

## Applicant contact details

Title	Mr
First given name	Cliff Schmidt
Other given name/s	
Family name	For PSA Consulting
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	

## Owner/s of the development site

Owner/s of the development site	I am the only owner of the development site
---------------------------------	---

## Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	Yes
Provide details	Sign in at gate - biosecurity requirements.

## Developer details

ABN	53 004 892 835
ACN	004 892 835
Name	RIVALEA (AUSTRALIA) PTY LTD
Trading name	RIVALEA (AUSTRALIA) PTY LTD
Address	[REDACTED]
Email Address	[REDACTED]

## Development details

Application type	Development Application	
Site address #	1	
Street address	JAMIESONS ROAD REDLANDS 2646	
Local government area	FEDERATION	
	363/-/DP753734	<input type="checkbox"/>
	364/-/DP753734	<input type="checkbox"/>
	365/-/DP753734	<input type="checkbox"/>
	371/-/DP753734	<input checked="" type="checkbox"/>
	372/-/DP753734	<input type="checkbox"/>
	374/-/DP753734	<input checked="" type="checkbox"/>
	380/-/DP753734	<input type="checkbox"/>
	334/-/DP753734	<input type="checkbox"/>

359/-/DP753734	<input type="checkbox"/>
353/-/DP753734	<input type="checkbox"/>
470/-/DP753734	<input type="checkbox"/>
381/-/DP753734	<input type="checkbox"/>
268/-/DP753734	<input type="checkbox"/>
295/-/DP753734	<input type="checkbox"/>
316/-/DP753734	<input checked="" type="checkbox"/>
2/-/DP740162	<input type="checkbox"/>
1262/-/DP773800	<input type="checkbox"/>
448/-/DP753734	<input type="checkbox"/>
1/-/DP740162	<input type="checkbox"/>
351/-/DP753734	<input type="checkbox"/>
526/-/DP753734	<input type="checkbox"/>
408/-/DP753734	<input type="checkbox"/>
1/-/DP820855	<input type="checkbox"/>
1/-/DP45403	<input type="checkbox"/>
1/-/DP133915	<input type="checkbox"/>
2/-/DP133915	<input type="checkbox"/>
3/-/DP133915	<input type="checkbox"/>
4/-/DP133915	<input type="checkbox"/>
485/-/DP753734	<input type="checkbox"/>
424/-/DP753734	<input type="checkbox"/>
433/-/DP753734	<input type="checkbox"/>
483/-/DP753734	<input type="checkbox"/>
358/-/DP753734	<input type="checkbox"/>
354/-/DP753734	<input type="checkbox"/>
500/-/DP753734	<input type="checkbox"/>
350/-/DP753734	<input type="checkbox"/>
436/-/DP753734	<input type="checkbox"/>
461/-/DP753734	<input type="checkbox"/>
462/-/DP753734	<input type="checkbox"/>

Lot / Section Number / Plan

317/-/DP753734	<input type="checkbox"/>
335/-/DP753734	<input type="checkbox"/>
404/-/DP753734	<input type="checkbox"/>
405/-/DP753734	<input type="checkbox"/>
406/-/DP753734	<input type="checkbox"/>
410/-/DP753734	<input type="checkbox"/>
411/-/DP753734	<input type="checkbox"/>
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449/-/DP753734	<input type="checkbox"/>
352/-/DP753734	<input type="checkbox"/>
361/-/DP753734	<input type="checkbox"/>
373/-/DP753734	<input type="checkbox"/>
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510/-/DP753734	<input type="checkbox"/>
7023/-/DP1033199	<input type="checkbox"/>
1/-/DP1200019	<input type="checkbox"/>
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431/-/DP753734	<input type="checkbox"/>
444/-/DP753734	<input type="checkbox"/>
1/-/DP133931	<input type="checkbox"/>
2/-/DP133931	<input type="checkbox"/>
2/-/DP631302	<input type="checkbox"/>
318/-/DP753734	<input type="checkbox"/>
360/-/DP753734	<input type="checkbox"/>

Primary address?	Yes
Planning controls affecting property	Land Application LEP Corowa Local Environmental Plan 2012  Land Zoning RU1: Primary Production  Height of Building NA  Floor Space Ratio (n:1) NA  Minimum Lot Size 250 ha  Heritage NA  Land Reservation Acquisition NA  Foreshore Building Line NA  Terrestrial Biodiversity Biodiversity  Wetlands Wetland

#### Proposed development

Selected common application types	Alterations or additions to an existing building or structure
Selected development types	Pig farm Intensive livestock agriculture
Description of development	The alterations and additions involve the demolition of 13 sheds and construction of eight (8) replacement sheds on the site at Module 5.
<b>Dwelling count details</b>	
Number of dwellings / units proposed	
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of proposed occupants	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$27,863,007.00
Estimated development cost	\$25,264,206.00
Do you have one or more BASIX certificates?	
<b>Subdivision</b>	
Number of existing lots	
<b>Proposed operating details</b>	
Number of staff/employees on the site	

#### Number of parking spaces

Number of loading bays	
Is a new road proposed?	No
<b>Concept development</b>	
Is the development to be staged?	No, this application is not for concept or staged development.

Crown development	
Is this a proposed Crown development?	

## Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a Planning Agreement ?	No
<b>Section 68 of the Local Government Act</b>	
Is approval under s68 of the Local Government Act 1993 required?	No
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	No
<b>Local heritage</b>	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
<b>Affiliations and Pecuniary interests</b>	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
<b>Political Donations</b>	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

## Sustainable Buildings

Is the development exempt from the <a href="#">State Environmental Policy (Sustainable Buildings) 2022</a> Chapter 3, relating to non-residential buildings?	Yes
--	-----

Provide reason for exemption. Is the development any of the following:	Development on land wholly in RU1, RU2, RU3, E5, IN3, C1, C2, C3, W1, W2, W3 or W4
--	--

## Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees. Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

Company Name	Rivalea (Australia) Pty Ltd
ABN	53 004 892 835
ACN	
Trading Name	
Email address	
Billing address	

## Application documents

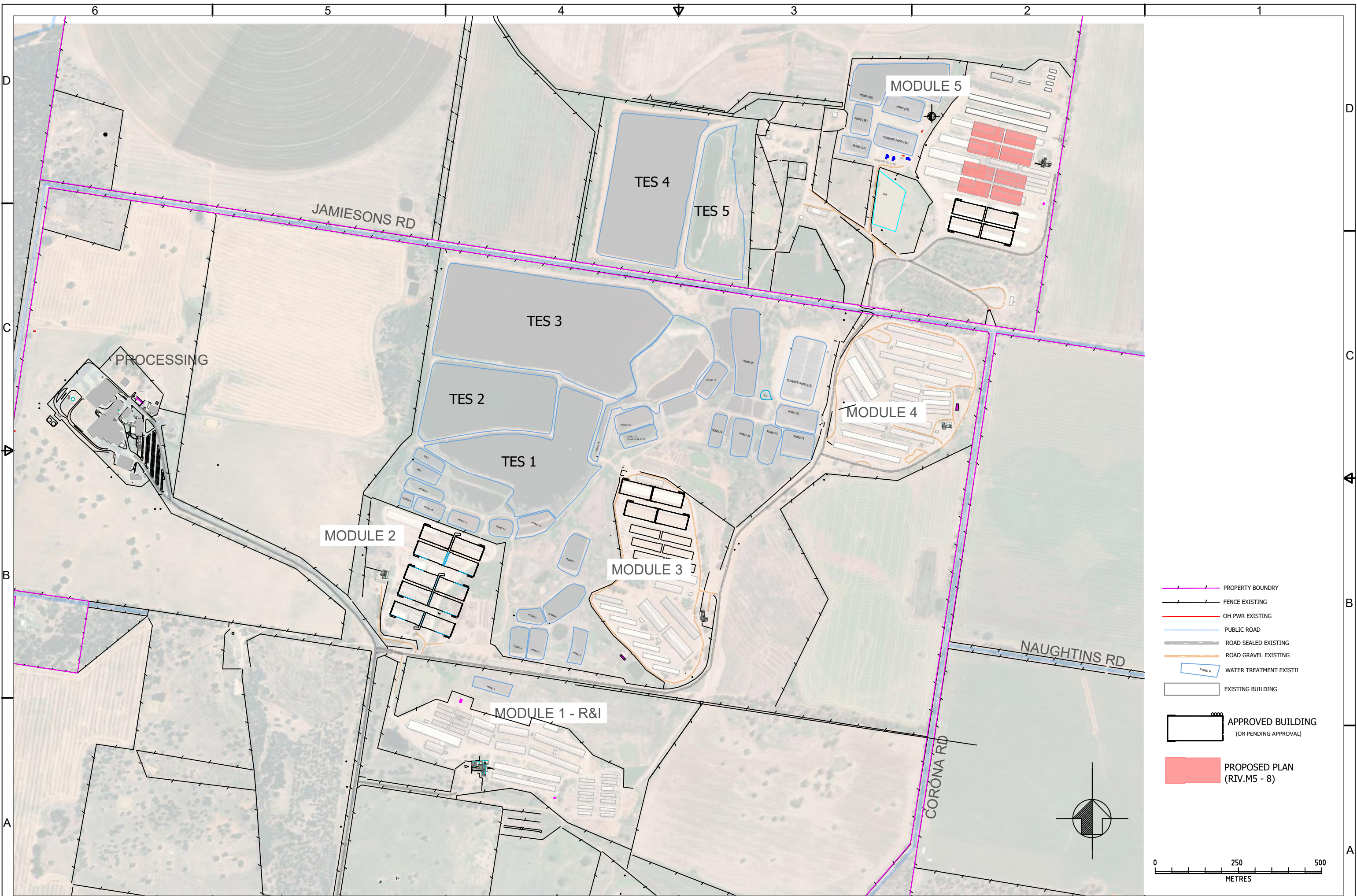
The following documents support the application.

Document type	Document file name
Cost estimate report	2646084937 - Redlands Road, Corowa Estimate - Stage 3
Owner's consent	Consent_signed
Site Plans	RIV.M5_8
Statement of environmental effects	1897_PSA_Rivalea_Replacement Sheds SEE_250512_V2

## Applicant declarations

I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	





COROWA SITE PLAN

PROJECT: COROWA SITE REBUILD

M5 ( RIV.M5 - 8 )

1	03/04/2025	FOR DEVELOPMENT APPLICATION		A.H.
NO.	DATE	REVISION		BY



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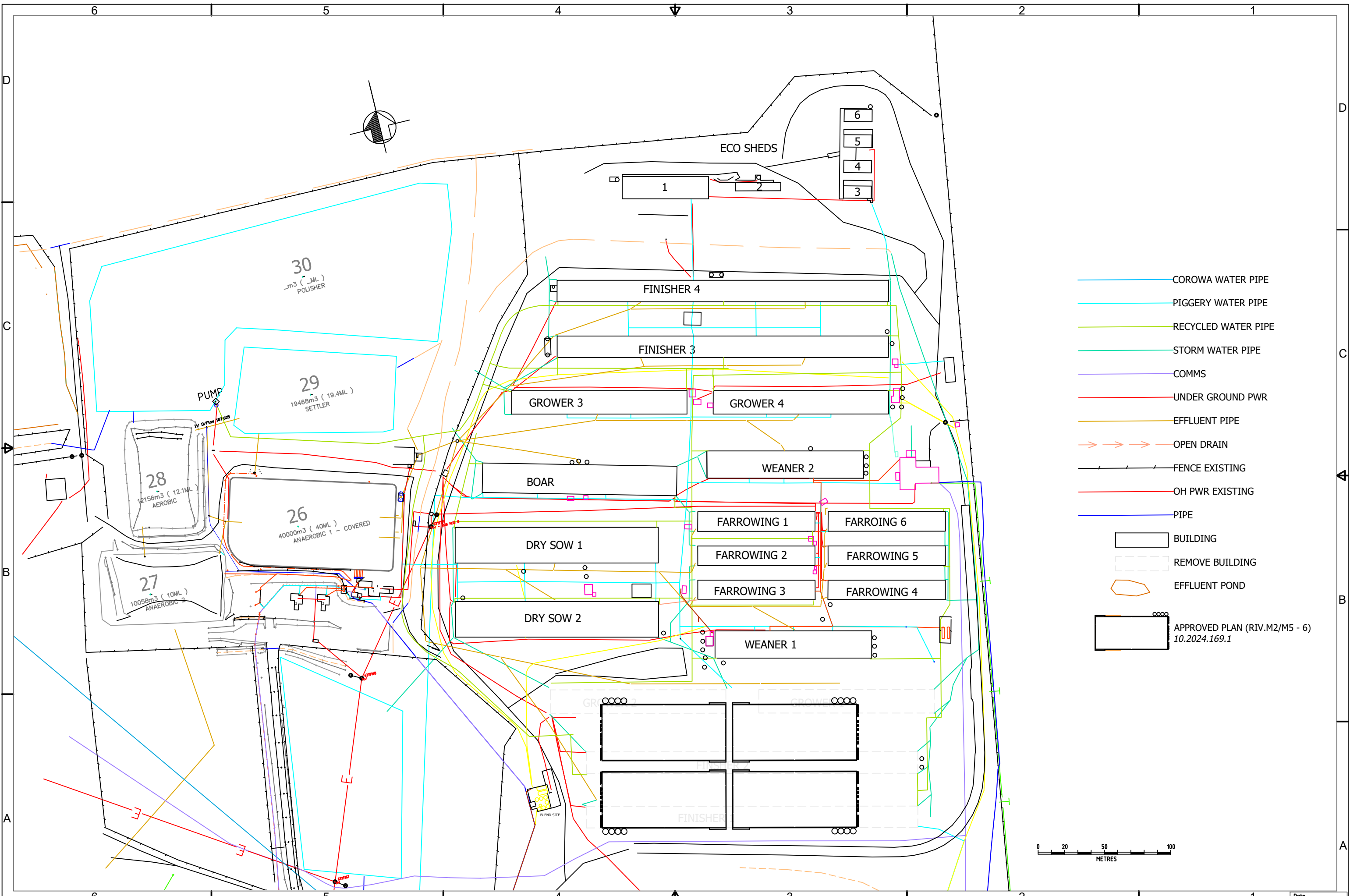


