

Community and Stakeholder Consultation Report – Proposed Metal Recycling Facility, Towrang NSW

Sydney Metal Traders Pty Ltd



Prepared for Sydney Metal Traders Pty Ltd
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Acknowledgements

JEP Environment & Planning would like to thank all contributors that have informed this report. All recommendations and views in this report are attributable to JEP Environment & Planning unless otherwise stated.

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We declare that

The report contains all available information that is relevant to the assessment of the Site and proposed development, activity or infrastructure to which the report relates, and the information contained in the report is neither false nor misleading.

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Version	Authors	Date	Reviewer	Approved for issue	Date
Draft	D. Estephan	1/08/2025	E. Larson	E. Larson	1/10/2025
Final	D. Estephan	1/08/2025	E. Larson	M. Jackson	14/10/2025
Final V2	D. Estephan	10/06/2026	E. Larson	M. Jackson	10/06/2026

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1. Introduction

1.1. Project Summary

This Community and Stakeholder Engagement Report has been prepared for the proposed development of a metals recycling facility at 88 Murrays Flat Road, Towrang NSW 2580 (Lot 3 DP 251779). The development proposal is to receive scrap metal, shred and separate the recovered metals for transport off-site for further recycling (the Proposal/Facility). Operations will be carried out on an area of approximately 7.7 hectares (the Site) out of a total lot area of 32.3 hectares.

The proposed scrap metal processing will be carried out in designated operating areas. Equipment used for the metal processing activities will comprise oxy-cutting, stationary shear, pre-shredder, shredder (hammermill), and downstream separation and sorting equipment.

Separate waste storage bays will be provided to store sorted and shredded metals prior to being loaded onto trucks for off-site recycling. The waste generated during operations will be safely and lawfully disposed at a licensed landfill.

1.2. Purpose of the Report

The proposed development will trigger the requirement for Designated Development under Clause 45(4)(c) of Schedule 3 of the *Environmental Planning and Assessment Regulation 2021* as the Proposed Development is located in the Sydney Drinking Water Catchment. A scoping report was prepared and submitted to the Department of Planning and Environment, and Secretary's Environmental Assessment requirements were issued on 18th October 2023 and require the following:

Community and stakeholder engagement – including:

- *A detailed community and stakeholder participation strategy which identifies who in the community has been consulted and a justification for their selection, other stakeholders consulted and the form(s) of the consultation, including a justification for this approach;*
- *A report on the results of the implementation of the strategy including issues raised by the community and surrounding occupiers and landowners that may be impacted by the proposal;*
- *Details of how issues raised during community and stakeholder consultation have been addressed and whether they have resulted in changes to the proposal; and*
- *Details of the proposed approach to future community and stakeholder engagement based on the results of the consultation.*

This report provides a summary of the stakeholder and community consultation activities, including the feedback received and how the feedback influenced the final design of the Proposal.

1.3. Scoping of Matters for the Environmental Impact Assessment Process

To help assess the range of matters which need consideration in the Environmental Impact Assessment (EIA) process for the proposed development, matters were mapped in consultation with the proponent. This included:

- What is the nature of the project and the extent of its environmental impacts?
- Who will be interested in the outcomes of the project?
- Who may have information that could be of value to the project i.e., through previous involvement or local knowledge?
- Who is directly affected by the project or might think they are affected by the project and in what way?
- What are the major concerns and adverse impacts due to the proposed changes?

1.4. Scoping Matters to Inform the Community Consultation Process

To help inform the community engagement and consultation process for the Proposal, a Community Consultation and Stakeholder Engagement Plan was prepared and used as a basis for consulting with government and community stakeholders through the environmental impact assessment process (Appendix 1).

The plan outlined a range of matters for consideration by government agencies and the community, including an introduction to the Proposal, information about the proponent, site description, history and approvals. The plan provided an overview of the Proposal and a summary of planning and legislative requirements that includes project justification in consideration with local and state planning policies and strategies. The plan also provided an overview of the existing environment, key environmental issues that will require management as part of the development and incorporating the feedback as a result of the community consultation and stakeholder engagement.

1.5. Request for Secretary's Environmental Assessment Requirements

The SEARs requirements were issued on 13 November 2025 by Ms Joanna Bakopanos, Director, Industry Assessments, DPE, as a delegate of the Secretary. The SEARs included the requirement to consult with the relevant local, State and Commonwealth government authorities, service providers and community groups, and address any issues they may raise in the EIS. Refer to Table 1.1.

Table 1.1 SEARs (2038) consultation requirement.

Key Issues	Requirements	Addressed
Consultation	During the preparation of the EIS, you must consult the relevant local, State and Commonwealth government authorities, service providers and community groups, and address any issues they may raise in the EIS. In particular, you should consult with the: • NSW Environment Protection Authority • Transport for NSW • Fire & Rescue NSW • WaterNSW • Pejar Local Aboriginal Land Council • Goulburn Mulwaree Council • the surrounding landowners and occupiers that are likely to be impacted by the proposal. Details of the consultation carried out and issues raised have been included in this report and the EIS.	Section 2 of this report outlines the consultation undertaken by the proponent with relevant agencies and neighbouring properties. Section 3 of this report summarises the feedback received from agencies. No responses were received from neighbouring property owners.

1.6. Summary of Matters to Consider

Following the issue of the SEARs, a series of key matters were identified as requiring detailed assessment as part of the assessment process, including:

- Architectural Plans;
- Noise and vibration impact assessment;
- Soil and water assessment;
- Landscape;
- Visual impact assessment;
- Traffic impact assessment;
- Stormwater Assessment;
- Air Quality Assessment;
- Preliminary Hazard Assessment;
- Waste Management Plan;
- Fire Safety Study;
- Bushfire Assessment;
- Aboriginal heritage Assessment;
- Biodiversity Assessment;
- Electricity Demand Assessment; and
- Energy assessment (SEPP Sustainable Buildings) 2022

2. Consultation During EIS Preparation

2.1. Community and Stakeholder Engagement Strategy

The strategy for engaging and seeking feedback from residents and business operators within approximately 2 km of the site was developed in and implemented in June and July 2025.

Government agency stakeholders and local/regional organisations were also contacted requesting feedback on the Proposal.

A number of community consultation and stakeholder engagement tools were prepared and delivered. The tools used for the different stakeholder groups are summarised in Table 2.1. A range of print, online, media and online meetings were chosen to maximise participation, increase understanding and maximise engagement during this phase of the project.

Table 2.1. Summary of community and stakeholder engagement tools used to seek feedback on the Proposal and build community understanding.

Stakeholder Group	Tools Used	Outcome Sought
Landowners and occupiers within 2km of the Site, community group	- Information letter via mail - Fact sheet via mail - Website - Online public meeting	Build relationships, build understanding, document concerns and obtain feedback
Government agencies	- Information letter via email - Fact sheet via email - Scoping report via email - Specialist assessments where relevant via email	Build relationships, build understanding, document concerns and obtain feedback

2.2. Engagement Activities Delivered

A number of tools were used to introduce the proposed development and seek feedback and engagement from the community including local residents within 2km of the Site and government agencies as noted in the SEARs response. The tools used are outlined in Table 2.2 and include a fact sheet, information letter, web content and videoconference presentation over MS Teams. The information letter and fact sheet were mailed to 23 properties/businesses located within 2km of the Site and three (3) additional local/regional organisations (Table 2.3).

Table 2.2. Community and stakeholder engagement activities undertaken.

Engagement Activity	Task Description	Date	Stakeholder Groups Reached	Type of Information Provided
Project Fact Sheet (Appendix 2)	- Print mailed - Digital version on JEP website	20 th June 2025	- Local neighbourhood - Local businesses - Government agencies - Community groups	- Project summary - Description of environmental assessments - Options to provide feedback
Information Letter (Appendix 3)	Print mailed	20 th June 2025	- Local neighbourhood - Local businesses - Government agencies - Community groups	- Project summary - Invitations to the webinar and in-person information session - Website details - Options to provide feedback
Website Content	"Project News" page hosted on JEP website	Launched on 3 rd July 2025. To be maintained until the application is determined.	- Local neighbourhood - Local businesses - Government agencies - Community groups - Other interested parties	- Project summary - Fact sheet - SEARs Scoping Report - Webinar recording - Options to provide feedback
Community Webinar Presentation (Appendix 4)	- Videoconference held via MS Teams - Recording of presentation made	3 rd July 2025	- Local neighbourhood - Local businesses - Community groups	- Proponent details - Proposal summary - Benefits of the Proposal - Results of environmental assessments

Engagement Activity	Task Description	Date	Stakeholder Groups Reached	Type of Information Provided
	available on website			
Email / Phone	Provision of an email address and phone line (9am – 5pm) for feedback and enquiries	Launched on 4 th July 2024. To be maintained until the application is determined.	- Local neighbourhood - Local businesses - Government agencies - Community groups - Interested parties	For receiving feedback or queries about the Proposal

Table 2.3. List of properties within 2km of the Site contacted as part of the consultation program.

No.	Premise Details	Address	Main Activity
Businesses and Neighbours within approximately 2 km radius of the Proposal Site			
1	The Broadway Estate	27 Murrays Flat Rd, Towrang 2580	Business
2	N/A	93 Murrays Flat Road Towrang 2580	Residential
3	N/A	272 Murrays Flat Road Towrang 2580	Residential
4	N/A	427 Murrays Flat Road Towrang 2580	Residential
5	N/A	270 Murrays Flat Road Towrang 2580	Residential
6	N/A	17500 Hume Highway Towrang 2580	Residential
7	N/A	17564 Hume Highway Towrang 2580	Residential
8	N/A	17438 Hume Highway Towrang 2580	Residential
9	N/A	708 Boxers Creek Road Boxers Creek 2580	Residential
10	N/A	688 Boxers Creek Road Boxers Creek 2580	Residential
11	N/A	642 Boxers Creek Road Boxers Creek 2580	Farm
12	N/A	624 Boxers Creek Road Boxers Creek 2580	Residential
13	N/A	37 Stockade Lane Boxers Creek 2580	Residential
14	N/A	46 Stockade Lane Boxers Creek 2580	Residential
15	N/A	36 Stockade Lane Boxers Creek 2580	Residential
16	N/A	604 Boxers Creek Road Boxers Creek 2580	Residential
17	N/A	570 Boxers Creek Road Boxers Creek 2580	Residential
18	N/A	643 Boxers Creek Road Boxers Creek 2580	Residential
19	Nannas Hideway	649 Boxers Creek Road Boxers Creek 2580	Business
20	N/A	669 Boxers Creek Road Boxers Creek 2580	Residential
21	N/A	681 Boxers Creek Road Boxers Creek 2580	Residential
22	N/A	17699 Hume Highway Boxers Creek 2580	Residential
23	N/A	114 Sydney Road Goulburn 2580	Residential
Local Community Group			
24	PEJAR Aboriginal Land Council	80 Combermere Street Goulburn NSW 2580	Local Community Group
25	Goulburn Mulwaree Landcare Landscape	coordinator@gmll.org.au	Local Community Group

No.	Premise Details	Address	Main Activity
26	Goulburn Chamber of Commerce	Workspace Goulburn, Level 1, 56 Clinton Street, Goulburn NSW 2580	Local Community Group

Information letters, accompanied by the fact sheet and SEARs Scoping Report, were emailed to the government agencies listed in Section 1.5. The community webinar was delivered by Erik Larson of JEP via MS Teams on 3rd of July 2025. No registrations to attend the webinar were received. The webinar was recorded and made available to view on the JEP website for interested parties that were not able to attend.

3. Consultation Feedback

As part of the stakeholder engagement process for the proposed metal recycling facility at 88 Murrays Flat Road, Towrang, JEP Environment & Planning issued consultation letters on 20th June 2025 to all landowners and occupiers of properties directly adjoining and in the vicinity of the subject site. The correspondence included a project overview, fact sheet, and a link to the online scoping report. Each letter also invited neighbours to provide feedback via phone, email, or by attending an online community webinar.

No formal submissions, enquiries, or comments had been received from neighbouring residents or property owners.

One representative from The Goulburn Group contacted JEP Environment & Planning, however, this was only to be provided the information package including the letter, fact sheet and scoping report. JEP Environment & Planning issued the information via texted link to the project webpage (where the information is posted and accessible via download) on 2 July 2025. No further information was requested, and no specific feedback was provided.

Notwithstanding, the proponent remains committed to open communication with the local community and is prepared to engage further with any stakeholders who wish to provide feedback during the exhibition or assessment period.

It is noted that agency consultation was undertaken based on the SEARs (1819). Since that time, updated SEARs have been issued, and some of the agencies consulted are no longer specifically required to be consulted under the current SEARs (2028).

The results of agency consultation are presented in Table 3.1 below.

Table 3.1. Summary of agency responses to consultation during the EIS preparation stage.

Agency	Date of Response	Outcome
NSW Environment Protection Authority	24 th June 2025	The NSW Environment Protection Authority (EPA) provided correspondence in relation to the proposed development at 88 Murrays Flat Road, Towrang NSW 2580. The EPA advised that it understands the proposed metal recycling facility is designed to process up to 30,000 tonnes per annum of ferrous and non-ferrous scrap metal. Under Schedule 1 of the <i>Protection of the Environment Operations Act</i> 1997 (POEO Act), scrap metal processing is classified as a 'scheduled activity' where the facility has the capacity to process more than 150 tonnes of scrap metal per day or more than 30,000 tonnes per year, provided the activity is not carried out wholly indoors. The EPA has reviewed the application material and determined that the proposed facility, with a maximum processing capacity of 30,000 tonnes per annum, does not exceed the threshold for a scheduled activity under the POEO Act. As such, the activity does not require an Environment Protection Licence (EPL). Accordingly, the EPA will not act as the Appropriate Regulatory Authority (ARA) for the premises, should the development be approved. The EPA has confirmed that, in its capacity as a consulted agency, it does not offer any further comment on the application. Refer to Appendix 7.
Department of Regional NSW	N/A	The Department of Regional NSW did not provide formal feedback for the proposed development.
Transport for NSW (TfNSW)	1 st July 2025	Transport for NSW (TfNSW) was formally contacted on 20 June 2025 as part of the targeted agency consultation process for the proposed metal recycling facility at 88 Murrays Flat Road, Towrang. This engagement was undertaken to ensure the EIS appropriately addressed matters relating to regional and state road infrastructure, particularly given the site's proximity to the Hume Highway. TfNSW provided a formal written response on 1 July 2025 (Ref: STH25/00238/001) (Refer to Appendix 5), which identified fundamental concerns regarding road safety associated with the proposed access arrangements. Specifically, TfNSW raised issues with the reliance on at-grade right turn movements at the intersection of the Hume Highway and Murrays Flat Road for heavy vehicle access. Key points raised in the response are summarised below:

Agency	Date of Response	Outcome
		• Road Safety Risk: TfNSW advised that right-turn movements at at-grade intersections on high-speed dual carriageways such as the Hume Highway pose unacceptable safety risks. The agency recommended that alternative access arrangements be considered in the first instance; • Strategic Planning Context: Reference was made to <i>Goulburn Mulwaree Council's Employment Land Strategy</i> (2016), which previously identified access issues in this location and suggested the potential for an alternative connection to Murrays Flat Road via Gorman Road to the west; • Non-Compliant Intersection Design: TfNSW noted that the current intersection does not comply with Austroads design standards (including Guide to Road Design Part 4A). Specific issues include: ○ Inadequate median width to accommodate simultaneous truck movements; ○ Absence of acceleration and deceleration lanes; and ○ General substandard geometry for heavy vehicle movements; • EIS Requirements: In order to address these concerns, TfNSW has requested that the following be incorporated into the EIS: ○ A Traffic Impact Assessment (TIA) prepared in accordance with TfNSW's Guide to Transport Impact Assessment; ○ Strategic design plans for any proposed mitigation works on the Hume Highway; and ○ Consideration of alternative access routes or infrastructure upgrades to improve road safety. The Proponent acknowledges the importance of these matters and confirms that a detailed Traffic and Parking Impact Assessment has been prepared to inform the EIS and is included in the development application. The assessment and proposed mitigation measures at the intersection of the Hume Highway and Murrays Flat Road have addressed the issues raised by TfNSW regarding access options, traffic volumes, and road design solutions in consultation with relevant stakeholders.
Fire & Rescue NSW	25 th June 2025	JEP Environment & Planning contacted Fire and Rescue NSW (FRNSW) on 20 June 2025 to seek feedback on the Proposal. FRNSW provided a formal written response via email on 25 June 2025 (Refer to Appendix 6) advising that the agency would not be providing specific comments on the project at this stage. The response clarified that FRNSW and the Department of Planning, Housing and Infrastructure (DPHI) have established procedures for reviewing and making recommendations on State Significant and Designated Development applications. FRNSW confirmed its expectation that the proposed development will comply with: • Fire and Rescue NSW's standard assessment and referral processes, including Fire Engineering Brief Questionnaire (FEBQ) and Fire Engineering Report (FER) protocols; • The relevant provisions of the National Construction Code (NCC); and • Applicable legislative instruments and codes relevant to industrial developments. FRNSW further advised that it will liaise directly with the consent authority, in this case Goulburn Mulwaree Council and/or the Southern Regional Planning Panel, through established pathways as the development assessment process progresses. Sydney Metal Traders acknowledges the procedural context outlined by FRNSW and confirms that the design and operation of the proposed

Agency	Date of Response	Outcome
		facility will be developed to comply with all relevant fire safety requirements. In addition, a suite of specialist studies were undertaken to directly inform compliance with FRNSW's expectations and broader statutory obligations. These include a Fire Safety Study (FSS), a Bushfire Assessment, and a Preliminary Hazard Analysis (PHA). These technical assessments have addressed issues relating to site-specific fire risks, emergency access provisions, bushfire exposure, and operational hazard management.
NSW Rural Fire Service	2 nd July 2025	NSW RFS provided a formal written response on 2 July 2025 (Refer to Appendix 10). The response advised that the SEARs for the proposed development should incorporate a Bush Fire Hazard Assessment prepared by a suitably qualified consultant, addressing the aims and objectives of <i>Planning for Bush Fire Protection (PBP) 2019</i>. At a minimum, the assessment should include: • Suitable access for fire fighting vehicles, including access around structures on the site; • Suitable Static Water Supply including access for fire fighting vehicles; • Appropriate Asset Protection Zones (APZs) around buildings and any hazardous materials storage areas (diesel storage tank) and BALs for structures (including upgrades to the existing dwelling), where appropriate; • Preparation of a Bush Fire Emergency Management and Evacuation Plan in accordance with Table 6.8d of PBP 2019 and be consistent with the NSW RFS document: <i>A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan</i>; • Provision of a Fire Management Plan that at minimum includes: ○ Ongoing bush fire fuel management within the site ○ Site infrastructure plan ○ Site access and internal road plan ○ APZs and their continued maintenance ○ Location of hazards (physical, chemical etc) that may impact on fire fighting operations; and ○ Any such additional matters as may be required by the NSW RFS District Office for the Southern Ranges. Sydney Metal Traders acknowledges the requirements set out by NSW RFS and confirms that the EIS incorporates a comprehensive Bush Fire Hazard Assessment and associated emergency management plans, consistent with PBP 2019.
SafeWork NSW	N/A	No formal response had been received from SafeWork NSW.
WaterNSW	10 th July 2025	JEP Environment & Planning contacted WaterNSW on 20 June 2025 to seek feedback on the proposed development at 88 Murrays Flat Road, Towrang. The request included a project description, scoping report, fact sheet, and a copy of the Secretary's Environmental Assessment Requirements (SEAR 1819) for the proposal. The intent of the consultation was to inform WaterNSW of the project and invite comments relevant to water quality, stormwater management, and catchment protection. WaterNSW provided a formal written response via email on 10 July 2025 (Refer to Appendix 9). The response confirmed that the proposed development must demonstrate a Neutral or Beneficial Effect (NorBE) on water quality in accordance with Part 6.5 of the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> for all proposed operations.

