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Community and Stakeholder Engagement Plan – Proposed Tyre Recycling Facility 9 Burlington Place, RUTHERFORD

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We declare that:

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

Report version	Authors	Date	Reviewer	Approved for issue	Date
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1. Introduction

1.1. Background

Rutherford Tyre Recyclers are seeking to develop and operate a small tyre recycling facility at 9 Burlington Place, Rutherford, NSW 2320 (Lot 3005, DP1040568) (Proposed Site). This will involve alterations to the existing shed, the fit out of the existing shed with plant and equipment for tyre recycling and rubber tile/mat production, and a change of use for the existing shed from its current use as a storage shed into a tyre recycling facility. The tyre recycling process consists of shredding and granulation of waste tyres to produce crumb rubber. A thermomoulding process will be used to produce rubber matting and rubber pavers on the premises from the crumb rubber produced from tyre recycling onsite. 4,500 tonnes of tyres will be processed at the facility each year.

The Site for the proposed facility is located at 9 Burlington Place, Rutherford, NSW 2320, described as Lot 3005, DP1040568. The Site is located within an E4 General Industrial zone and is 1,655m² in area. The Site currently contains one shed, an open awning, a concrete sealed hardstand and a small amount of landscaping at the front and back of the Site. Within close proximity to the site are other industrial sheds also located within an E4 General Industrial zone.

The Site is located at a distance of ~875m from the nearest R1 residential zone and separated by a strip of RE1 Public Recreation zone. The RE2 Private Recreation zone to the south-east corner of the Site is developed as Oak Tree Retirement Village and is at a distance of approximately 257m. The nearest water courses are two intermittent tributaries of Stony Creek are located at a distance of ~220m and ~225m from the eastern boundary of the site. Stony Creek flows west-east at a distance of ~720m to the South of the Site. The Site is adjacent to the industrial sheds at Northeast, East and South. To the west of the Site is the RSPCA offices and shelter.

Access to the Site is via Burlington Road, of which all vehicles will enter and exit in a forward direction. There will be no alterations made to the existing site access.

The alterations to the existing shed will involve enclosing the awning, removing the dividing wall and installing two roller doors. These alterations will result in a larger, fully enclosed shed.

Although the Site is not located in close proximity to residential zoned land, the existence of the Oak Tree Retirement Village on RE2 Private Recreation land means that this Proposal triggers designated development under Clause 45(4)(f) of Schedule 3 of the *Environmental Planning and Assessment Regulation 2021*. Additionally, the Proposal triggers the requirement for an EPA license because the waste storage activity will exceed 5 tonnes of waste tyres stored on the premises at any time.

The consultation program will explain the Proposal and approval requirements sought from Maitland City Council.

1.2. Purpose of Plan

A Community and Stakeholder Engagement Plan is mandated under Schedule 1 of the EP&A Act and is to be submitted as part of the Environmental Impact Statement and Development Application.

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 Community and Stakeholder Engagement Plan (the Plan) applies to the period of EIS preparation and exhibition which is anticipated to take place early 2024. It sets out how Rutherford Tyre Recyclers Pty Ltd 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 and where applicable.

2. Brief Overview of The Proposal

The Proposal includes amendments to an existing shed, the fit out of an existing shed and change of use of an existing shed for the establishment of a tyre recycling facility on Site. An above ground weighbridge will be installed near the access point of the Site, with a loading area marked with paint on the existing concrete hardstand. Tyres will be recycled through shredding and granulation; rubber matting and pavers will be produced via a thermomoulding process on site. Access to the site will be from Burlington Place.

The facility is proposed to operate Monday – Saturday. The proposed operating hours are 5am-6pm on weekdays, 8am-1pm on Saturdays and closed on Sundays and Public Holidays. Tyre deliveries will be delivered 7am-6pm weekdays, 8am-1pm on Saturdays and no deliveries will be received on Sundays and Public Holidays.

The project will inject more than \$1m during construction into the local economy and will create five (5) jobs once operational.

The amended shed will house all the of the tyre recycling facility and rubber tile production within, with no operations occurring outside of the industrial shed.

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. Property Description

Rutherford Tyre Recyclers are seeking to amend and fit out an existing shed to house a tyre recycling facility including rubber tile/mat production , with a change of use for the shed also required. The zoning of this land is described as E4 General Industrial under the *Maitland Local Environmental Plan 2011*.

This Site is located approximately 257m from a nearby retirement village within an RE2 Private Recreational zone, refer to Figure 2.1. The Site area is approximately 1,655m² in area, the existing shed is ~638m², with a ~35 m² office attached, as well as two bathrooms, an office and a foyer, refer to Figure 2.2.

