

Applicant contact details

Title	Mr	
First given name	Cliff Schmidt	
Other given name/s		
Family name	For PSA Consulting	
Contact number	[REDACTED]	
Email		
Address		
Application on behalf of a company, business or body corporate		
ABN		
ACN		
Name		
Trading name		
Is the nominated company the applicant for this application		Yes

Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	Rivalea (Australia) Pty LTd
ABN / ACN	[REDACTED]

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

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	Biosecurity - sign in at gate

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Modification Application
On what date was the development application to be notified determined	8/09/2023
	S4.55(1A) - Modification involving minimal environmental impact, where the development will remain

Type of modification requested	substantially the same as the development that was originally approved	
Development Application number of the consent to be modified		
Description of the proposed modification	Federation Council has recently issued development consent (DA2023/86) which allowed for the demolition of seven sheds, and construction of eight replacement buildings (seven double sheds one single shed i.e. 15 total) at Module 3. Construction is currently underway with three of the double sheds (six sheds) already having been built. This modification application seeks to replace the five remaining buildings (4 double sheds and 1 single shed) with four double wide sheds as per the updated shed design.	
Was the DA applied for via the NSW Planning Portal?	Yes	
Please provide portal application number (PAN)	PAN-328698	
Site address #	1	
Street address	JAMIESONS ROAD REDLANDS 2646	
Local government area	FEDERATION	
	363/-/DP753734	<input type="checkbox"/>
	364/-/DP753734	<input checked="" type="checkbox"/>
	365/-/DP753734	<input type="checkbox"/>
	371/-/DP753734	<input type="checkbox"/>
	359/-/DP753734	<input type="checkbox"/>
	374/-/DP753734	<input type="checkbox"/>
	334/-/DP753734	<input type="checkbox"/>
	353/-/DP753734	<input type="checkbox"/>
	381/-/DP753734	<input type="checkbox"/>
	372/-/DP753734	<input type="checkbox"/>
	380/-/DP753734	<input type="checkbox"/>
	470/-/DP753734	<input type="checkbox"/>
	1/-/DP820855	<input type="checkbox"/>
	3/-/DP133915	<input type="checkbox"/>
	1/-/DP133915	<input type="checkbox"/>
	2/-/DP133915	<input type="checkbox"/>
	4/-/DP133915	<input type="checkbox"/>
	1/-/DP740162	<input type="checkbox"/>
	2/-/DP740162	<input type="checkbox"/>
	1/-/DP45403	<input type="checkbox"/>
	295/-/DP753734	<input type="checkbox"/>
	351/-/DP753734	<input type="checkbox"/>
	448/-/DP753734	<input type="checkbox"/>
	408/-/DP753734	<input type="checkbox"/>

316/-/DP753734	<input type="checkbox"/>
526/-/DP753734	<input checked="" type="checkbox"/>
268/-/DP753734	<input type="checkbox"/>
1262/-/DP773800	<input type="checkbox"/>
405/-/DP753734	<input type="checkbox"/>
410/-/DP753734	<input type="checkbox"/>
416/-/DP753734	<input type="checkbox"/>
436/-/DP753734	<input type="checkbox"/>
483/-/DP753734	<input type="checkbox"/>
469/-/DP753734	<input type="checkbox"/>
317/-/DP753734	<input type="checkbox"/>
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373/-/DP753734	<input type="checkbox"/>
433/-/DP753734	<input type="checkbox"/>
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485/-/DP753734	<input type="checkbox"/>
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406/-/DP753734	<input type="checkbox"/>
417/-/DP753734	<input type="checkbox"/>
424/-/DP753734	<input type="checkbox"/>
449/-/DP753734	<input type="checkbox"/>
500/-/DP753734	<input type="checkbox"/>
510/-/DP753734	<input type="checkbox"/>

Lot / Section Number / Plan

	411/-/DP753734	<input type="checkbox"/>
	1/-/DP1200019	<input type="checkbox"/>
	2/-/DP1200019	<input type="checkbox"/>
	3/-/DP1200019	<input type="checkbox"/>
	4/-/DP1200019	<input type="checkbox"/>
	1/-/DP133931	<input type="checkbox"/>
	2/-/DP133931	<input type="checkbox"/>
	318/-/DP753734	<input type="checkbox"/>
	362/-/DP753734	<input type="checkbox"/>
	357/-/DP753734	<input type="checkbox"/>
	444/-/DP753734	<input type="checkbox"/>
	456/-/DP753734	<input type="checkbox"/>
	431/-/DP753734	<input type="checkbox"/>
	360/-/DP753734	<input type="checkbox"/>
	2/-/DP631302	<input type="checkbox"/>

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

Selected common application types	Demolition Erection of a new structure
Selected development types	Pig farm Intensive livestock agriculture
Description of development	Federation Council has recently issued development consent (DA2023/86) which allowed for the demolition of seven sheds, and construction of eight replacement buildings (seven double sheds one single shed i.e. 15 total) at Module 3. Construction is currently underway with three of the double sheds (six sheds) already having been built. This modification application seeks to replace

the five remaining buildings (4 double sheds and 1 single shed) with four double wide sheds as per the updated shed design.

Dwelling count details	
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	
Existing gross floor area (m2)	
Proposed gross floor area (m2)	15,452
Total site area (m2)	
Total net lettable area (m2)	
Cost of development	
Estimated cost of work / development (including GST)	\$5,730,403.20
Capital Investment Value (CIV)	\$5,730,403.20
Do you have one or more BASIX certificates?	
Subdivision	
Number of existing lots	2
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

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

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?	
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
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	No

10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
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
Affiliations and Pecuniary interests	
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
Political Donations	
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 State Environmental Policy (Sustainable Buildings) 2022 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	
ACN	
Trading Name	

Email address	[REDACTED]
Billing address	[REDACTED]

Application documents

The following documents support the application.

Document type	Document file name
Other	Cover_letter_signed Development Consent -Demolition of 7 farm buildings, 8 New farm buildings
Owner's consent	Consent_signed
Site Plans	Plans_Rivalea_Corowa_Mod
Statement of environmental effects	PSA_Rivalea_Corowa_Mod Report_241129_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 agree to pay any required NSW Planning Portal Service Fee/s specified under Schedule 4 of the Environmental Planning and Assessment Regulation 2021 to the Department of Planning, Housing and Infrastructure.	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).	

MODIFICATION REPORT

COROWA GROWER FARM – MODULE 3 REPLACEMENT SHEDS



29 November 2024



DOCUMENT CONTROL

Document: Project Name: Corowa Grower Farm – Module 3 Replacement Sheds
PSA Job Number: 1869
Report Name: MODIFICATION REPORT

This document has been prepared for:



Contact: Mr Nathan Sandral
Rivalea (Australia) Pty Ltd
PO Box 78, Corowa NSW 2646

This document has been prepared by:



Contact: David Ireland
PSA Consulting (Australia) Pty Ltd
PO Box 10824, Adelaide Street, Brisbane QLD 4000
Telephone: +61 7 3220 0288
david@psaconsult.com.au
www.psaconsult.com.au

REVISION HISTORY

VERSION	DATE	DETAILS	AUTHOR	AUTHORISATION
V2	29 November 2024	FINAL FOR LODGEMENT	CLIFF SCHMIDT	 DAVID IRELAND

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APPENDIX 2 MODIFIED DEVELOPMENT PLANS



1. INTRODUCTION

PSA Consulting has been engaged by Rivalea (Australia) Pty Limited (Rivalea) to prepare this modification application seeking changes to the approved replacement sheds at existing Module 3 (DA 2023/86) on land at Redlands Road, Corowa NSW.

