-guidelines-remediation.pdf>*
- b. *Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997 (EPA, 2015)*
- c. *Contaminated land sampling design guidelines - Part 1 and 2 (EPA, 2022)*
- d. *Consultants reporting on contaminated land: contaminated land guidelines (EPA, 2020)*
- e. *Guidelines for the NSW Site Auditor scheme 3rd edition (EPA, 2017)*
- f. Any other relevant guidelines made or approved by the EPA under s105 of the *Contaminated Land Management Act 1997 - <https://www.epa.nsw.gov.au/your-environment/contaminated-land/statutory-guidelines>*

11. Climate Change

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

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

Re: Re:

1 message

Jess McFarlane <jess.mcfarlane@federationcouncil.nsw.gov.au>

9 February 2026 at 15:05

To: Catriona Shirley <catriona.shirley@dpie.nsw.gov.au>, Anna Schroeter <anna.schroeter@federationcouncil.nsw.gov.au>, Susan Appleyard <susan.appleyard@federationcouncil.nsw.gov.au>

Dear Catriona,

Council officers have reviewed the Scoping Report for the proposed Rennie Pig Breeder and Weaner Farm (Lot 59, DP 752281, 284 Wongalea Road, Rennie) and provide the following advice for inclusion in the Secretary's Environmental Assessment Requirements (SEARs):

1. Strategic Document Alignment

The Environmental Impact Statement (EIS) should reference Federation Council's strategic documents, including the Federation Local Strategic Planning Statement and the Community Strategic Plan, to ensure alignment with local long-term goals and objectives.

2. Road Infrastructure and Asset Management

It is considered an assessment of Lucelle Road and the Riverina Highway is required to confirm these structures can accommodate the projected increase in heavy vehicle movements, specifically B-Doubles, for the duration of the development.

3. Cumulative Impact Assessment

Given the five concurrent SSD projects being lodged by JBS within the LGA, Council requests a cumulative assessment of impacts on the local area, specifically regarding social and economic factors, biodiversity, and the regional road network infrastructure.

4. Voluntary Planning Agreement (VPA)

Contrary to Section 2.5 of the Scoping Report, Council will seek a planning agreement for a project of this scale (\$71 million). This is to address haulage contributions for road maintenance, compliance cost recovery, and community contributions (monetary or in-kind).

5. Haulage and Traffic Consistency

Please ensure vehicle movement units in the EIS are consistent and adhere to Austroads Standards. Table 4 currently mixes weekly and daily movements; a single unit (e.g., movements per day) is preferred.

6. Advertising and Signage

Please clarify if business identification signage is proposed. If intended, it must be assessed under Chapter 3 of the SEPP (Industry and Employment) 2021.

7. Biodiversity and Environment

The EIS must address potential impacts on mature native vegetation located at the north and boundaries of the site, noting its proximity to identified biodiversity areas.

8. Sensitive Receptors

The EIS must include a detailed impact assessment for Sensitive Receptors SR 1 (on-site) and SR 2 ([10122 Riverina Highway](#)). The assessment must confirm that noise, dust, and odour emissions are sufficiently mitigated to maintain local amenity.

More than happy to discuss in detail. I also appreciate the opportunity to respond later than the initial due date, thank you for your flexibility. Please note I am unable to upload via the portal at this time, is this necessary? If so, I can ask my Director, Susan, who may be able to do this function.

Best regards,

Jessica McFarlane
Manager Planning and Development
Federation Council

On Mon, 9 Feb 2026 at 10:35, Catriona Shirley <catriona.shirley@dpie.nsw.gov.au> wrote:

Hi Jess,

There seems to be an issue with Major Projects so I have attached the documents for you.

Cheers,

Catriona

Our ref: HMS ID 13393

Catriona Shirley
Team Leader
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: Rennie Pig Breeder and Weaner Farm

Major Project reference: SSD-104192210

Received: 20 February 2026

Dear Catriona,

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 following documents:

- Scoping Report - prepared by PSA Consulting, dated 6 January 2026

Heritage NSW recommends that the following Secretary's Environmental Assessment Requirements be included with respect to Aboriginal cultural heritage in relation to the proposed Rennie Pig Breeder and Weaner Farm (SSD-104192210).