Agency	Date of Response	Outcome
		WaterNSW advised that the Environmental Impact Statement (EIS) should reference and be consistent with relevant guidelines and current recommended practices (CRPs), including: • <i>Neutral or Beneficial Effect on Water Quality Assessment Guideline</i> (WaterNSW, 2022); • <i>Using MUSIC in Sydney Drinking Water Catchment</i> (WaterNSW, 2023); and • Landcom's <i>Managing Urban Stormwater: Soils and Construction</i> ('Blue Book'). Sydney Metal Traders acknowledges the matters raised by WaterNSW and confirms that the EIS incorporates detailed water management and mitigation measures to demonstrate compliance with NorBE principles. Stormwater, wastewater, and erosion/sediment controls are designed in accordance with best practice guidelines and tailored to site conditions.
Pejar Local Aboriginal Land Council	N/A	No formal response had been received from the Pejar Local Aboriginal Land Council (LALC).
Goulburn Mulwaree Council	27 th June 2025	JEP Environment & Planning contacted Goulburn Mulwaree Council on 20 June 2025 to seek feedback on the proposed development at 88 Murrays Flat Road, Towrang. The request included a project description, scoping report, fact sheet, and a copy of the Secretary's Environmental Assessment Requirements (SEAR 1819) for the proposal. The intent of the consultation was to inform Council of the project and invite comments relevant to land use planning, cumulative impacts, infrastructure requirements, and community engagement. Council provided a formal written response via email on 27 June 2025 (Refer to Appendix 8). The response referenced the Planning Secretary's Environmental Assessment Requirements (SEAR 1819) dated 18 October 2023, noting that further consultation with the Planning Secretary would be required if the application is not lodged before 18 October 2025. Council requested that the Environmental Impact Statement (EIS) address: • The justification for the proposal and suitability of the site; • Cumulative impacts associated with the development; • The impact on the local road network, including any necessary upgrades; • Meaningful consultation with neighbouring property owners and the community, with outcomes documented in the EIS; and • Clarification of the Estimated Development Cost in accordance with Planning Circular PS 24-002, as the cost now exceeds \$5 million, making the proposal regionally significant and requiring determination by the Southern Regional Planning Panel. Council further advised that if the proposed development involves a Planning Agreement, the applicant should refer to Council's Planning Agreement and Land Dedication Policy and liaise with Council's nominated contact for such matters. Council also indicated that a further pre-lodgement meeting may be required if a more detailed response is sought. Sydney Metal Traders acknowledges the matters raised by Goulburn Mulwaree Council and confirms that the EIS includes a robust justification for the proposal, supported by detailed assessments of traffic, cumulative impacts, and site suitability. Community and stakeholder engagement activities have been summarised within the EIS and this report to demonstrate meaningful consultation with nearby landowners and the broader community.

4. Response to Consultation

As no concerns or issues were raised by members of the community during the consultation period, no changes have been made to the proposal as a result of public feedback.

Transport for NSW (TfNSW) raised concerns regarding the safety of at-grade right-turn movements by heavy vehicles at the Hume Highway and Murrays Flat Road intersection. These concerns included the lack of acceleration and deceleration lanes, substandard intersection geometry, and general safety risks associated with right turns on a high-speed dual carriageway. In response, these issues have been addressed in the Traffic Impact Assessment prepared by the project's specialist traffic engineer. The report includes assessment in accordance with Austroads and TfNSW guidelines, consideration of vehicle movement volumes, and confirms that the projected traffic impacts are minimal and manageable under the current intersection configuration.

Goulburn Mulwaree Council's Pre-lodgement Meeting letter (FWA/0042/2122, 24 February 2022) and subsequent correspondence have been considered and addressed in the EIS. A consolidated response to the pre-lodgement requirements is provided in Section 1.9 of the EIS. Specific requests incorporated into the EIS include: justification of the proposal (Section 24), cumulative impacts (Section 22), consultation outcomes (Section 6), and clarification of the estimated development cost (Section 5, consistent with Planning Circular PS 24-002). Traffic impacts and any required upgrades are addressed in the TIA.

WaterNSW requested that the development demonstrate a Neutral or Beneficial Effect (NorBE) on water quality in accordance with Part 6.5 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021, with reference to current recommended practices, including the NorBE Assessment Guideline (WaterNSW, 2022), Using MUSIC in Sydney Drinking Water Catchment (WaterNSW, 2023), and Landcom's Managing Urban Stormwater: Soils and Construction (Blue Book). Wastewater and Stormwater Management Reports prepared by Sowdes have been included in the EIS incorporating these requirements to ensure compliance with WaterNSW standards.

NSW Rural Fire Service (NSW RFS) advised that the EIS address access, static water supply, Asset Protection Zones (APZs) and emergency planning in accordance with Planning for Bush Fire Protection 2019. The following is provided in response:

- The site layout provides suitable access for fire-fighting and service vehicles (including waste collection), with 18 on-site parking spaces;
- A Wastewater Report, Stormwater Report and Fire Safety Study identify provisions for an appropriate static water supply to support fire-fighting;
- The design provides appropriate APZs around buildings and storage areas; and
- Technical studies prepared include a Bushfire Assessment, Fire Safety Study (FSS), Preliminary Hazard Analysis (PHA) and Wastewater Report, demonstrating alignment with NSW RFS advice.

5. Conclusions

A number of community and stakeholder education and engagement tools were prepared and delivered during the EIS preparation stage. This included print and online media, and online and in-person information sessions aimed at maximising participation, increasing understanding and engagement prior to finalising the EIS.

A summary of the results of the community consultation and engagement program is provided below:

- 26 businesses and property owners within 2km of the Site and one community group received an information letter and fact sheet containing details of the Proposal and invitations to attend a community webinar and in-person information session;
- No feedback or enquiries were received from the general public, and there were no attendees for the community webinar; and
- Nine government agencies were provided an additional opportunity to provide feedback.
- Feedback was received from six (6) government stakeholders and the issues raised have been identified in this report and addressed in the EIS and accompanying specialist reports.

Appendix 1 – Community Consultation and Stakeholder Engagement Plan

Community and Stakeholder Engagement Plan – Proposed Metal Recycling Facility

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Acknowledgements

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Version	Authors	Date	Reviewer	Approved for issue	Date
Draft	D. Estephan	02/06/2025	E. Larson	Dr. M. Jackson	05/06/2025
Final	D. Estephan	20/06/2025	E. Larson	Dr. M. Jackson	20/06/2025

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1. Introduction

1.1. Background

This Community and Stakeholder Engagement Plan (the Plan) has been prepared for the proposed development of a metals recycling facility at 88 Murrays Flat Road, Towrang NSW 2580 (Lot 3 DP 251779). The development proposal is to receive scrap metal, shred and separate the recovered metals for transport off-site for further recycling (the Proposal/Facility). Operations will be carried out on an area of approximately 6.6 hectares (the Site) out of a total lot area of 32.3 hectares.

The proposed scrap metal processing will be carried out in designated operating areas. Equipment used for the metal processing activities will comprise oxy-cutting, stationary shear, pre-shredder, shredder (hammermill), and downstream separation and sorting equipment.

Around 3% of incoming scrap metal has been processed off site or does not require further processing and is received in a form ready for on-sale. This material includes Copper, Brass, Aluminium, Stainless Steel, Electric Motors, Used Lead Acid Batteries (ULABs) and Lead. Separate waste storage bays will be provided to store sorted and shredded metals prior to being loaded onto trucks for off-site recycling. The waste generated during operations will be safely and lawfully disposed at a licensed landfill.

1.2. Purpose of this Plan

Consultation is a key aspect of the environmental impact assessment process. It helps build understanding of the Proposal and its potential effects and enables stakeholder knowledge and views to be considered by the project team in project development and assessments, and by the government in its assessment and approval decisions.

This Plan applies to the period of the Environmental Impact Statement (EIS) preparation which will take place June 2025. It sets out how Sydney Metal Traders will:

- Inform the community and stakeholders about the proposed project, the environmental effects of the development and opportunities for participation;
- Help people understand the Proposal and its environmental effects;
- Encourage participation and seek input to identify issues of potential concern, obtain local insight, and gain feedback on measures to address concerns;
- Use and respond to public input; and
- Incorporate responses in the management plans to address local concerns and issues, as applicable.

2. Brief Overview of the Proposal

The proposed Facility is located at 88 Murrays Flat Road, Towrang NSW 2580 (Lot 3 DP251779). The Facility is designed to process up to 30,000 tonnes per annum (tpa) of ferrous and non-ferrous scrap metals through receipt, sorting, cutting, shredding and storage operations.

The Site is located within the Goulburn Mulwaree Local Government Area and is zoned E4 General Industrial under the *Goulburn Mulwaree Local Environmental Plan 2009*. Development of a metal recycling facility is permissible with consent in this zone (Refer to Figure 2.1). The total lot area is approximately 32.3 hectares, with the operational footprint occupying 6.6 hectares along the western portion of the Site. Importantly, the Site is located within the Sydney Drinking Water Catchment, and the Proposal is therefore classified as Designated Development under Clause 45(4)(c) of Schedule 3 of the *Environmental Planning and Assessment Regulation 2021*. As a result, an Environment Impact Statement (EIS) is required, and the application will be assessed by the Southern Regional Planning Panel as Regionally Significant Development.

The Facility will include the following components and infrastructure:

- Receipt and Sorting Areas – Bays for the tipping, inspection, and initial sorting of incoming scrap metals;
- Pre-Shredding and Shredding Zones – Equipped with pre-shredder, hammermill shredder, stationary shear and oxy-cutting facilities;
- Post-Processing Separation Facility – Bays for the separation, recovery, and temporary storage of processed ferrous and non-ferrous metals;
- Administrative Infrastructure – Adaptation of the existing on-site cottage into office and staff amenity space including staff parking area;
- Workshop and Maintenance Shed – A fully enclosed 32m x 15m x 12m structure for plant maintenance and operations;
- Mobile and Stationary Equipment – Including loaders, conveyors, radiation detection equipment, and sorting systems;
- Weighbridges – Two entry/exit weighbridges for the accurate measurement of materials and heavy vehicle management and one internal weighbridge;
- Landscaping and Visual Screening – A 20-metre-wide landscaped setback along the western and southern site boundaries;
- Traffic Management and Site Circulation – Paved hardstand access ways using existing access points; and
- Stormwater Management – All operational areas will be constructed of compacted road base incorporating HDPE liners beneath operational areas, stormwater capture systems, and detention basins.

The Facility will receive and process scrap metal sourced from Sydney, Goulburn, the ACT, Southern Highlands, and surrounding regional areas. Processed materials will be transported to both local and overseas markets for recycling and end use. Refer to Figure 2.2, Figure 2.3 and Figure 2.4 for the proposed site works.

This community and stakeholder engagement plan has been prepared to inform the stakeholders and local community about the Proposal, note their concerns and address them in the Development Application.

2.1. Surrounding Areas to the Proposal

The proposal site is located within an E4 General Industrial zone, situated in a predominantly rural setting. While the area is zoned for industrial use, it is largely surrounded by residential dwellings. The nearest dwelling is approximately 200 metres from the subject site. The closest commercial establishment, The Broadway Estate, is located about 470 metres away. All other residential dwellings are situated at a greater distance, generally beyond a 2-kilometre radius from the Site. There are no hospitals or schools located in the immediate vicinity of the Site.

2.2. Construction, Staging and Main Uses and Activities

The Facility will be delivered in three key construction stages, with works anticipated to be completed over a period of approximately six (6) months, commencing upon receipt of development consent.

Construction and Staging

The proposed construction works will be undertaken in the following stages:

- Stage 1 – Site Preparation: Initial works will include the clearance of vegetation as required, demarcation of construction zones, and establishment of temporary site access and internal circulation routes;
- Stage 2 – Bulk Earthworks and Infrastructure Installation: This stage will involve the implementation of site-wide stormwater drainage systems, utility connections, and the construction of HDPE-lined hardstand areas. Mobile metal processing equipment will also be delivered and installed during this phase; and
- Stage 3 – Building Adaptations: The existing residential structure located on the Site will be adapted for use as site offices and staff amenities, including kitchen, bathroom, and breakroom facilities.

Main Uses and Activities

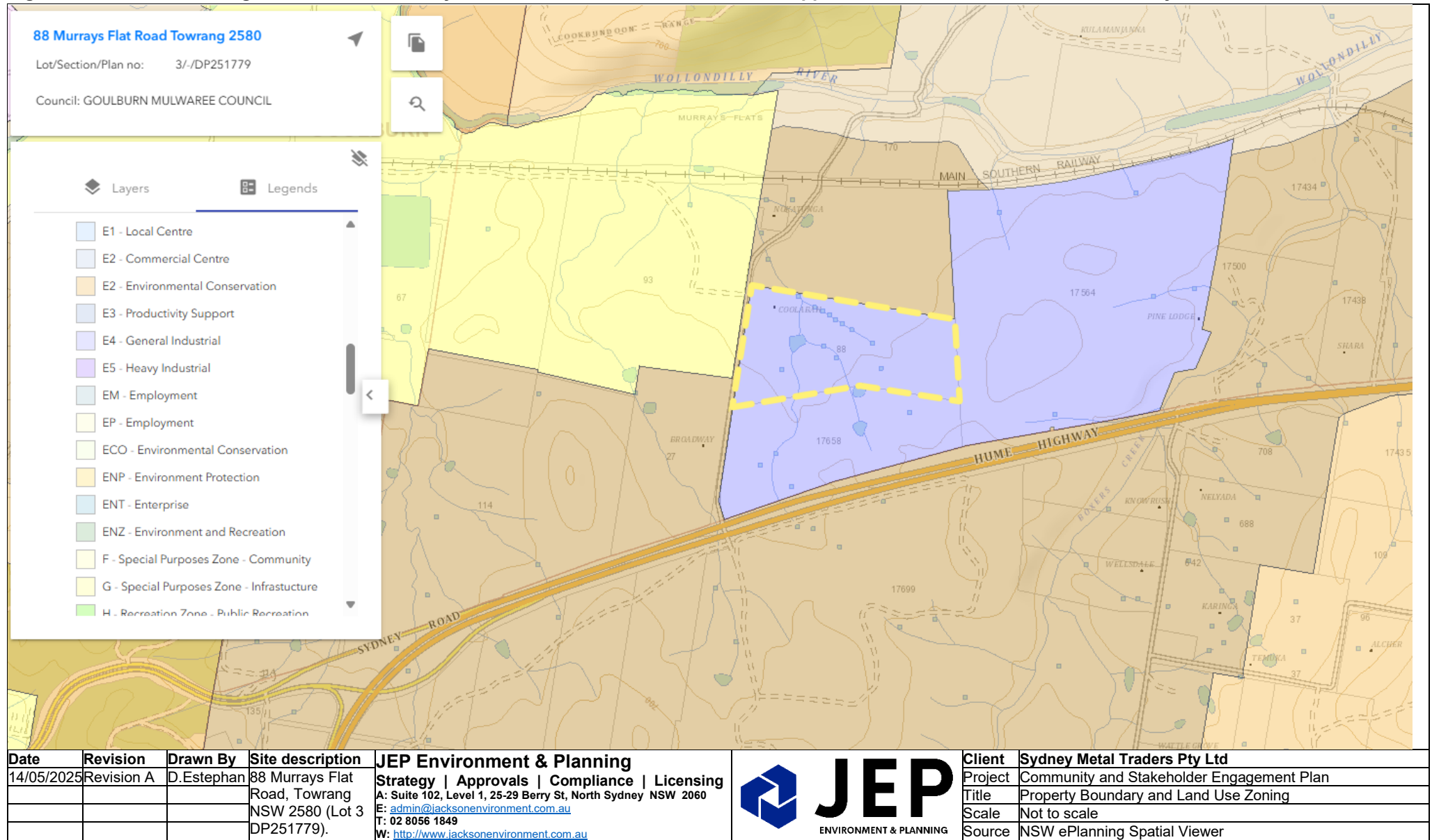
Once operational, the Facility will support a range of metal recycling activities on-site. The core operational processes will include:

- Tipping and inspection of incoming scrap metals;
- Primary sorting;
- Oxy-cutting and shearing;
- Pre-shredding;
- Shredding (hammermill); and
- Storage of processed metals for off-site recycling.

Incoming vehicles will enter the Site from Murrays Flat Road, turn right to be weighed on the weighbridge. Unloading and sorting of unprocessed scrap metals will occur in one of two optional areas. One area is near the pre-shredding and shredding area, where most of the unprocessed metals will be tipped. The other area is near the oxy-cutting and fixed shearing area. If unprocessed metals require pre-shredding, the material will be moved from the primary tipping area to the unprocessed metal storage bays to await pre-shredding. Otherwise, metals will go directly into the primary shredder (hammermill) for processing.

The final plant and equipment chosen for the Proposal will be based on requirements of the Facility and best practice to achieve all criteria and legislative requirements for air quality, noise and other amenities. Storage of processed metals will occur in various areas, depending on whether the material is shredded ferrous, shredded non-ferrous, large sheared or oxy-cut pieces, metal awaiting further shredding, or residual floc. Load out will occur regularly to export processed material off-site for further recycling.