The Site is surrounded by other industrial sheds also zoned as E4 – General Industrial. The Site is also close to two different classified zones. To the north and north-east is an area zoned as E3 – Productivity Support, which is located on the other side of the New England Highway ~116m away. To the south and south-east is the previously mentioned RE2 – Private Recreational zoned area where the Oak Tree Retirement Village is located.

Along the eastern boundary of the site is a stormwater drainage easement of 2.5m which will not be impacted by the Proposal.

2.2. Shed Alterations and Purpose

The development proposes the following elements (Figure 2.2):

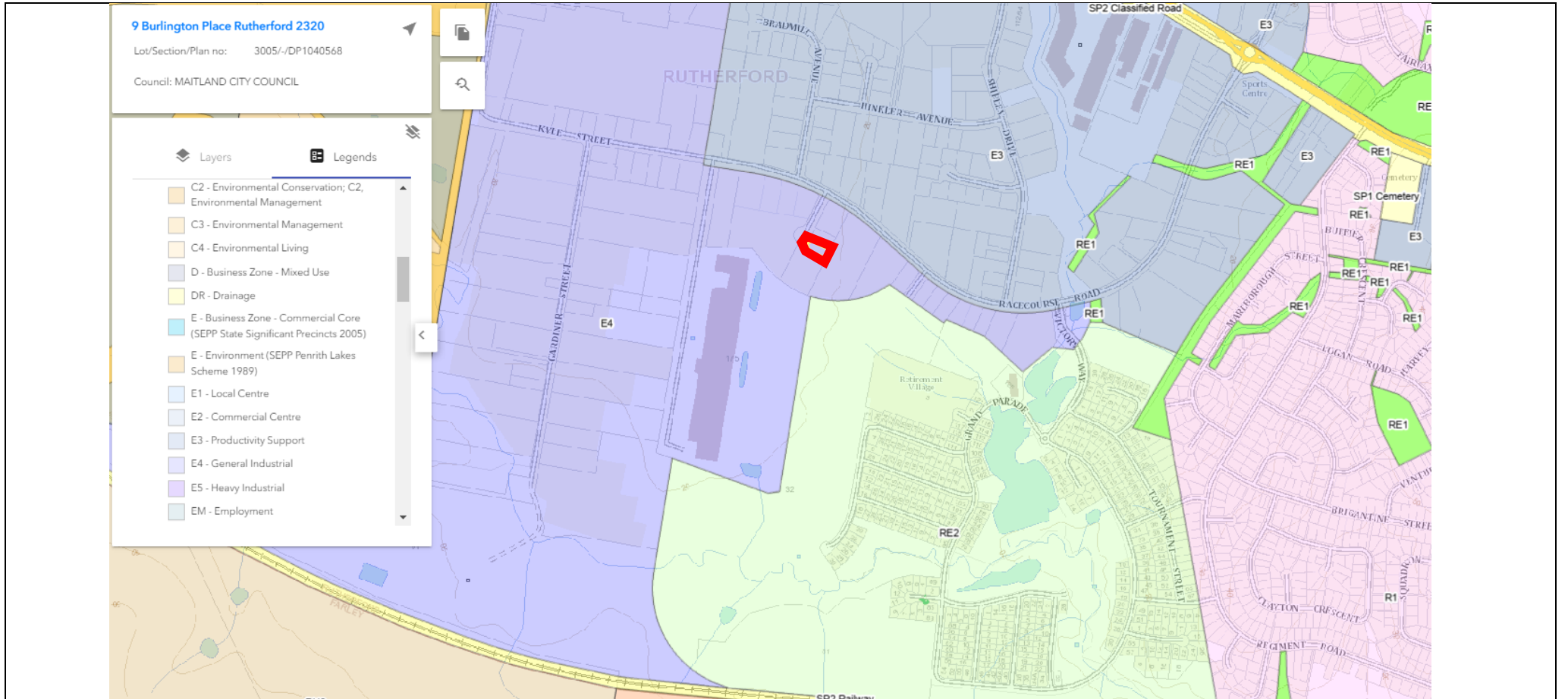
- Building works to enclose the open awning towards the rear of the Site, removing the dividing wall and installing two roller doors. These amendments will create a larger, fully enclosed industrial shed on Site;
- Change of use for the existing shed from storage to a tyre recycling facility;
- Installation of a waste tyre recycling production line;
- Installation of a rubber tiles production line;
- Installation of a 9m portable above ground weighbridge located near the Site entrance;
- Line marking of one loading bay and overnight parking for two heavy rigid vehicles (HRVs);

- Internal storage area to store delivered whole used tyres;
- Internal storage area to store recovered materials from tyre recycling and rubber mats/tiles produced on-site; and
- Additional fire protection measures, including installation of:
 - Fire extinguishers;
 - Three fire hydrants;
 - A windsock to assist Fire & Rescue NSW to determine the prevailing wind direction in the unlikely event of a fire;
 - Full firewater containment bunding around the site;
 - Stormwater isolation valve (to contain firewater in the unlikely event of a fire);
 - Carbon dioxide alarms;
 - Storage areas 3m clear from roof; and
 - Manual call points in clearly visible locations. These small red boxes are linked to the fire alarm system to allow occupants to trigger the alarm manually in the event of a fire.