Notes

MODULE 5 - STAGE 2

Date	3-Apr-25
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Sheet No.	1 OF 8
File No.	RIVLAH-086



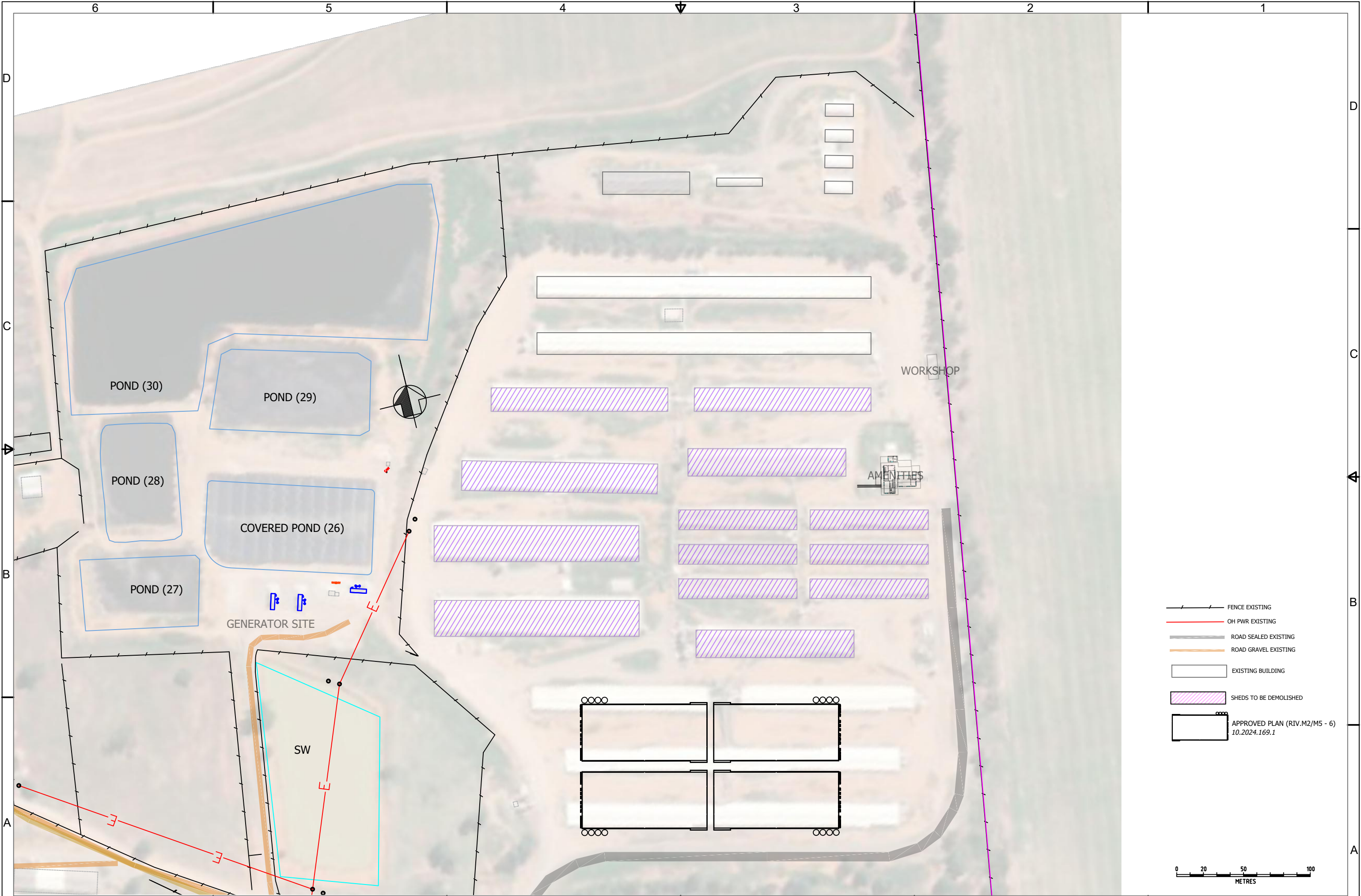


- COROWA WATER PIPE
- PIGGERY WATER PIPE
- RECYCLED WATER PIPE
- STORM WATER PIPE
- COMMS
- UNDER GROUND PWR
- EFFLUENT PIPE
- OPEN DRAIN
- FENCE EXISTING
- OH PWR EXISTING
- PIPE
- BUILDING
- REMOVE BUILDING
- EFFLUENT POND
- APPROVED PLAN (RIV.M2/M5 - 6)  
10.2024.169.1

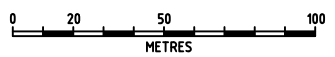
1	03/04/2025	FOR DEVELOPMENT APPLICATION	AH	
NO.	DATE	REVISION	BY	

Notes





- FENCE EXISTING
- OH PWR EXISTING
- ROAD SEALED EXISTING
- ROAD GRAVEL EXISTING
- EXISTING BUILDING
- SHEDS TO BE DEMOLISHED
- APPROVED PLAN (RIV.M2/M5 - 6)  
10.2024.169.1



SITE DEMOLISH PLAN

PROJECT: COROWA SITE REBUILD

M5 ( RIV.M5 - 8 )

1	03/04/2025	FOR DEVELOPMENT APPLICATION	A.H.	
NO.	DATE	REVISION	BY	



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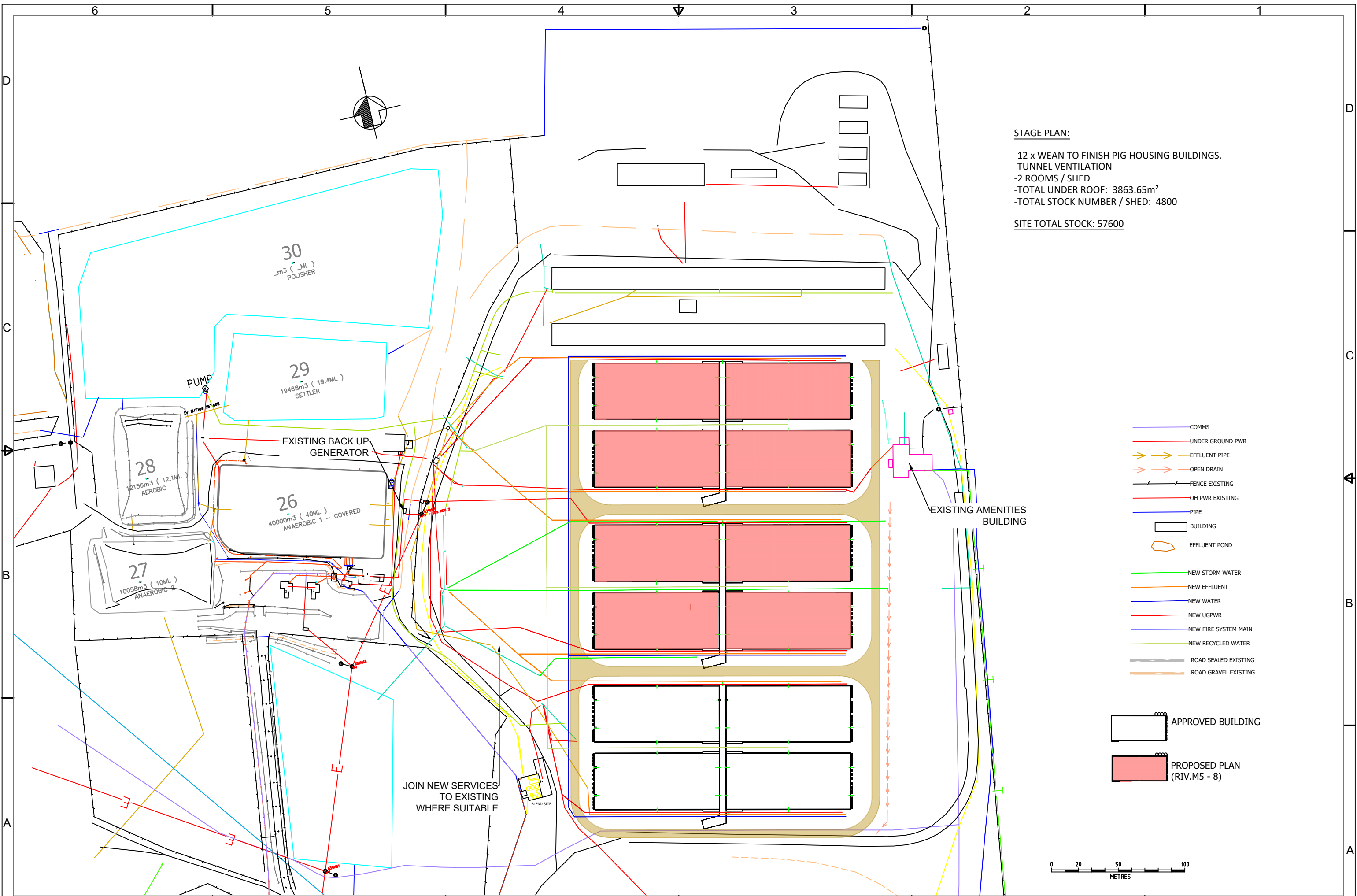
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Notes

-DEMOLISH x13 EXISTING PIGGERY SHEDS

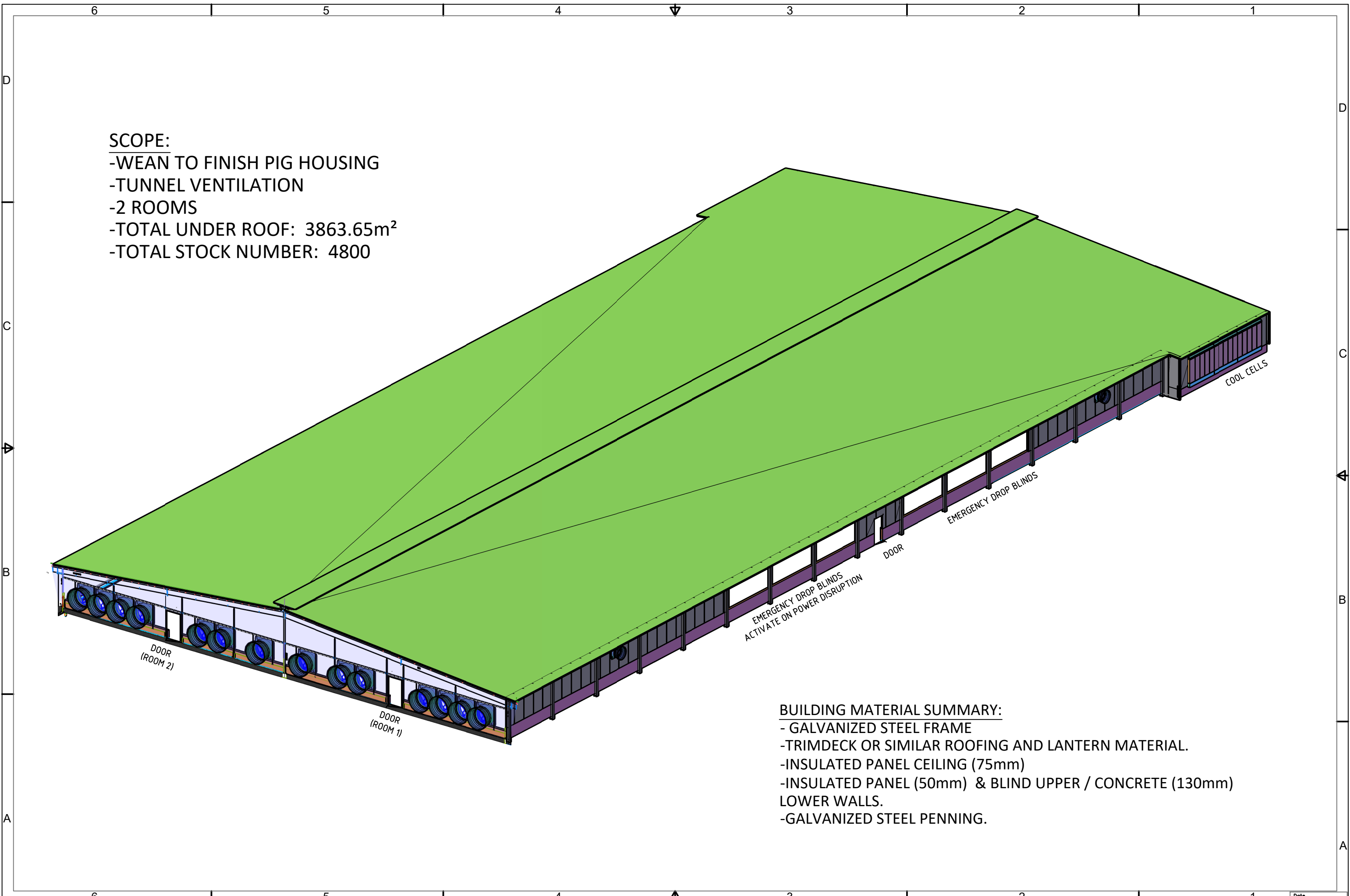
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File No.	RIVLAH-086



**STAGE PLAN:**

- 12 x WEAN TO FINISH PIG HOUSING BUILDINGS.
- TUNNEL VENTILATION
- 2 ROOMS / SHED
- TOTAL UNDER ROOF: 3863.65m<sup>2</sup>
- TOTAL STOCK NUMBER / SHED: 4800

**SITE TOTAL STOCK: 57600**



**SCOPE:**

- WEAN TO FINISH PIG HOUSING
- TUNNEL VENTILATION
- 2 ROOMS
- TOTAL UNDER ROOF: 3863.65m<sup>2</sup>
- TOTAL STOCK NUMBER: 4800

**BUILDING MATERIAL SUMMARY:**

- GALVANIZED STEEL FRAME
- TRIMDECK OR SIMILAR ROOFING AND LANTERN MATERIAL.
- INSULATED PANEL CEILING (75mm)
- INSULATED PANEL (50mm) & BLIND UPPER / CONCRETE (130mm) LOWER WALLS.
- GALVANIZED STEEL PENNING.