Figure 2.1. Land use zoning of the Site and locality under Goulburn Mulwaree LEP 2009. Approximate Lot boundaries are shown in yellow.



The map shows a topographic representation of a land area. The subject area is highlighted in red and labeled 'subject area'. It is bounded by a road to the north and a railway line to the south. The map includes contour lines, a road, and a railway line. The subject area is highlighted in red and labeled 'subject area'. Dimensions are provided for the subject area and the surrounding lots.

Lot 1 d.p. 1036329
Lot 2 d.p. 251779
Lot 3 d.p. 198358
Lot 4 d.p. 251779
Lot 222 d.p. 750250

subject area
130 m (approx)
200 m (approx)
113.00 m (approx)
285.00 m (approx)
298.00 m (approx)

hume highway
sydney
goulburn



STOCKPILE LEGEND

	length	width	height
unprocessed small pieces	20m	20m	4.0 m
unprocessed large pieces	20m	20m	4.0 m
processed sheared/shredded	variable	variable	4.0 m

LEGEND

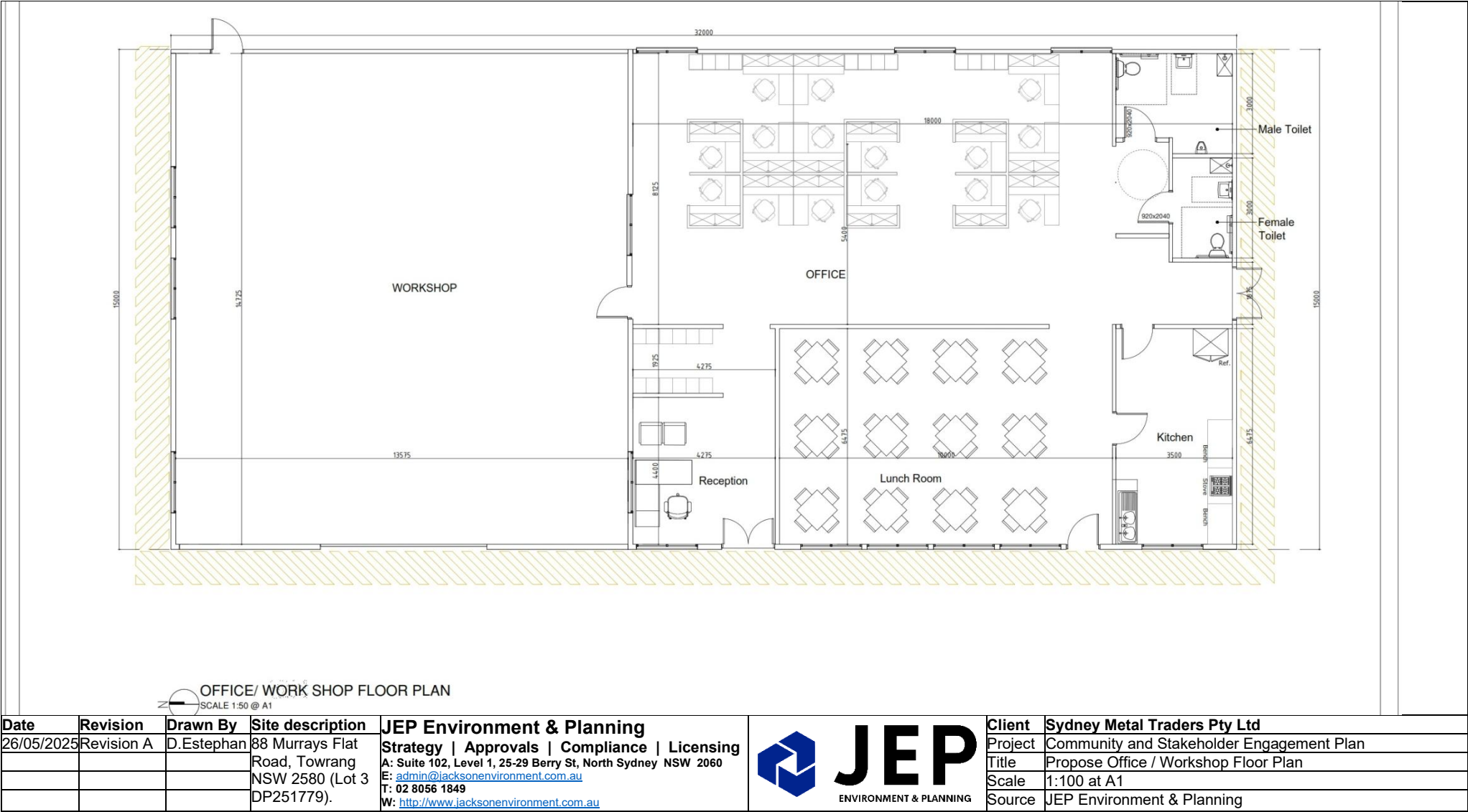
- acoustic walls
- concrete hardstand / driveways
- input processing line
- output processing line
- compact roadbase

ZONE LEGEND

- A Shearing Zone – Ferrous fixed shear / oxy cutting (structural steel)
- B Pre-Shredding Zone – Ferrous pre-shredding / shredding (steel products)
- C Shredding Zone – Ferrous pre-shredding / shredding (steel products)
- D Post Shredder Processing sorting facility (mixed products)

SITE PLAN
SCALE 1:500 @ A1

Figure 2.4 Proposed Office/Workshop Floor Plan.



3. Communication and Consultation Framework

3.1. Objectives

During DA preparation and exhibition, Sydney Metal Traders' communication and consultation objectives are to:

- Implement any engagement activities required by under the Schedule 1 of the EP&A Act (including engagement with relevant government agencies, council and the community);
- Inform the community about the opportunities to engage;
- Explain how community feedback will be considered and documented;
- Provide relevant information in plain English so that potential impacts and implications can be readily understood;
- Be clear about the level of influence engagement will have by identifying what elements can be changed as a result of feedback;
- Give the community the opportunity to voice their concerns or share local knowledge so that this information can be considered early on in the planning, design and assessment;
- Consider the issues raised by the community, council and relevant government agencies when making project refinements and accurately reflect how these issues have been addressed in EIS documentation; and
- Keep the community, council and relevant government agencies informed with up-to-date information on the Proposal.

3.2. Relevant Legislation and Plans

This plan has been developed with awareness and consideration of the following legislative requirements and community plans:

- *Environmental Planning and Assessment Act 1979*;
- *Goulburn Mulwaree Community Engagement Strategy*; and
- *Community Participation Plan* (Department of Planning, Industry and Environment, 2019).

3.2.1. Environmental Planning and Assessment Act 1979

The Proponent carrying out development activity has a legal obligation to undertake the appropriate application pathway and address the requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979). For the purposes of the stakeholder engagement, relevant objectives and sections of the *EP&A Act 1979* are extracted as below.

Section 1.3 Objects of Act:

- (a) To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources;
- (b) To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment;
- (c) To promote good design and amenity of the built environment;
- (d) To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants; and
- (e) To provide increased opportunity for community participation in environmental planning and assessment.

3.2.2. Goulburn Mulwaree Community Engagement Strategy

Goulburn Mulwaree Council's Community Strategic Plan (CSP) calls for meaningful, informed, and genuine community participation in decision-making at all levels of government. Goulburn Mulwaree Council aims to do this through effective engagement, involving the local community in the preparation of strategies, plans and policies and

the implementation of projects and Council activities. While the Community Engagement Strategy¹ demonstrates Council's commitment to actively engage the local community, it also sets out Council's approach by identifying a set of principles that shape how to effectively engage.

Goulburn Mulwaree Council's approach to community engagement is guided by seven key principles, which are summarised below:

- Inclusiveness and diversity;
- Openness, respect and accountability;
- Leadership;
- Purpose;
- Information Sharing;
- Feedback and Evaluation; and
- Resourcing and Timing.

This Plan considers the above principles in developing strategies to engage and consult with the adjoining neighbouring businesses having the potential to be affected by the development works and operations.

3.2.3. Community Participation Plan

The Community Participation Plan (CPP) developed by Department of Planning, Industry and Environment, is designed to clearly state how and when the community can participate when the Planning and Public Spaces Minister and the Planning, Industry and Environment Secretary undertake their planning functions.

CPP includes community participation objectives; and approaches to community engagement, including minimum and typical public exhibition timeframes. The CPP requires you to consider the participation principles as defined in Section 2.23 (2) of the *EP&A Act 1979*. This plan is prepared to align with the CPP guidelines.

3.3. Communication and Consultation Approach

The objective of stakeholder engagement and community consultation is to build relationships with communities and stakeholders to enable constructive discourse and explore concerns and challenges with a view to achieving greater mutual understanding and beneficial outcomes. The consultation principles to be adopted as part of the consultation program are outlined in Table 3.1.

Table 3.1. Principles to be adopted as part of the consultation program.

Principles	Criteria	Stakeholder Engagement Plan
Open and Inclusive	• Keep the community informed • Promote participation • Seek community input and accurately capture community views • Build strong partnerships with the community • Incorporate culturally appropriate practices when engaging Aboriginal Torres Strait Islander and culturally and linguistically diverse communities • Conduct community participation initiatives in a safe environment	• Provide clear information about the Proposal • Invite all businesses within the vicinity of the Proposal to participate in the consultation
Easy to access	• Outline in advance how and when the community can participate • Use best practice community participation techniques • Make relevant information available in plain English and translate information when engaging linguistically diverse communities or people living with disabilities • Incorporate visual representations to clearly illustrate possible impacts of a proposal	• Community participation is planned through website information and letters to neighbouring businesses of the development site • Provide all information in plain English • Add visuals where possible • Provide postal and email address for written submissions

¹ Goulburn Mulwaree Council Community Strategic Plan (2023), Available online: <https://www.goulburn.nsw.gov.au/files/assets/public/v/1/templateimages/community-engagement-strategy-version-1.1.pdf> (Last Accessed: 27/04/2025)

Principles	Criteria	Stakeholder Engagement Plan
	- Ensure information is accessible for groups who find it difficult to participate in usual community participation activities - Stage events at convenient times and locations	
Relevant	- Establish what is up for discussion - Ensure as many community members as possible can participate - Recognise previous community input on the Proposal and similar issues - Tailor activities to the: - context, which could include location, type of application, stage of the assessment process, previous engagement undertaken; and - scale, nature and known impacts for the Proposal. - Adjust activities (if necessary) in response to community interest and participation preferences	- Discussion points include informing the community of the Proposal including challenges and benefits related to the development - Summarise any feedback gathered during the initial consultation and provide this information to the community
Timely	- Start community participation as early as possible, and continue for an appropriate period - Provide regular project updates to the community - Ensure the community has reasonable time to provide input - Facilitate ongoing discourse with local community networks - Consider holidays and other community events when setting dates for engagement initiatives	- Write to the neighbouring businesses well in advance of any briefings - Project updates on website - Provide information and resources on website for free access
Meaningful	- Always explaining at the end of projects how community views were considered when reaching decisions - Be clear about what aspects of a plan, project or proposal the community can inform - Have planners and decision makers engage directly with the community - Ensure responses to community input are relevant and proportionate - Give genuine and proper consideration to community input - Keep accurate records of community input and participation activities - Regularly review the effectiveness of community participation initiatives - Integrate community input into the evaluation process - Comply with statutory obligations, protect privacy and respect confidentiality	- All community feedback will be collated and summarised into a brief report for evaluation - All feedback will be attached to the EIS report as an Appendix - Statutory obligations, protecting privacy and confidentiality as requested by the specific community member/ group will be addressed as described in the methods section.

3.4. How Feedback Will Be Used

Sydney Metal Traders Pty Ltd will be clear about which aspects of the Proposal can be shaped by community feedback, when and why we're seeking feedback and how it will be used (refer to Table 3.2).

Community and stakeholder feedback will inform various aspects of the Proposal and preparation of the DA, as and where applicable.

Table 3.2. How community and stakeholder feedback is used.

Stage	How Feedback Used
Design	Informs about the development, assessment, potential impacts and management plans
Planning and environmental assessment	- Enhances understanding of the local environment, potential issues, and opportunities - Considerations in preparing impact assessments - Considerations in developing measures to avoid or minimise potential impacts - Informs communication and consultation approach - Informs performance requirements due to increased operations

Stage	How Feedback Used
Operations	• Considerations for operational methodology, timing and impact mitigation • Informs communication and consultation approach.

The feedback received through consultation and the project team's response will be documented in the Consultation feedback section of the Consultation Report. The feedback will be considered and incorporated in the EIS Report to capture local concerns. All responses will be attached to the final EIS document and will include any additional risk management or mitigation plans in the relevant sections.

4. Stakeholder Engagement

Consultation will be based on the strategy shown below in Table 4.1, in accordance with Council Policy and statutory requirements.

This Plan includes provisions for contacting neighbours and landowners within approximately 2 km to inform them and provide an update of the proposed Facility.

The Plan also includes an opportunity for:

- The Community to voice their opinions on proposals, plans, services and activities; and
- The Council to take an informed decision.

The primary focus of this Plan is to outline a strategy for consulting with all relevant stakeholders to ensure that the EIS Report and management plans developed for the Proposal address and integrate where relevant the community and regulatory concerns raised through consultation.

Table 4.1. Stakeholder engagement and community consultation objective, intent and methodology.

Organisation or Group	Reason for Involvement	Description of their Interest	Type of Engagement	Is this an Existing Relationship	Tools
Goulburn Mulwaree Council	Consultation, compliance with LEP and DCPs	Statutory	Involve, Consult	Yes	Pre-lodgement meeting, development application and impact assessments
Relevant Regulatory Authorities	Consultation, compliance with relevant regulations and guidelines, assess proposed project and approvals	Statutory	Involve, Consult	Yes	To identify site specific impacts by all relevant authorities/government agencies
Local Businesses within a 2 km radius	Local business interest	Potential impact due to development	Consult	No	Letters – mailouts, webinar Provide email address for written submission
Community Groups	Community interest	Community engagement	Consult	Yes	Letter / fact sheet Invite to videoconference meeting

4.1. Strategic Stakeholders

The Proposal is expected to attract interest potentially from the neighbouring and businesses on Towrang and Boxers Creek that are in close proximity to the development. Table 4.2 documents the stakeholders and the key interests of stakeholders in the Proposal.

Table 4.2. Identified stakeholders and key interests.

Category	Stakeholder	Key interests
Decision makers	• Goulburn Mulwaree Council	• Planning process complies with legislation • Involvement in project development and assessment • Optimal outcomes for environment and community • Set criteria to prepare a robust EIS Report • Community and stakeholder consultation

Category	Stakeholder	Key interests
NSW Government and statutory authorities	- NSW Environment Protection Authority - Department of Regional NSW - Transport for NSW - Fire and Rescue NSW - NSW Rural Fire Services - SafeWork NSW - WaterNSW	- Understanding project rationale and benefits - Understanding and avoiding/ minimising adverse impacts - Community consultation process
Directly affected or adjacent landholders	Neighbours identified in Section 4.2	- Understanding project rationale and benefits - Understanding potential impacts from project construction and operation on land, licence and/or asset - Involvement in decisions which may affect land, licence and/or asset - Minimising impacts on land, licence and/or asset during construction and operation - Co-existence with the development
Community Groups	- PEJAR Aboriginal Land Council - Goulburn Chamber of Commerce - Goulburn Mulwaree Landcare Landscape	- Understanding project rationale and benefits - Understanding potential impacts from project construction and operation on land, licence and/or asset - Involvement in decisions which may affect land, licence and/or asset - Minimising impacts on land, licence and/or asset during construction and operation - Ensuring broader community views are considered

4.2. Neighbours and Stakeholders to Consult

Neighbours and landowners within approximately 2 km of the Site have been identified as a priority for consultation, as they may be directly affected by the development, or may be a stakeholder with interest in the development. Neighbours and landowners within 2 km of Site are predominately residential, with two being commercial business receivers within 2 km of the Site.

The neighbours and stakeholders to be consulted are shown in Table 4.3 and Figure 4.1.

Table 4.3. Stakeholders to be contacted as part of the community engagement strategy.