All of these alterations to the existing shed will create a larger, fully enclosed industrial shed on Site. The shed will provide an area for the tyre recycling facility to be located. This will include the tyre recycling equipment, rubber tile production equipment, a tyre storage area and crumb rubber storage area. The layout of the Site will allow for the safe movement of trucks (up to 12.5m heavy rigid vehicles), passenger vehicles and pedestrians. Emergency vehicles will be able to access all areas of the property.

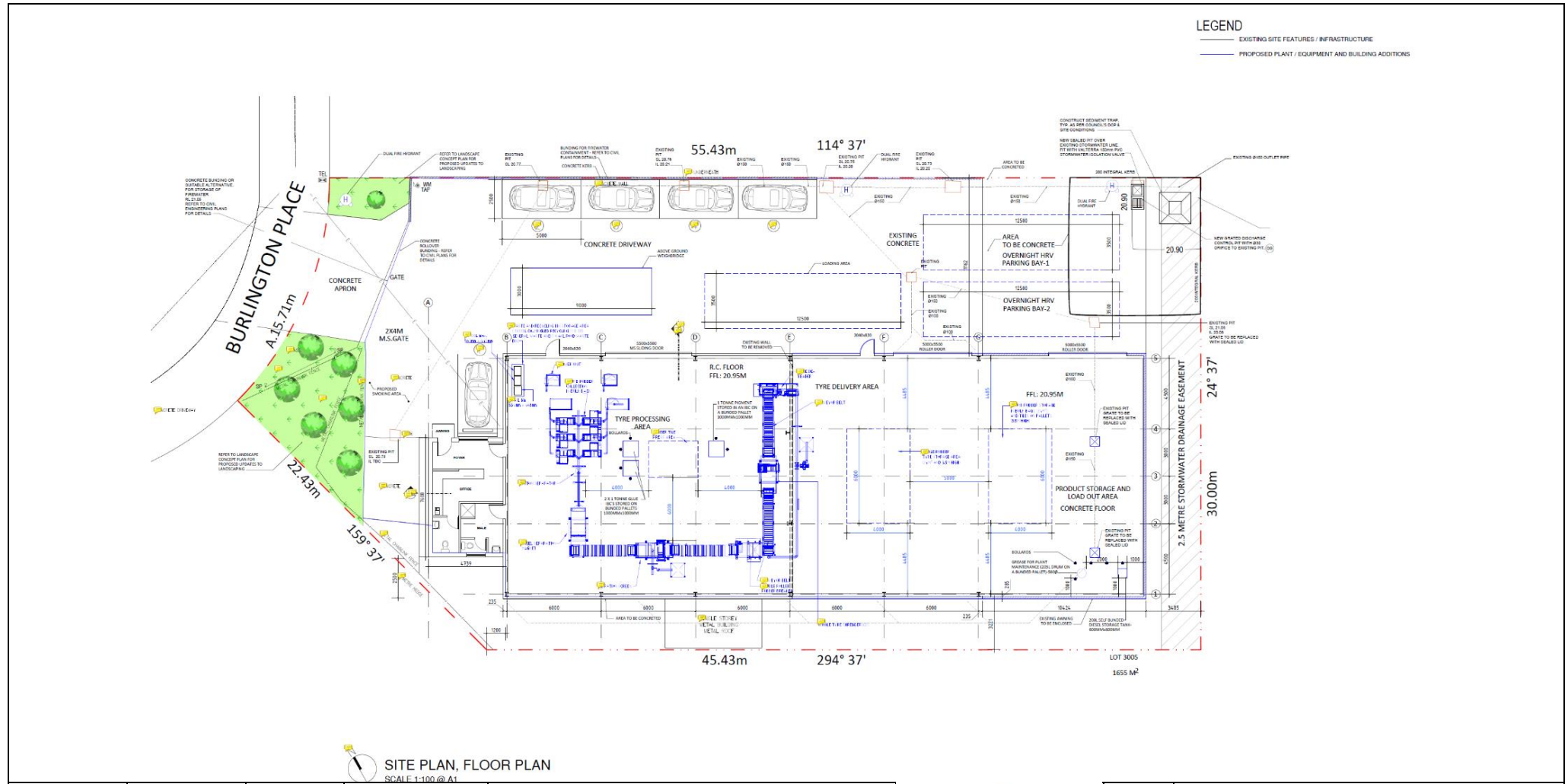
Access to the property is from the eastern end of the cul-de-sac on Burlington Place. Residential areas are avoided by trucks associated with this development with the trucks turning off Burlington Place onto Racecourse Road ~110m from the Site before merging onto the New England Highway.