Federation Council has recently issued development consent (DA2023/86) which allowed for the demolition of seven sheds, and construction of eight replacement buildings (seven double sheds one single shed i.e. 15 total) at Module 3. Construction is currently underway with three of the double sheds (six sheds) already having been built. This modification application seeks to replace the five remaining buildings (4 double sheds and 1 single shed) with four double wide sheds as per the updated shed design.

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. This Statement of Environmental Effects demonstrates that the proposed modification is substantially the same as the current approval, maintains compliance with the relevant statutory benchmarks, and will not result in unacceptable offsite impacts. As such, the proposed modification is recommended for approval.

1.1 APPLICANT DETAILS

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.



2. SITE AND SURROUNDS

2.1 THE SITE

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.

Table 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	Modification of existing DA2023/86 to replace the five remaining buildings (4 double sheds and 1 single shed) with four double wide sheds.

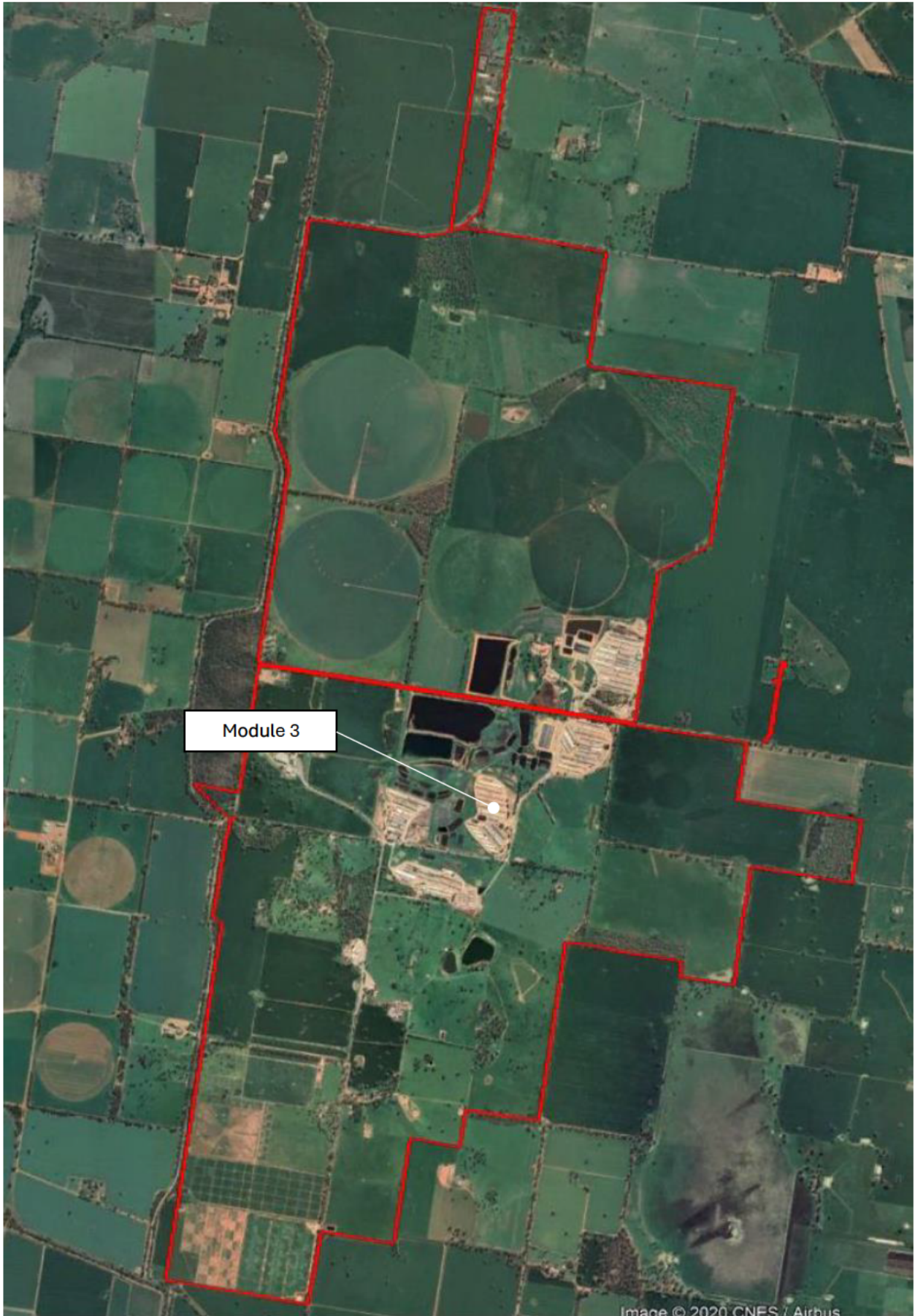


Figure 1: Site Aerial (Rivalea, 2023)



3. PROPOSED MODIFICATION

3.1 APPROVED DEVELOPMENT

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. **Table 2** provides an overview of when different components on the site were historically approved / established.

Table 2: 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

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 sheds and construction of eight replacement sheds (seven double sheds one single shed i.e. 15 total). A copy of the existing Development Approval is included as **Appendix 1**, the approved plan is shown in **Figure 2**.