- 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 Corey O'Driscoll, A/Manager at Heritage NSW on (02) 9873 8500 or heritagemailbox@environment.nsw.gov.au

Yours sincerely,

Corey O'Driscoll

Corey O'Driscoll

A/Manager

Major Projects

Heritage NSW

Department of Climate Change, Energy, the Environment and Water

As Delegate under *National Parks and Wildlife Act 1974*

2 February 2026

Our ref: HMS ID 13391

Catriona Shirley
Team Leader Planning
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: Rennie Pig Breeder and Weaner Farm

Major Project Reference: SSD-104192210

Received: 20 January 2026

Dear Ms Shirley,

Thank you for your referral dated 20 January 2026 inviting the Heritage Council of NSW to provide advice on the Secretary's Environmental Assessment Requirements (SEARs) for the above State Significant Development (SSD) proposal.

We note that the proposed SSD site:

- does not contain any State Heritage Register (SHR) listed items; and
- is not in close vicinity to any SHR listed items.

We also note that the proposed SSD is located in an area that was settled by Europeans from the 1820s, but that the Scoping Report does not include any information on the historical development of the SSD site prior to the 1970s.

In considering the above it is recommended that the following SEARS are included for environmental heritage:

Environmental Heritage

1. An historical archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the *Archaeological Assessment guidelines* <https://www.environment.nsw.gov.au/publications/archaeological-assessments-guidelines> and *Assessing Significance for Historical Archaeological Sites and Relics*

<https://www.environment.nsw.gov.au/publications/assessing-significance-historical-archaeological-sites-and-relics>. This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential archaeological resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy.

If you have any questions about this correspondence, please contact Anna Simanowsky, Senior Assessments Officer 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 of the Heritage Council of NSW
28 January 2026

27 January 2026

TfNSW reference: STH26/00022
Your reference: SSD-104192210 (PAE-104196708)

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

Attention: Catriona Shirley

SSD-104192210 (PAE-104196708) - Advice on Secretary's Environmental Assessment Requirements (SEARs) - Proposed Rennie Pig Breeder and Weaner Farm - Various Allotments - 284 Wongalea Road, RENNIE

Dear Catriona,

Transport for NSW (TfNSW) is responding to the request for advice on Secretary's Environmental Assessment Requirements (SEARs) for SSD-104192210 - Rennie Pig Breeder and Weaner Farm on 21 January 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-104192210 (PAE-104196708) - Advice on Secretary's Environmental Assessment Requirements (SEARs) - Proposed Rennie Pig Breeder and Weaner Farm – Various Allotments – 284 Wongalea Road, RENNIE

Context

TfNSW notes for this application:

- The key road is the Riverina Highway which is a classified “state” road and approved B-Double Route. The subject site has frontage to the Riverina Highway and to various local roads (including Lucelle Road) within a 100km/h speed zone. Access to the new Pig breeder and weaner farm will be predominantly via Lucelle Road which intersects with the Riverina Highway;
- The development proposes a new Pig Breeder & Weaner Farm (known as the Wongalea Breeder Site) which will accommodate a maximum of 35,000 pigs and 38,400 weaner pigs across eighteen (18) sheds and associated supporting infrastructure as shown in preliminary site layout plan in **Attachment 2**.
- This breeder and weaner farm application forms part of an extensive redevelopment of the existing Corowa Piggery. Separate State Significant Development (SSD) applications have already been 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 **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.