Figure 2.1. Existing property boundaries and land use zoning for 9 Burlington Place, Rutherford NSW 2320, Lot 3005, DP1040569 (red outline), shown as E4 – General Industrial.



Date	Revision	Drawn By	Site description	Jackson Environment and Planning Pty Ltd	 <p>JACKSON ENVIRONMENT AND PLANNING STRATEGY INFRASTRUCTURE COMPLIANCE PROCUREMENT</p>	Client	Rutherford Tyre Recyclers Pty Ltd
19/12/2023	Revision A	V. Wilson	9 Burlington Place Rutherford NSW 2320 (Lot / 3005 DP1040568)	Strategy Infrastructure Compliance Procurement		Project	Community and Stakeholder Engagement Plan
				A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060		Title	Property Boundary and Land Use Zoning
				E: admin@jacksonenvironment.com.au		Scale	Not to scale
				T: 02 8056 1849 W: http://www.jacksonenvironment.com.au		Source	NSW Crown Copyright – Department of Planning and Environment

Figure 2.2. Proposed site plan outlining the location for the tyre recycling plant, storage areas, weighbridge, loading area and car spaces.



SITE PLAN, FLOOR PLAN
SCALE 1:100 @ A1

Date	Revision	Drawn By	Site description	Jackson Environment and Planning Pty Ltd
30/05/2024	Revision A	V. Wilson	9 Burlington Place Rutherford NSW 2320 (Lot / 3005 DP1040568)	Strategy Infrastructure Compliance Procurement 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



Client	Rutherford Tyre Recyclers Pty Ltd
Project	Community and Stakeholder Engagement Plan
Title	Property Boundary and Land Use Zoning
Scale	1:100 at A1
Source	JEP

3. Communication and Consultation Framework

3.1. Objectives

During DA preparation and exhibition, Rutherford Tyre Recyclers Pty Ltd's 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 Best Practice Guidance

This plan has been developed with awareness and consideration of the following legislative requirements and best practice guidance:

- *Environmental Planning and Assessment Act 1979*;
- *Maitland Development Control Plan 2011*; and
- *Community Participation Plan* (Department of Planning, Industry and Environment, 2019).

3.2.1. Environmental Planning and Assessment Act 1979

Proponent carrying out development activity has a legal obligation to undertake the appropriate application pathway and address the requirements of the *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.

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,
- (g) To promote good design and amenity of the built environment,
- (h) To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,
- (j) To provide increased opportunity for community participation in environmental planning and assessment.

Community consultation and participation requirements are legislated in the *EP&A Act 1979* and sets out the objectives (*s1.3 Objects of the Act*) and considerations while preparing a community consultation plan in 2.23 (2) *Community participation plans – preparation* and are as follows:

- (2) A planning authority is to have regard to the following when preparing a community participation plan—
- (a) The community has a right to be informed about planning matters that affect it.
 - (b) Planning authorities should encourage effective and on-going partnerships with the community to provide meaningful opportunities for community participation in planning.
 - (c) Planning information should be in plain language, easily accessible and in a form that facilitates community participation in planning.
 - (d) The community should be given opportunities to participate in strategic planning as early as possible to enable community views to be genuinely considered.
 - (e) Community participation should be inclusive and planning authorities should actively seek views that are representative of the community.
 - (f) Members of the community who are affected by proposed major development should be consulted by the proponent before an application for planning approval is made.
 - (g) Planning decisions should be made in an open and transparent way and the community should be provided with reasons for those decisions (including how community views have been taken into account).
 - (h) Community participation methods (and the reasons given for planning decisions) should be appropriate having regard to the significance and likely impact of the Proposal.

3.2.2. Maitland City Council Communication and Engagement Strategy 2022-2026

Maitland City Council recognise the importance of communication and engagement for community knowledge and the decision making process. The ‘Guiding Principles¹’ outline the approach taken by Maitland City council, which are summarised as:

- Accessible, relevant and easy to understand communication and engagement opportunities;
- Inclusive and diverse to ensure it is easy for everyone to participate;
- Embracing innovation and encourage new ideas;
- Listen, value and respect community input as part of decision making; and
- Use community input and feedback to deliver the best community outcomes whilst building trust.

This Consultation plan follows the principles and values to engage and consult with the adjoining neighbouring businesses likely to be affected by the development works and operations.