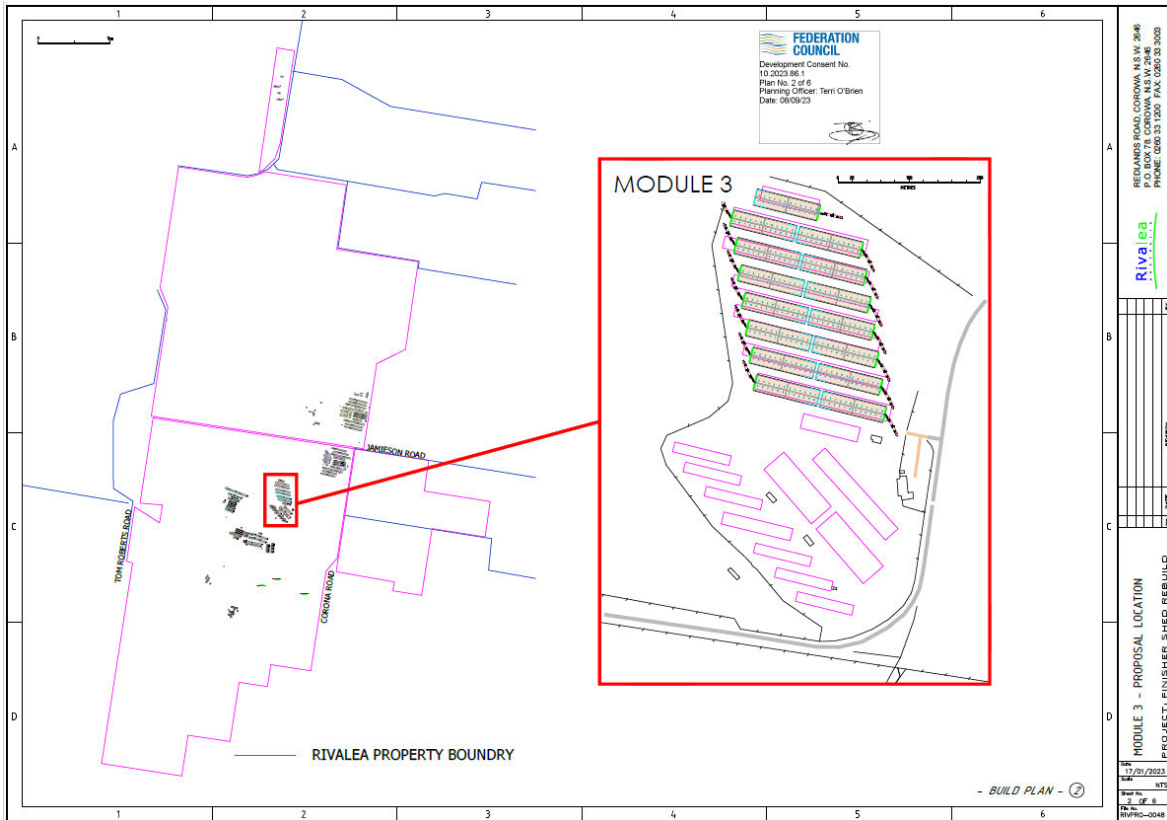


Figure 2: Approved Site Plan - DA2023/86. (Rivalea, 2024)

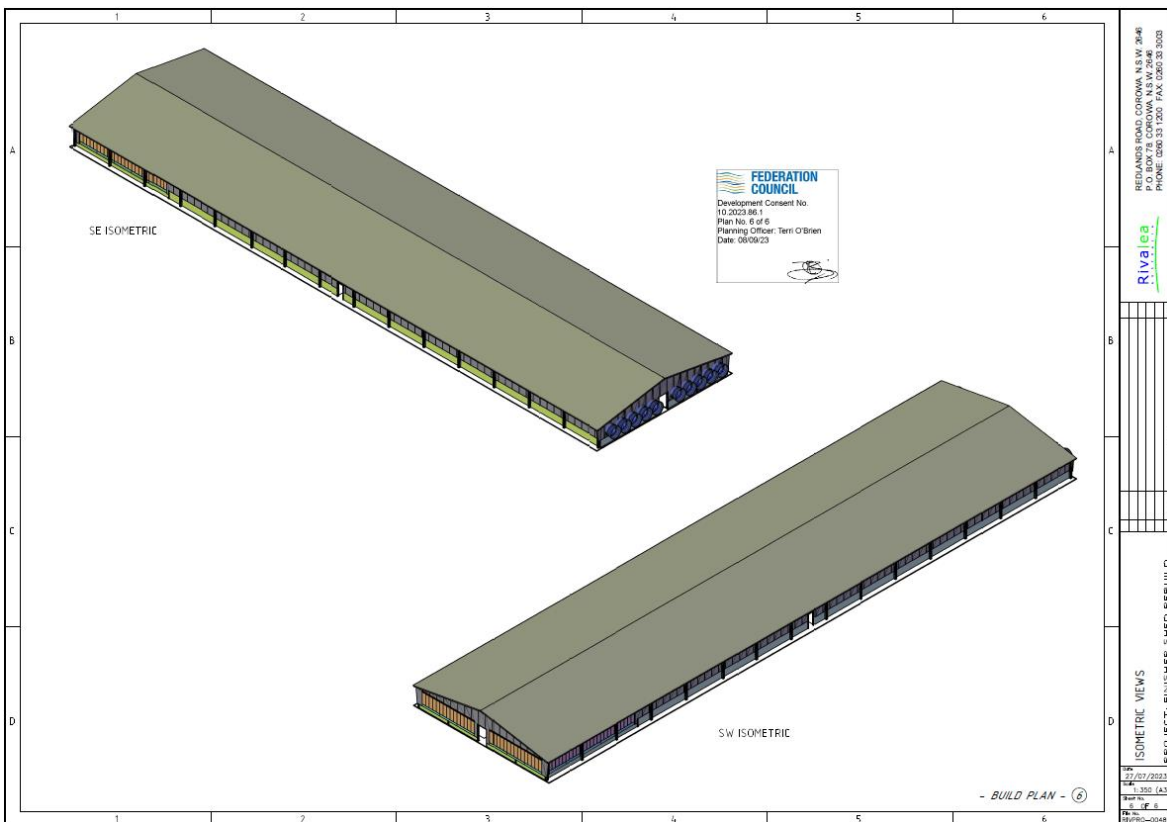


Figure 3: Approved Shed Plans DA2023/86. (Rivalea, 2024)



3.2 MODIFICATION OVERVIEW

Federation Council has recently issued development consent (DA2023/86) which allowed for the demolition of seven sheds, and construction of eight replacement buildings (seven double sheds one single shed i.e. 15 total) at Module 3. Construction is currently underway with three of the double sheds (six sheds) already having been built. This modification application seeks to replace the five remaining buildings (4 double sheds and 1 single shed) with four double wide sheds as per the updated shed design.

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. A Copy of the modified development plans are included in **Appendix 2**.