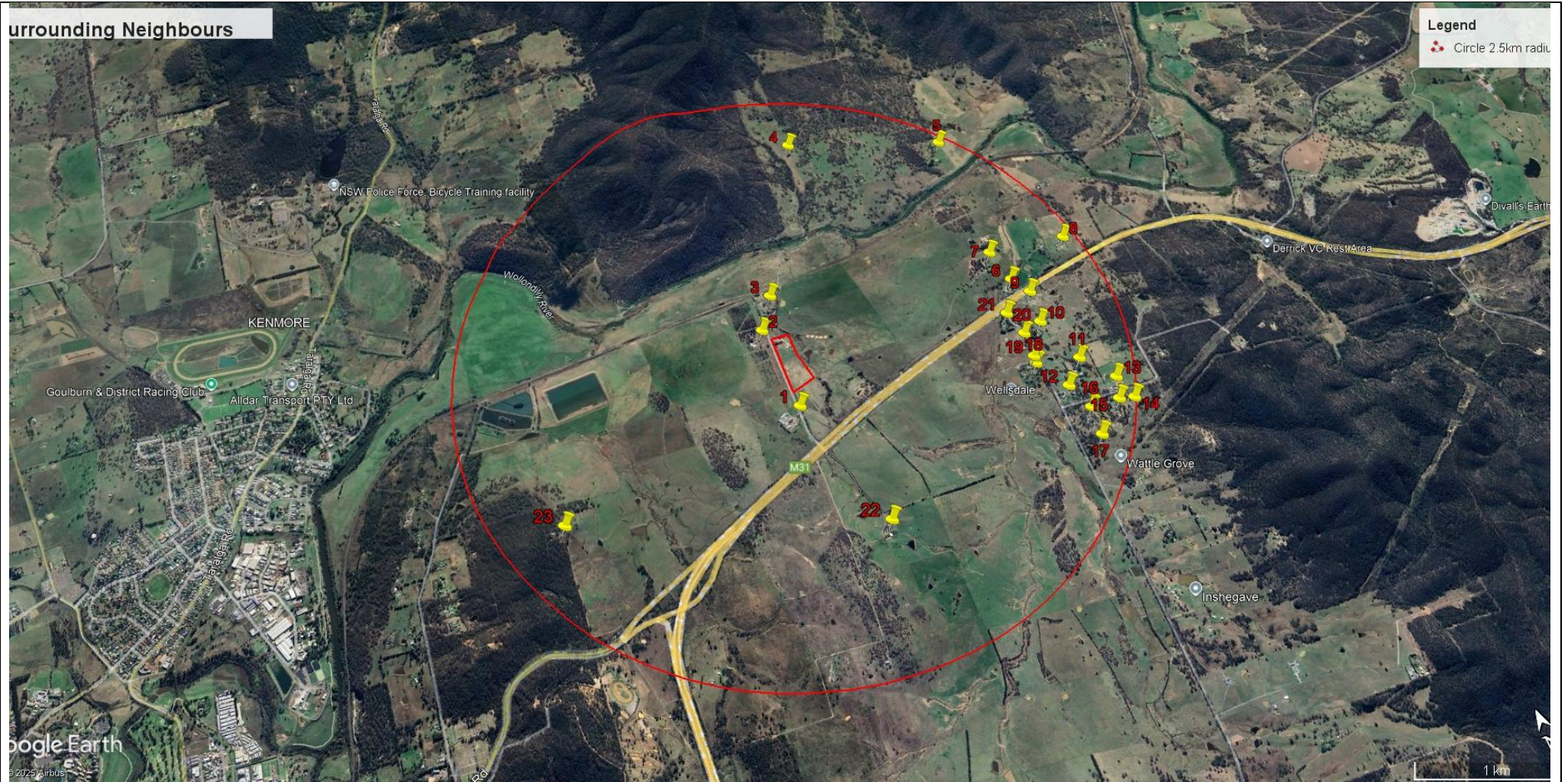
No.	Premise Details	Address	Main Activity
Businesses and Neighbours within approximately 2 km radius of the Proposal Site			
1	The Broadway Estate	27 Murrays Flat Rd, Towrang 2580	Business
2	N/A	93 Murrays Flat Road Towrang 2580	Residential
3	N/A	272 Murrays Flat Road Towrang 2580	Residential
4	N/A	427 Murrays Flat Road Towrang 2580	Residential
5	N/A	270 Murrays Flat Road Towrang 2580	Residential
6	N/A	17500 Hume Highway Towrang 2580	Residential
7	N/A	17564 Hume Highway Towrang 2580	Residential
8	N/A	17438 Hume Highway Towrang 2580	Residential
9	N/A	708 Boxers Creek Road Boxers Creek 2580	Residential
10	N/A	688 Boxers Creek Road Boxers Creek 2580	Residential
11	N/A	642 Boxers Creek Road Boxers Creek 2580	Farm
12	N/A	624 Boxers Creek Road Boxers Creek 2580	Residential

No.	Premise Details	Address	Main Activity
13	N/A	37 Stockade Lane Boxers Creek 2580	Residential
14	N/A	46 Stockade Lane Boxers Creek 2580	Residential
15	N/A	36 Stockade Lane Boxers Creek 2580	Residential
16	N/A	604 Boxers Creek Road Boxers Creek 2580	Residential
17	N/A	570 Boxers Creek Road Boxers Creek 2580	Residential
18	N/A	643 Boxers Creek Road Boxers Creek 2580	Residential
19	Nannas Hideway	649 Boxers Creek Road Boxers Creek 2580	Business
20	N/A	669 Boxers Creek Road Boxers Creek 2580	Residential
21	N/A	681 Boxers Creek Road Boxers Creek 2580	Residential
22	N/A	17699 Hume Highway Boxers Creek 2580	Residential
23	N/A	114 Sydney Road Goulburn 2580	Residential
Local Community Group			
24	PEJAR Aboriginal Land Council	80 Combermere Street Goulburn NSW 2580	Local Community Group
25	Goulburn Mulwaree Landcare Landscape	coordinator@gml.org.au	Local Community Group
26	Goulburn Chamber of Commerce	Workspace Goulburn, Level 1, 56 Clinton Street, Goulburn NSW 2580	Local Community Group
NSW Government and Statutory Authorities			
27	WaterNSW	Level 14/169 Macquarie St, Parramatta NSW 2150	NSW Government
28	Transport for NSW	PO Box K659	NSW Government
29	Fire and Rescue NSW	Locked Mail Bag 12	NSW Government
30	SafeWork NSW	Locked Bag 2906	NSW Government
31	Goulburn Mulwaree Council	The General Manager, Locked Bag 22, Goulburn, NSW, Australia, 2580	Local Council
32	NSW Environment Protection Authority	Locked Bag 5022	NSW Government
33	Department of Regional NSW	105 Prince St, Orange NSW 2800	NSW Government
34	NSW Rural Fire Service	Locked Bag 17, Granville NSW 2142	NSW Government

4.3. Residences and Sensitive Receptors

The Site is predominantly surrounded by residential properties within a 2 km radius. In addition to these, there are two commercial businesses and one agricultural property (farm) located within the same area. All identified surrounding receptors will be engaged as part of the community consultation process.

Figure 4.1. Location of the surrounding neighbours as listed in Table 4.3. The Proposal Site is indicated with the red outline. The red circle denotes an approximately 2 km radius.



Date	Revision	Drawn By	Site description	JEP Environment & Planning	Client	Sydney Metal Traders Pty Ltd
14/05/2025	Revision A	D. Estephan	88 Murrays Flat Road, Towrang NSW 2580 (Lot 3 DP251779).	Strategy Approvals Compliance Licensing A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060 E: admin@jacksonenvironment.com.au T: 02 8056 1849 W: http://www.jacksonenvironment.com.au	Project	Community and Stakeholder Engagement Plan
					Title	Neighbours to be consulted
					Scale	Not to scale
					Source	Google Earth

5. Key Messages

Key messages assist in providing clear and consistent information about the Proposal, the EIS Report, process and opportunities for community involvement. This plan will be refined and re-published as needed to incorporate updated messages as the project and EIS preparation progresses.

The key messages to be provided to the stakeholders and the local community about the Proposal are:

- Best-practice environmental controls are proposed, including fit-out of the facility with modern plant and equipment for efficient sorting and processing;
- The facility will receive and process scrap metal from Sydney, Goulburn, the ACT, Southern Highlands, and surrounding regional areas;
- Processed materials will be transported to local and overseas markets for further recycling and end uses;
- The Site will include dedicated pre-shredding and shredding zones with pre-shredders, hammermill shredders, stationary shears, and oxy-cutting facilities;
- A post-processing separation facility will house bays for sorting, recovering, and temporarily storing processed ferrous and non-ferrous metals;
- The existing on-site cottage will be adapted into administrative offices and staff amenities, including a staff parking area;
- A fully enclosed workshop and maintenance shed (32m x 15m x 12m) will support plant servicing and operations;
- Mobile and stationary equipment will include loaders, shears, conveyors, radiation detection units, and automated sorting systems;
- The Site will be equipped with two entry/exit weighbridges for vehicle management and one internal weighbridge for process control;
- A 20-metre-wide landscaped buffer will be established along the western and southern boundaries for visual screening;
- Traffic management will use existing access points, with a new exit closer to the Hume Highway to reduce impacts on local roads and residential areas;
- Stormwater infrastructure will include compacted road base with HDPE liners, capture systems, and detention basins for all operational areas;
- Construction will occur in three stages: site preparation, infrastructure installation and equipment setup, and adaptation of existing buildings for offices and amenities;
- The Facility's recycling operations will include tipping, sorting, oxy-cutting, shearing, pre-shredding, and shredding via hammermill;
- Scrap metal will enter via Murrays Flat Road, be weighed, and unloaded at designated areas based on processing needs;
- Processed metals will be stored by type and regularly transported off-site, with operations designed to meet all environmental standards; and
- The facility will make an important contribution to the NSW Government's recycling target of 80% by 2030 as defined in the Waste and Sustainable Materials Strategy 2041.

An overview of the findings from the relevant specialist studies will be provided, covering key areas such as noise and vibration, soil and water, landscape and visual impacts, traffic, stormwater, air quality, and preliminary hazard risks. Additional assessments have addressed waste management, fire safety, bushfire risk, Aboriginal heritage, biodiversity, electricity demand, and energy performance in line with the *SEPP (Sustainable Buildings) 2022* requirements. Each assessment identifies potential impacts and outlines appropriate mitigation and management

measures to ensure compliance with environmental and planning standards. Community feedback will be actively sought through an outreach letter and accompanying fact sheet, encouraging responses via email, phone calls, and written submissions.

5.1. Methodology

Information dissemination model of key messages about the Proposal will include:

- Develop information materials about the Proposal;
- Invite and encourage participation and seek input during preparation of the EIS Report, in order to identify issues of potential concern, obtain local insight, and gain feedback on measures to address concerns;
- Communicate and inform the community and stakeholders about:
 - The proposed project operations and the EIS Report preparation process;
 - Participation opportunities and associated deadlines;
- Help stakeholders understand the Proposal context and what it means for them; and
- Incorporate participant responses to mitigate any challenges or concerns raised by the stakeholders.

5.2. Environmental Assessment Process

Key messages of the environmental assessment process and potential impacts include:

- The Proposal is being assessed through the EIS preparation process. The EIS Report is being coordinated to make finding information and participating in the process as easy as possible;
- The EIS Report preparation process is a comprehensive assessment of potentially significant environmental, social, economic and planning aspects of a project;
- The EIS will be prepared in accordance with relevant best practice guidelines and will involve:
 - Assessments to determine potential impacts due to development and operating a metal recycling facility;
 - Identifying measures to avoid or minimise any impacts;
 - Consultation with stakeholders and communities;
- There will be opportunities for community and stakeholder input throughout EIS preparation;
- Feedback received will be considered in the EIS Report and the Proposal; and
- A range of communication tools will be used to share project information and updates, to promote opportunities for participation in providing feedback into the process, to share findings about the Proposal's potential impacts and proposed measures to avoid or minimise these effects.

6. Communication and Consultation Activities and Program

Consultation activities and methods will be tailored to suit the Proposal, EIS Report preparation stage, matters being discussed and stakeholder preferences. Activities and methods used will evolve to ensure ongoing relevance, and that any activities and methods implemented are in response to feedback received.

6.1. Communication Activities

Consultation activities and methods are tailored to suit the Proposal and preparation of the EIS Report, capture the matters discussed and identify stakeholder preferences. Activities and methods used will evolve to ensure ongoing relevance and in response to feedback. Key messages for consultation will be included in the following information resources:

1. Webpage;
2. Letters;
3. Factsheet; and
4. Webinar / videoconference meeting.

Table 6.1. Communication Activities

Communication tools	Description
Webpage	- The Proposal's webpage will be prepared on the JEP Environment & Planning website (www.jacksonenvironment.com.au) which will provide a central location for information about the project. - The webpage will host all information in relation to the consultation which includes dates and timelines of the consultation period, project description, factsheet, letters, webinar dates and recording of the webinar uploaded for later review and written submissions.
Factsheet	The factsheet will provide a summary of the Proposal and where more information can be obtained.
Letters	- Letters drafted for individual local businesses will provide a summary of the Proposal, and where more information can be obtained, including how to provide feedback. - Letters drafted for individual government agencies for advice and feedback.
Webinar	- A webinar will be facilitated to inform the stakeholders of the proposed Facility to capture stakeholder feedback. - Maps and other visual aids such as diagrams, photographs and illustrations will be made available to show the Proposal's location and impacts of the proposed activity.
Videoconference meetings	- Letters and fact sheet to be issued to community groups, and a videoconference meeting will be held to discuss the proposal and seek feedback. - Maps and other visual aids such as diagrams, photographs and illustrations will be made available to show the Proposal's location and impacts of the proposed activity.
Feedback	Feedback will be accepted via: - Email: admin@jacksonenvironment.com.au - Post: Suite 102, Level 1, 25-29 Berry Street, North Sydney, NSW 2060 - Phone: (02) 8056 1849

7. Action Plan

Table 7.1 provides the action plan that will be implemented as part of this Community and Stakeholder Engagement Plan. As part of the planning investigations, stakeholder and community consultation will be performed to ensure the Proposal is executed in a manner that protects both the environment and human health, provides job opportunities adding value to the local economy and the local community. Key stakeholders including adjoining businesses have been identified in Section 4.

In addition, and as part of the development approval process and the preparation of a EIS Report, the Proponent would seek to consult with the relevant government agencies and stakeholders, including:

- NSW Environment Protection Authority;
- Department of Regional NSW;
- Transport for NSW;
- Fire and Rescue NSW;
- NSW Rural Fire Service;
- SafeWork NSW;
- Goulburn Mulwaree Council;
- PEJAR Aboriginal Land Council;
- Goulburn Mulwaree Landcare Landscape;
- Goulburn Chamber of Commerce;
- WaterNSW; and
- The neighbouring businesses and landowners / occupiers that are likely to be impacted by the proposal.

The Action Plan is centred around the EIS Report preparation phase only and is subject to change based on ongoing environmental investigations and community and stakeholder engagement.

Table 7.1. Community and Stakeholder Engagement Action Plan.

Date	Engagement Activities	Key Message	Communication Tool	Responsibility	Stakeholders
June 2025	Preparation of the Community and Stakeholder Engagement Plan	How the community and stakeholders will be consulted	Community and Stakeholder Engagement Plan (this document)	JEP	Internal project team
June 2025	Send letters to government agencies	- Provide project overview - Invite to stakeholder briefing	Letter and fact sheet	JEP	- Decision makers - NSW Government, local councils and statutory authorities
June 2025	Letterbox drop/mail to nearby businesses and community groups	- Invite involvement in engagement activities and provide details on how to contact the project team with any enquiries - Opportunity to subscribe to an email distribution list for all project related updates / information etc.	Letter and fact sheet	- JEP - Sydney Metal Traders Pty Ltd	- Local businesses within 2 km of the Site - PEJAR Aboriginal Land Council - Goulburn Mulwaree Landcare Landscape - Goulburn Chamber of Commerce
June 2025	Stakeholder briefing through webinar	- Provide project overview - Seek feedback and answer questions	- Copy of communication material - Meeting schedule - Meeting Minutes	- JEP - Sydney Metal Traders Pty Ltd	Stakeholders within 2 km of the Site
July 2025	Meeting with community groups (via videoconference if requested by the group)	- Provide project overview - Seek feedback and answer questions	- Copy of communication material - Meeting schedule - Meeting Minutes - Videoconference (Zoom)	- JEP - Sydney Metal Traders Pty Ltd	Community groups
July 2025	- Prepare draft Feedback Summary Report (and chapter in EIS) - Finalise Feedback Summary Report (and chapter in EIS)	Summarise and analyse feedback received from all engagement activities	- Summary Report (PDF format) - Website update	JEP	All

8. Recording, Evaluation and Reporting

The effectiveness of communication and consultation activities will be continually assessed and adjusted as needed, to ensure the objectives set out in this Plan are being achieved.

This Plan may be modified and updated as preparation of the EIS Report progresses in order to make improvements, in response to feedback and preferences expressed by participants, to reflect program updates, and/or to ensure a tailored approach is taken to address any emerging issues and opportunities.

8.1. Recording Feedback

Stakeholder interactions and feedback (both formal and informal) will be recorded in the community consultation database. This database will hold stakeholder information and enable the project team to record and classify enquiries, feedback or complaints to enable accurate record keeping and reporting.

8.2. Evaluation

Performance against the communication and consultation framework objectives set out in this Plan will be measured through:

- Number of letters/fact sheets sent;
- Number of responses to outreach; and
- Number of attendees at webinar(s).

8.3. Consultation Report

A summary of the consultation undertaken, feedback received and how Sydney Metal Traders Pty Ltd responded to that feedback will be produced and included in the EIS Report.

Appendix 2 – EIS Preparation Phase Fact Sheet



Proposed Metal Recycling Facility Factsheet

About the Development

Sydney Metal Traders Pty Ltd proposes to develop and operate a Metal Recycling Facility (the Proposal) at 88 Murrays Flat Road, Towrang NSW 2580 (Lot 3 DP251779) (the Site). The Facility is designed to process up to 30,000 tonnes per annum (tpa) of ferrous and non-ferrous scrap metals through receipt, sorting, cutting, shredding and storage operations.

The Site is located within the Goulburn Mulwaree Local Government Area. The total lot area is approximately 32.3 hectares, with the operational footprint occupying 6.6 hectares along the western portion of the Site.

What are the key features of the Proposal?

-  Tipping, inspection, and initial sorting areas for incoming scrap metals;
-  Plant and equipment including pre-shredder, hammermill shredder, stationary shear and oxy-cutting facilities;
-  Bays for the separation, recovery, and temporary storage of processed ferrous and non-ferrous metals;
-  Adaptation of the existing on-site cottage into office and staff amenity space including staff parking area;
-  A fully enclosed 32m x 15m x 12m structure for plant maintenance and operations;
-  Additional plant including loaders, conveyors, radiation detection equipment, and sorting systems;
-  Weighbridges for the accurate measurement of materials and heavy vehicle management;



A 20-metre-wide landscaped setback along the western and southern site boundaries;



Paved hardstand access ways using existing access points; and



All operational areas will be constructed of compacted road base incorporating HDPE liners beneath operational areas, stormwater capture systems, and detention basins.

Current status of the Proposal

Sydney Metal Traders is seeking feedback from the community on the Proposal prior to the lodgement of the development application.

The feedback received from the community will be included in the development application.

What are Construction stages?

Construction of the Facility is expected to take approximately six (6) months, commencing upon receipt of development consent. The works will be delivered in three key stages:

Stage 1 – Site Preparation: Clearance of vegetation, demarcation of construction zones and preparation of access points;

Stage 2 – Bulk Earthworks and Infrastructure: Installation of drainage systems, utilities, formation of HDPE-lined hardstand areas, and delivery and installation of mobile processing equipment; and

Stage 3 – Building Adaptations: Conversion of the existing residential structure into office and staff amenity spaces.



Why is the project being proposed?

The Site is zoned E4 General Industrial under the Goulburn Mulwaree Local Environmental Plan 2009. Development of a metal recycling facility is permissible with consent in this zone.

The Proposal aims to provide much needed recycling capabilities that will divert ferrous and non-ferrous metals from landfill within the Sydney Region Sydney, Southern Highlands, Goulburn and surrounding regions.

By reducing volumes of waste going to landfill, and so reducing the amount of raw material required, the circular economy is supported. This aids the NSW government's sustainability goals.

Will neighbours or residents be affected?

The proposal site is located within an E4 General Industrial zone in a predominantly rural area. While the land is zoned for industrial use, it is largely surrounded by rural landscape. The nearest residence is approximately 200 metres from the Site, and the closest commercial premises, The Broadway Estate, is located around 470 metres away. All other dwellings are located at significantly greater distances.