3.2.3. Community Participation Plan 2019

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.

¹ Maitland City Council (2022). Community and Engagement Strategy 2022-2026. Available online: https://hdp-au-prod-app-mcc-yoursay-files.s3.ap-southeast-2.amazonaws.com/4116/8870/9900/communication_and_engagement_strategy_2_8.pdf (Last accessed 19 December 2023).

CPP includes community participation objectives; and approaches to community engagement, including minimum and typical public exhibition timeframes. The CPP requires 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 consultations is to build relationships with communities and stakeholders to enable constructive discuss and explore concerns and challenges with a view to achieving greater mutual understanding and beneficial outcomes.

Consultation will be guided by the principles in Table 3.1.

Table 3.1. Addressing the principles of the Community Participation Plan for the Proposal.

Principles	Criteria	Stakeholder Engagement Plan
Open and Inclusive	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Provide clear information about the proposed land use changes Invite all residents and businesses within the vicinity of the Proposal to participate in the consultation
Easy to access	<ul style="list-style-type: none"> 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 Ensure information is accessible for groups who find it difficult to participate in usual community participation activities Stage events at convenient times and locations 	<ul style="list-style-type: none"> Community participation is planned through website information and letters to all immediately neighbouring businesses of the development site. Provide all information in plain English Add visuals where possible Provide postal and email address for written submissions
Relevant	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Discussion points include informing the community of the challenges and benefits due to increased operations Summarise any feedback gathered during the initial consultation – and provide this information to the community.
Timely	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Write to the neighbouring businesses well in advance of any briefings Project updates on website Provide information and resources on website for free access

Principles	Criteria	Stakeholder Engagement Plan
Meaningful	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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

Rutherford Tyre Recyclers 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 (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 is used
Design	<ul style="list-style-type: none"> • Informs about the development, assessment, potential impacts and management plans
Planning and environmental assessment	<ul style="list-style-type: none"> • 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.
Operations	<ul style="list-style-type: none"> • 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. Under the *Environmental Planning and Assessment Act 1979*², Division 4.3(4.13) it is a requirement that all Designated Developments include consultation as part of their EIS. The consultation period for Designated Development is 28 days under Schedule 1, Part 1, Division 2 (8) of the *Environmental Planning and Assessment Act 1979*.

The Community Engagement Strategy incorporates the Community Participation Plan which provides 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 stakeholder engagement and community consultation strategy is to consult with all relevant stakeholders to ensure that the EIS report for the Proposal addresses and integrates management plans as and where relevant to mitigate or manage the community and regulatory concerns raised through consultation as feedback or submission.

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
Maitland City 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 300m 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

² NSW, 1979. Environmental Planning and Assessment Act 1979 No 203, *NSW Legislation*. Available online: <https://legislation.nsw.gov.au/view/html/inforce/current/act-1979-203#sch.1> (Last accessed 19 December 2023).

4.1. Strategic Stakeholders

The Proposal is expected to attract interest potentially from the neighbouring businesses on Burlington Place and along Racecourse Road that are in close proximity to the development. Table 4.2 documents the stakeholders and the key interests of stakeholders in the Proposal.

With residents living at the Oak Tree Retirement Village located approximately 257m away from the proposal site, consultation will include this area as one stakeholder. However, the impacts on residents are expected to be negligible. Table 4.2. outlines the stakeholders identified for the consultation process to focus on.

Table 4.2. Identified stakeholders and key interests.

Category	Stakeholder	Key interests
Decision makers	<ul style="list-style-type: none"> Maitland City Council 	<ul style="list-style-type: none"> 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
NSW Government and statutory authorities	<ul style="list-style-type: none"> Transport for NSW Hunter Joint Organisation (HJO) Maitland City Council EPA Fire and Rescue NSW 	<ul style="list-style-type: none"> Understanding project rationale and benefits Understanding and avoiding/ minimising adverse impacts Community consultation process
Directly affected or adjacent landholders	<ul style="list-style-type: none"> Neighbours identified in Section 4.2 	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Mindaribba Local Aboriginal Land Council Hunter Community Environment Centre (HCEC) 	<ul style="list-style-type: none"> 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 300m 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 300m of Site are predominately businesses, however there are residents who reside within the Oak Tree Retirement Village. All identified neighbours within a 300m radius will be consulted.

Two community groups have been identified as priorities for consultation. This are the Hunter Community Environment Centre and the Mindaribba Local Aboriginal Land Council. Consultation will occur with the management team and be referred to as one stakeholder within this Community and Stakeholder Engagement Plan. The neighbours and stakeholders to be consulted are shown in Table 4.3 and Figure 4.1.