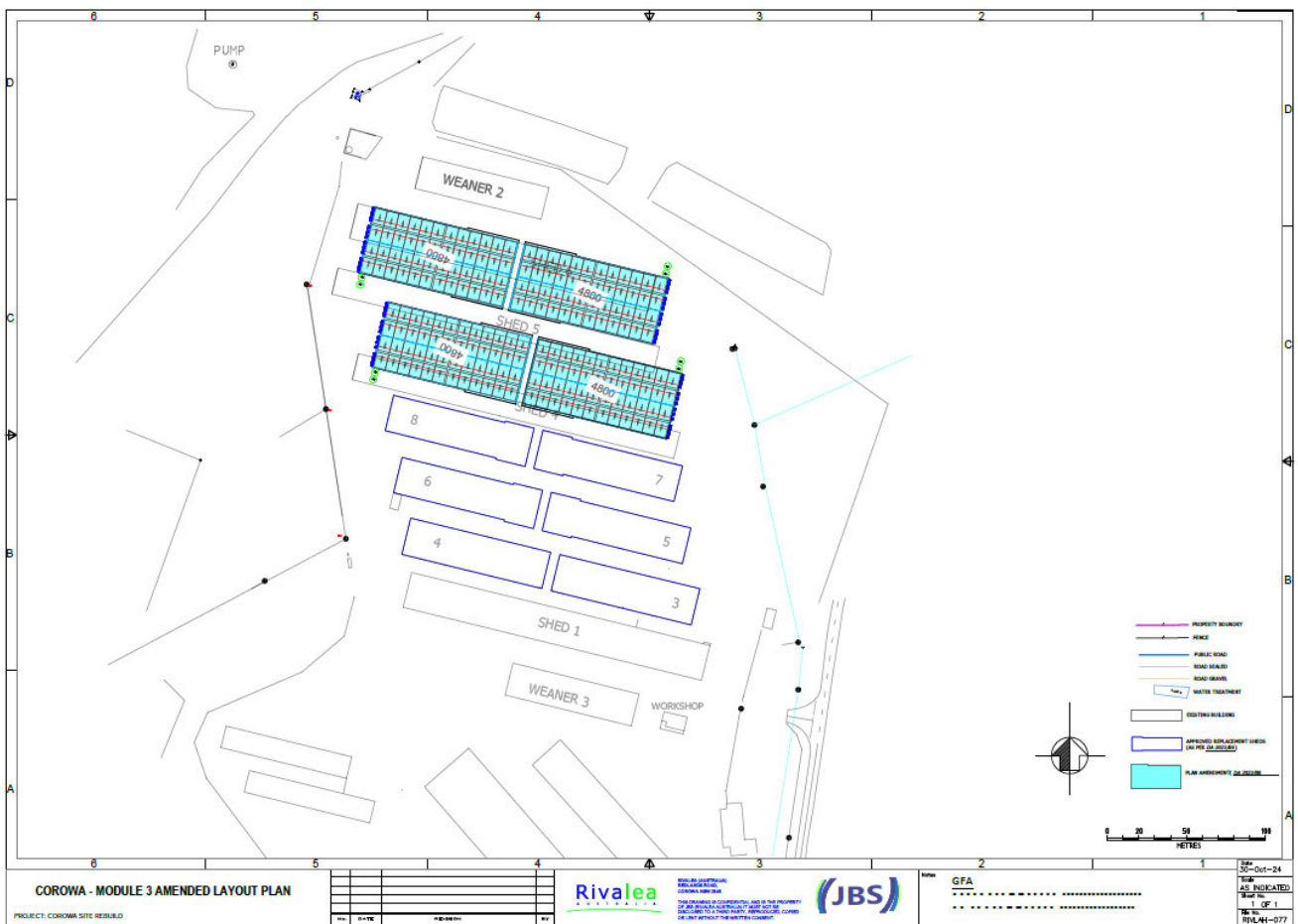


Figure 4: Proposed Modification to Site Layout (Rivalea, 2024)

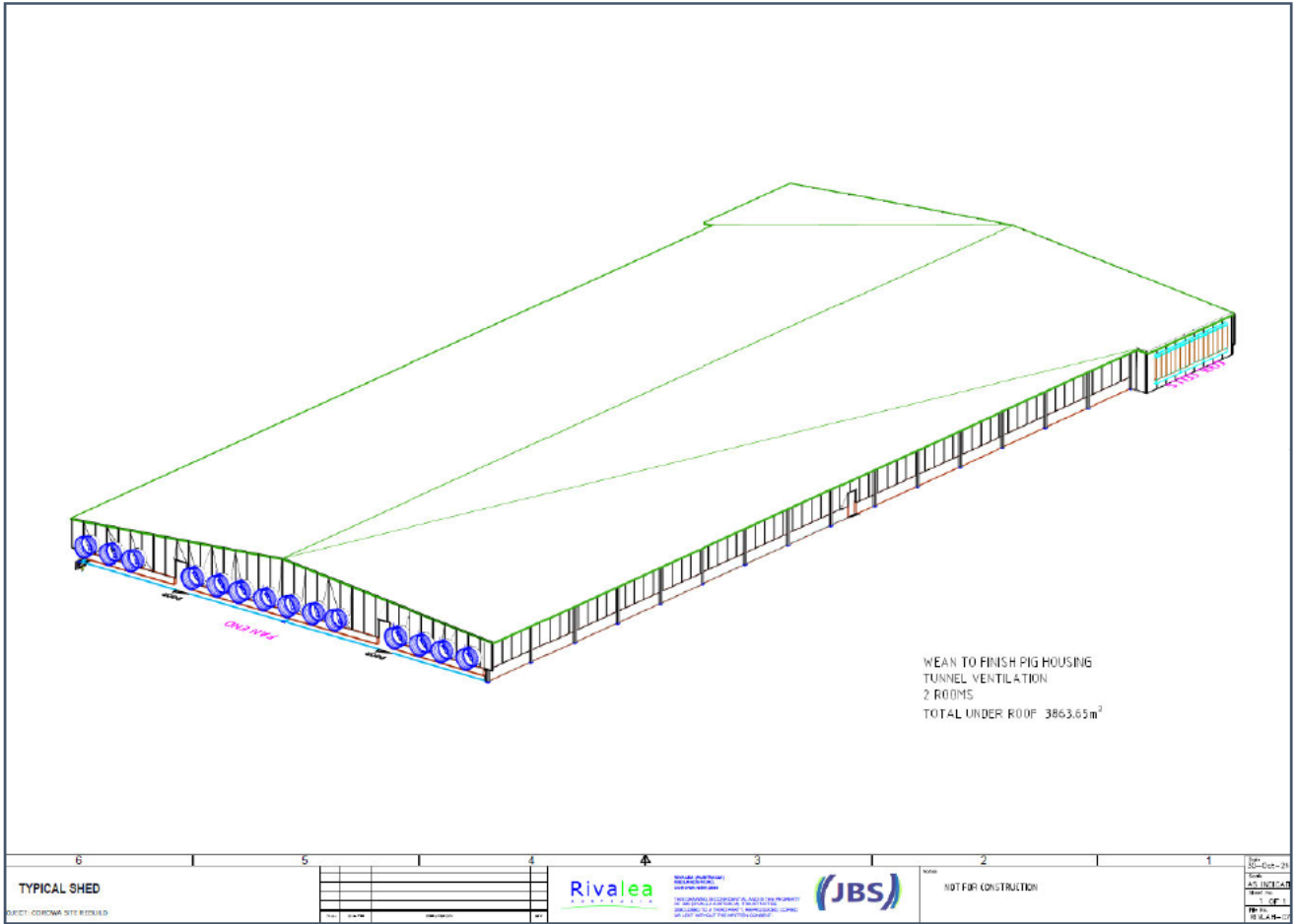


Figure 5: Proposed Modification to Shed Plans (Rivalea, 2024)

As per the original development approval in, the existing operations and total pig numbers will remain unchanged as a result of the modification. As such, the proposed modification will not result in any additional environmental impacts beyond what has been previously assessed on the site.

The combined GFA of the five approved sheds nominated to be replaced by the four double wide sheds as part of the Modification application is 17,757m² GFA while the combined GFA of the four double wide sheds is only 15,452m². This means that this Modification will result in a net decrease of GFA of 2,305m².