Given the separation between the Site and surrounding residences, no direct impacts on nearby dwellings are anticipated. Nonetheless, a range of mitigation measures will be implemented to minimise any potential off-site impacts and ensure compliance with environmental standards.

How will the project benefit the local community?

The development will assist in creating jobs and make an important contribution to the Southern Tablelands and regional economy.

The project is estimated to be \$10M with an estimated 10 jobs created during construction and an additional 10 new ongoing jobs as part of the operations of the Proposal.

Who is assessing the development application?

The application will be assessed by the Goulburn Mulwaree Council and determined by the Southern Regional Planning Panel.

How will the local environment be protected?

The proposed development has been designed to minimise environmental impacts through the implementation of best-practice measures, including:

-  Car de-pollution systems to manage hazardous materials;
-  Processing only de-polluted metals on-site;
-  Dust control systems to reduce air emissions;
-  Stormwater management infrastructure to prevent runoff pollution;
-  Water-sensitive design features to protect local waterways;
-  On-site reuse of treated stormwater to support sustainability;
-  HDPE liners for ground protection; and
-  Radiation detection units to ensure environmental and safety compliance.

Which Specialist Consultants are Involved?

In support of the Proposal, a range of specialist studies have been undertaken to assess and guide environmental performance. These include:

- Noise and vibration;
- Soil and water;
- Landscape and visual impacts;
- Traffic impacts;
- Stormwater management;
- Air quality;
- Hazards and risks;
- Waste management;
- Fire and bushfire risk;
- Aboriginal heritage;
- Biodiversity;
- Electricity demand; and
- Energy efficiency and sustainability.

These studies have informed the design and operation of the facility to ensure the local environment is protected throughout construction and operation.

How Can I Provide Feedback?

You can provide feedback to the project team via the following ways:



admin@jacksonenvironment.com.au



02 8056 1849

We greatly appreciate your feedback on this Proposal which will benefit both the environment and the local economy.

Want More Information?

A detailed scoping report is available from the JEP Environment & Planning website,

<http://www.jacksonenvironment.com.au>.



Appendix 3 – EIS Preparation Phase Letters to Neighbours and Agencies

19 June 2025

Owner / Occupant
27 Murrays Flat Road, Towrang NSW 2580

To Whom it May Concern,

Proposed Metal Recycling facility – Sydney Metal Traders Pty Ltd – Consultation for Development Application

JEP Environment & Planning has been engaged by Sydney Metal Traders Pty Ltd to assist in seeking development approval for the construction of a Metal Recycling Facility. The proposed facility will be located at 88 Murrays Flat Road, Towrang NSW 2580 (Lot 3 DP251779). The proposed development is designed to process up to 30,000 tonnes per annum of ferrous and non-ferrous scrap metals through receipt, sorting, cutting, shredding, and storage operations.

The project is within the Goulburn Mulwaree Local Government Area, on land zoned E4 General Industrial under the *Goulburn Mulwaree Local Environmental Plan 2009*, and permissible with consent. The total site area is approximately 32.3 hectares, with the operational footprint occupying 6.6 hectares in the western portion of the lot.

Key components of the proposed facility include:

- Tipping, inspection, and initial sorting areas for incoming scrap metals;
- Plant and equipment including pre-shredder, hammermill shredder, stationary shear and oxy-cutting facilities;
- Bays for the separation, recovery, and temporary storage of processed ferrous and non-ferrous metals;
- Adaptation of the existing on-site cottage into office and staff amenity space including staff parking area;
- A fully enclosed 32m x 15m x 12m structure for plant maintenance and operations;
- Additional plant including loaders, conveyors, radiation detection equipment, and sorting systems;
- Weighbridges for the accurate measurement of materials and heavy vehicle management;
- Landscaping and visual screening via a 20-metre-wide landscaped setback along the western and southern site boundaries;
- Paved hardstand access ways using existing access points; and
- Water quality protection measures with all operational areas will be constructed of compacted road base incorporating HDPE liners beneath operational areas, stormwater capture systems, and detention basins.

Construction is expected to occur over six months in three stages: site preparation, infrastructure installation, and building adaptations. Once constructed, the Site operations hours are planned for Monday to Friday between 6:00 AM to 6:00 PM and Saturdays from 7:00 AM to 4:30 PM. No operations are to occur on site on Sunday and Public holidays. However, in order to maintain the efficiency of operations, maintenance and cleaning activities will occur Monday to Saturday from 6:00 PM to 6:00 AM and Sundays on a 24 hour basis.

The facility will provide scrap metal recycling services to the Sydney, Goulburn, ACT, Southern Highlands and surrounding regions. Processed materials will be transported off-site for further recycling.

As the Site is located within the Sydney Drinking Water Catchment, the proposed development is classified as Designated Development under Clause 45(4)(c) of Schedule 3 of the *Environmental Planning and Assessment Regulation 2021*. As such, the application requires an Environmental Impact Statement (EIS) and will be assessed by Goulburn Mulwaree Council and determined by the Southern Regional Planning Panel.

We are currently preparing the EIS for the development application. To help inform the EIS and the project, we are consulting government agencies, neighbours and business owners to:

1. Provide information about the proposed development; and
2. Seek stakeholder feedback on the project to inform the development application.

A Fact Sheet providing additional information about the proposal is attached to this letter. A more detailed Scoping Report is also available online at <https://www.jacksonenvironment.com.au>.

A webinar is also being held where you can learn more about the proposal and share your feedback. This will be held at 6pm on Thursday 3rd July 2025. To attend the webinar, please register at admin@jacksonenvironment.com.au by 5pm on Wednesday 2nd July, and we'll send a link to you to log into the webinar from your computer or device.

Alternatively, your feedback by phone or email would be very welcome. Please contact Erik Larson, Senior Planner, at JEP Environment & Planning at 02 8056 1849. Alternatively, please email your comments to admin@jacksonenvironment.com.au.

Your comments would be appreciated by Friday 4th July 2025.

Yours sincerely,



Dr Mark Jackson B.Sc. (Hons), PhD, Grad. Cert. Mgmt., Exec. Masters Public Admin. (USYD), Certified Environmental Practitioner CEnvP (1542), Impact Assessment Specialist (IA11071), NSW Registered Environmental Assessment Practitioner REAP (R80020)

Director

JEP Environment & Planning

Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060

T: 02 8056 1849

E: mark@jacksonenvironment.com.au

W: <https://www.jacksonenvironment.com.au/>

Attachments:

1. Fact sheet

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Director

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Attachments:

1. Fact sheet

19 June 2025

Owner / Occupant
17500 Hume Highway, Towrang NSW 2580

To Whom it May Concern,

Proposed Metal Recycling facility – Sydney Metal Traders Pty Ltd – Consultation for Development Application

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The project is within the Goulburn Mulwaree Local Government Area, on land zoned E4 General Industrial under the *Goulburn Mulwaree Local Environmental Plan 2009*, and permissible with consent. The total site area is approximately 32.3 hectares, with the operational footprint occupying 6.6 hectares in the western portion of the lot.

Key components of the proposed facility include:

- Tipping, inspection, and initial sorting areas for incoming scrap metals;
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The facility will provide scrap metal recycling services to the Sydney, Goulburn, ACT, Southern Highlands and surrounding regions. Processed materials will be transported off-site for further recycling.

As the Site is located within the Sydney Drinking Water Catchment, the proposed development is classified as Designated Development under Clause 45(4)(c) of Schedule 3 of the *Environmental Planning and Assessment Regulation 2021*. As such, the application requires an Environmental Impact Statement (EIS) and will be assessed by Goulburn Mulwaree Council and determined by the Southern Regional Planning Panel.

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Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060

T: 02 8056 1849

E: mark@jacksonenvironment.com.au

W: <https://www.jacksonenvironment.com.au/>

Attachments:

1. Fact sheet

19 June 2025

Owner / Occupant
37 Stockade Lane, Boxers Creek NSW 2580

To Whom it May Concern,

Proposed Metal Recycling facility – Sydney Metal Traders Pty Ltd – Consultation for Development Application

JEP Environment & Planning has been engaged by Sydney Metal Traders Pty Ltd to assist in seeking development approval for the construction of a Metal Recycling Facility. The proposed facility will be located at 88 Murrays Flat Road, Towrang NSW 2580 (Lot 3 DP251779). The proposed development is designed to process up to 30,000 tonnes per annum of ferrous and non-ferrous scrap metals through receipt, sorting, cutting, shredding, and storage operations.

The project is within the Goulburn Mulwaree Local Government Area, on land zoned E4 General Industrial under the *Goulburn Mulwaree Local Environmental Plan 2009*, and permissible with consent. The total site area is approximately 32.3 hectares, with the operational footprint occupying 6.6 hectares in the western portion of the lot.

Key components of the proposed facility include:

- Tipping, inspection, and initial sorting areas for incoming scrap metals;
- Plant and equipment including pre-shredder, hammermill shredder, stationary shear and oxy-cutting facilities;
- Bays for the separation, recovery, and temporary storage of processed ferrous and non-ferrous metals;
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- Water quality protection measures with all operational areas will be constructed of compacted road base incorporating HDPE liners beneath operational areas, stormwater capture systems, and detention basins.

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The facility will provide scrap metal recycling services to the Sydney, Goulburn, ACT, Southern Highlands and surrounding regions. Processed materials will be transported off-site for further recycling.

As the Site is located within the Sydney Drinking Water Catchment, the proposed development is classified as Designated Development under Clause 45(4)(c) of Schedule 3 of the *Environmental Planning and Assessment Regulation 2021*. As such, the application requires an Environmental Impact Statement (EIS) and will be assessed by Goulburn Mulwaree Council and determined by the Southern Regional Planning Panel.

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Your comments would be appreciated by Friday 4th July 2025.

Yours sincerely,



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The project is within the Goulburn Mulwaree Local Government Area, on land zoned E4 General Industrial under the *Goulburn Mulwaree Local Environmental Plan 2009*, and permissible with consent. The total site area is approximately 32.3 hectares, with the operational footprint occupying 6.6 hectares in the western portion of the lot.

Key components of the proposed facility include:

- Tipping, inspection, and initial sorting areas for incoming scrap metals;
- Plant and equipment including pre-shredder, hammermill shredder, stationary shear and oxy-cutting facilities;
- Bays for the separation, recovery, and temporary storage of processed ferrous and non-ferrous metals;
- Adaptation of the existing on-site cottage into office and staff amenity space including staff parking area;
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Construction is expected to occur over six months in three stages: site preparation, infrastructure installation, and building adaptations. Once constructed, the Site operations hours are planned for Monday to Friday between 6:00 AM to 6:00 PM and Saturdays from 7:00 AM to 4:30 PM. No operations are to occur on site on Sunday and Public holidays. However, in order to maintain the efficiency of operations, maintenance and cleaning activities will occur Monday to Saturday from 6:00 PM to 6:00 AM and Sundays on a 24 hour basis.

The facility will provide scrap metal recycling services to the Sydney, Goulburn, ACT, Southern Highlands and surrounding regions. Processed materials will be transported off-site for further recycling.

As the Site is located within the Sydney Drinking Water Catchment, the proposed development is classified as Designated Development under Clause 45(4)(c) of Schedule 3 of the *Environmental Planning and Assessment Regulation 2021*. As such, the application requires an Environmental Impact Statement (EIS) and will be assessed by Goulburn Mulwaree Council and determined by the Southern Regional Planning Panel.

We are currently preparing the EIS for the development application. To help inform the EIS and the project, we are consulting government agencies, neighbours and business owners to:

1. Provide information about the proposed development; and
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A Fact Sheet providing additional information about the proposal is attached to this letter. A more detailed Scoping Report is also available online at <https://www.jacksonenvironment.com.au>.

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Alternatively, your feedback by phone or email would be very welcome. Please contact Erik Larson, Senior Planner, at JEP Environment & Planning at 02 8056 1849. Alternatively, please email your comments to admin@jacksonenvironment.com.au.

Your comments would be appreciated by Friday 4th July 2025.

Yours sincerely,



Dr Mark Jackson B.Sc. (Hons), PhD, Grad. Cert. Mgmt., Exec. Masters Public Admin. (USYD), Certified Environmental Practitioner CEnvP (1542), Impact Assessment Specialist (IA11071), NSW Registered Environmental Assessment Practitioner REAP (R80020)

Director

JEP Environment & Planning

Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060

T: 02 8056 1849

E: mark@jacksonenvironment.com.au

W: <https://www.jacksonenvironment.com.au/>

Attachments:

1. Fact sheet

19 June 2025

Owner / Occupant
681 Boxers Creek Road, Boxers Creek NSW 2580

To Whom it May Concern,

Proposed Metal Recycling facility – Sydney Metal Traders Pty Ltd – Consultation for Development Application

JEP Environment & Planning has been engaged by Sydney Metal Traders Pty Ltd to assist in seeking development approval for the construction of a Metal Recycling Facility. The proposed facility will be located at 88 Murrays Flat Road, Towrang NSW 2580 (Lot 3 DP251779). The proposed development is designed to process up to 30,000 tonnes per annum of ferrous and non-ferrous scrap metals through receipt, sorting, cutting, shredding, and storage operations.

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Key components of the proposed facility include:

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Director

JEP Environment & Planning

Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060

T: 02 8056 1849

E: mark@jacksonenvironment.com.au

W: <https://www.jacksonenvironment.com.au/>

Attachments:

1. Fact sheet

19 June 2025

Owner / Occupant
17699 Hume Highway, Boxers Creek NSW 2580

To Whom it May Concern,

Proposed Metal Recycling facility – Sydney Metal Traders Pty Ltd – Consultation for Development Application

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Owner / Occupant
114 Sydney Road, Goulburn NSW 2580

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Director

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T: 02 8056 1849

E: mark@jacksonenvironment.com.au

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Attachments:

1. Fact sheet

18 June 2025

Mr Tony Chappel
Chief Executive Officer
NSW Environment Protection Authority
Locked Bag 5022
Parramatta NSW 2150

Email sent to: info@epa.nsw.gov.au

Dear Mr Chappel,

Re: Proposed Metal Recycling facility – Sydney Metal Traders Pty Ltd – Agency Consultation for a Development Application – SEARS 1819

JEP Environment & Planning has been engaged by Sydney Metal Traders Pty Ltd to assist in seeking development approval for the construction of a Metal Recycling Facility. The proposed facility will be located at 88 Murrays Flat Road, Towrang NSW 2580 (Lot 3 DP251779). The proposed development is designed to process up to 30,000 tonnes per annum of ferrous and non-ferrous scrap metals through receipt, sorting, cutting, shredding, and storage operations.

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Regulation 2021. As such, the application requires an Environmental Impact Statement (EIS) and will be assessed by Goulburn Mulwaree Council and determined by the Southern Regional Planning Panel.

It is noted that the SEARS 1819 for this development project was issued by the Department of Planning, Housing and Infrastructure (DPHI) on the 18th of October 2023. A copy of the SEARS is attached (Attachment 1). Whilst this development does not trigger licensing under *Schedule 1 of the Protection of the Environment Operations Act 1997*, DPHI has requested that we still consult and seek input from EPA on the requirements for the EIS.

To help inform the EIS and the project, we are consulting government agencies, neighbours and business owners to:

1. Provide information about the proposed development; and
2. Seek stakeholder feedback on the project to inform the development application.

A Fact Sheet (Attachment 2) and Scoping Report (Attachment 3) providing additional information about the proposal are included with this letter. We would appreciate your agency's comments on the proposed development, and any key matters that need to be considered in the EIS.

Should you wish to discuss the project, please feel free to call Erik Larson at JEP Environment & Planning at 02 8056 1849. Alternatively, please email your comments to admin@jacksonenvironment.com.au.

Your comments would be appreciated within two weeks of the date of this letter.

Yours sincerely,



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E: mark@jacksonenvironment.com.au
W: <https://www.jacksonenvironment.com.au/>

Attachments:

1. SEARS 1819
2. Fact sheet
3. Scoping Report

18 June 2025

Steve Orr
The Secretary
NSW Department of Primary Industries and Regional Development
105 Prince St,
Orange NSW 2800

Email sent to: contact@regional.nsw.gov.au

Dear Mr Orr,

Re: Proposed Metal Recycling facility – Sydney Metal Traders Pty Ltd – Agency Consultation for a Development Application – SEARS 1819

JEP Environment & Planning has been engaged by Sydney Metal Traders Pty Ltd to assist in seeking development approval for the construction of a Metal Recycling Facility. The proposed facility will be located at 88 Murrays Flat Road, Towrang NSW 2580 (Lot 3 DP251779). The proposed development is designed to process up to 30,000 tonnes per annum of ferrous and non-ferrous scrap metals through receipt, sorting, cutting, shredding, and storage operations.

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2. Fact sheet
3. Scoping Report

18 June 2025

Mr Josh Murray
The Secretary
Transport for NSW
PO Box K659
Haymarket NSW 1240

Email sent to: projects@transport.nsw.gov.au

Dear Mr Murray,

Re: Proposed Metal Recycling facility – Sydney Metal Traders Pty Ltd – Agency Consultation for a Development Application – SEARS 1819

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18 June 2025

Fire Safety Branch Fire and Rescue NSW
Fire and Rescue NSW
Locked Mail Bag 12
Greenacre NSW 2190

Email sent to: info@fire.nsw.gov.au

Dear Sir / Madam,

Re: Proposed Metal Recycling facility – Sydney Metal Traders Pty Ltd – Agency Consultation for a Development Application – SEARS 1819

JEP Environment & Planning has been engaged by Sydney Metal Traders Pty Ltd to assist in seeking development approval for the construction of a Metal Recycling Facility. The proposed facility will be located at 88 Murrays Flat Road, Towrang NSW 2580 (Lot 3 DP251779). The proposed development is designed to process up to 30,000 tonnes per annum of ferrous and non-ferrous scrap metals through receipt, sorting, cutting, shredding, and storage operations.

The project is within the Goulburn Mulwaree Local Government Area, on land zoned E4 General Industrial under the *Goulburn Mulwaree Local Environmental Plan 2009*, and permissible with consent. The total site area is approximately 32.3 hectares, with the operational footprint occupying 6.6 hectares in the western portion of the lot.