Table 4.3. Neighbours within a 300m radius and stakeholders to be consulted about the Proposal.

Map Ref.	Premise Details	Address	Main Activity
Businesses and Neighbours within a 300m radius of the Proposal Site			
1	Pirtek	129 Racecourse Road	Business Owner
2	Linmag Rail Service	131 Racecourse Road	Business Owner
3	J&S Engineering and Maintenance	136 Racecourse Road	Business Owner
4	Gormo's	137 Racecourse Road	Business Owner
5	Net Modular	139 Racecourse Road	Business Owner
6	Waeger Constructions	140 Racecourse Road	Business Owner
7	Hogans Heavy Haulage	142 Racecourse Road	Business Owner
8	Hunter Valley Tracks (HVT)	148 Racecourse Road	Business Owner
9	Rover Pet Products	2/148 Racecourse Road	Business Owner
10	Unknown	150 Racecourse Road	Business Owner
11	Nutrien Ag Solution	152 Racecourse Road	Business Owner
12	S.R. Horder	153 Racecourse Road	Business Owner
13	Carter Heavy Haulage & Transport	156 Racecourse Road,	Business Owner
14	Cleared Land	157 Racecourse Road	Land Owner
15	SHR Milk Haulage	160 Racecourse Road	Business Owner
16	Cleared Land	161 Racecourse Road	Land Owner
17	Rutherford - Ausgrid Zone Substation	165 Racecourse Road	Business Owner
18	Hunter Valley Granite & Marble	166 Racecourse Road	Business Owner
19	Cleared Land	167 Racecourse Road	Land Owner
20	Brands Repair and Transport Services	5/172 Racecourse Road	Business Owner
21	Maitland Cool Rooms	10/172 Racecourse Road	Business Owner
22	Unknown	173 Racecourse Road	Business Owner
23	National Ceramics Industry (NCIA)	175 Racecourse Road	Business Owner
24	Unknown	1 Burlington Place	Business Owner
25	Unknown	5 Burlington Close	Business Owner
26	Hunter Powder & Paint	7 Burlington Close	Business Owner
27	Hunter Shelter RSPCA NSW	6-10 Burlington Close	Business Owner
28	Unknown	11 Burlington Close	Business Owner
29	Oak retirement Village	3 Discovery Way	Business Owner
30	Cleared land	32 Boundary Street	Land Owner
31	Transport Repairs & Services	5 Bradmill Avenue	Business Owner
32	Unknown	6 Bradmill Avenue	Business Owner
33	Symal	7 Bradmill Avenue	Business Owner
34	SHR Milk Haulage	8-10 Bradmill Avenue	Business Owner
35	Advantage Hygeine	1/4 Hinkler Avenue	Business Owner
36	Unknown	4 Hinkler Avenue	Business Owner
37	Unknown	8 Hinkler Avenue	Business Owner

Map Ref.	Premise Details	Address	Main Activity
38	Unknown	14 Hinkler Avenue	Business Owner
39	Unknown	20 Hinkler Avenue	Business Owner
40	Waeger Constructions	18 Farrier Place	Business Owner
Local Community Groups			
41	Hunter Community Environment Centre	167 Parry Street, HAMILTON EAST NSW 2303	Hunter Community Environment Centre
42	Mindaribba Local Aboriginal Land Council	1A Chelmsford Drive METFORD NSW 2323	Local Community - Environmental
NSW Government and Statutory Authorities			
43	Transport for NSW	Level 6. 18 Lee Street, CHIPPENDALE New South Wales 2008	NSW Government
44	Maitland City Council	263 High Street, PO Box 220, Maitland NSW 2320	Local Council
45	EPA	Locked Bag 5022, Parramatta NSW 2124	NSW Government
46	Fire and Rescue NSW	28 Yeo Street, Neutral Bay New South Wales 2089	NSW Government
47	Hunter Joint Organisation	4 Sandringham Avenue, THORNTON NSW 2322	NSW Council Entity

4.3. Residences and Sensitive Receptors

There are two (2) sensitive receptors within 300m of the Proposal. These are the RSPCA Animal Shelter located across the road from the Proposal Site and Oak Tree Retirement Village located 257m away from the Proposal Site. The RSPCA Animal Shelter is located in E4 – General Industrial zoned land and Oak Tree Retirement Village is located RE2 Private Recreation zoned land. Figure 4.1 shows the location of these two sensitive receptors.

No residents are likely to be affected by the Proposal, however, given the close proximity of the Oak Tree Retirement Village, our community engagement work will include this community alongside other local businesses within 300m of the Proposal. This engagement will allow us to seek broader community views on the Proposal.