**TYPICAL SHED - OVERVIEW**

PROJECT: COROWA SITE REBUILD

M5 ( RIV.M5 - 8 )

1	03/04/2025	FOR DEVELOPMENT APPLICATION	A.H.	
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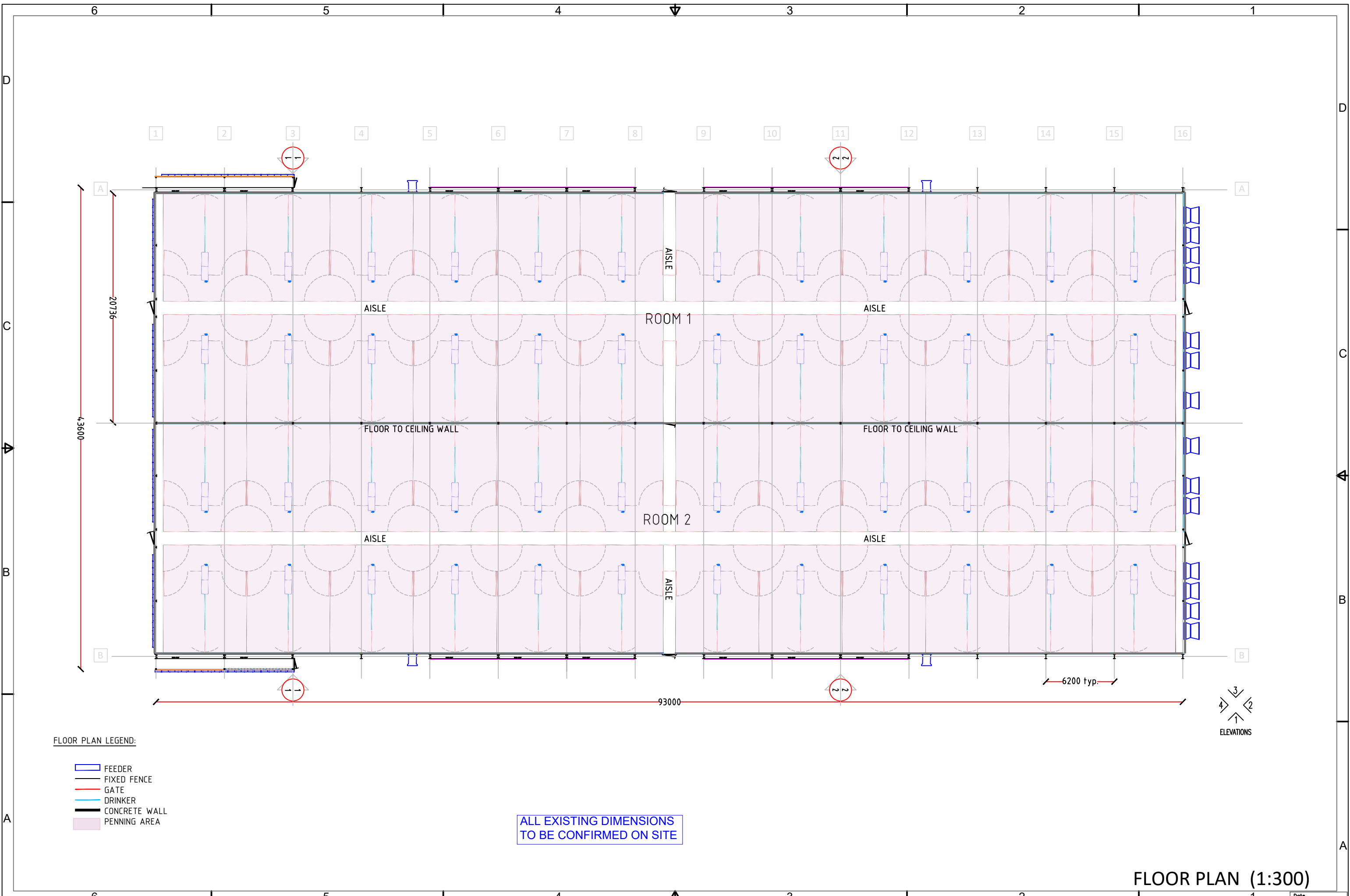


Notes

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Sheet No.	5 OF 8
File No.	RIVLAH-086





FLOOR PLAN LEGEND:

- FEEDER
- FIXED FENCE
- GATE
- DRINKER
- CONCRETE WALL
- PENNING AREA

ALL EXISTING DIMENSIONS  
TO BE CONFIRMED ON SITE

FLOOR PLAN (1:300)

TYPICAL DW SHED - FLOOR PLAN

M5 ( RIV.M5 - 8 )

PROJECT: COROWA SITE REBUILD

NO.	DATE	REVISION	BY
2	02/04/2025	PAGE NUMBER ADJUSTMENT , FILE - RIVLAH-058.8	AH.
1	14/03/2025	ISSUED FOR APPLICATION	AH.



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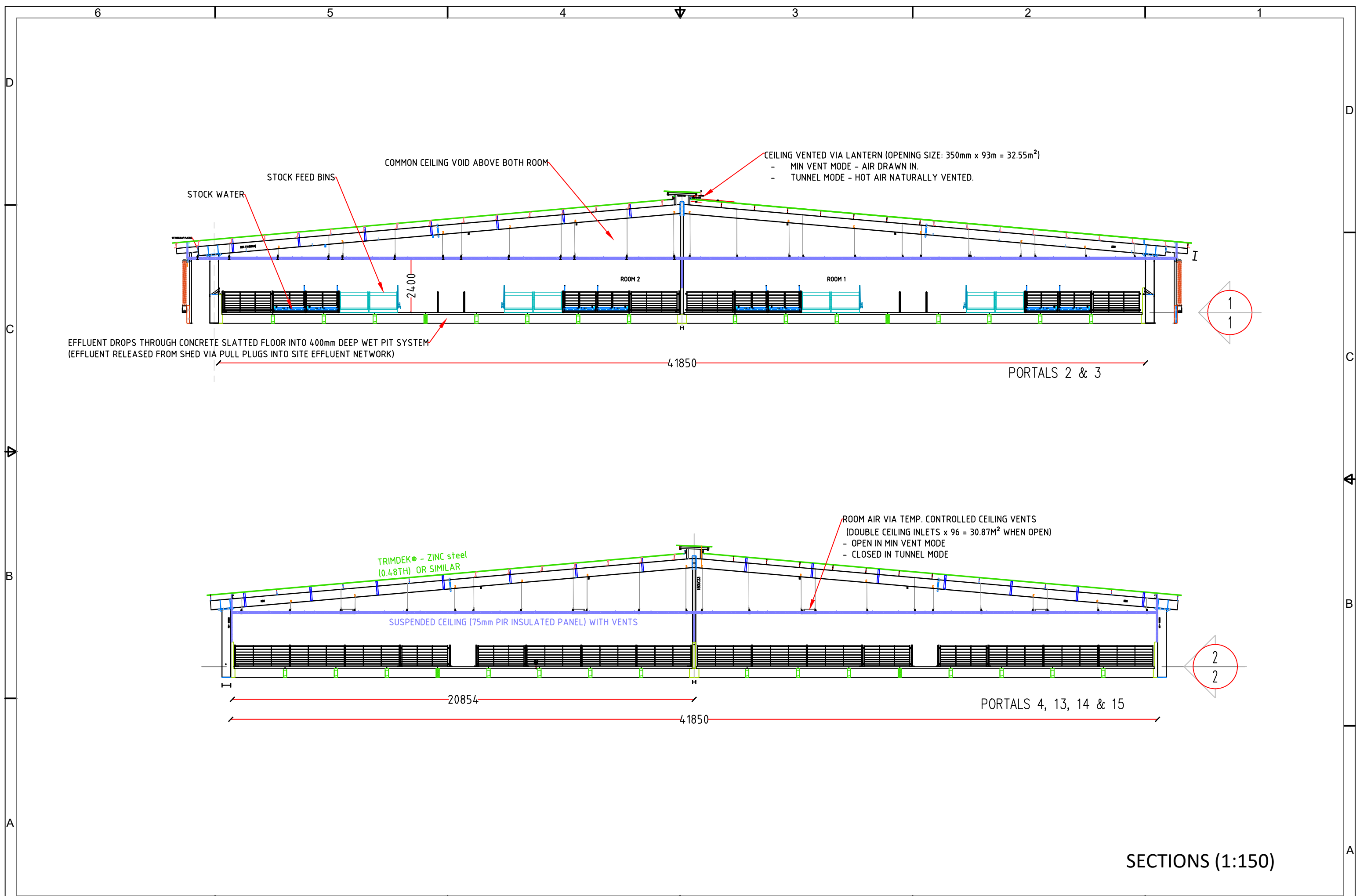


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Sheet No.	6 OF 8
File No.	RIVLAH-086





SECTIONS (1:150)

TYPICAL SHED - SECTIONS

PROJECT: COROWA SITE REBUILD

M5 ( RIV.M5 - 8 )

1	03/04/2025	FOR DEVELOPMENT APPLICATION	A.H.	
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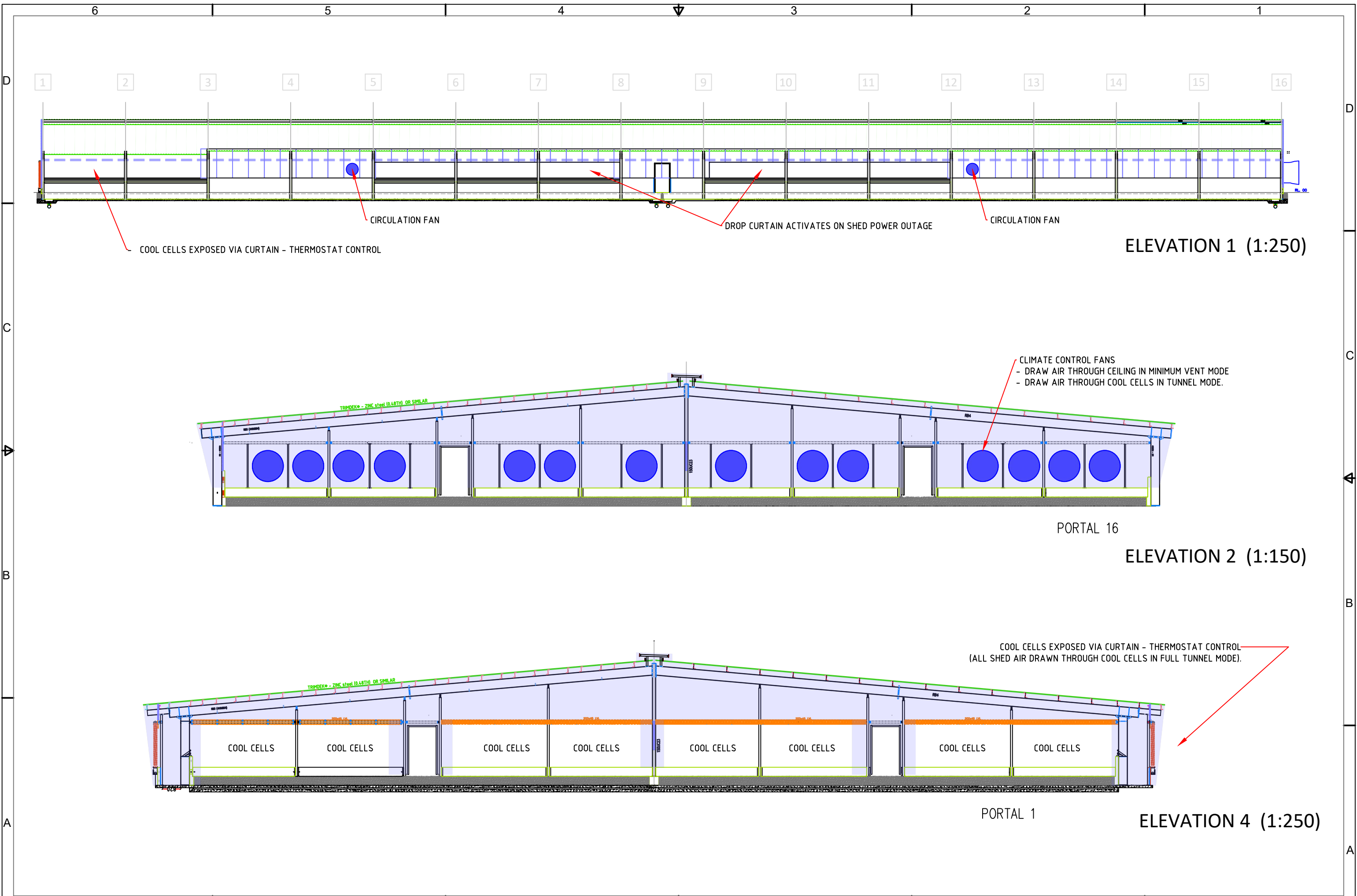
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3-Apr-25

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Sheet No.  
7 OF 8

File No.  
RIVLAH-086



# STATEMENT OF ENVIRONMENTAL EFFECTS

COROWA GROWER FARM – ALTERATIONS AND  
ADDITIONS (REPLACEMENT SHEDS AT MODULE 5)