GFA OF EXISTING APPROVED SHEDS	GFA OF PROPOSED NEW SHEDS TO REPLACE EXISTING	NET DECREASE IN GFA RESULTING FROM THE MODIFICATION
17,757m ²	15,452m ²	2,305m ²



3.3 CONDITIONS TO BE MODIFIED

In order to facilitate the proposed modification, the following conditions of approval are required to be updated.

CONDITION	REQUIRED AMENDMENTS	JUSTIFICATION
(1)	Updates of Approved Plans and Documents.	Update of Condition (1) is required to reference this Modification Application and the Modified Development Plans and Reports, including: <ul style="list-style-type: none">• Module 3 – Adjustment to DA 2023/86, RIVLAH-007, 30.10.24• Corowa – Module 3 Amended Layout Plan, 30.10.24• Modification Application Report, 29 November 2024, PSA



4. STATUTORY CONTEXT

4.1 STATUTORY REQUIREMENTS

4.1.1 Environmental Planning and Assessment Act 1979

This modification application is submitted in accordance with Section 4.55 (1A) of the EP&A Act which indicates that a consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if—

(a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and

(b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and

(c) it has notified the application in accordance with—

(i) the regulations, if the regulations so require, or

(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and

(d) it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.

4.1.2 Substantially the Same

The proposed development has been assessed against the relevant matters for consideration pursuant to Section 4.55 (1A) of the EP&A Act. In particular, a consent authority may modify a Development Consent if it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted. In this regard, the proposed modification is substantially the same as the approved as:

- The proposed modification will not alter the essence of the development, it remains an Intensive Livestock Agriculture Operation (Pig Farm) with no changes to approved production outputs.
- There is no change to the maximum number of pigs to be accommodated on the site.
- The day-to-day operations of the approved pig farm will not change and there is no change to the approved hours of operation (24/7).
- The assessments provided as part of the original consent adequately addressed the likely environmental impacts associated with the replacement Module 3 sheds (e.g. noise, odour, dust etc).
- The modified Module 3 shed arrangement is substantially the same as the approved development and remains compliant with the relevant statutory obligations concerning stormwater, acoustic emissions, air quality, traffic, access and waste management.

Accordingly, it is considered that the proposed development remains substantially the same as that for which consent was originally granted.



4.2 STATE ENVIRONMENTAL PLANNING POLICES

Table 3 identifies the applicability and implications of the SEPPs on the project.

Table 3: SEPP Applicability

STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021	
CHAPTERS	APPLICABILITY
Chapter 2 - State and Regional Development	N/A. The modification does not trigger state or regional development.
Chapter 3 - Aboriginal Land	N/A. The site is not located on land owned by a Local Aboriginal Land Council.
Chapter 4 - Concurrences and Consents	N/A. There are no concurrences of consents described in Chapter 4 applicable to the site.
STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021	
CHAPTERS	APPLICABILITY
Chapter 2 - Vegetation in Non-Rural Areas	N/A. Chapter 2 does not apply to the Federation Council Area.
Chapter 3 - Koala Habitat Protection 2020	N/A. Chapter 2 does not apply to the Federation Council Area.
Chapter 4 - Koala Habitat Protection 2021	N/A. Chapter 2 does not apply to the Federation Council Area.
Chapter 5 – River Murray Lands	N/A. Chapter 2 does not apply to the Federation Council Area.
Chapter 6 – Water Catchments	N/A. The site is not located within a nominated water catchment.
Chapter 13 – Strategic Conversation Planning	N/A. The site is not contained within the Land Application Map.
STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021	
CHAPTERS	APPLICABILITY
Chapter 2 - Coastal Management	N/A. The site is not located in the Coastal Zone.
Chapter 3 - Hazardous and Offensive Development	N/A. 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.
Chapter 4 - Remediation of Land	Applies - 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.



STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021	
CHAPTERS	APPLICABILITY
Chapter 2 - Infrastructure	N/A. The modified project does not involve any infrastructure related referrals under Chapter 2.
Chapter 3 - Educational Establishments and Childcare Facilities	N/A. The project does not involve an Educational Establishment of Childcare Facility.
Chapter 4 - Major Infrastructure Corridors	N/A. The site is not within or adjacent to a major infrastructure corridor.
Chapter 5 - Three Ports-Port Botany, Port Kembla and Newcastle	N/A. The site is not located on the within the relevant port areas.
STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021	
CHAPTERS	Assessment & Compliance
Chapter 2 - Western Sydney Employment Area	N/A. The site is not located on the within Western Sydney Employment Area.
Chapter 3 - Advertising and Signage	N/A. No advertising or signage under Chapter 3 is proposed as part of this application.
STATE ENVIRONMENTAL PLANNING POLICY (RESOURCES AND ENERGY) 2021	
CHAPTERS	APPLICABILITY
Chapter 2 - Mining, Petroleum Production and Extractive Industries	N/A. The project does not involve mining or extractive industry.
Chapter 3 - Extractive Industries	N/A. The project does not involve mining or extractive industry.
STATE ENVIRONMENTAL PLANNING POLICY (PRIMARY PRODUCTION) 2021	
CHAPTERS	APPLICABILITY
Chapter 2 - Primary Production and Rural Development	N/A. The project does not involve primary production or rural development regulated by Chapter 2.
Chapter 3 - Central Coast Plateau Areas	N/A. The project is not located in the central Coast Plateau Area.
STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – EASTERN HARBOUR CITY) 2021	
CHAPTERS	APPLICABILITY
All	N/A. The project is not located in a listed State Significant Precinct.
STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – CENTRAL RIVER CITY) 2021	
CHAPTERS	APPLICABILITY
All	N/A. The project is not located in a listed State Significant Precinct.
STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – WESTERN PARKLAND CITY) 2021	
CHAPTERS	APPLICABILITY
All	N/A. The project is not located in a listed State Significant Precinct.
STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS - REGIONAL) 2021	



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

4.3 COROWA LOCAL ENVIRONMENTAL PLAN 2012

4.3.1 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 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 approved and modified development remains aligned with the intent of the RU2 Primary Production Zone.

4.4 COROWA SHIRE DEVELOPMENT CONTROL PLAN 2013

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 modified development.



5. ENVIRONMENTAL ASSESSMENT

5.1 STORMWATER MANAGEMENT

Stormwater from the piggery modules is currently diverted into the stormwater catchment 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 effluent produced from modules and other processes onsite.

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.

The proposed modification of the replacement sheds will result in a reduction to the impervious area compared to the current approval and as such, no change to existing stormwater management regime on the site as a result of this modification.

5.2 AIR QUALITY

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.

As noted in the original application, 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 modified sheds are not expected to result in any additional adverse impacts compared to the current approval and are expected to improve environmental performance and have a lesser odour impact compared to the existing shedding.

5.3 NOISE IMPACT ASSESSMENT

With respect to noise, most noise emissions from the site are generated from the pigs during feeding times. As noted above, the approved and modified 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.

5.4 TRAFFIC IMPACT ASSESSMENT

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 associated with this modification.



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.