Key components of the proposed facility include:

- Tipping, inspection, and initial sorting areas for incoming scrap metals;
- Plant and equipment including pre-shredder, hammermill shredder, stationary shear and oxy-cutting facilities;
- Bays for the separation, recovery, and temporary storage of processed ferrous and non-ferrous metals;
- Adaptation of the existing on-site cottage into office and staff amenity space including staff parking area;
- A fully enclosed 32m x 15m x 12m structure for plant maintenance and operations;
- Additional plant including loaders, conveyors, radiation detection equipment, and sorting systems;
- Weighbridges for the accurate measurement of materials and heavy vehicle management;
- Landscaping and visual screening via a 20-metre-wide landscaped setback along the western and southern site boundaries;
- Paved hardstand access ways using existing access points; and
- Water quality protection measures with all operational areas will be constructed of compacted road base incorporating HDPE liners beneath operational areas, stormwater capture systems, and detention basins.

Construction is expected to occur over six months in three stages: site preparation, infrastructure installation, and building adaptations. Once constructed, the Site operations hours are planned for Monday to Friday between 6:00 AM to 6:00 PM and Saturdays from 7:00 AM to 4:30 PM. No operations are to occur on site on Sunday and Public holidays. However, in order to maintain the efficiency of operations, maintenance and cleaning activities will occur Monday to Saturday from 6:00 PM to 6:00 AM and Sundays on a 24 hour basis.

The facility will provide scrap metal recycling services to the Sydney, Goulburn, ACT, Southern Highlands and surrounding regions. Processed materials will be transported off-site for further recycling.

As the Site is located within the Sydney Drinking Water Catchment, the proposed development is classified as Designated Development under Clause 45(4)(c) of Schedule 3 of the *Environmental Planning and Assessment Regulation 2021*. As such, the application requires an Environmental Impact Statement (EIS) and will be

assessed by Goulburn Mulwaree Council and determined by the Southern Regional Planning Panel.

It is noted that the SEARS 1819 for this development project was issued by the Department of Planning, Housing and Infrastructure (DPHI) on the 18th of October 2023. A copy of the SEARS is attached (Attachment 1). DPHI has requested that we still consult and seek input from Fire and Rescue NSW on the requirements for the EIS.

To help inform the EIS and the project, we are consulting government agencies, neighbours and business owners to:

1. Provide information about the proposed development; and
2. Seek stakeholder feedback on the project to inform the development application.

A Fact Sheet (Attachment 2) and Scoping Report (Attachment 3) providing additional information about the proposal are included with this letter. We would appreciate your agency's comments on the proposed development, and any key matters that need to be considered in the EIS.

Should you wish to discuss the project, please feel free to call Erik Larson at JEP Environment & Planning at 02 8056 1849. Alternatively, please email your comments to admin@jacksonenvironment.com.au.

Your comments would be appreciated within two weeks of the date of this letter.

Yours sincerely,



Dr Mark Jackson B.Sc. (Hons), PhD, Grad. Cert. Mgmt., Exec. Masters Public Admin. (USYD), Certified Environmental Practitioner CEnvP (1542), Impact Assessment Specialist (IA11071), NSW Registered Environmental Assessment Practitioner REAP (R80020)
Director
JEP Environment & Planning
Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060
T: 02 8056 1849
E: mark@jacksonenvironment.com.au
W: <https://www.jacksonenvironment.com.au/>

Attachments:

1. SEARS 1819
2. Fact sheet
3. Scoping Report

18 June 2025

Mr Rob Rogers
Commissioner
NSW Rural Fire Service
Locked Bag 17,
Granville NSW 2142

Email sent to: pes@rfs.nsw.gov.au

Dear Mr Rogers,

Re: Proposed Metal Recycling facility – Sydney Metal Traders Pty Ltd – Agency Consultation for a Development Application – SEARS 1819

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Regulation 2021. As such, the application requires an Environmental Impact Statement (EIS) and will be assessed by Goulburn Mulwaree Council and determined by the Southern Regional Planning Panel.

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To help inform the EIS and the project, we are consulting government agencies, neighbours and business owners to:

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2. Fact sheet
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18 June 2025

SafeWork NSW
Locked Bag 2906,
Lisarow NSW 2252

Email sent to: contact@safework.nsw.gov.au

Dear Sir / Madam,

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It is noted that the SEARS 1819 for this development project was issued by the Department of Planning, Housing and Infrastructure (DPHI) on the 18th of October 2023. A copy of the SEARS is attached (Attachment 1). DPHI has requested that we still consult and seek input from SafeWork NSW on the requirements for the EIS.

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Director

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Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060

T: 02 8056 1849

E: mark@jacksonenvironment.com.au

W: <https://www.jacksonenvironment.com.au/>

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2. Fact sheet
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18 June 2025

Ms Shaun Allen
Development Assessment Officer
Goulburn Mulwaree Council
Locked Bag 22,
Goulburn NSW 2580

Email sent to: planningenquiries@goulburn.nsw.gov.au

Dear Ms Allen,

Re: Proposed Metal Recycling facility – Sydney Metal Traders Pty Ltd – Agency Consultation for a Development Application – SEARS 1819

JEP Environment & Planning has been engaged by Sydney Metal Traders Pty Ltd to assist in seeking development approval for the construction of a Metal Recycling Facility. The proposed facility will be located at 88 Murrays Flat Road, Towrang NSW 2580 (Lot 3 DP251779). The proposed development is designed to process up to 30,000 tonnes per annum of ferrous and non-ferrous scrap metals through receipt, sorting, cutting, shredding, and storage operations.

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Should you wish to discuss the project, please feel free to call Erik Larson at JEP Environment & Planning at 02 8056 1849. Alternatively, please email your comments to admin@jacksonenvironment.com.au.

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18 June 2025

WaterNSW
169 Macquarie Street,
Parramatta, New South Wales 2150

Email sent to: enquiries@waternsw.com.au

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18 June 2025

PEJAR Aboriginal Land Council
PO Box 289
Goulburn NSW 2580

Dear Sir / Madam,

Re: Proposed Metal Recycling facility – Sydney Metal Traders Pty Ltd – Consultation for Development Application – SEARS 1819

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A Fact Sheet providing additional information about the proposal is attached to this letter. A more detailed Scoping Report is also available online at <https://www.jacksonenvironment.com.au>.

A webinar is also being held where you can learn more about the proposal and share your feedback. This will be held at 6pm on Thursday 3rd July 2025. To attend the webinar, please register at admin@jacksonenvironment.com.au by 5pm on Wednesday 2nd July, and we'll send a link to you to log into the webinar from your computer or device.

Alternatively, your feedback by phone or email would be very welcome. Please contact Erik Larson, Senior Planner, at JEP Environment & Planning at 02 8056 1849. Alternatively, please email your comments to admin@jacksonenvironment.com.au.

Your comments would be appreciated by Friday 4th July 2025.

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18 June 2025

Mr Nathan Frazer
Goulburn Mulwaree Landcare Landscape

Email sent to: coordinator@gmll.org.au

Dear Mr Frazer,

Re: Proposed Metal Recycling facility – Sydney Metal Traders Pty Ltd – Consultation for Development Application

JEP Environment & Planning has been engaged by Sydney Metal Traders Pty Ltd to assist in seeking development approval for the construction of a Metal Recycling Facility. The proposed facility will be located at 88 Murrays Flat Road, Towrang NSW 2580 (Lot 3 DP251779). The proposed development is designed to process up to 30,000 tonnes per annum of ferrous and non-ferrous scrap metals through receipt, sorting, cutting, shredding, and storage operations.

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T: 02 8056 1849
E: mark@jacksonenvironment.com.au
W: <https://www.jacksonenvironment.com.au/>

Attachments:

1. Fact sheet

18 June 2025

Goulburn Chamber of Commerce
Workspace Goulburn, Level 1, 56 Clinton Street,
Goulburn NSW 2580

Dear Sir / Madam,

Re: Proposed Metal Recycling facility – Sydney Metal Traders Pty Ltd – Consultation for Development Application

JEP Environment & Planning has been engaged by Sydney Metal Traders Pty Ltd to assist in seeking development approval for the construction of a Metal Recycling Facility. The proposed facility will be located at 88 Murrays Flat Road, Towrang NSW 2580 (Lot 3 DP251779). The proposed development is designed to process up to 30,000 tonnes per annum of ferrous and non-ferrous scrap metals through receipt, sorting, cutting, shredding, and storage operations.

The project is within the Goulburn Mulwaree Local Government Area, on land zoned E4 General Industrial under the *Goulburn Mulwaree Local Environmental Plan 2009*, and permissible with consent. The total site area is approximately 32.3 hectares, with the operational footprint occupying 6.6 hectares in the western portion of the lot.

Key components of the proposed facility include:

- Tipping, inspection, and initial sorting areas for incoming scrap metals;
- Plant and equipment including pre-shredder, hammermill shredder, stationary shear and oxy-cutting facilities;
- Bays for the separation, recovery, and temporary storage of processed ferrous and non-ferrous metals;
- Adaptation of the existing on-site cottage into office and staff amenity space including staff parking area;
- A fully enclosed 32m x 15m x 12m structure for plant maintenance and operations;
- Additional plant including loaders, conveyors, radiation detection equipment, and sorting systems;
- Weighbridges for the accurate measurement of materials and heavy vehicle management;
- Landscaping and visual screening via a 20-metre-wide landscaped setback along the western and southern site boundaries;
- Paved hardstand access ways using existing access points; and
- Water quality protection measures with all operational areas will be constructed of compacted road base incorporating HDPE liners beneath operational areas, stormwater capture systems, and detention basins.

Construction is expected to occur over six months in three stages: site preparation, infrastructure installation, and building adaptations. Once constructed, the Site operations hours are planned for Monday to Friday between 6:00 AM to 6:00 PM and Saturdays from 7:00 AM to 4:30 PM. No operations are to occur on site on Sunday and Public holidays. However, in order to maintain the efficiency of operations, maintenance and cleaning activities will occur Monday to Saturday from 6:00 PM to 6:00 AM and Sundays on a 24 hour basis.

The facility will provide scrap metal recycling services to the Sydney, Goulburn, ACT, Southern Highlands and surrounding regions. Processed materials will be transported off-site for further recycling.

As the Site is located within the Sydney Drinking Water Catchment, the proposed development is classified as Designated Development under Clause 45(4)(c) of Schedule 3 of the *Environmental Planning and Assessment Regulation 2021*. As such, the application requires an Environmental Impact Statement (EIS) and will be assessed by Goulburn Mulwaree Council and determined by the Southern Regional Planning Panel.

We are currently preparing the EIS for the development application. To help inform the EIS and the project, we are consulting government agencies, neighbours and business owners to:

1. Provide information about the proposed development; and
2. Seek stakeholder feedback on the project to inform the development application.

A Fact Sheet providing additional information about the proposal is attached to this letter. A more detailed Scoping Report is also available online at <https://www.jacksonenvironment.com.au>.

A webinar is also being held where you can learn more about the proposal and share your feedback. This will be held at 6pm on Thursday 3rd July 2025. To attend the webinar, please register at admin@jacksonenvironment.com.au by 5pm on Wednesday 2nd July, and we'll send a link to you to log into the webinar from your computer or device.

Alternatively, your feedback by phone or email would be very welcome. Please contact Erik Larson, Senior Planner, at JEP Environment & Planning at 02 8056 1849. Alternatively, please email your comments to admin@jacksonenvironment.com.au.

Your comments would be appreciated by Friday 4th July 2025.

Yours sincerely,



Dr Mark Jackson B.Sc. (Hons), PhD, Grad. Cert. Mgmt., Exec. Masters Public Admin. (USYD), Certified Environmental Practitioner CEnvP (1542), Impact Assessment Specialist (IA11071), NSW Registered Environmental Assessment Practitioner REAP (R80020)
Director
JEP Environment & Planning
Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060
T: 02 8056 1849
E: mark@jacksonenvironment.com.au
W: <https://www.jacksonenvironment.com.au/>

Attachments:

1. Fact sheet

Appendix 4 – EIS Preparation Phase Community Webinar Presentation Slides



WEBINAR

Proposed Metal Recycling Facility



<https://www.jacksonenvironment.com.au/>

Overview

- 🍁 About the proponent and team
- 🍁 Project location
- 🍁 The Proposal
- 🍁 Project benefits
- 🍁 Will neighbours be affected?
- 🍁 How will the environment be protected?
- 🍁 Which specialist consultants are involved?
- 🍁 Planning pathway
- 🍁 Environmental assessment process
- 🍁 Feedback and more information



About the proponent and the team



Sydney Metal Traders is a scrap metal recycling company with existing locations in Sydney and surrounds. They accept and process a wide range of scrap metals, ranging from simple brass and steel to metal by-products of large demolitions. They support the circular economy through the use of efficient recycling technologies and by making scrap disposal easy for businesses.



JEP Environment & Planning is a specialist town planning and infrastructure approvals firm.



Our staff have more than 200 years of combined experience working in planning, EPA, industry and council roles across NSW.



We specialise in design, planning, approvals and licensing of best practice industrial developments.



JEP
ENVIRONMENT & PLANNING

About the location



Site Address: 88 Murrays Flat Road, Towrang NSW 2580 (Lot 3 DP 251779) (approximately 5km west of Goulburn) with easy access to the Hume Hwy



E4 General Industrial zoned land



Adjacent lands are also zoned industrial, surrounded primarily by open space, with the nearest dwelling about 280m away. The closest industrial use is approximately 200 m from the site.



Operations will occupy approximately 6.6 hectares of the 32.3-hectare lot.



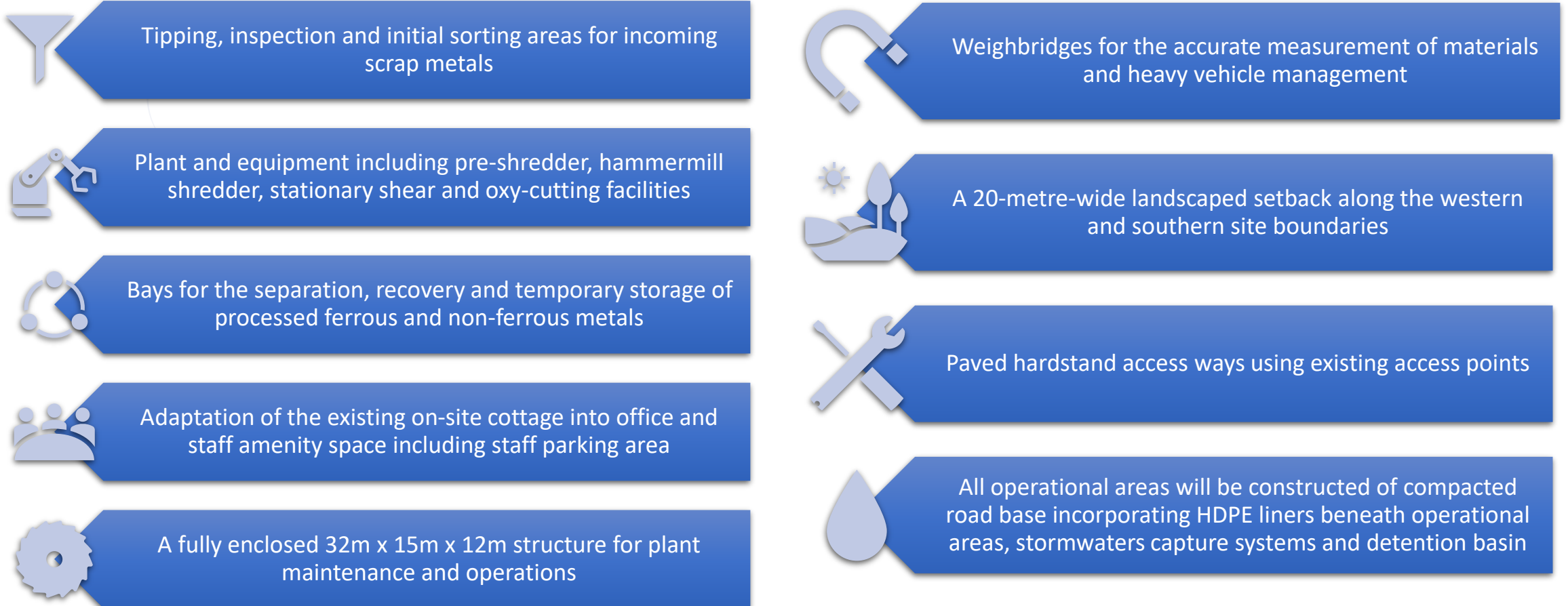
The proposal involves receiving, shredding, and separating scrap metal for further recycling and use off-site.



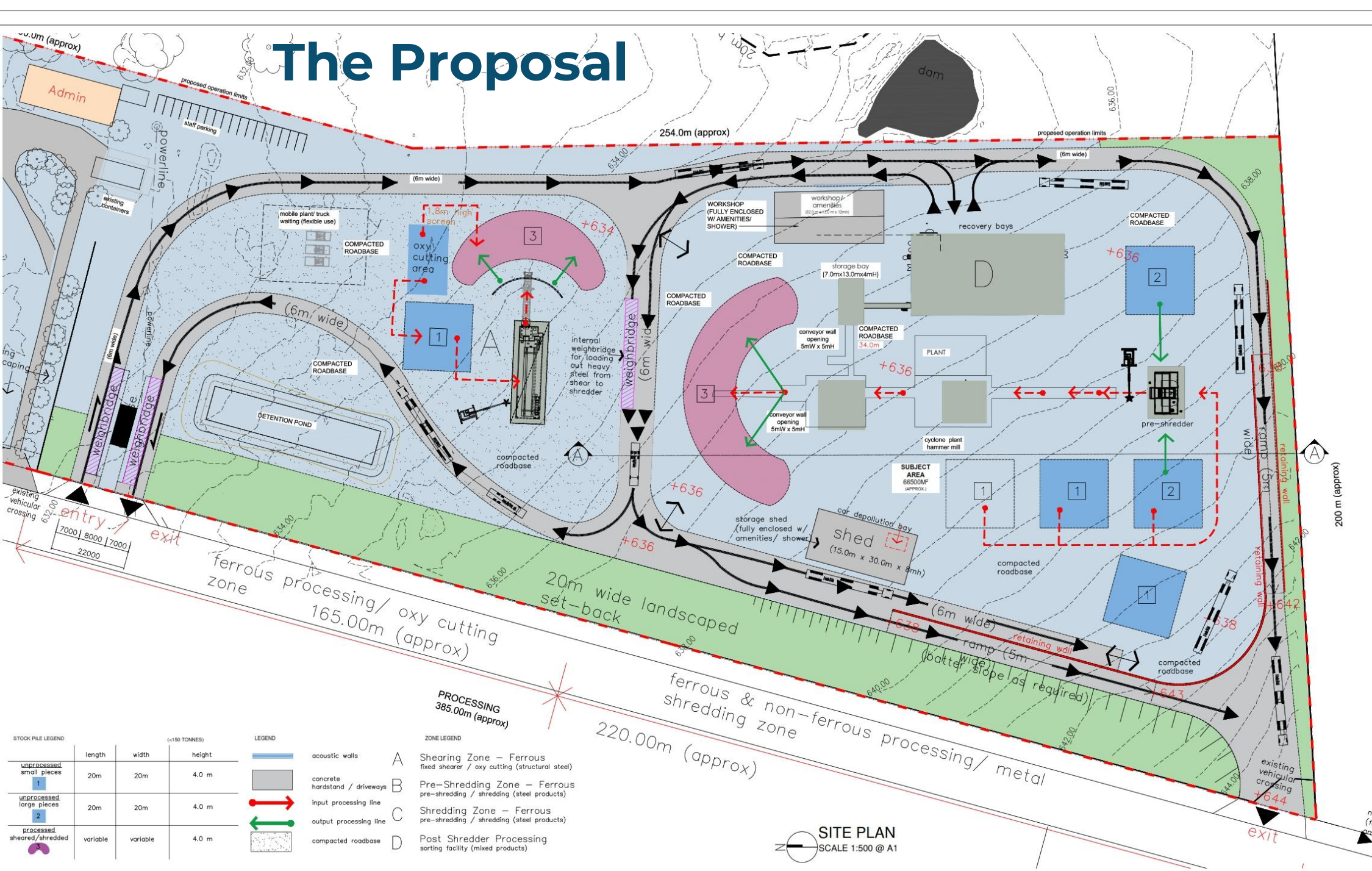
The Proposal

The proposed facility is designed to process up to 30,000 tonnes per annum (tpa) of ferrous and non-ferrous scrap metals.