## DOCUMENT CONTROL

**Document:** Project Name: STATEMENT OF ENVIRONMENTAL EFFECTS  
PSA Job Number: 1897  
Report Name: COROWA GROWER FARM – ALTERATIONS AND ADDITIONS (REPLACEMENT SHEDS AT MODULE 5)

This document has been prepared for:



**Contact:** Nathan Sandral



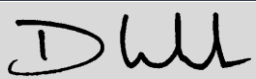
This document has been prepared by:



**Contact:** Cliff Schmidt  
PSA Consulting (Australia) Pty Ltd



## REVISION HISTORY

VERSION	DATE	DETAILS	AUTHOR	AUTHORISATION
V2	12 May 2025	FINAL	CLIFF SCHMIDT	 DAVID IRELAND

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## TABLE OF CONTENTS

<b>1.</b>	<b>INTRODUCTION .....</b>	<b>3</b>
1.1	SITE DETAILS .....	4
1.2	OWNER AND OPERATOR.....	4
<b>2.</b>	<b>APPLICATION CONTEXT .....</b>	<b>5</b>
2.1	EXISTING DEVELOPMENT APPROVALS .....	5
2.2	PRE-LODGE MENT DISCUSSIONS.....	5
<b>3.</b>	<b>SITE AND SURROUNDS .....</b>	<b>7</b>
3.1	SITE LOCATION.....	7
<b>4.</b>	<b>PROPOSED DEVELOPMENT .....</b>	<b>9</b>
4.1	PROJECT OVERVIEW .....	9
4.2	REPLACEMENT SHEDS .....	10
4.3	DEMOLITION .....	13
<b>5.</b>	<b>PLANNING ASSESSMENT .....</b>	<b>15</b>
5.1	DESIGNATED DEVELOPMENT .....	15
5.2	INTEGRATED DEVELOPMENT.....	19
5.2.1	Environmental Protection Agency.....	19
5.3	CONCURRENCE AND REFERRALS .....	19
5.4	STATEMENT ENVIRONMENTAL PLANNING INSTRUMENTS .....	19
5.5	COROWA LOCAL ENVIRONMENTAL PLAN 2012.....	22
5.5.1	Zoning and Permissibility .....	22
5.5.2	Other Clauses .....	23
5.6	DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS .....	29
5.7	DEVELOPMENT CONTROL PLAN.....	29
5.8	PLANNING AGREEMENTS.....	29
5.9	THE REGULATIONS .....	30
<b>6.</b>	<b>EVALUATION.....</b>	<b>31</b>
6.1	LIKELY IMPACTS OF DEVELOPMENT .....	31
6.1.1	Land Contamination.....	31
6.1.2	Heritage.....	31
6.1.3	Ecology.....	31
6.1.4	Traffic and Access.....	31
6.1.5	Infrastructure and Servicing.....	31
6.1.6	Stormwater Management .....	32
6.1.7	Odour .....	32
6.1.8	Noise.....	32
6.1.9	Economic .....	32
6.1.10	Dangerous Goods .....	33
6.1.11	Waste Management .....	33
6.1.12	Earthworks .....	33
6.1.13	Environmental Management .....	33
6.1.14	Bushfire .....	33
6.1.15	Construction Management .....	33
6.2	SITE SUITABILITY .....	33
6.3	PUBLIC INTEREST .....	34



7. CONCLUSION ..... 35

APPENDICES

APPENDIX 1 PROPOSAL PLANS



# 1. INTRODUCTION

PSA Consulting (Australia) Pty Ltd has been engaged by Rivalea (Australia) Pty Limited to prepare this development application seeking development consent for Alteration and Additions to the existing Corowa Pig Grower/Breeder Farm. Specifically, the alterations and additions involve the demolition of 13 sheds and construction of eight (8) replacement sheds on the site at Module 5.

Rivalea is Australia's second largest producer of pork with a fully integrated operation spanning breeding, grow-out (at both company owned and contract farms), feed milling, meat processing, sales and distribution. Currently Rivalea breeds and grows approximately 15% of Australia's domestic pork production, with the balance of production split across around 3,000 other producers.

The existing Corowa Piggery is a combined Breeder / Grower farm, which consists of 5 individual modules (farms) within the existing farm boundary. The farm accommodates up to 300,000 animals and operates under a current Environment Protection Licence (1399) which allows accommodation of >500 Tonnes of livestock at any one time. All the required infrastructure (including wastewater treatment, effluent irrigation / disposal areas, access and manoeuvring, power, water, etc.) is already in place and will continue to service the replacement sheds. The site also contains an abattoir which is not being altered as part of this development application.

Since commencement of operations in 1974, the Corowa Redlands site has undergone numerous changes and additions which have resulted in the current layout and operations. Recently, Rivalea has been re-investing in the site to replace and upgrade aged sheds. In this regard, in 2023 Federation Council approved DA2023/86, which allowed for the demolition of seven farm buildings and construction of eight new farm buildings. Construction is currently underway with six of the sheds already having been built and this farm will operate as replacement module G2. A modification development application (Section 4.55 (1a) to DA2023/86 (10.2023.86.2) was approved by Federation Council on 17 February 2025 to replace the nine approved sheds (yet to be constructed) with four double wide sheds.

An alterations and additions development application (10.2024.169.1) was also recently approved by Federation Council on 26 February 2025. This development approval provides consent for the demolition of six existing sheds, replaced by six new sheds in Module 2 (two sheds to be demolished and replaced with two new sheds) and Module 5 (four sheds to be demolished and replaced with four new sheds).

Similarly, this development application seeks consent for the demolition of 13 existing sheds, which will be replaced by eight (8) new sheds at Module 5. The new sheds will be modern, best practice production sheds with the highest standards of animal welfare and environmental performance. As these sheds will replace sheds originally constructed in the 1970s - 1980s it is expected that the environmental performance of the sheds will be substantially improved.

As the replacement sheds relate to the existing pig farm which accommodates up to 300,000 pigs, the project is potentially classified as designated development. However, under Schedule 3 s48(1) of the EP&A Regulation 2021, alterations and additions are not Designated Development if *"in the consent authority's opinion, the alterations or additions do not significantly increase the environmental impacts of the existing or approved development."*

To assist a Consent Authority to form an opinion in this regard, s48(2) provided identifies the factors which need to be taken into consideration. An assessment of these matters is provided below. As demonstrated, the proposed replacement sheds will not increase the maximum number of pigs on site and will not increase environmental impacts of the approved farm. Accordingly, it is requested the Council determine that the project does not constitute designated development and can proceed, subject to approval of this Local Development Application.



## 1.1 SITE DETAILS

ITEM	DETAILS
ADDRESS	Redlands Road Corowa NSW 2646
PROPERTY DESCRIPTION	Lot 316, 371 and 374 in DP753734
REGISTERED OWNER	Rivalea (Australia) Pty Limited
APPLICANT	Rivalea (Australia) Pty Limited
LOCAL AUTHORITY	Federation Council
EXISTING USE	Intensive Livestock Agriculture (Pig Farm)
APPROVED USE	Intensive Livestock Agriculture (Pig Farm)
PROPOSED USE	Alterations and Additions to the pig farm including: Demolition of 13 existing sheds to be replaced with eight new sheds within the existing footprint at Module 5
CURRENT ZONING	RU1 Primary Production

## 1.2 OWNER AND OPERATOR

The project is being undertaken by Rivalea (Australia) Pty Limited (Rivalea). Rivalea is Australia's second largest producer of pork with a fully integrated operation spanning Breeding, Grow-out (both company owned and contract farms), feed milling, meat processing, sales and distribution. Currently Rivalea 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 Australian economy each year. Rivalea 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), Balpool (NSW), Whipstick (VIC) and Bungowannah (NSW).





## 2. APPLICATION CONTEXT

### 2.1 EXISTING DEVELOPMENT APPROVALS

The existing Corowa Piggery is a combined Breeder / Grower farm, which consists of 5 individual modules (farms within the existing farm boundary). The farm accommodates up to 300,000 animals and operates under a current Environment Protection Licence (1399) which allows accommodation of >500 Tonnes of livestock at any one time. Since commencement of operations in 1974, the Corowa Redlands site has undergone numerous changes and additions which have resulted in the current layout and operations. This development application involves the demolition of 13 existing sheds, which will be replaced by eight (8) new sheds on the site at Module 5.

Table 1 provides an overview of when different components on the site were historically approved / established.

Recently, Rivalea has been re-investing in the site to replace and upgrade aged shedding. In this regard, in 2023 Federation Council approved DA2023/86, which allowed for the demolition of seven farm buildings (sheds) and construction of eight new farm buildings (sheds). Construction of these replacement sheds is currently underway. Similarly, this development seeks consent for the demolition of 13 existing sheds which will be replaced by eight (8) new sheds on the site at Module 5.

**Table 1: Development History**

LOCATION	CONSTRUCTION YEAR
Module 1	1974 - 75
Module 2	1981
Module 3	1984
Abattoir	1985
Module 4	1986
Module 5	1988
Centre Pivot irrigation expansion	1998 - 2001
Research and innovation	1991
Training Unit	1993
Export shed	1995
R & D Expansion (eight eco-sheds)	2002
AI Centre expansion - Woodlands	2002
St Bernard's Free Range Piggery	2010 - 2011
Demolition of 7 sheds and construction of 15 replacement sheds (DA2023/86)	2023
DA10.2023.86.2 (S4.55(1a) Modification) was approved by Federation Council on 17 February 2025 to replace the nine approved sheds (yet to be constructed) with four double wide sheds.	Construction Pending
An alterations and additions development application (10.2024.169.1) was approved by Federation Council on 26 February 2025. This development approval provides consent for the demolition of six existing sheds, replaced by six new sheds in Module 2 (two sheds to be demolished and replaced with two new sheds) and Module 5 (four sheds to be demolished and replaced with four new sheds).	Construction Pending

### 2.2 PRE-LODGEMENT DISCUSSIONS

Rivalea and PSA Consulting met with Federation Council on 12 December 2024 to discuss the project and confirm that the proposed replacement of the eight sheds could proceed as a local development application. Council



support lodgement of the development application on this basis and requested that the Applicant provide justification in this regard.



## 3. SITE AND SURROUNDS

### 3.1 SITE LOCATION

The Corowa piggery and abattoir are located off Redlands Road 7.5km northwest of the township of Corowa, NSW (refer to **Figure 1**). The piggery has been operating since 1975 and over this time has expanded to currently house up to 300,000 pigs. The abattoir was built in 1985 and currently has a throughput of approximately 650,000 pigs per annum. These pigs are sold to both domestic and international markets.

The pigs are housed in five separate complexes known as modules. Each module, as well as the abattoir has its own effluent treatment system. These treatment systems consist of a series of treatment ponds. Some of the modules are connected to covered anaerobic ponds for biogas production. Treated effluent is held in storage lagoons prior to re-use by irrigation to grow crops and pastures on and off-site. The solids produced from the treatment systems are predominately reused off-site for broad acre land application.

The total site area of the Corowa piggery is 2,536.5 hectares and is comprised of 75 separate land parcels. Specifically, the works proposed as part of this development application relates to demolition and replacement of sheds are wholly contained within Lots 316, 371 and 374 in DP 753734.



**Figure 1: Site Aerial (Rivalea, 2023)**



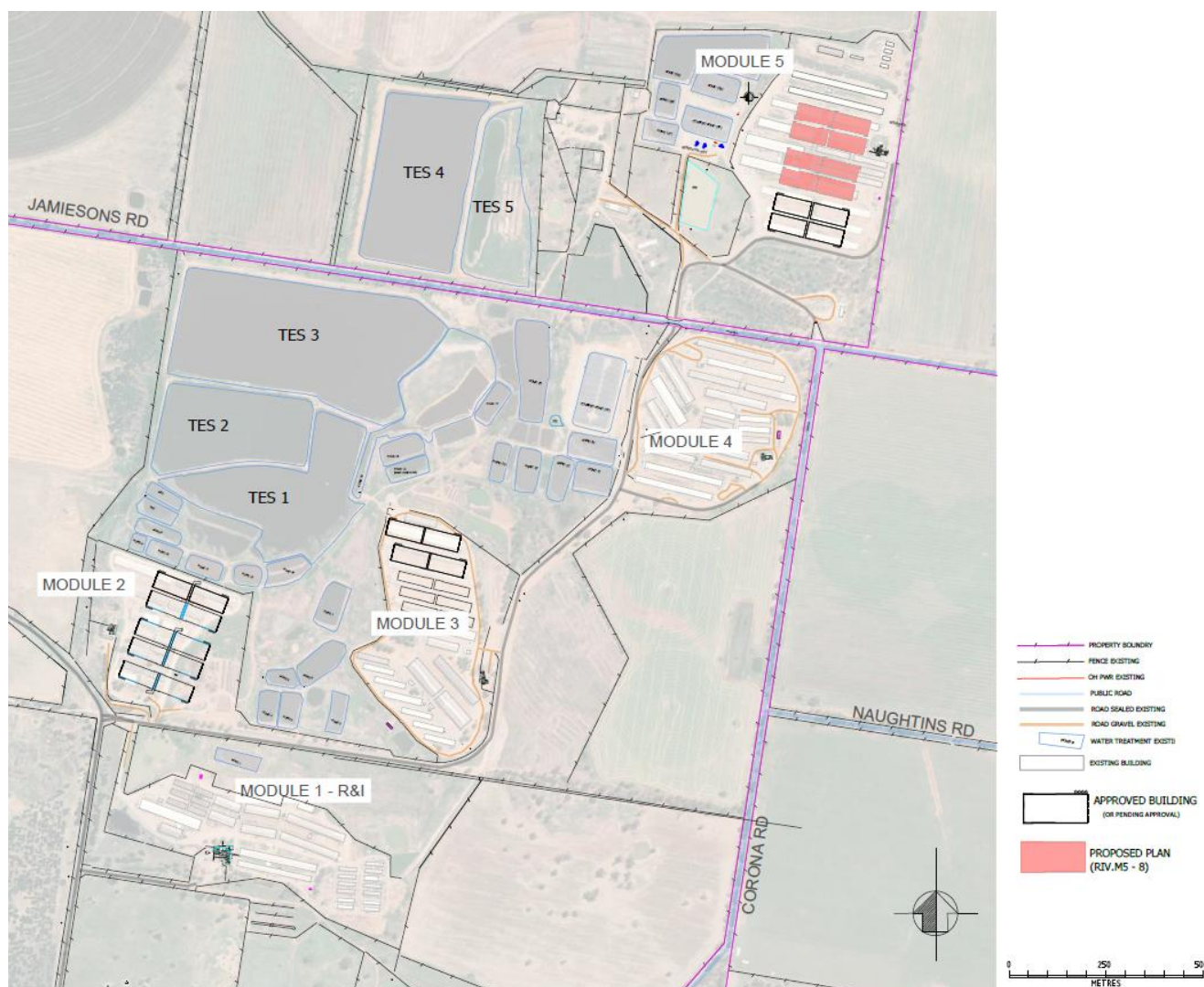


## 4. PROPOSED DEVELOPMENT

### 4.1 PROJECT OVERVIEW

PSA Consulting (Australia) Pty Ltd has been engaged by Rivalea (Australia) Pty Limited to prepare this development application seeking development consent for Alteration and Additions to the existing approved Corowa Pig Grower/Breeder Farm. Specifically, the alterations and additions involve the demolition of and replacement of sheds on the site. The proposed development plans showing the replacement sheds are included as **Appendix 1**.