Figure 4.1. Location of the surrounding businesses listed in Table 4.3. The Proposal Site is indicated with the blue arrow and red outline. The orange circle denotes a 300m radius. Sensitive receptors are indicated by the green pins.



Date	Revision	Drawn By	Site description	Jackson Environment and Planning Pty Ltd		Client	Rutherford Tyre Recyclers Pty Ltd
08/01/2024	Revision A	V. Wilson	9 Burlington Place Rutherford NSW 2320 (Lot / 3005 DP1040568)	Strategy Infrastructure Compliance Procurement 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 – Tyre Recycling Facility
						Title	General Locality
						Scale	Not to Scale
						Source	Near Maps

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 as the EIS preparation progresses.

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

- The Site currently has one industrial shed on site. This industrial shed includes an industrial area, awning area and office area;
- Alterations are proposed for the industrial shed. The awning area will be enclosed, the dividing wall removed, and two roller doors installed to create a larger, fully enclosed industrial shed;
- The industrial shed is currently used as a storage shed, with a proposed change of use to become a tyre recycling facility;
- All tyre recycling operations will occur within the industrial shed;
- Most truck movements will be before and after the peak hours to deliver used tyres and transport recovered materials away from site;
- Social and environmental impacts of traffic and transport, noise and air quality impacts will be mitigated by the building modifications enclosing the proposed operations. Travel routes will avoid residential areas; and
- 5 new full time operational jobs will be created, helping to support local employment and economic growth within the region.

5.1. The Proposal

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

- Develop information materials about the proposed upgrades to the current operations;
- 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 upgrades to the 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 an Environmental Impact Statement (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;
- Rutherford Tyre Recyclers Pty Ltd will prepare an EIS report in accordance with environmental impact statement guidelines and will involve:

- Assessments to determine potential impacts due to alteration and operations of the industrial shed as a tyre recycling facility;
- Identifying measures to avoid or minimise any impacts;
- Consultation with stakeholders and communities;
- There will be opportunities for community and stakeholder input to the EIS report and impact assessments are undertaken throughout its preparation;
- Feedback received will be considered in the environmental impacts assessment of 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. Consultation Letters (refer to Appendix A);
2. Factsheet (refer to Appendix B);
3. Webinar / videoconference meeting (Appendix C); and
4. Webpage (Appendix D).

Table 6.1. Communication activities.

Communication tools	Description
Webpage	<ul style="list-style-type: none"> • The Proposal’s webpage will be prepared on the Jackson Environment and 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	<ul style="list-style-type: none"> • The factsheet will provide a summary of the Proposal and where more information can be obtained.
Letters	<ul style="list-style-type: none"> • Letters drafted for individual local businesses and retirement village 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	<ul style="list-style-type: none"> • A webinar will be facilitated to inform the stakeholders of the proposed upgrades to the operational capacity of the 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	<ul style="list-style-type: none"> • 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	<p>Feedback will be accepted via:</p> <ol style="list-style-type: none"> 1. Email: admin@jacksonenvironment.com.au 2. Post: Suite 102, Level 1, 25-29 Berry Street, North Sydney, NSW 2060 3. 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 local 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:

- Maitland Council Council;
- Environmental Protection Authority (EPA);
- Transport for NSW;
- Fire and Rescue NSW;
- Mindaribba Local Aboriginal Land Council;
- Hunter Joint Organisation;
- Hunter Community Environment Centre; and
- The neighbouring businesses and landowners / occupiers that are likely to be impacted by the proposal, as well as residents of Oak Tree Retirement Village.