The Facility includes the following components and infrastructure:



The Proposal





The Proposal

Construction Works

Stage 1 – Site Preparation:

Initial works will include the clearance of vegetation as required, demarcation of construction zones, and establishment of temporary site access and internal circulation routes.



Stage 2 – Bulk Earthworks and Infrastructure Installation:

This stage will involve the implementation of site-wide stormwater drainage systems, utility connections, and the construction of HDPE-lined hardstand areas. Mobile metal processing equipment will also be delivered and installed during this phase.



Stage 3 – Building Adaptations:

The existing residential structure located on the Site will be adapted for use as site offices and staff amenities, including kitchen, bathroom, and breakroom facilities.



Project Benefits



The development will assist in creating jobs and make an important contribution to the Southern Tablelands and regional economy.



The project is estimated to be \$10M with an estimated 10 jobs created during construction and an additional 10 new ongoing jobs as part of the operations of the Proposal.



Supports the circular economy through the receiving the processing of scrap metals for future reuse in industry and manufacturing.



Will neighbours be affected?

The nearest dwelling is about 280m away. The closest industrial use is approximately 200 m from the site.



- Plant / equipment limited to operating
 - Monday to Friday between 6am – 6pm
 - Saturdays from 7am – 4:30pm



No operations (except maintenance) are to occur on site on Sunday and public holidays.



Noise mitigation will be applied on site including noise barriers and equipment orientation to ensure criteria are met.



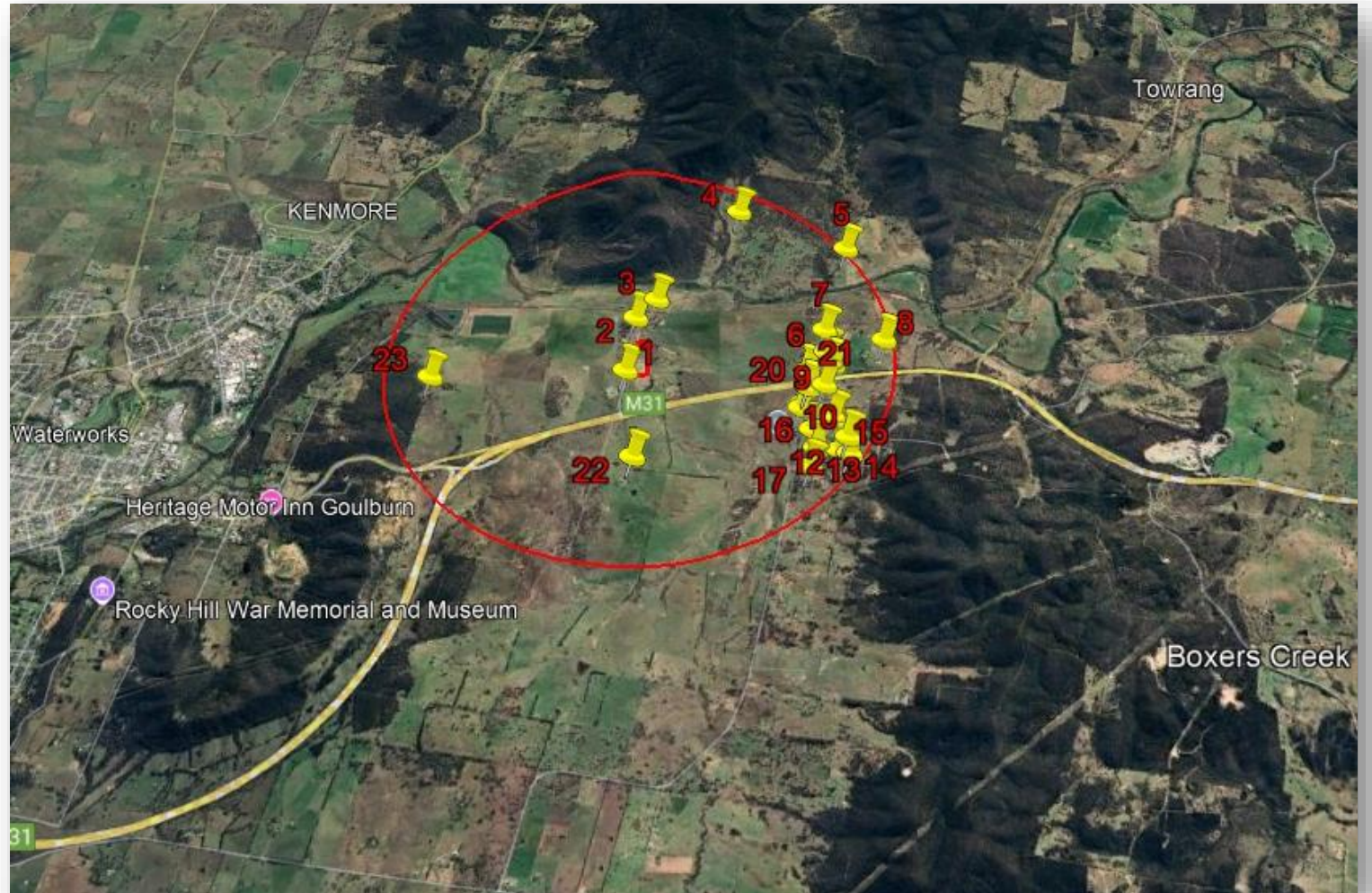
Dust control measures include covering loads, screening and wind shields “dust-buster” controls and paved internal access.



No visual impacts on nearby residences are expected due to landscape screening.



Mitigation measures will be applied to minimise potential off-site impacts and ensure environmental compliance.



How will the environment be protected?

The Proposal aims to implement the following measures:

- Waterways are protected by limiting development to the western portion of the lot
- Car de-pollution systems to manage hazardous materials
- Processing only de-polluted metals on-site
- Dust control systems to reduce air emissions
- Stormwater management infrastructure to prevent runoff pollution
- Water-sensitive design features to protect local waterways
- On-site reuse of treated stormwater to support sustainability
- HDPE liners for ground protection
- Radiation detection units to ensure environmental and safety compliance.

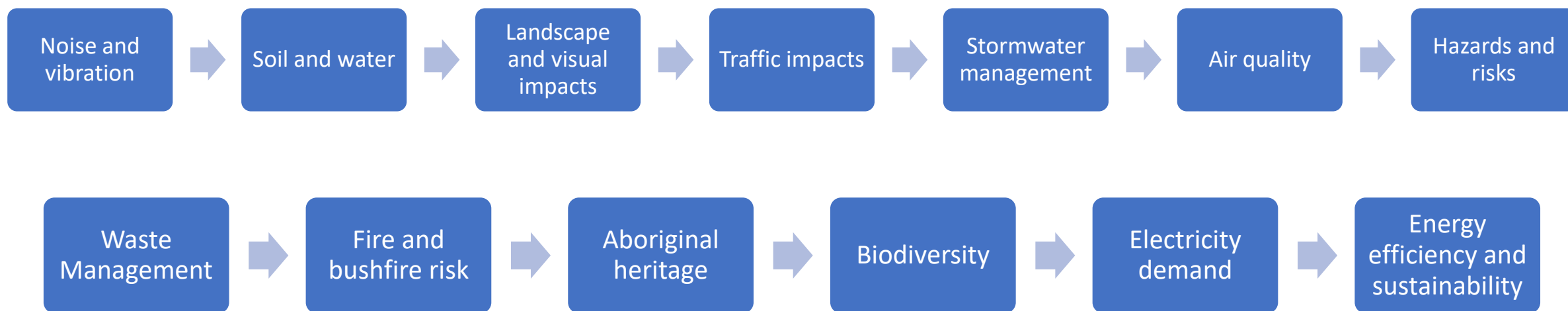




Which Specialist Consultant are involved?

In support of the Proposal, a range of specialist studies have been undertaken to assess and guide environmental performance.

These include:



Planning Pathway



The Site is located within the Sydney Drinking Water Catchment, and the Proposal is therefore classified as Designated Development under Clause 45(4)(c) of Schedule 3 of the *Environmental Planning and Assessment Regulation 2021*.



As a result, an Environment Impact Statement (EIS) is required, and the application will be assessed by the Goulburn Mulwaree Council and determined by the Southern Regional Planning Panel as Regionally Significant Development.

Environmental Assessment Process



The Proposal is being assessed through the Environmental Impact Statement (EIS) process.



The EIS will assess environmental, social, economic, and planning impacts.



It will follow best practice guidelines and include:

- Impact assessments for development and operation of the metal recycling facility
- Measures to avoid or minimise impacts
- Stakeholder and community consultation



Community input will be encouraged throughout the process.



Feedback will shape the EIS Report and inform the Proposal.



Project updates and opportunities for involvement will be shared through various communication tools.

More Information and Feedback

- 🍁 Scoping report and fact sheet is on our web site, www.jacksonenvironment.com.au
- 🍁 You can provide your feedback about this Proposal by contacting us:
 - admin@jacksonenvironment.com.au
 - 02 8056 1849
- 🍁 We greatly appreciate your feedback on this project which will benefit both the environment and the local economy.



Appendix 5 – Feedback Response from Transport NSW

1 July 2025

TfNSW reference: STH25/00238/001
Your reference: SEARS 1819

Mark Jackson
Director, JEP Environment and Planning
By Email: admin@jacksonenvironment.com.au
CC: mark@jacksonenvironment.com.au, council@goulburn.nsw.gov.au

**AGENCY CONSULTATION– Metal recycling facility SEARs – LOT 3 DP 251779 – 88 Murrays
Flat Road TOWRANG**

Dear Mark

Transport for NSW (TfNSW) is responding to the request for agency advice referred on 20 June 2025.

TfNSW has reviewed the information and has fundamental road safety concerns with increasing at grade right turning movements for heavy vehicles at the Hume Highway and Murrays Flat Road intersection. Transport's issues are detailed in **Attachment 1**.

TfNSW would be available to discuss concerns with the proposal. If you have any questions, or to arrange a time to meet, please contact Anna Paul, Development Services Case Officer, on (02) 9595 4624 or email development.south@transport.nsw.gov.au.

Yours faithfully



Chris Millet
Manager, Development Services

AGENCY CONSULTATION– Metal recycling facility SEARs – LOT 3 DP 251779 – 88 Murrays Flat Road TOWRANG

Context

TfNSW notes for this request:

- The key state road is Hume Highway.
- The applicant has requested advice from TfNSW as part of the consultation to inform the Environment Impact Statement (EIS) for the proposal.
- The proposed development is classified as Designated Development under Clause 45(4)(c) of Schedule 3 of the Environmental Planning and Assessment 2 Regulation 2021. As such, the application requires an EIS and will be assessed by Goulburn Mulwaree Council and determined by the Southern Regional Planning Panel.
- SEARs 1819 were issued by the Department of Planning, Housing and Infrastructure in 2023.
- The development proposes a metal recycling facility, which will process up to 30,000 tonnes per annum of ferrous and non-ferrous scrap metals, as shown in **Attachment 2**. Access arrangements are proposed via the intersection of Hume Highway and Murrays Flat Road.
- The Scoping Report for the proposal indicates that a traffic impact assessment will be prepared to support the EIS. Preliminary traffic information in the Scoping Report estimates there will be 6 semi-trailer movements per day as well as 4 heavy vehicle movements per day generated by the proposal. In a peak hour, 2 semi-trailers and 1 heavy vehicle movement, are estimated to occur.

TfNSW issues

TfNSW has fundamental concerns with access via the intersection of the Hume Highway and Murrays Flat Road. Key issues are outlined below:

1. Generally, TfNSW seek access arrangements which do not rely on at grade right turn movements.
 - a. Right turns performed at grade intersections on high-speed dual carriageways pose significant road safety risks.
 - b. In the first instance, consideration should be given to alternative routes to the site that do not use the Hume Highway/Murrays Flat intersection, ie the building of a local road connection. TfNSW notes that Council's Employment Land Strategy (2016) identifies issues with access to the industrial area at Murrays Flat including *'safe access on and off the highway is problematic'...* and *'there is opportunity to establish an alternative access to Murrays Flat Road from Gorman Road in the west'*.

OFFICIAL

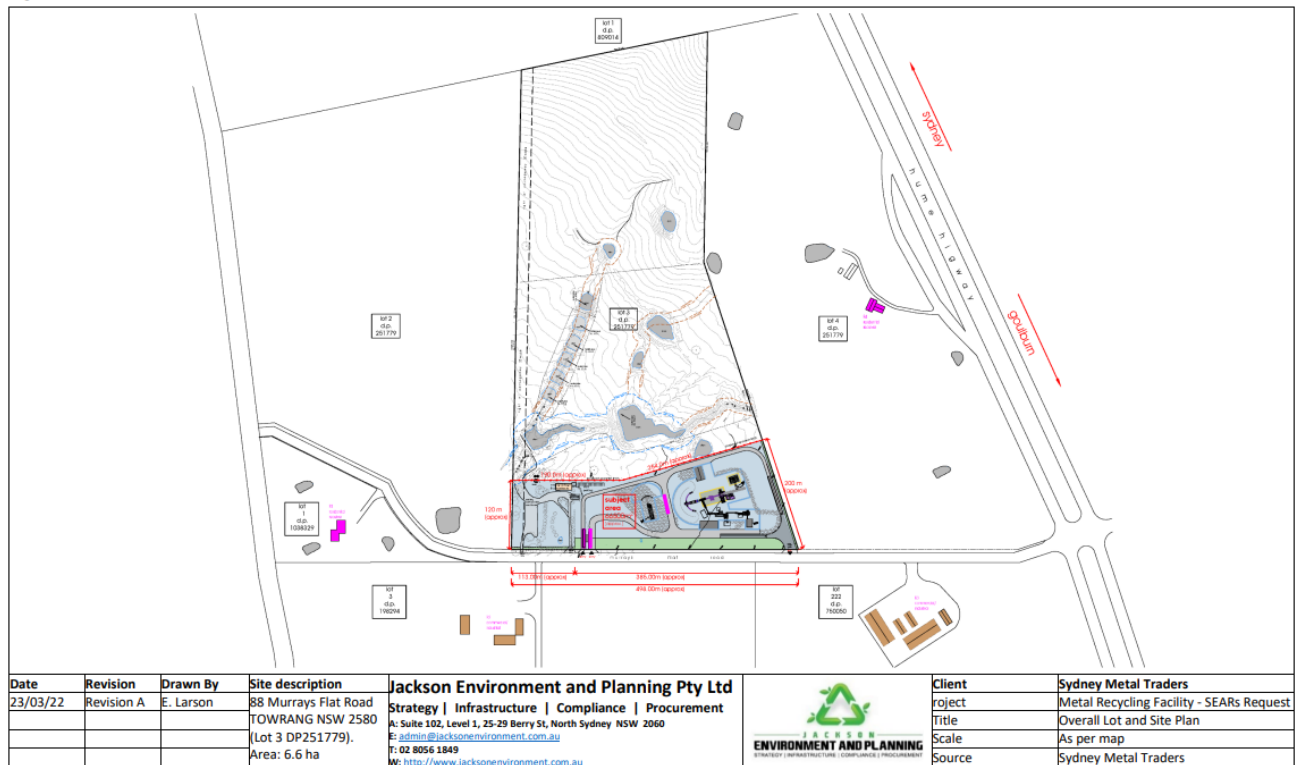
2. TfNSW has concerns with the current intersection arrangement at Hume Highway and Murrays Flat Road, including but limited to:
 - a. The intersection does not comply with current Austroads standards, including Austroads Guide to Road Design Part 4A,
 - b. the median break on Hume Highway at Murrays Flat Road does not appear to be able to facilitate trucks in the median simultaneously, and
 - c. the current intersection does not have deceleration and acceleration lanes.

As part of the EIS, TfNSW requires:

- The above matters to be addressed through a traffic impact assessment including appropriate analysis in line with [Guide to Transport Impact Assessment](#), and
- Where mitigations are required on the Hume Highway, strategic designs are required to be provided. For guidance on the strategic design requirements for DAs, refer to this [link](#).

AGENCY CONSULTATION– Metal recycling facility SEARs – LOT 3 DP 251779 – 88 Murrays Flat Road TOWRANG

Figure 3.1. Overall Site Plan. Site area is shown in blue colored area.



Appendix 6 – Feedback Response from Fire and Rescue NSW

Fw: Proposed Metal Recycling Facility – SEAR 1819 – Agency Consultation for a Development Application

From Erik Larson <erik@jacksonenvironment.com.au>
Date Wed 02/07/2025 4:15 PM
To Diana Estephan <diana@jacksonenvironment.com.au>

Hi Diana,

Please save this response into the folder as well, from Fire and Rescue NSW, and include in consultation summary - see below.

Thanks,

Erik

From: Operational Liaison <OpsLiaison@fire.nsw.gov.au>
Sent: Wednesday, 25 June 2025 2:40 PM
To: Erik Larson <erik@jacksonenvironment.com.au>
Cc: Fire Safety <FireSafety@fire.nsw.gov.au>
Subject: RE: Proposed Metal Recycling Facility – SEAR 1819 – Agency Consultation for a Development Application

Good afternoon Erik,

Thank you for making contact in relation to the proposed facility, however FRNSW will not comment on this project at this time.