This development seeks consent for the demolition of 13 existing sheds on the site to be replaced by eight new sheds in Module 5. As the new sheds will be modern, best practice production sheds with the highest standards of animal welfare and environmental performance. As these sheds will replace sheds originally constructed in the 1970s - 1980s it is expected that the environmental performance of the sheds will be substantially improved.



**Figure 2: Location Plan - Replacement Sheds. Source: Rivalea, 2024**

**Figure 2** shows the proposed location of the replacement sheds including:

- Module 5 – Demolition of 13 existing sheds and construction of eight (8) replacement sheds.

A more detailed site layout showing the replacement sheds in Module 5 is shown in **Error! Reference source not found.** below. A comparison of the existing and proposed Module is provided in **Table 2** below.

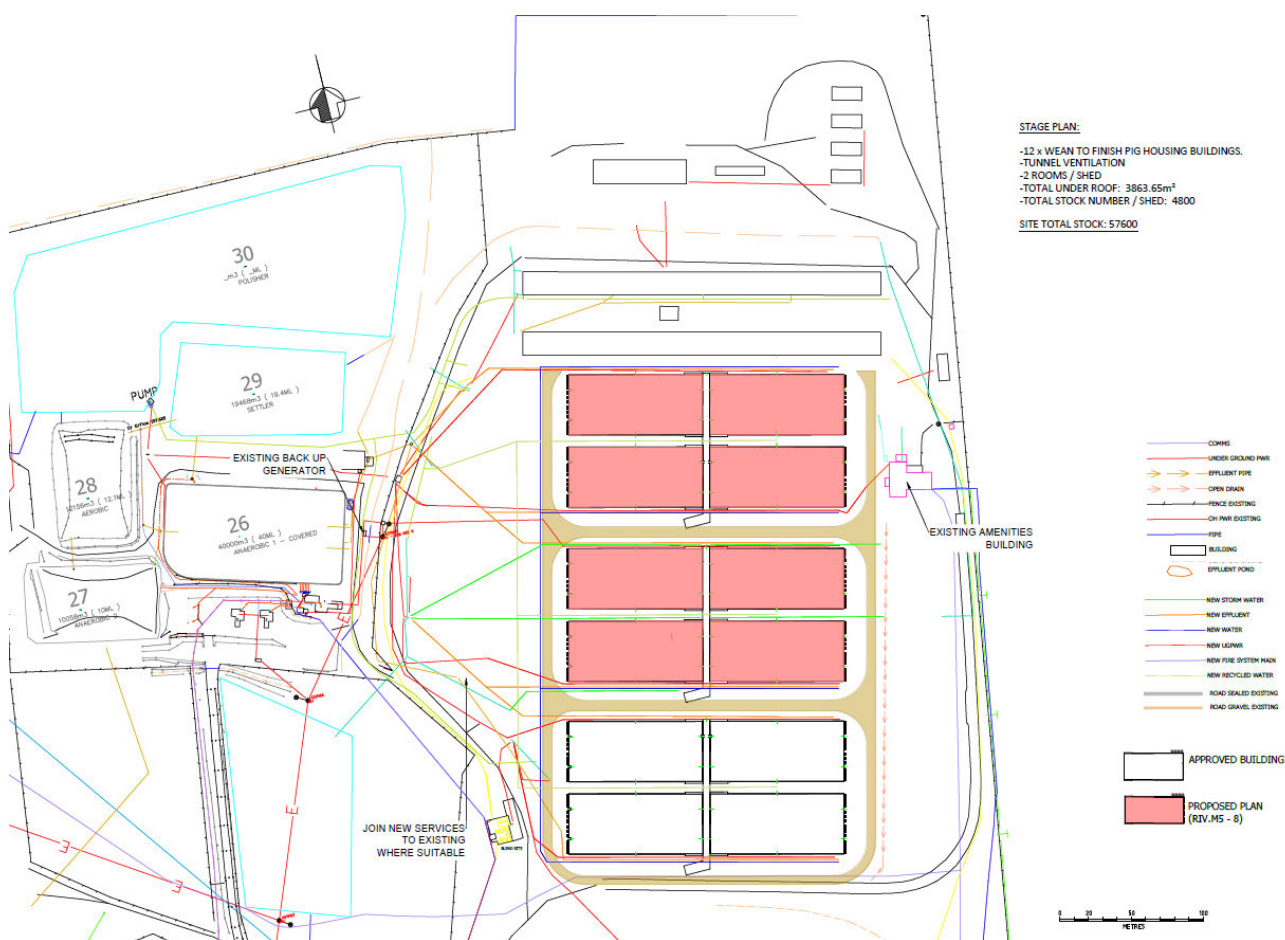


**Table 2: Comparison of Existing and Proposed Modules**

MODULE 5	EXISTING	PROPOSED
<b>Sheds</b>	13 Sheds	8 sheds
<b>Gross Floor Area</b>	27,491 m <sup>2</sup>	30,909 m <sup>2</sup> (12.4% increase)

The increase in floor area in the replacement sheds is a direct response to customer demand for larger grower stock. In order to be able to supply larger animals, additional floor space is required to maintain compliance with animal welfare standards.

It is important to note that beyond replacing the existing shedding, there is no change to the day-to-day operations, maximum stock numbers, wastewater treatment processes, stormwater management arrangements, staff numbers, traffic generation of each module or the broader farm.



**Figure 3: Module 5 Proposed Site Plan**

## 4.2 REPLACEMENT SHEDS

As outlined above, the new sheds will be modern, best practice production grower sheds and will adopt the highest standards of animal welfare and environmental performance. The new sheds are 93m long and 42m wide and will be constructed with a concrete floor, steel frame, and insulated panel walls, and roofing. The replacement sheds are climate controlled, with automated monitoring of temperature and air quality. The use of a tunnel ventilation systems and cooling pads allows the sheds to be continually altered to maintain ideal internal conditions.

In addition to the improvements in climate and temperature control, the sheds will also feature a raised, slatted floor which enables the manure and washdown water to pass through the floor level to the pit underneath, improving living conditions for grower stock.



The effluent in underfloor pits that are drained via a “pull-plug” systems, typically weekly using the gravity release pipes in the centre of the pits. If required, the pit can then be washed or partially refilled to reduce the build-up or caking of any remaining manure. The installation of this system into the replacement shed has multiple benefits including a reduction in the production of ammonia and hydrogen sulphide from the sheds, improving the internal air quality and reducing the risk of odour emissions. In addition, the system also reduces the amount of wash down waste compared to solid floor sheds. The proposed shed design is shown in **Figure 4** to **Figure 7**.



Figure 4 Typical Shed Floor Plan (Rivalea, 2025)



Figure 5: Overview Plan of Proposed Sheds (Rivalea, 2025)



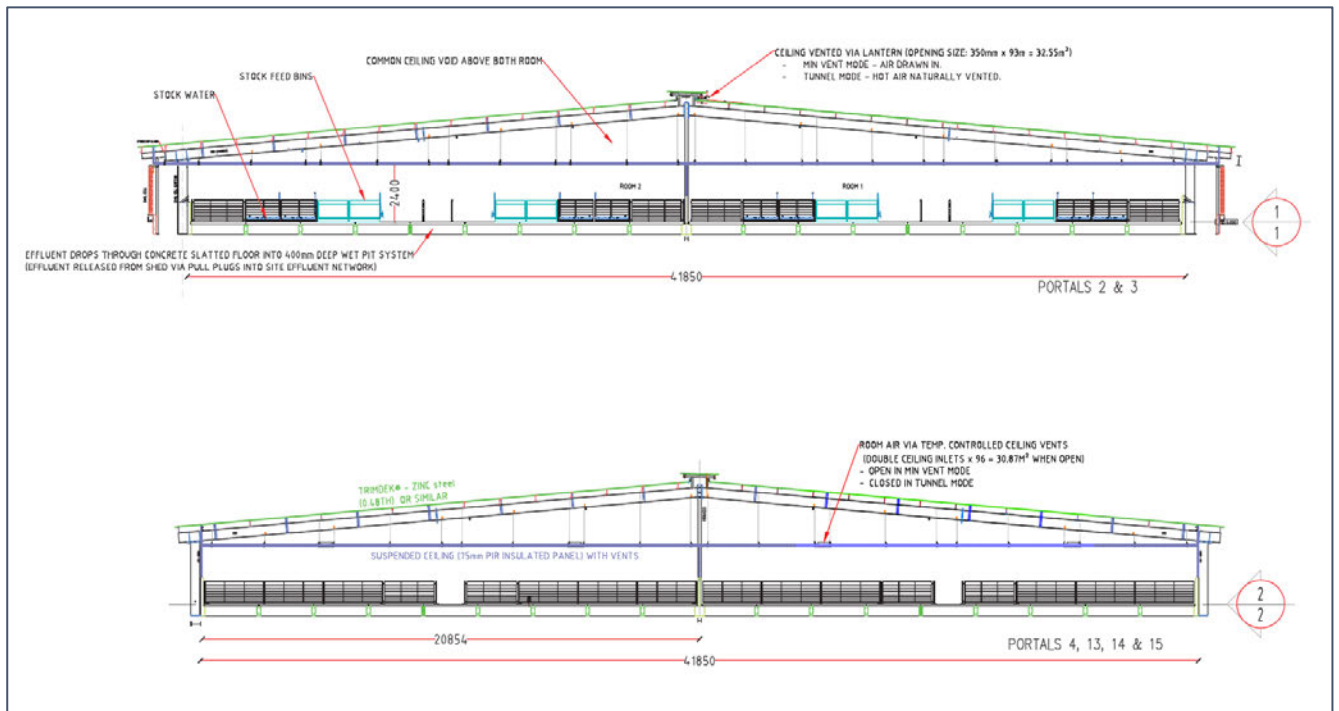


Figure 6: Typical Shed Sections (Rivalea, 2025)

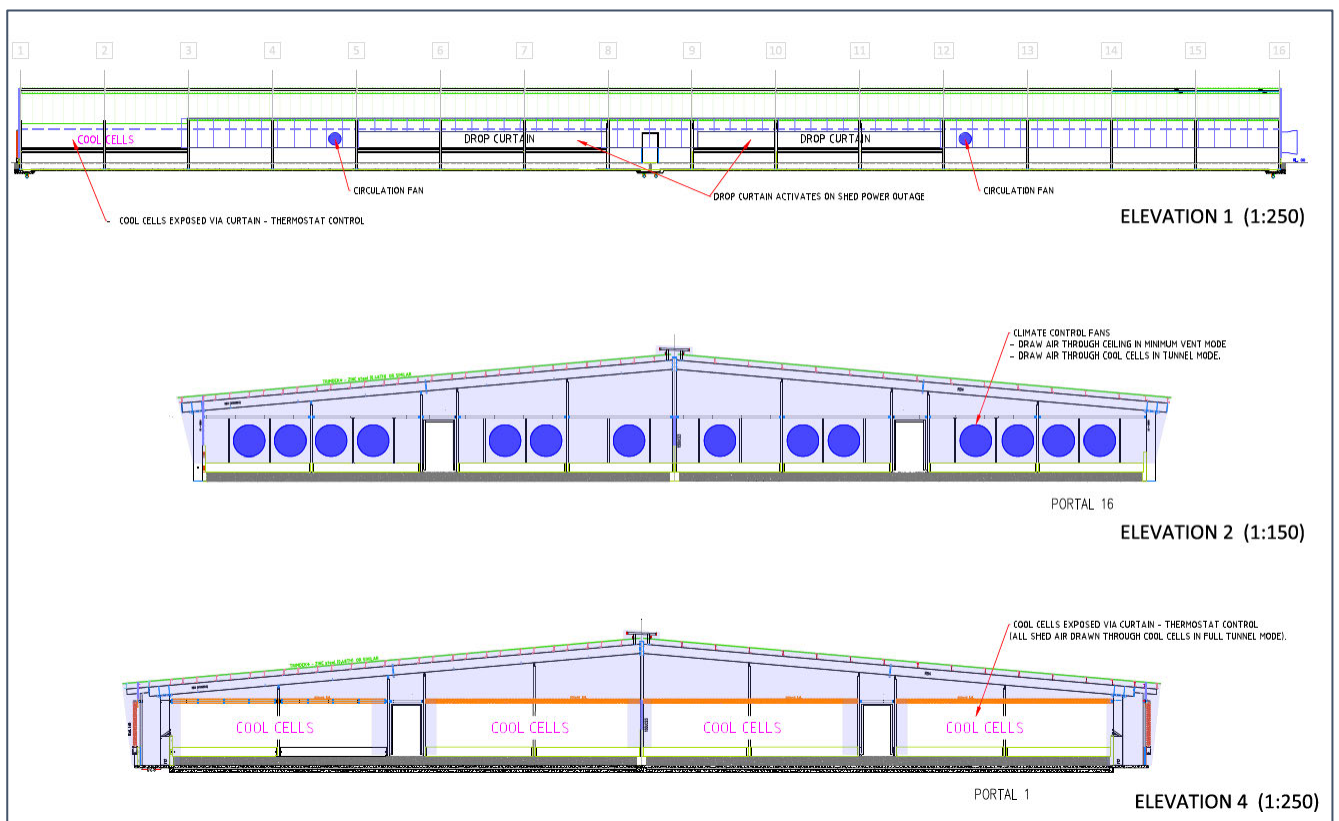


Figure 7: Typical shed elevations (Rivalea, 2025)

### 4.3 DEMOLITION

As noted above, this application seeks consent for the demolition of 13 existing sheds on the site, all in Module 5. These sheds will be completely removed from the site with materials being disposed of at a licensed facility of taken





for recycling where possible. A Demolition Management Plan will be prepared for the necessary works and can be conditioned accordingly.