5.5 WATER AND WASTEWATER

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 are not expected to change significantly as a result of the project.

5.6 ENVIRONMENTAL MANAGEMENT

The applicant, Rivalea, has an existing comprehensive Environmental Management Plan (EMP) in place. No change to this EMP is required as a result of this Modification.



6. STATUTORY ASSESSMENT

6.1 STATUTORY COMPLIANCE

The relevant State and local environmental planning instruments are addressed in Section 4 of this report. As demonstrated the proposed development complies with the relevant provisions of:

- The Objectives and Evaluation Criteria specified in the *Environmental Planning and Assessment Act 1979*.
- The *Corowa Local Environmental Plan 2012* in the that proposed modifications accords with the objectives sought for the RU1 Primary Production Zone.
- The relevant *Corowa Shire Development Control Plan 2013*.

6.2 LIKELY IMPACTS

The proposed modification will not result in any additional environmental impacts beyond what has been previously assessed on the site. The alterations to the approved shed configuration are fully contained within the bounds of the approved sheds at Module 3.

6.3 PRINCIPLES OF ESD

A discussion of the proposal’s compliance with the principles of Ecologically Sustainable Development is also provided in **Table 4**.

Table 4: Principles of Ecological Sustainability

PRINCIPLE	APPLICANTS RESPONSE
<p><i>(a) the precautionary principle, namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:</i></p> <p><i>(i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and</i></p> <p><i>(ii) an assessment of the risk-weighted consequences of various options,</i></p>	<p>Complies. There are no threats of serious or irreversible environmental damage that have been identified as part of the detailed assessments undertaken with respect to the project. All operations will be managed in accordance with the existing licences and approvals ensuring the operations continues to perform in accordance with all relevant environmental standards.</p>
<p><i>(b) inter-generational equity, namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations,</i></p>	<p>Complies. The proposed development will not result in the impacts that will reduce the health, diversity and productivity of the environment or reduce the potential benefits of future generations. Conversely, the proposed development will maximise the economic and operational efficiency of the site and support the broader growth and economic development associated with pork production in Corowa.</p> <p>The modified farm will continue to operate in accordance with best practice and all relevant statutory requirements.</p>



PRINCIPLE	APPLICANTS RESPONSE
<p><i>(c) conservation of biological diversity and ecological integrity, namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration,</i></p>	<p>Complies. The modification does not include any physical works outside the existing disturbed area of Module 3.</p>
<p><i>(d) improved valuation, pricing and incentive mechanisms, namely, that environmental factors should be included in the valuation of assets and services, such as:</i></p> <p><i>(i) polluter pays, that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,</i></p> <p><i>(ii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,</i></p> <p><i>(iii) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.</i></p>	<p>Complies. No change is proposed to existing waste disposal process on the site as a result of the modification.</p>

6.4 SITE SUITABILITY

This modification development application to DA2023/86 seeks to replace the five remaining buildings (4 double sheds and 1 single shed) with four double wide sheds as per the updated shed design.

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 module 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.

6.5 PUBLIC INTEREST

The new sheds will be modern, best practice production sheds with the highest standards of animal welfare and environmental performance.

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 has been engaged by Rivalea (Australia) Pty Limited (Rivalea) to prepare this modification application seeking changes to the approved replacement sheds at existing Module 3 (DA 2023/86) on land at Redlands Road, Corowa NSW.

Federation Council has recently issued development consent (DA2023/86) which allowed for the demolition of seven sheds, and construction of eight replacement buildings (seven double sheds one single shed i.e. 15 total) at Module 3. Construction is currently underway with three of the double sheds (six sheds) already having been built. This modification application seeks to replace the five remaining buildings (4 double sheds and 1 single shed) with four double wide sheds as per the updated shed design.

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

This Statement of Environmental Effects demonstrates that the proposed modification is substantially the same as the current approval, maintains compliance with the relevant statutory benchmarks, and will not result in unacceptable offsite impacts. As such, the proposed modification is recommended for approval.