FRNSW and DPHI have established processes for review and recommendations for state significant development with the DPHI, and with consent authorities for designated development. It would be FRNSW expectation that regular applicable processes (FEBQ and FER), codes and standards (NCC) and legislative instruments will be followed for this proposal and FRNSW will engage with the consent authority through the established processes.

Kind regards



STATION OFFICER RICHARD JAY

A/Team Leader

Fire Safety Liaison Unit | Fire and Rescue NSW

M: [0407 103 571](tel:0407103571) **E:** richard.jay@fire.nsw.gov.au

1 Amarina Avenue Greenacre NSW 2190

From: Erik Larson <erik@jacksonenvironment.com.au>

Sent: Friday, 20 June 2025 2:07 PM

To: Info <Info@fire.nsw.gov.au>

Subject: Proposed Metal Recycling Facility – SEAR 1819 – Agency Consultation for a Development Application

To Whom it May Concern,

JEP Environment & Planning has been engaged by Sydney Metal Traders Pty Ltd to assist in seeking development approval for its proposed metal recycling facility at 88 Murrays Flat Road, Towrang (Lot 3 DP 251779).

The proposed facility is designed to receive and process up to 30,000 tonnes per annum of ferrous and non-ferrous scrap metals through receipt, sorting, oxy-cutting, shredding, and downstream separation. Once operational, the site will service the Sydney, Goulburn, ACT, and Southern Highlands regions, with processed materials transported off-site for recycling and reuse.

We are currently preparing an Environmental Impact Statement (EIS) for the Development Application. As part of the EIS process, consultation is being undertaken with neighbours, business owners, Council, State agencies, and other relevant stakeholders to:

1. Inform stakeholders of the proposed activities; and
2. Seek comments on any issues that should be addressed as part of the EIS.

We would appreciate any feedback your agency has on the proposal. A letter, fact sheet and scoping report providing further detail on the proposal are attached for your reference, along with the Planning Secretary's Environmental Assessment Requirements (SEAR 1819) issued for the proposal.

Should you wish to discuss the project, please feel free to contact me using the details below.

Kind regards,

Erik Larson

Senior Consultant, B.Sc. Natural Resources Planning

JEP Environment and Planning

Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060

T: 02 8056 1849 or M: 0490 252 334

E: erik@jacksonenvironment.com.au

W: www.jacksonenvironment.com.au



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This message has been scanned for viruses.

Appendix 7 -Feedback Response from EPA

Dr Mark Jackson
Director
JEP Environment & Planning
Suite 102, Level 1, 25-29 Berry St
NORTH SYDNEY NSW 2060

By email: admin@jacksonenvironment.com.au

Dear Dr Jackson

I refer to the Scoping Report and associated documents, prepared by JEP Environment and Planning, and sent to the EPA on 23 June 2025, for a proposed metal recycling facility at 88 Murrays Flat Road, Towrang NSW 2580. The EPA understands that the proposed facility will be designed to process up to 30,000 tonnes per annum of ferrous and non-ferrous scrap metal material.

The EPA has reviewed the reports and notes that under Schedule 1 of the *Protection of the Environment Operations Act 1997*, the scheduled activity threshold for scrap metal processing is the capacity to process more than 150 tonnes of scrap metal per day or 30,000 tonnes per year (if not carried out wholly indoors).

As the proposed scrap metal recycling facility will not operate over the scheduled activity threshold, it will not require an Environment Protection Licence. As such, the EPA will not be the Appropriate Regulatory Authority (ARA) for this premises, should it be approved.

As the EPA will not be the ARA, it has no comments to make on this matter but advises that the proposal, should it be approved, comply with all environmental legislative requirements. This includes, but is not limited to, ensuring that activities associated with a planning approval are undertaken in accordance with s120 of the *Protection of the Environment Act 1997* (no pollution of waters) and that activities do not create offsite offensive odours.

If you have any questions or wish to discuss, please contact Amanda Fletcher on 131 555 or at info@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink that reads 'Janine Goodwin'.

24.06.2025

Janine Goodwin
Unit Head
Operations - Central West and Southern Coast & Tablelands

Appendix 8 – Feedback Response from Goulburn Mulwaree Council

Fw: Proposed Metal Recycling Facility – SEAR 1819 – Agency Consultation for a Development Application

From Erik Larson <erik@jacksonenvironment.com.au>

Date Tue 05/08/2025 2:45 PM

To Diana Estephan <diana@jacksonenvironment.com.au>

 6 attachments (8 MB)

Planning-Agreement-and-Land-Dedication-Policy (3).pdf; JEP - Towrang EIS - Goulburn Mulwaree Council Consultation Letter.pdf; Applicant package SEAR 1819.pdf; JEP Pty Ltd - Sydney Metal Traders Goulburn SEARs Scoping Report (compiled).pdf; 2. Fact sheet (web).pdf; ECM_5573455_v1_FWA_0042_2122_Pre-lodgement minutes_88 Murrays Flat Road_20220127.pdf;

Hi Diana,

Here is one from Council I didn't previously forward to you....please include in the Consultation report as well.

Thanks,

Erik

From: Peter Malloy <Peter.Malloy@goulburn.nsw.gov.au>

Sent: Friday, 27 June 2025 9:47 AM

To: Erik Larson <erik@jacksonenvironment.com.au>

Subject: Proposed Metal Recycling Facility – SEAR 1819 – Agency Consultation for a Development Application

Hi Erik – In response to your email dated 20 June 2025 regarding a proposed development application for a metal recycling facility at 88 Murrays Flat Road, Towrang (Lot 3 DP 251779), Council has the following comments:

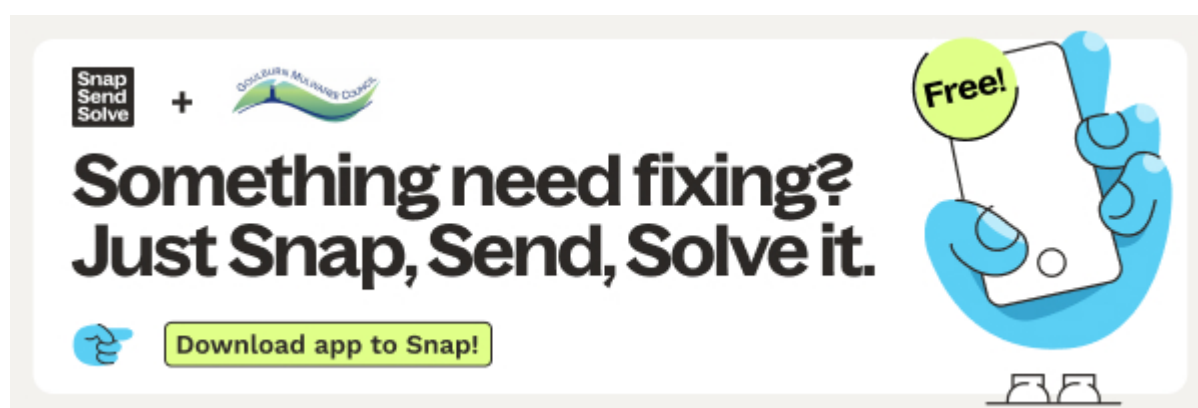
- Consider the response provided by Council staff in Prelodgement Meeting FWA/0042/2122 letter dated 24 February 2022 and the Planning Secretary's Environmental Assessment Requirements (SEAR) 1819 dated 18/10/23
- It is noted that the Planning Secretary's Environmental Assessment Requirements (SEAR) 1819 dated 18/10/23 requires further consultation with the Planning Secretary if application is not lodged before 18 October 2025
- Justification for the proposal and suitability of the site for the proposed development needs to be provided within the EIS
- Cumulative impacts of the proposed development needs to be addressed within the EIS
- Impact on road network and any required upgrades, needs to be addressed within the EIS
- Meaningful consultation with nearby property owners and the community needs to occur, and be summarised within the EIS
- Clarification of the Estimated Development Costs as per Planning Circular PS 24-002 is required. It is noted that as the development cost now exceeds \$5million, it is now regionally significant development, resulting in a future DA being presented to the Southern Regional Planning Panel for determination.
- If the proposed development includes a Planning Agreement, attached is a copy of Council's Planning Agreement & Land Dedication Policy. Council's contact for Planning Agreements is Chris Hargood (Development, Growth & Infrastructure Coordinator)
- A further Prelodgement Meeting would be required if you wish to obtain a more comprehensive response from Council

Thanks,

Peter Malloy



Peter Malloy
Team Leader Development Assessment
P 02 4823 4505
E Peter.Malloy@goulburn.nsw.gov.au
www.goulburn.nsw.gov.au
Locked Bag 22 | Goulburn NSW 2580



Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay our respects to Elders past, present and emerging.

From: Erik Larson <erik@jacksonenvironment.com.au>

Sent: Friday, 20 June 2025 2:20 PM

To: Planning Enquiries <PlanningEnquiries@goulburn.nsw.gov.au>

Subject: Proposed Metal Recycling Facility – SEAR 1819 – Agency Consultation for a Development Application

To Whom it May Concern,

JEP Environment & Planning has been engaged by Sydney Metal Traders Pty Ltd to assist in seeking development approval for its proposed metal recycling facility at 88 Murrays Flat Road, Towrang (Lot 3 DP 251779).

The proposed facility is designed to receive and process up to 30,000 tonnes per annum of ferrous and non-ferrous scrap metals through receipt, sorting, oxy-cutting, shredding, and downstream separation. Once operational, the site will service the Sydney, Goulburn, ACT, and Southern Highlands regions, with processed materials transported off-site for recycling and reuse.

We are currently preparing an Environmental Impact Statement (EIS) for the Development Application. As part of the EIS process, consultation is being undertaken with neighbours, business owners, Council, State agencies, and other relevant stakeholders to:

1. Inform stakeholders of the proposed activities; and
2. Seek comments on any issues that should be addressed as part of the EIS.

We note that council previously provided the minutes (ref: FWA/0042/2122) from a pre-lodgement meeting held on 27 January 2022 for the proposal. We would appreciate any additional feedback Council has on the proposal. A letter, fact sheet and scoping report providing further detail on the proposal are attached for your reference, along with the Planning Secretary's Environmental Assessment Requirements (SEAR 1819) issued for the proposal.

Should you wish to discuss the project, please feel free to contact me using the details below.

Kind regards,

Erik Larson

Senior Consultant, B.Sc. Natural Resources Planning

JEP Environment and Planning

Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060

T: 02 8056 1849 or M: 0490 252 334

E: erik@jacksonenvironment.com.au

W: www.jacksonenvironment.com.au



Appendix 9 – Feedback Response from WaterNSW

Fw: CS0761286 - Proposed Metal Recycling Facility – SEAR 1819 – Agency Consultation for a Development Application

From Erik Larson <erik@jacksonenvironment.com.au>
Date Tue 05/08/2025 2:42 PM
To Diana Estephan <diana@jacksonenvironment.com.au>

Hi Diana - this needs to be included in the report as well...

Thanks,

Erik

From: Erik Larson <erik@jacksonenvironment.com.au>
Sent: Thursday, 10 July 2025 10:23 AM
To: Diana Estephan <diana@jacksonenvironment.com.au>
Subject: Fw: CS0761286 - Proposed Metal Recycling Facility – SEAR 1819 – Agency Consultation for a Development Application

Hi Diana,

Please save this email as a pdf to the files and include in the consultation report.

Thanks,

Erik

From: Jack Sharples <Jack.Sharples@waternsw.com.au>
Sent: Thursday, 10 July 2025 10:17 AM
To: Erik Larson <erik@jacksonenvironment.com.au>
Cc: Nicole Wallwood <Nicole.Wallwood@waternsw.com.au>; Juri Jung <Juri.Jung@waternsw.com.au>; elke.tuckfield@dpie.nsw.gov.au <elke.tuckfield@dpie.nsw.gov.au>; Juan Chan <Juan.Chan@waternsw.com.au>
Subject: RE: CS0761286 - Proposed Metal Recycling Facility – SEAR 1819 – Agency Consultation for a Development Application

Hi Erik,

Thanks for giving us the opportunity to provide initial comments for the future EIS for the proposed development (metal recycling facility).

As per the provided SEARS, and specifically regarding the Soil and Water conditions (stormwater, wastewater, erosion / sediment, etc.) the development shall need to demonstrate a Neutral or Beneficial Effect (NorBE) on water quality as per Part 6.5 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* for all proposed operations.

Reference should be made to current recommended practices ([CRP](#)) – in particular *Neutral or Beneficial Effect on Water Quality Assessment Guideline* (WaterNSW, 2022), *Using MUSIC in Sydney Drinking Water Catchment* (WaterNSW, 2023), Landcom's *Managing Urban Stormwater: Soils and construction* ('Blue Book'), etc.

Any questions please let us know.

Regards,

Jack Sharples
Catchment Assessment Officer



Unit 2, 27 Yilen Close
Beresfield NSW 2322
jack.sharples@waternsw.com.au
waternsw.com.au

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WaterNSW acknowledges the Traditional Custodians of the land and
water on which we work and recognises the continuing cultural and
spiritual connections that Aboriginal and Torres Strait Islander People
have to Country. We pay our respects to Elders past and present.

From: Juan Chan <Juan.Chan@waternsw.com.au>
Sent: Friday, 4 July 2025 3:12 PM
To: Environmental Assessments <Environmental.Assessments@waternsw.com.au>
Cc: Lionel Glendenning <Lionel.Glendenning@waternsw.com.au>
Subject: Fw: CS0761286 - Proposed Metal Recycling Facility – SEAR 1819 – Agency Consultation for a Development Application

Hi Team,

JEP Environment & Planning has been engaged by Sydney Metal Traders Pty Ltd to assist in seeking development approval for its proposed metal recycling facility at 88 Murrays Flat Road, Towrang (Lot 3 DP 251779).

Please advise whether the proposal will have any impact on WaterNSW



Cheers

Juan Chan

Operations Property Specialist



M: 0497 533 237

juan.chan@waterNSW.com.au

www.waterNSW.com.au

From: Customer Service Desk <customer.helpdesk@waterNSW.com.au>

Sent: Tuesday, 1 July 2025 10:42 AM

To: OpsProperty <OpsProperty@waternsw.com.au>

Subject: CS0761286 - Proposed Metal Recycling Facility – SEAR 1819 – Agency Consultation for a Development Application



Hi team,

Please see email below and attachments for action.

Thank you,

Regards,

Customer Service Centre



1300 662 077

Customer.Helpdesk@waternsw.com.au

waternsw.com.au

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WaterNSW acknowledges the Traditional Custodians of the land and water on which we work and recognises the continuing cultural and spiritual connections that Aboriginal and Torres Strait Islander People have to Country. We pay our respects to Elders past and present.



We're the people taking care of the state's water at the source - capturing, storing, delivering.

Contact License/Account:

Contact Name: Erik Larson **Contact Phone:** **Contact Mobile:**

Contact Email: erik@jacksonenvironment.com.au

Case Opened Date: 20-06-2025 14:25:58

Description:

This message is from an External Sender. Be careful opening emails, attachments and links from unknown senders.

To Whom it May Concern,

JEP Environment & Planning has been engaged by Sydney Metal Traders Pty Ltd to assist in seeking development approval for its proposed metal recycling facility at 88 Murrays Flat Road, Towrang (Lot 3 DP 251779).

The proposed facility is designed to receive and process up to 30,000 tonnes per annum of ferrous and non-ferrous scrap metals through receipt, sorting, oxy-cutting, shredding, and downstream separation. Once operational, the site will service the Sydney, Goulburn, ACT, and Southern Highlands regions, with processed materials transported off-site for recycling and reuse.

We are currently preparing an Environmental Impact Statement (EIS) for the Development Application. As part of the EIS process, consultation is being undertaken with neighbours, business owners, Council, State agencies, and other relevant stakeholders to:

1. Inform stakeholders of the proposed activities; and
2. Seek comments on any issues that should be addressed as part of the EIS.

We would appreciate any feedback your agency has on the proposal. A letter, fact sheet and scoping report providing further detail on the proposal are attached for your reference, along with the Planning Secretary's Environmental Assessment Requirements (SEAR 1819) issued for the proposal.

Should you wish to discuss the project, please feel free to contact me using the details below.

Kind regards,

Erik Larson

Senior Consultant, B.Sc. Natural Resources Planning
JEP Environment and Planning
Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060
T: 02 8056 1849 or M: 0490 252 334
E: erik@jacksonenvironment.com.au
W: www.jacksonenvironment.com.au



Ref:MSG6631021

Appendix 10 – Feedback Response from NSW Rural Fire Services



RFS



Erik Larson
Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060

Our reference: DA20250622002469-Pre-EIS
Consultation-1

ATTENTION: Erik Larson

Date: Wednesday 2 July 2025

Dear Sir/Madam,

Development Application

**State Significant Development – Pre-EIS Consultation – Waste or resource management facility
Proposed Metal Recycling Facility - 88 MURRAYS FLAT ROAD TOWRANG NSW 2580, 3//DP251779**

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 20/06/2025.

The NSW Rural Fire Service advises that any SEARs for the proposed development should incorporate a bush fire hazard assessment undertaken by a suitably qualified consultant to address the aims and objectives of *Planning for Bush Fire Protection (PBP) 2019*. At a minimum, the report should address the following considerations:

- Suitable access for fire fighting vehicles, including access around structures on the site;
- Suitable Static Water Supply including access for fire fighting vehicles;
- Appropriate Asset Protection Zones (APZs) around buildings and any hazardous materials storage areas (diesel storage tank) and BALs for structures (including upgrades to the existing dwelling), where appropriate;
- Preparation of a Bush Fire Emergency Management and Evacuation Plan in accordance with Table 6.8d of PBP 2019 and be consistent with the NSW RFS document: *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*;
- Provision of a Fire Management Plan that at minimum includes:
 - Ongoing bush fire fuel management within the site
 - Site infrastructure plan
 - Site access and internal road plan
 - APZs and their continued maintenance
 - Location of hazards (physical, chemical etc) that may impact on fire fighting operations; and
 - Any such additional matters as may be required by the NSW RFS District Office for the Southern Ranges.

For any queries regarding this correspondence, please contact Kathryn Murphy on 1300 NSW RFS.

Yours sincerely,

David Webster

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

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RFS



Supervisor Development Assessment & Plan Built & Natural Environment