## 5. PLANNING ASSESSMENT

### 5.1 DESIGNATED DEVELOPMENT

Under Schedule 3, Part 2 of the *Environment Planning and Assessment Regulation 2021*, Pig Farms are identified as Designated Development (Requiring an EIS) if the following criteria is met.

#### 38 Pig farms

- (1) Development for the purposes of a pig farm is designated development if the pig farm accommodates more than 2,000 pigs or 200 breeding sows.
- (2) Development for the purposes of a pig farm is designated development if the pig farm—
- (a) accommodates more than 200 pigs or 20 breeding sows, and
  - (b) is located—
    - (i) within 100 metres of a natural waterbody or wetland, or
    - (ii) in an area of high watertable, highly permeable soils or acid sulfate, sodic or saline soils, or
    - (iii) on land that slopes at more than 6 degrees to the horizontal, or
    - (iv) in a drinking water catchment, or
    - (v) on a floodplain, or
    - (vi) within 5 kilometres of a residential zone and, in the consent authority's opinion, considering topography and local meteorological conditions, is likely to significantly affect the amenity of the neighbourhood because of noise, odour, dust, traffic or waste.

As the replacement sheds relate to the existing pig farm which accommodates up to 300,000 pigs, the project is potentially classified as designated development. However, under Schedule 3 s48(1) of the EP&A Regulation 2021, alterations and additions are not Designated Development if “in the consent authority's opinion, the alterations or additions do not significantly increase the environmental impacts of the existing or approved development.”

To assist a Consent Authority to form an opinion in this regard, s48(2) provided identifies the factors which need to be taken into consideration. An assessment of these matters is provided below. As demonstrated, the proposed replacement sheds will not increase the maximum number of pigs on site and will not increase environmental impacts of the approved farm. Accordingly, it is requested the Council determine that the project is not designated and can proceed, subject to approval of a Local Development Application.

**Table 3: Assessment Against Clause 48(1) of the EP&A Regulation 2021**

CRITERIA	ASSESSMENT
<p>(2) In forming its opinion, a consent authority must consider the following—</p> <p>(a) the impact of the existing development, including the following—</p>	
<p>(i) previous environmental management performance, including compliance with the conditions of any consents, licences, leases or authorisations by a public authority and compliance with any relevant codes of practice,</p>	<p>The site has continually operated as a pig farm and abattoir since 1974. Since 2000 the site has operated in accordance with the Environmental Protection License 1399 and has not been subject to any pollution production programs.</p> <p>With respect to operations of the farm, Rivalea is committed to achieving high standards of animal welfare and environmental</p>



CRITERIA	ASSESSMENT
	<p>performance and will operate in accordance with all legislative, industry and customer requirements. This includes:</p> <ul style="list-style-type: none"> <li>• The site based Environmental Management Plan (EMP).</li> <li>• <i>Primary Industries Standing Committee – Model Code of Practice for the Welfare of Animals – Pigs. 3rd Edition PISC Report 92</i></li> <li>• <i>Australian Animal Welfare Standards and Guidelines - Land Transport of Livestock. Edition One Version 1.1 21 September 2012</i></li> <li>• Rivalea’s Animal Welfare Policy.</li> <li>• Specific customer requirements.</li> </ul> <p>The farms are subject to regular independent audits and inspections to ensure compliance in accordance with the above requirements and hence are well run, highly managed, and regularly audited operations.</p>
<i>(ii) rehabilitation or restoration of any disturbed land,</i>	<p>As part of this development application, a number of sheds and associated infrastructure will be removed. While the replacement sheds will be constructed on the existing, cleared and filled building pads, any disturbed areas will be re-seeded with grass and maintained by staff in accordance with bio-security requirements and good housekeeping practices.</p>
<i>(iii) the number and nature of all past changes and their cumulative effects</i>	<p>As outlined above, the site has historically operated as a pig farm and abattoir since 1974. Since commencement, the Corowa Redlands site has been subject to various development consents which have facilitated changes and additions which have resulted in the current layout and operations. The proposed development involves demolition of 13 existing, aging sheds on the site, which will be replaced by eight new sheds in the same locations at Module 5. The new sheds will be modern, best practice production sheds with the highest standards of animal welfare and environmental performance. As these sheds will replace sheds originally constructed in the 1970s - 1980s it is expected that the environmental performance of the sheds will be substantially improved.</p>
<i>(b) the likely impact of the proposed alterations or additions, including the following—</i>	
<i>(i) the scale, character or nature of the proposal in relation to the development,</i>	<p>As outlined above, the proposed farm will continue to accommodate a maximum of 300,000 pigs consistent with the current, approved capacity. The proposed development involves demolition of 13 existing, aging sheds on the site,</p>



CRITERIA	ASSESSMENT
	<p>which will be replaced by eight new sheds in the same locations at Module 5.</p> <p>It is important to note that beyond replacing the existing shedding, there is no change to the day to day operations, maximum stock numbers, waste water treatment processes, stormwater management arrangements, staff numbers, traffic generation of each modules and the broader farm.</p> <p>As such, the proposed development will not result in any substantive changes to the scale character or nature of the approved pig farm.</p>
<p><i>(ii) the existing vegetation, air, noise and water quality, scenic character and special features of the land on which the development is, or will be, carried out and the surrounding locality,</i></p>	<p>The site is current used for a pig farm and abattoir and the proposed replacement sheds will not result in any significant changes to the nature of activities carried out on the site.</p> <p>The proposed development involves demolition of 13 existing, aging sheds on the site, which will be replaced by eight new sheds in the same locations at Module 5.</p> <p>The replacement sheds do not require clearing of existing vegetation, and will significantly change the scenic character, or setting of the site or surrounds.</p>
<p><i>(iii) the degree to which the potential environmental impacts can be predicted with adequate certainty,</i></p>	<p>The site is current used for a pig farm and abattoir and has operated on the site since 1974. In the last 10 years, the site has only received two odour complaints from surrounding residents, landowners or businesses with respect to environmental impacts.</p> <p>The proposed changes to the site will not alter the maximum number of pigs to be accommodated on site or within Module 5.</p> <p>The new sheds will be modern, best practice production sheds with the highest standards of animal welfare and environmental performance. As these sheds will replace sheds originally constructed in the 1970s - 1980s it is expected that the environmental performance of the sheds will be substantially improved.</p> <p>The replacement sheds will be constructed on the existing, cleared and filled building pads and do not require any clearing of native vegetation.</p> <p>As there is no significant change to the general use or nature of activities carried out on the site as part of this development application, it is expected that the site will continue to operate in a similar fashion to current activities. Improvements to operations, removal of outdated sheds and modernisation of equipment will also lead to improvements in environmental performance at the site.</p>



CRITERIA	ASSESSMENT
<p><i>(iv) the capacity of the receiving environment to accommodate changes in environmental impacts,</i></p>	<p>As outlined above, the site is expected to operate in a similar fashion to the current farm with negligible change to environmental impacts. The nearest residential dwelling (not associated with the development) is located approximately 3.2 km east of Module 5.</p> <p>Given the nature of surrounding land use, the setbacks to residential dwellings, the minimal change to current activities, and improvements to shedding, it is considered that changes associated with the replacement sheds can be readily accommodated with minimal impact on the receiving environment, compared to the current situation.</p>
<p><i>(c) proposals to mitigate the environmental impacts and manage residual risk,</i></p>	<p>The existing and proposed farm will continue operate in accordance with all legislative, industry and customer requirements which requires the adoption of best practice poultry farming techniques for animal welfare, biosecurity, and environmental performance.</p> <p>Specifically, this development application will result in the removal of old shedding on the site and replacement with modern sheds that feature a much higher level of environmental control leading to more consistent operations and minimising risk of environmental performance.</p> <p>The operation will continue to be regulated by the overarching Environmental Protection License which will provides safeguards and mechanisms to manage any residual risks.</p>
<p>• <i>(d) proposals to facilitate compliance with relevant standards, codes of practice or guidelines published by the Department or other public authorities.</i></p>	<p>With respect to operations of the farm, Rivalea is committed to achieving high standards of animal welfare and environmental performance and will operate in accordance with all legislative, industry and customer requirements. This includes:</p> <ul style="list-style-type: none"> <li>• The site based Environmental Management Plan (EMP).</li> <li>• <i>Primary Industries Standing Committee – Model Code of Practice for the Welfare of Animals – Pigs. 3rd Edition PISC Report 92</i></li> <li>• <i>Australian Animal Welfare Standards and Guidelines - Land Transport of Livestock. Edition One Version 1.1 21 September 2012</i></li> <li>• Rivalea’s Animal Welfare Policy.</li> <li>• Specific customer requirements.</li> </ul> <p>In addition, the farms are subject to regular independent audits and inspections to ensure compliance in accordance with the above requirements and hence are well run, highly managed, and regularly audited operations. Farms are subject to regular independent audits and inspections to ensure compliance in accordance with the above</p>





CRITERIA	ASSESSMENT
	requirements and hence are well run, highly managed, and regularly audited operations.

## 5.2 INTEGRATED DEVELOPMENT

There are no Integrated Authorities triggered under Clause 4.46 of the *Environment Planning and Assessment Act 1979*.

### 5.2.1 Environmental Protection Agency

The farm accommodates up to 300,000 animals and operates under a current Environment Protection Licence (1399) which allows accommodation of >500 Tonnes of livestock at any one time. While the alterations and additions relate to a Livestock Intensive Industry, which are listed under Schedule 1, Part 1, 22 of the *Protection of Environmental Operations Act 1997* as a scheduled premise, this application does not propose any change to pig farm operations, will not increase and does not require any changes to the EPL. As such, this application does not constitute Integrated Development and does not require referral to the EPA for assessment.

## 5.3 CONCURRENCE AND REFERRALS

This development application does not trigger a requirement for concurrence or referral under any other Environmental Planning Instrument.

## 5.4 STATEMENT ENVIRONMENTAL PLANNING INSTRUMENTS

An assessment of the proposed alterations and additions to the existing farms has been undertaken against the relevant State Environmental Planning Policies (SEPPs) and is presented in **Table 4**.

**Table 4: SEPP Applicability and Compliance**

STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021	
CHAPTERS	ASSESSMENT & COMPLIANCE
<b>Chapter 2 - State and Regional Development</b>	<p><b>Not applicable</b> – The proposed development is not State or Regional Development.</p> <p>Under Part 2.2, s 2.19 of the Planning Systems SEPP, development specified within Schedule 1 is declared to be state significant development. Schedule 1 declares ‘intensive livestock agriculture’ with and Estimated Development Cost of more than \$30 million is State significant development.</p> <p>Based on the EDC for this project being approximately \$27,863,007 million, this application is not state significant development.</p>
<b>Chapter 3 - Aboriginal Land</b>	<p><b>Not applicable</b> – The site is not owned by a Local Aboriginal Land Council.</p>
<b>Chapter 4 – Concurrences and Consents</b>	<p><b>Not applicable</b> – There are no concurrences of consents described in Chapter 4 applicable to the site.</p>



STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021	
CHAPTERS	ASSESSMENT & COMPLIANCE
<b>Chapter 2 – Vegetation in Non-Rural Areas</b>	<b>Not applicable</b> – Chapter 2 does not apply to the Federation Council area.
<b>Chapter 3 – Koala Habitat Protection 2020</b>	<b>Applicable</b> – Federation Council is listed in Schedule 1 of <i>State Environmental Planning Policy (Koala Habitat Protection) 2021</i> and as such, Chapter 3 applies. However, the proposed replacement sheds will be constructed within the cleared and developed portion of the site, and no native vegetation is proposed cleared. As such, the proposed development will not result in the loss of any Potential Koala Habitat and Council is not prevented from granting consent for the development application.
<b>Chapter 4 – Koala Habitat Protection 2021</b>	<b>Not applicable</b> – Chapter 4 does not apply in the RU1 zone within the Federation Council Area.
<b>Chapter 5 – River Murray Lands</b>	<b>Not applicable</b> – The site is not contained within the mapped application area.
<b>Chapter 6 – Water Catchments</b>	<b>Not applicable</b> - Federation Council Area is not located in the listed catchments and as such Chapter 6 does not apply.
<b>Chapter 13 - Strategic conservation planning</b>	<b>Not applicable</b> – The proposed development is not located within the Strategic Conservation planning area.
STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021	
CHAPTERS	ASSESSMENT & COMPLIANCE
<b>Chapter 2 - Coastal Management</b>	<b>Not applicable</b> - The subject site is not located in the Coastal Zone.
<b>Chapter 3 - Hazardous and Offensive Development</b>	<b>Not applicable</b> – The construction of replacement sheds on the site will not alter day to day operations of the approved piggery. In addition, the replacement sheds will not alter the storage and use of any dangerous goods. As such, the proposal is not considered to be potentially hazardous or offensive development.
<b>Chapter 4 - Remediation of Land</b>	<b>Applies</b> - The site is not listed on the Contaminated Land Register. While the site has been used for agricultural activities in the past, the proposed development involves the construction of replacement sheds on the existing, cleared and filled building platforms. As such, there is minimal risk of contamination, no change to the existing use, no introduction of a new sensitive use and the site remains suitable for the replacement sheds. Accordingly,