APPENDIX 1 EXISTING DEVELOPMENT CONSENT

AP01



APPENDIX 2 MODIFIED DEVELOPMENT PLANS

AP02



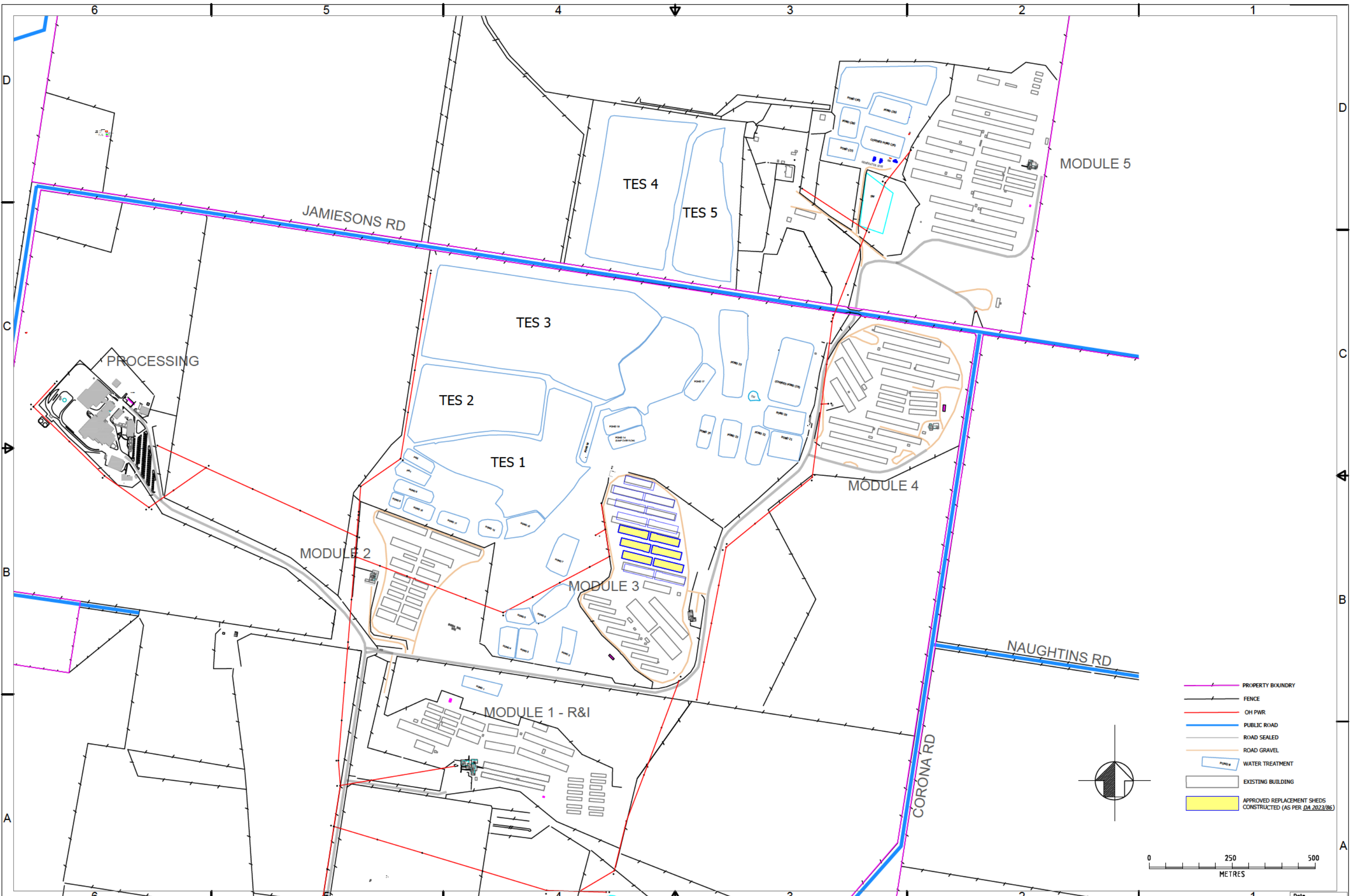
psaconsult.com.au

PSA Consulting Pty Ltd ABN 83 109 836 197

T + 61 7 3220 0288 F +61 7 3220 0388

Brisbane (Head Office) L11 / 270 Adelaide Street, Brisbane / Meeanjin Qld 4000

PO Box 10824 Adelaide Street Brisbane Qld 4000



COROWA - EXISTING SITE PLAN

PROJECT: COROWA SITE REBUILD

No.	DATE	REVISION	BY



RIVALEA (AUSTRALIA)
 REDLANDS ROAD,
 COROWA NSW 2546

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Notes










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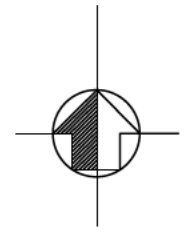
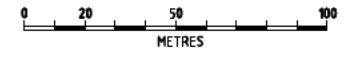
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 1 OF 1

File No.
 RIVLAH-077

MODULE 3

-  FENCE
-  OH PWR
-  ROAD SEALED
-  ROAD GRAVEL
-  EXISTING BUILDING
-  APPROVED REPLACEMENT SHEDS CONSTRUCTED (AS PER DA 2023/86)
-  SHEDS TO BE DEMOLISHED
-  APPROVED REPLACEMENT SHEDS (AS PER DA 2023/86)
-  PLAN AMENDMENT (DA 2023/86)



MODULE 3 - ADJUSTMENT TO DA 2023/86

PROJECT: COROWA SITE REBUILD

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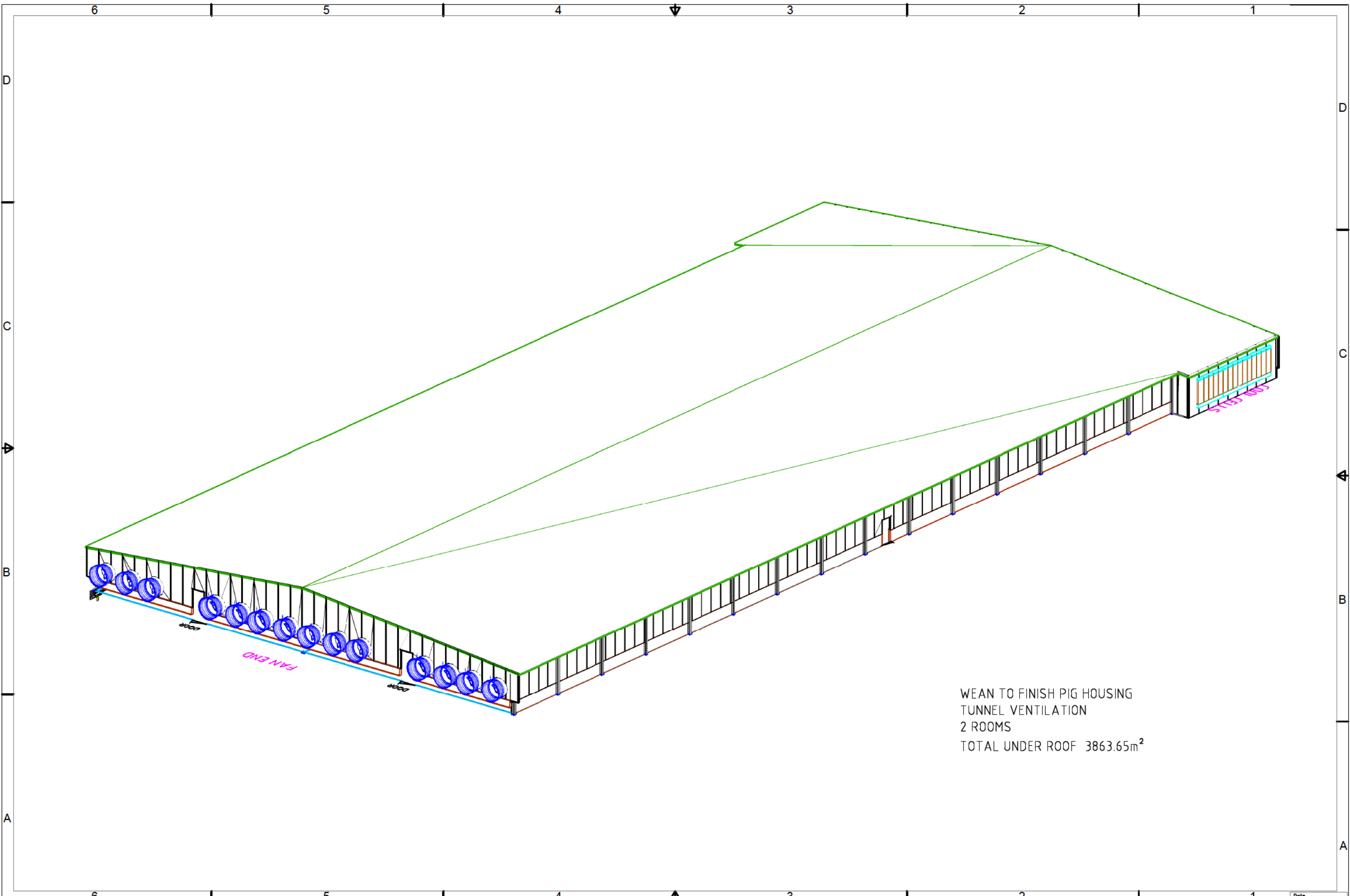


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Notes
 AMENDMENT - DA. 2023/86 - 15 SHEDS.
 - AMEND DA. TO 10 SHEDS..