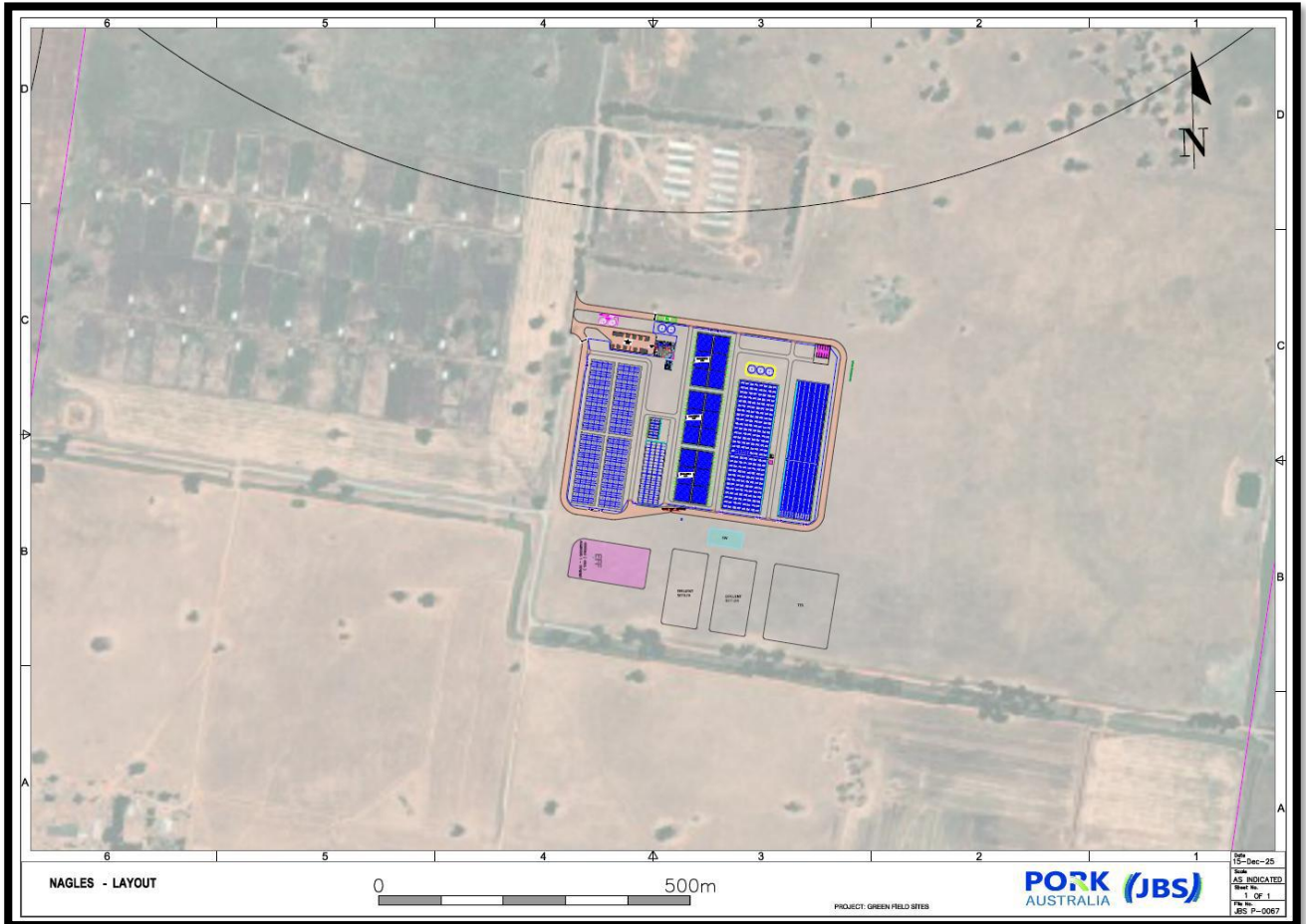
The TIA should include an assessment of the predicted impacts of this development on the road and rail network. The plan shall detail the potential impacts/delays associated with the development, the works required to the existing road and rail infrastructure, the measures to be implemented to maintain 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 Lucelle Road's intersection 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. TfNSW is particularly concerned between the subject site and the Corowa Grower / Breeder Farm;
- 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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Our ref: OUT26/412

Catriona Shirley

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

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

23 January 2026

Subject: Rennie Pig Breeder and Weaner Farm (SSD-104192210) (Federation)
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



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.	<p>NSW Aquifer Interference Policy (2012), section 3 & 5 of the <i>Water Management Act 2000</i>, Water Sharing Plans</p> <p>Clause 46 of the <i>Water Management (General) Regulation 2025</i></p> <p>Groundwater Guidelines- Water Library: Browsing the Water Group</p>
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.	<p>Section 3 & 5 of the <i>Water Management Act 2000</i>, Water Sharing Plans</p> <p>Section 2 of the NSW Aquifer Interference Policy provides explanation of water take for aquifer interference activities</p>
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.	<p>Water Sharing Plans</p> <p>Sections 3, 5, 60A & 60I of the <i>Water Management Act 2000</i></p> <p>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></p> <p>Exemptions or exclusions information:</p> <ul style="list-style-type: none"> o Schedule 4 <i>Water Management Regulation 2025</i> o Sections 4.41 and 5.23 of the <i>EP&A Act 1979</i> o 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
		Dam Safety NSW - Resources
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 & 3
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 written consequence category assessment for any proposal involving a new dam, modifications to an existing declared dam/s that are likely to change its consequence category, or changes to downstream property that are likely to change the consequence category of a declared dam.	<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> NSW Declared Dams Interactive Map MinView

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 (DCCEEW 2025).	Guidelines for Controlled Activities on Waterfront Land (DCCEEW 2025)
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 2025), Groundwater Guidelines