	Council is not prevented from granting consent for the development application.
<b>STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021</b>	
<b>CHAPTERS</b>	<b>ASSESSMENT &amp; COMPLIANCE</b>
<b>Chapter 2 - Infrastructure</b>	<b>Not applicable</b> - The project does not involve any infrastructure related referrals.
<b>Chapter 3 - Educational Establishments and Childcare Facilities</b>	<b>Not applicable</b> – The project does not involve an Educational Establishment of Childcare Facility.
<b>Chapter 4 - Major Infrastructure Corridors</b>	<b>Not applicable</b> – The site is not within or adjacent to a major infrastructure corridor.
<b>Chapter 5 - Three Ports-Port Botany, Port Kembla and Newcastle</b>	<b>Not applicable</b> – The site is not located within any of the relevant port areas.
<b>Chapter 6 – Moorebank Freight Intermodal Precinct</b>	<b>Not Applicable.</b> The site is not located within the Moorebank Freight Intermodal Precinct.
<b>STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021</b>	
<b>CHAPTERS</b>	<b>ASSESSMENT &amp; COMPLIANCE</b>
<b>Chapter 2 - Western Sydney Employment Area</b>	<b>Not applicable</b> – The site is not located within the Western Sydney employment area.
<b>Chapter 3 - Advertising and Signage</b>	<b>Not applicable</b> – No advertising or signage under Chapter 3 is proposed as part of this application.
<b>STATE ENVIRONMENTAL PLANNING POLICY (RESOURCES AND ENERGY) 2021</b>	
<b>CHAPTERS</b>	<b>ASSESSMENT &amp; COMPLIANCE</b>
<b>All</b>	<b>Not applicable</b> – The proposed development does not involve mining or extractive industries.
<b>STATE ENVIRONMENTAL PLANNING POLICY (PRIMARY PRODUCTION) 2021</b>	
<b>CHAPTERS</b>	<b>APPLICABILITY</b>
<b>Chapter 2 - Primary Production and Rural Development</b>	<b>N/A.</b> The project does not involve primary production or rural development regulated by Chapter 2.
<b>Chapter 3 - Central Coast Plateau Areas</b>	<b>N/A.</b> The project is not located in the Central Coast Plateau Area.
<b>STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – EASTERN HARBOUR CITY) 2021</b>	
<b>CHAPTERS</b>	<b>APPLICABILITY</b>



All	N/A. The project is not subject to the Eastern Harbour City Precinct SEPP.
<b>STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – CENTRAL RIVER CITY) 2021</b>	
<b>CHAPTERS</b>	<b>APPLICABILITY</b>
All	N/A. The project is not subject to the Central River City Precinct SEPP.
<b>STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – WESTERN PARKLAND CITY) 2021</b>	
<b>CHAPTERS</b>	<b>APPLICABILITY</b>
All	N/A. The project is not subject to the Western Parkland City Precinct SEPP.
<b>STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS - REGIONAL) 2021</b>	
<b>CHAPTERS</b>	<b>APPLICABILITY</b>
All	N/A. The project is not subject to the Regional Precinct SEPP.

## 5.5 COROWA LOCAL ENVIRONMENTAL PLAN 2012

### 5.5.1 Zoning and Permissibility

Under the Corowa Local Environmental Plan 2012 (CLEP), the subject site is in the RU1 Primary Production Zone. The existing and proposed use falls under CLEP definition of **intensive livestock agriculture** which means “the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses, sheep or other livestock, and includes any of the following – dairies (restricted), feedlots, pig farms, poultry farms; but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief” and is permitted with consent in the RU1 Zone.

The objectives for the RU1 Primary Production Zone are as follows:

- 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 involves the demolition of thirteen existing, aging sheds on the site to be replaced by eight new sheds in Module 5 of the existing farm. The new sheds will be modern, best practice production sheds with the highest standards of animal welfare and environmental performance. As these sheds will replace sheds originally constructed in the 1970s - 1980s it is expected that the environmental performance of the sheds will be substantially improved.

As the replacement sheds will enhance and support the existing, approved primary industry use, the proposed development is considered to align with the intent of the RU1 Primary Production Zone.



## 5.5.2 Other Clauses

An assessment against the provision of the CLEP is provided in **Table 5** below.

**Table 5: CLEP 2012 Assessment**

PROVISION	APPLICABILITY AND RESPONSE
<b>PRINCIPAL DEVELOPMENT STANDARDS</b>	
<b>4.1 Minimum subdivision lot size</b>	Not Applicable. The development does not involve subdivision.
<b>4.1AA Minimum subdivision lot size for community title schemes</b>	Not Applicable. The development does not involve subdivision.
<b>4.1A Minimum lot sizes for dual occupancy, multi dwelling housing and residential flat buildings</b>	Not Applicable. The development does not involve housing.
<b>4.2 Rural subdivision</b>	Not Applicable. The development does not involve subdivision.
<b>4.2A Minimum subdivision lot size for strata plan schemes in Zones RU1 and C3</b>	Not Applicable. The development does not involve subdivision.
<b>4.2B Erection of dwelling houses and dual occupancies on land in Zones RU1 and C3</b>	Not Applicable. The development does not involve housing.
<b>4.2C Erection of rural workers' dwellings in Zone RU1 Primary Production</b>	Not Applicable. The development does not involve rural workers dwellings.
<b>4.3 Height of buildings</b>	Not Applicable. The development is not subject to clause 4.3.
<b>4.4 Floor space ratio</b>	Not Applicable. The development is not subject to clause 4.4.
<b>4.5 Calculation of floor space ratio and site area</b>	Not Applicable. The development is not subject to clause 4.5.
<b>4.6 Exceptions to development standards</b>	Not Applicable. The development is not subject to clause 4.6.
<b>MISCELLANEOUS PROVISIONS</b>	
<b>5.1 Relevant acquisition authority</b>	Not Applicable. The development is not subject to clause 5.1.
<b>5.1A Development on land intended to be acquired for public purposes</b>	Not Applicable. The development is not subject to clause 5.1A.
<b>5.2 Classification and reclassification of public land</b>	Not Applicable. The development is not subject to clause 5.2.





PROVISION	APPLICABILITY AND RESPONSE
<b>5.3 Development near zone boundaries</b>	Not Applicable. The development is not subject to clause 5.3.
<b>5.4 Controls relating to miscellaneous permissible uses</b>	Not Applicable. The development is not subject to clause 5.4.
<b>5.5 Controls relating to secondary dwellings on land in a rural zone</b>	Not Applicable. The development is not subject to clause 5.5.
<b>5.6 Architectural roof features</b>	Not Applicable. The development is not subject to clause 5.5.
<b>5.7 Development below mean high water mark</b>	Not Applicable. The development is not subject to clause 5.6.
<b>5.8 Conservation of fire alarms</b>	Not Applicable. The development is not subject to clause 5.7.
<b>5.9 Dwelling house or secondary dwelling affected by natural disaster</b>	Not Applicable. The development is not subject to clause 5.9.
<b>5.10 Heritage conservation</b>	Not Applicable. The development is not subject to Heritage Conservation.
<b>5.11 Bush fire hazard reduction</b>	Not Applicable. 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. As such, an assessment of the potential bush fire risks will not be required as part of the SEE.
<b>5.12 Infrastructure development and use of existing buildings of the Crown</b>	Not Applicable. The development is not subject to clause 5.12.
<b>5.13 Eco-tourist facilities</b>	Not Applicable. The development is not subject to clause 5.13.
<b>5.14 Siding Spring Observatory – maintaining dark sky</b>	Not Applicable. The development is not subject to clause 5.14.
<b>5.15 Defence communications facility</b>	Not Applicable. The development is not subject to clause 5.15.
<b>5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones</b>	Not Applicable. The development is not subject to clause 5.16.
<b>5.17 Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations</b>	Not Applicable. The development is not subject to clause 5.17.
<b>5.18 Intensive livestock agriculture</b>	Complies. An assessment against the relevant matters of 5.18(3) is provided in <b>Table 6</b> below.



PROVISION	APPLICABILITY AND RESPONSE
<b>5.19 Pond-based, tank-based and oyster aquaculture</b>	Not Applicable. The development is not subject to clause 5.19.
<b>5.20 Standards that cannot be used to refuse consent – playing and performing music</b>	Not Applicable. The development is not subject to clause 5.20.
<b>5.21 Flood planning</b>	Not Applicable. The site is not subject to flooding.
<b>ADDITIONAL LOCAL PROVISIONS</b>	
<b>7.1 Earthworks</b>	<p><b>Complies.</b> The replacement sheds will be constructed on the existing, cleared and filled building pads and do not require any clearing of native vegetation. The project is considered to comply with relevant matters of consideration under Clause 7.1 (3) as:</p> <p>(a) The site will be served by the existing stormwater drainages systems servicing the existing farm and will not have a detrimental impact on drainage patterns in the area.</p> <p>(b) The proposed development will support the existing and proposed operations on the site.</p> <p>(c) Minimal filling or excavation is required to support construction of the new sheds.</p> <p>(d) The works will have negligible impacts on the existing or future amenity of adjoining properties.</p> <p>(e) Virgin Excavated natural Material (VENM) will be utilised for the any imported fill and any exported material will be undertaken in accordance with the relevant standards.</p> <p>(f) The replacement sheds will be constructed on the existing, cleared and filled building pads and are unlikely to disturb any relics or Aboriginal objects.</p> <p>(g) The works will result in negligible changes to the approved operations and there is no increase in risks to any waterway, drinking water catchment or environmentally sensitive area.</p> <p>(h) The site will be served by the existing stormwater drainages systems servicing the existing farm which contains appropriate measures to avoid, minimise or mitigate the impacts of the development.</p>
<b>7.3 Stormwater management</b>	<p><b>Complies.</b> Stormwater from the piggery modules is currently diverted into the stormwater management system where it is stored in dams. Stormwater in excess of the dam's capacity follows drainage contours to the north and east of the site. This is kept separate to the effluent treatment system and other processes on site. No changes to the existing stormwater management regime are proposed or required as part of this development.</p>



PROVISION	APPLICABILITY AND RESPONSE
<b>7.4 Terrestrial biodiversity</b>	<b>Not Applicable.</b> No works within a Mapped Terrestrial Biodiversity overlay are proposed. As the proposed sheds will replace the existing sheds within the existing cleared module footprints, no further disturbance of native vegetation will be required to facilitate the development.
<b>7.5 Wetlands</b>	<b>Not Applicable.</b> The proposed development does not impact on mapped wetland areas.
<b>7.6 Development on river front areas</b>	<b>Not Applicable.</b> The proposed development is not located in a river front area.
<b>7.7 Development on river bed and banks of the Murray River</b>	<b>Not Applicable.</b> The site is not located on river bed and banks of the Murray River.
<b>7.8 Airspace operations</b>	<b>Not Applicable.</b> The proposed development does not involve airspace operations.
<b>7.9 Essential services</b>	<p><b>Complies.</b> The existing farm is provided with all necessary services including:</p> <ul style="list-style-type: none"> <li>(a) the supply of water.</li> <li>(b) the supply of electricity.</li> <li>(c) the disposal and management of sewage.</li> <li>(d) stormwater drainage.</li> <li>(e) suitable road access.</li> </ul> <p>Beyond minor augmentation to connect the replacement sheds, no changes to the relevant services are proposed or required as part of this application.</p>
<b>7.10 Location of sex services premises</b>	<b>Not Applicable.</b> The proposed development does not involve sex services premises.
<b>7.11 Development within buffer areas</b>	<b>Not Applicable.</b> The proposed development is not located within a buffer area.