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WEAN TO FINISH PIG HOUSING
 TUNNEL VENTILATION
 2 ROOMS
 TOTAL UNDER ROOF 3863.65m²

TYPICAL SHED

PROJECT: COROWA SITE REBUILD

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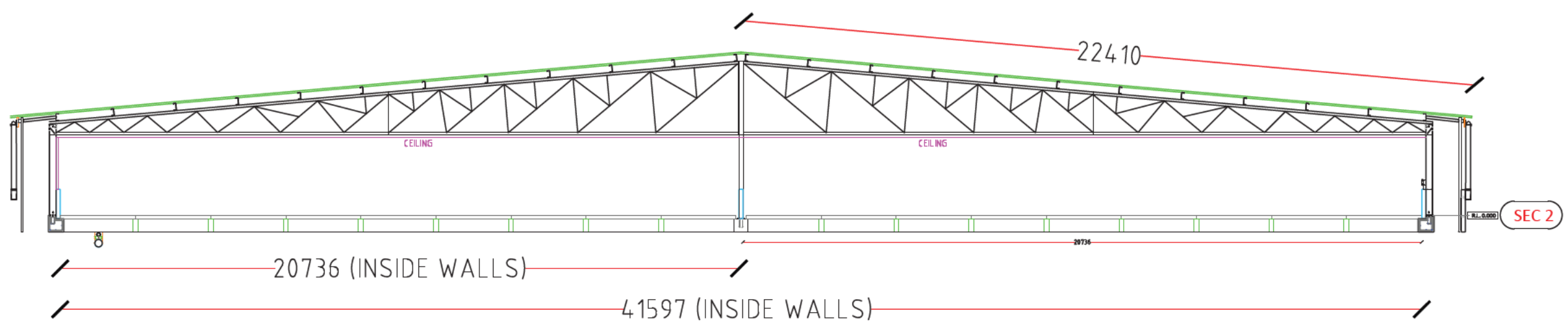
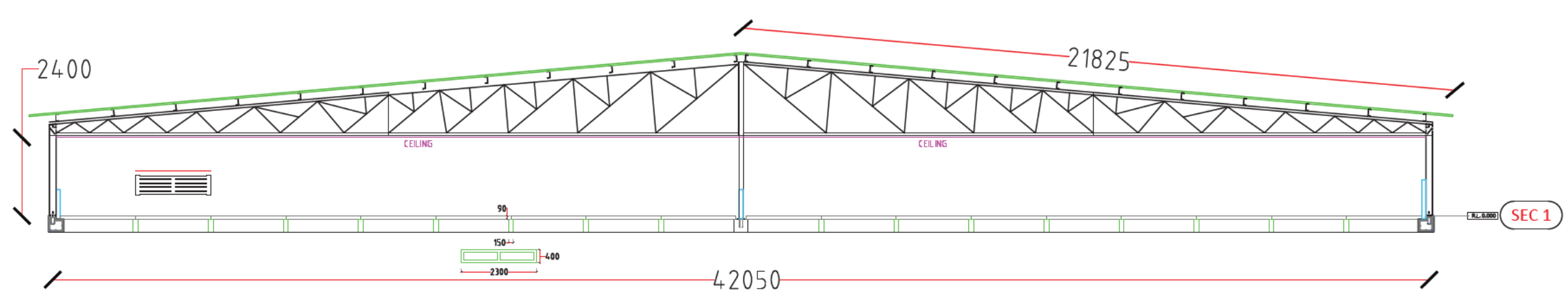
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SECTIONS (1:150)

TYPICAL SHED SECTIONS

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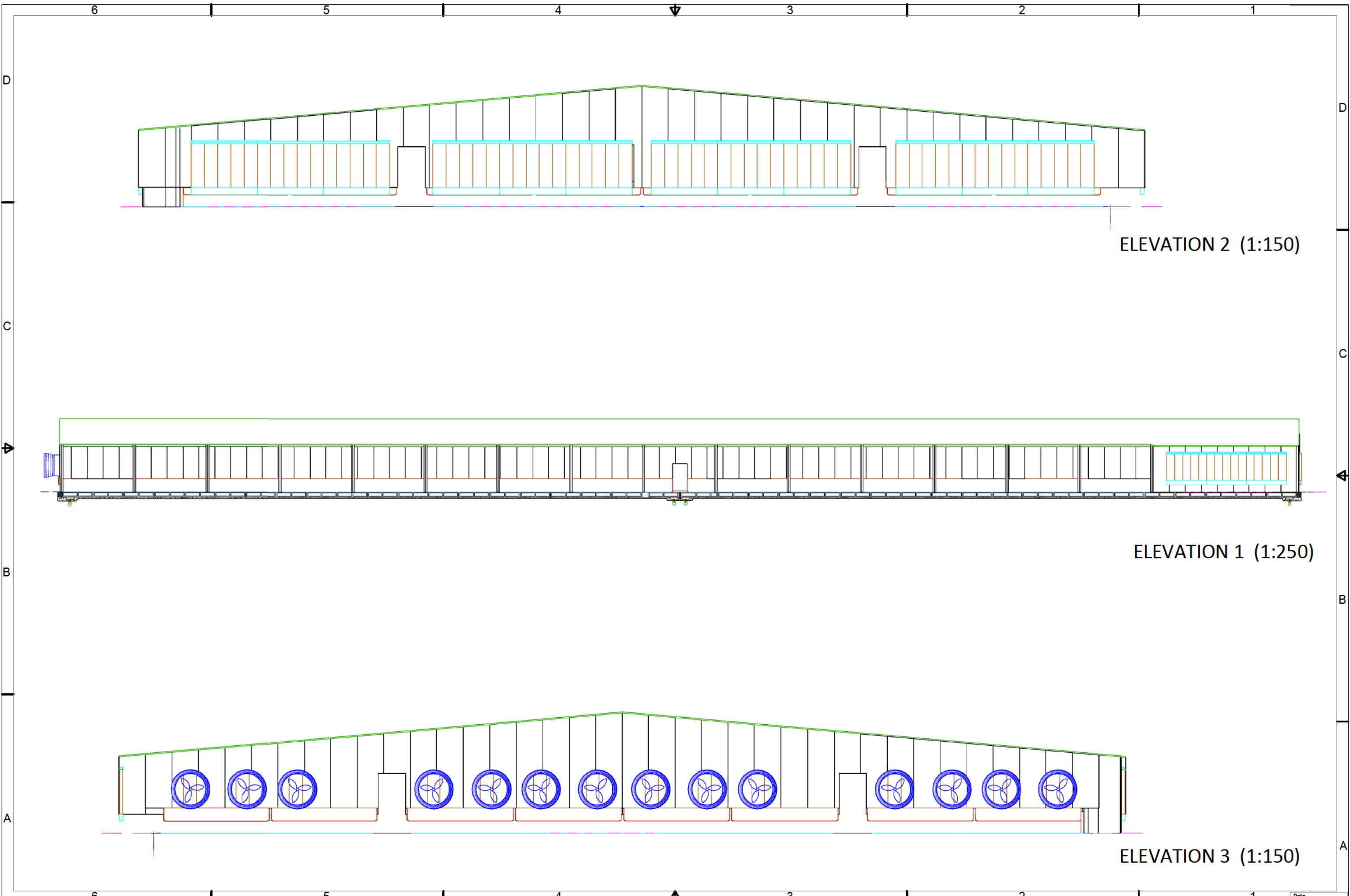
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ELEVATION 2 (1:150)

ELEVATION 1 (1:250)

ELEVATION 3 (1:150)

TYPICAL SHED ELEVATIONS

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