**Table 6: Clause 5.18 Assessment**

PROVISION	APPLICABILITY AND RESPONSE
<i>(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—</i>	



PROVISION	APPLICABILITY AND RESPONSE
<i>(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,</i>	<b>Complies.</b> This application is supported by a detailed Statement of Environment Effects addressing the relevant statutory considerations.
<i>(b) the potential for odours to adversely impact on the amenity of residences or other land uses within the vicinity of the site,</i>	<p><b>Complies.</b> Beyond replacing the existing shedding, there is no change to the day-to-day operations, maximum stock numbers, waste water treatment processes, stormwater management arrangements, staff numbers, traffic generation of each modules and the broader farm. As such, the proposed change is not expected to result in significant adverse changes to the current operation or risk of amenity impacts.</p> <p>On the contrary, the replacement sheds are climate controlled, with automated monitoring of temperature and air quality. The use of a tunnel ventilation systems and cooling pads allows the sheds to be continually altered to maintain ideal internal conditions. As these sheds will replace sheds originally constructed in the 1970s - 1980s it is expected that the environmental performance of the sheds will be substantially improved.</p> <p>In addition to the improvements in climate and temperature control, the sheds will also feature a raised, slatted floor which enables the manure and washdown water to pass through the floor level to the pit underneath, improving living conditions for grower stock.</p> <p>The effluent in underfloor pits that are drained via a “pull-plug” systems, typically weekly using the gravity release pipes in the centre of the pits. The installation of this system into the replacement shed has multiple benefits including a reduction in the production of ammonia and hydrogen sulphide from the sheds, improving the internal air quality and reducing the risk of odour emissions.</p> <p>With consideration of the above mentioned factors, the proposed development is not expected to result in any additional adverse impacts and the replacement sheds are expected to improve environmental performance and have a lesser odour impact compared to those that are being replaced.</p>
<i>(c) the potential for the pollution of surface water and ground water,</i>	<b>Complies.</b> Stormwater from the piggery modules is currently diverted into the stormwater management system where it is stored in dams. Stormwater in excess of the dam’s capacity follows drainage contours to the north and east of the site. This is kept separate to the effluent treatment system and other processes on site. No changes to the existing stormwater



PROVISION	APPLICABILITY AND RESPONSE
	management regime are proposed or required as part of this development.
<i>(d) the potential for the degradation of soils,</i>	<p><b>Complies.</b> The replacement sheds will be constructed on the existing, cleared and filled building pads, any disturbed areas will be re-seeded with grass and maintained by staff in accordance with bio-security requirements and good housekeeping practices.</p> <p>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.</p> <p>As such, there is minimal risk for the potential degradation of soils as a result of the project.</p>
<i>(e) the measures proposed to mitigate any potential adverse impacts,</i>	<p>The existing and proposed farm will continue to operate in accordance with all legislative, industry and customer requirements which requires the adoption of best practice poultry farming techniques for animal welfare, biosecurity, and environmental performance.</p> <p>Specifically, this development application will result in the removal of old shedding on the site and replacement with modern sheds that feature a much higher level of environmental control leading to more consistent operations and minimising risk of environmental performance.</p> <p>The operation will continue to be regulated by the overarching Environmental Protection License which will provides safeguards and mechanisms to manage any residual risks.</p>
<i>(f) the suitability of the site in the circumstances,</i>	<p>The proposed development involves the demolition of thirteen existing, aging sheds on the site to be replaced by eight new sheds on Module 5 of the existing farm. The new sheds will be modern, best practice production sheds with the highest standards of animal welfare and environmental performance. As these sheds will replace sheds originally constructed in the 1970s - 1980s it is expected that the environmental performance of the sheds will be substantially improved.</p> <p>As the replacement sheds will enhance and support the existing, approved pig farm, the site is considered inherently suitable for the development.</p>
<i>(g) whether the applicant has indicated an intention to comply with relevant industry codes of practice for the health and welfare of animals,</i>	<p><b>Complies.</b> The site has continually operated as a pig farm and abattoir since 1974. Since 2000 the site has operated in accordance with the Environmental Protection License 1399 and has not been subject to any pollution production programs.</p>





PROVISION	APPLICABILITY AND RESPONSE
	<p>With respect to operations of the farm, Rivalea is committed to achieving high standards of animal welfare and environmental performance and will operate in accordance with all legislative, industry and customer requirements. This includes:</p> <ul style="list-style-type: none"> <li>• The site based Environmental Management Plan (EMP).</li> <li>• <i>Primary Industries Standing Committee – Model Code of Practice for the Welfare of Animals – Pigs. 3rd Edition PISC Report 92</i></li> <li>• <i>Australian Animal Welfare Standards and Guidelines - Land Transport of Livestock. Edition One Version 1.1 21 September 2012</i></li> <li>• Rivalea’s Animal Welfare Policy.</li> <li>• Specific customer requirements.</li> </ul> <p>The farms are subject to regular independent audits and inspections to ensure compliance in accordance with the above requirements and hence are well run, highly managed, and regularly audited operations.</p>
<p><i>(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.</i></p>	<p><b>Complies.</b> The site has continually operated as a pig farm and abattoir since 1974. Since 2000 the site has operated in accordance with the Environmental Protection Licence 1399 and has not been subject to any pollution production programs.</p>

## 5.6 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

The proposed development is not subject to any Draft Environmental Planning Instruments.

## 5.7 DEVELOPMENT CONTROL PLAN

As a Local DA, the application must have regard to any relevant DCPs. Upon review of the Corowa Shire DCP 2013, there are no DCP provisions that specifically apply to the site or development.

## 5.8 PLANNING AGREEMENTS

The proposed development is not subject to any planning agreements.



## 5.9 THE REGULATIONS

There are no specific provisions of the regulations which are applicable to the project.



## 6. EVALUATION

The development proposal is assessed below the relevant matters for consideration pursuant to Section 4.15 of the *Environmental Planning & Assessment Act 1979*.

### 6.1 LIKELY IMPACTS OF DEVELOPMENT

#### 6.1.1 Land Contamination

The site is not listed on the Contaminated Land Register. While the site has been used for agricultural activities in the past, the proposed development involves the construction of replacement sheds on the existing, cleared and filled building platforms. As such, there is minimal risk of contamination, no change to the existing use, no introduction of a new sensitive use and the site remains suitable for the replacement sheds.

#### 6.1.2 Heritage

The subject land does not contain nor is it within the curtilage of or in the vicinity of items listed as Local or State Heritage.

An extensive search of the online Heritage NSW Aboriginal Heritage Information Management System (AHIMS) does not identify any 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. In addition, the replacement sheds will be constructed on the existing, cleared and filled building pads in the same location as the sheds to be removed and as such are unlikely to disturb any relics or Aboriginal objects.

#### 6.1.3 Ecology

The replacement sheds will be constructed on the existing, cleared and filled building pads and do not require any clearing of native vegetation. As a result of historical clearing and existing activities on the site, it is not expected that the project will have a significant direct or indirect impact on significant flora or fauna species.

#### 6.1.4 Traffic and Access

Beyond replacing the existing shedding, there is no change to the day to day operations, maximum stock numbers, waste water treatment processes, stormwater management arrangements, staff numbers, traffic generation of each modules and the broader farm.

As the maximum number of pigs accommodated on site is not changing, there are no additional staff positions, and there are no substantive changes to any other aspect of the existing operation, negligible changes to the current traffic generation to and from the site is expected. In addition, there are no changes to the existing access points, on-site manoeuvring areas or haulage routes associated with the development which will change because of the replacement sheds.

#### 6.1.5 Infrastructure and Servicing

The existing farm is provided with all necessary services including:

- the supply of water.
- the supply of electricity.
- the disposal and management of sewage.
- stormwater drainage.
- suitable road access.

Beyond minor augmentation to connect the replacement sheds, no changes to the relevant services are proposed or required as part of this application.



### **6.1.6 Stormwater Management**

Stormwater from the piggery modules is currently diverted into the stormwater management system where it is stored in dams. Stormwater in excess of the dam's capacity follows drainage contours to the north and east of the site. This is kept separate to the effluent treatment system and other processes on site. No changes to the existing stormwater management regime are proposed or required as part of this development.

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.

### **6.1.7 Odour**

Beyond replacing the existing shedding, there is no change to the day to day operations, maximum stock numbers, waste water treatment processes, stormwater management arrangements, staff numbers, traffic generation of each modules and the broader farm. As such, the proposed change is not expected to result in significant adverse changes to the current operation or risk of amenity impacts.

On the contrary, the replacement sheds are climate controlled, with automated monitoring of temperature and air quality. The use of a tunnel ventilation systems and cooling pads allows the sheds to be continually altered to maintain ideal internal conditions. As these sheds will replace sheds originally constructed in the 1970s - 1980s it is expected that the environmental performance of the sheds will be substantially improved.

In addition to the improvements in climate and temperature control, the sheds will also feature a raised, slatted floor which enables the manure and washdown water to pass through the floor level to the pit underneath, improving living conditions for grower stock.

The effluent in underfloor pits that are drained via a "pull-plug" systems, typically weekly using the gravity release pipes in the centre of the pits. The installation of this system into the replacement shed has multiple benefits including a reduction in the production of ammonia and hydrogen sulphide from the sheds, improving the internal air quality and reducing the risk of odour emissions.

With consideration of the above-mentioned factors, the proposed development is not expected to result in any additional adverse impacts and the replacement sheds are expected to improve environmental performance and have a lesser odour impact compared to those that are being replaced.

### **6.1.8 Noise**

With respect to noise, most noise emissions from the site are generated from the pigs during feeding times. As noted above, the new sheds will be modern, best practice production sheds with the highest standards of animal welfare and environmental performance. The construction of the sheds using concrete floors, steel frame, and insulated panel walls, and roofing, while improving climatic performance will have the additional benefit of reducing noise emissions from the animals inside.

As outlined above, the site is expected to operate in a similar fashion to the current farm with negligible change to environmental impacts. The nearest residential dwelling (not associated with the development) is located approximately 1km East of Module 5. Given the nature of surrounding land use, the setbacks to residential dwellings, the minimal change to current activities, and improvements to shedding, it is considered that the proposed development will not result in any additional noise impacts.

### **6.1.9 Economic**

The proposed replacement sheds have an Estimated Development Cost of approximately \$27,863,007 million and will support ongoing sustainable operations of the farm into the future. Construction of the replacement sheds will create in the order of 35 construction jobs and the Rivalea 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.



#### **6.1.10 Dangerous Goods**

The construction of replacement sheds on the site will not alter day to day operations of the approved piggery. In addition, the replacement sheds will not alter the storage and use of any dangerous goods. As such, the proposal is not considered to be potentially hazardous or offensive development.

#### **6.1.11 Waste Management**

As per current operations, waste management for the site will continue to be implemented in accordance with the site's environmental management plan. General waste storage and collection arrangements on site will generally be maintained as per current operations, and will not change as a result of the replacement sheds.

#### **6.1.12 Earthworks**

Minimal Earthworks are required to construct the proposed structures as the proposed replacement will take place within the same footprint as the existing sheds.

#### **6.1.13 Environmental Management**

The applicant, Rivalea, has an existing comprehensive Environmental Management Plan (EMP) in place that will continue to apply to the replacement sheds.

#### **6.1.14 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. The existing site based EMP has procedures in place to respond to any risk of bushfire operations.

#### **6.1.15 Construction Management**

Prior to obtaining a Construction Certificate, the contractor will be required to prepare and obtain approval for its Construction and Environmental Management Plan. The Construction and Environmental Management Plan (CEMP) will cover the following, as a minimum:

- Erosion and sediment control measures.
- Occupational Health and Safety measures.
- Construction Traffic Management.
- Noise control measures.
- Dust suppression measures.
- Waste management measures, including appropriate disposal of waste material in an approved landfill site or recycling outlet.

The requirement for the preparation of a CEMP can be included as a Condition of Approval.

### **6.2 SITE SUITABILITY**

The proposed development involves the demolition of thirteen existing, aging sheds on the site to be replaced by eight new sheds in Module 5 of the existing farm. The new sheds will be modern, best practice production sheds with the highest standards of animal welfare and environmental performance. As these sheds will replace sheds originally constructed in the 1970s - 1980s it is expected that the environmental performance of the sheds will be substantially improved.

It is important to note that beyond replacing the existing shedding, there is no change to the day to day operations, maximum stock numbers, waste water treatment processes, stormwater management arrangements, staff numbers, traffic generation of each modules and the broader farm.





As the replacement sheds will enhance and support the existing, approved pig farm, the site is considered inherently suitable for the development. The additions are Permissible with Consent in the RU1 zone under the CLEP, consistent with the zone objectives, and consistent with the scale and character of surrounding land uses. As such, the project also aligns with the strategic planning intent of the site.

As demonstrated in this report, the proposed additions can be undertaken in accordance with all relevant statutory requirements and will not result in any unacceptable, environmental, social or amenity impacts. Accordingly, the site is inherently suitable for the proposed development.

## **6.3 PUBLIC INTEREST**

The new sheds will be modern, best practice production sheds with the highest standards of animal welfare and environmental performance. The proposed replacement sheds have an Estimated Development Cost of approximately \$27,863,007 million and will support ongoing sustainable operations of the farm into the future.

Construction of the replacement sheds will create in the order of 35 construction jobs and the Rivalea business (including processing plant and administration office) will continue to employ over 500 full time staff members. Accordingly, approval of the proposed additions is in the public interest.



## 7. CONCLUSION

PSA Consulting (Australia) Pty Ltd has been engaged by Rivalea (Australia) Pty Limited to prepare this development application seeking development consent for Alteration and Additions to the existing approved Corowa Pig Grower/Breeder Farm.

It is important to note that beyond replacing the existing shedding, there is no change to the day-to-day operations, maximum stock numbers, wastewater treatment processes, stormwater management arrangements, staff numbers, and traffic generation.

As the replacement sheds relate to the existing pig farm which accommodates up to 300,000 pigs, the project is potentially classified as designated development. However, under Schedule 3 s48(1) of the EP&A Regulation 2021, alterations and additions are not Designated Development if *“in the consent authority’s opinion, the alterations or additions do not significantly increase the environmental impacts of the existing or approved development.”*

To assist a Consent Authority to form an opinion in this regard, s48(2) provided identifies the factors which need to be taken into consideration. As demonstrated, the proposed replacement sheds will not increase the maximum number of pigs on site and will not increase environmental impacts of the approved farm. Accordingly, it is requested the Council determine that the project does not constitute designated development and can proceed, subject to approval of this Local Development Application.

With respect to determination of this application, this SEE provides a detailed assessment below the relevant matters for consideration pursuant to Section 4.15 of the *Environmental Planning & Assessment Act 1979* and demonstrates that the proposed replacement sheds will comply with all legislative requirements. Accordingly, the proposed development is recommended for approval subject to relevant and reasonable conditions.



**APPENDIX 1      PROPOSAL PLANS**

**AP01**



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