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
Feb 2024	<ul style="list-style-type: none"> Preparation of the Community and Stakeholder Engagement Plan 	<ul style="list-style-type: none"> How the community and stakeholders will be consulted 	<ul style="list-style-type: none"> Community and Stakeholder Engagement Plan (this document) 	<ul style="list-style-type: none"> JEP 	<ul style="list-style-type: none"> Internal project team
Feb 2024	<ul style="list-style-type: none"> Send letters to government agencies 	<ul style="list-style-type: none"> Provide project overview Invite to stakeholder briefing 	<ul style="list-style-type: none"> Letter and fact sheet 	<ul style="list-style-type: none"> JEP 	<ul style="list-style-type: none"> Decision makers NSW Government, local councils and statutory authorities
Feb 2024	<ul style="list-style-type: none"> Letterbox drop to identified retirement village, nearby businesses and community groups 	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Letter and fact sheet 	<ul style="list-style-type: none"> JEP Rutherford Tyre Recyclers Pty Ltd 	<ul style="list-style-type: none"> Local businesses within 300m of the site Hunter Community Environment Centre Mindaribba Local Aboriginal Land Council
Feb 2024	<ul style="list-style-type: none"> Stakeholder briefing through webinar (for businesses) 	<ul style="list-style-type: none"> Provide project overview Seek feedback and answer questions 	<ul style="list-style-type: none"> Copy of communication material Meeting schedule Meeting Minutes 	<ul style="list-style-type: none"> JEP Rutherford Tyre Recyclers Pty Ltd 	<ul style="list-style-type: none"> Local businesses within 300m of the site
Not requested	<ul style="list-style-type: none"> Meetings with community groups (via videoconference if requested by the group) 	<ul style="list-style-type: none"> Provide project overview Seek feedback and answer questions 	<ul style="list-style-type: none"> Copy of communication material Meeting schedule Meeting Minutes Videoconference (Zoom) 	<ul style="list-style-type: none"> JEP Rutherford Tyre Recyclers Pty Ltd 	<ul style="list-style-type: none"> Community groups
March 2024	<ul style="list-style-type: none"> Prepare draft Feedback Summary Report (and chapter in EIS) Finalise Feedback Summary Report (and chapter in EIS) 	<ul style="list-style-type: none"> Summarise and analyse feedback received from all engagement activities 	<ul style="list-style-type: none"> Summary Report (PDF format) Website update 	<ul style="list-style-type: none"> JEP 	<ul style="list-style-type: none"> 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 sent;
- Number of responses to letters;
- Number of attendees at webinar(s); and
- Webpage statistics relating to reach, response and engagement.

8.3. Consultation Report

A summary of the consultation undertaken, feedback received and how Rutherford Tyre Recyclers Pty Ltd responded to that feedback will be produced and included in the EIS report.

9. Summary of Consultation Activities

This stakeholder consultation has been planned and carried out to meet with the requirements of the following legislative requirements and best practice guidance:

- *Environmental Planning and Assessment Act 1979*;
- *Maitland Development Control Plan 2011*; and
- *Community Participation Plan* (Department of Planning, Industry and Environment, 2019).

Consultation has been carried out with relevant stakeholders to gain an understanding of their concerns and include appropriate management measures to address their concerns in the EIS report. The stakeholders consulted during the EIS report preparation were:

- Government authorities,
- Local communities,
- Neighbours
 - Residential and
 - Commercial / Industrial

9.1. Resources Developed to Engage with the Stakeholders

A number of tools were used to introduce the Proposal and seek feedback and engagement from the community including the residents and commercial operators within 300m of the development site and the relevant government authorities. The tools used are outlined in Table 9.1. These tools include a fact sheet, introductory letter, web content and a presentation over Zoom. A phone number was provided for direct one-on-one contact for enquiries regarding the Proposal.

Table 9.1. Summary of community engagement resources developed to seek feedback and understand the stakeholder concerns about the project.

Stakeholder group	Tools used to engage group, build understanding and seek feedback	Outcome sought
Residents, businesses and local communities actively engaged in the region within 300m of the development site	<ul style="list-style-type: none"> • Introductory letter • Fact sheet and • Website link • Webinar 	Build relationships, build understanding, document concerns and feedback about additional mitigation measures proposed.
Government Stakeholders	<ul style="list-style-type: none"> • Direct Contact with the government officers via email • Introductory letter • Fact sheet and • Website link 	To provide an overview of the proposal and detailed information relevant to the authority's responsibilities.

9.2. Community Engagement Activities Delivered

The particular stakeholder interest was taken into account while preparing the resources to communicate the Proposal's impacts on the region's economy, environment and society. The resources developed to communicate Proposal are attached in Appendix A - D.

Table 9.2 summarises the stakeholder engagement activities, project specific communication requirements and the use of the resources developed to communicate effectively with the Stakeholder Group or Organisation's representatives.

Table 9.2. Stakeholder engagement and community consultation activities by date and resources used for communicating the Proposal.

Organisation or Group	Stakeholders	Engagement topic	Engagement activity	Date	Resources developed	Resources attached to this plan
Local Government Authority	Maitland City Council	Targeted consultation meetings including pre-lodgement meeting	Meetings Letters Reports	8 February 2024	<ul style="list-style-type: none"> Pre-lodgement meeting notes 	Refer to Appendix E – Maitland City Council Agenda and file notes
Relevant Regulatory Authorities	1. EPA	Regulatory Authority – Seek Advice re alterations and change of use	Email	8 February 2024	<ul style="list-style-type: none"> Proposal description 	Refer to Appendix F Email from EPA
	2. Transport for NSW	Regulatory Authority – Seek Advice re Traffic and Access	Email	8 February 2024		Refer to Appendix G Email from TfNSW
	3. Fire and Rescue NSW	Regulatory Compliance Authority – Seek Advice re Fire Safety	Email	8 February 2024		Refer to Appendix H Email from Fire and Rescue NSW
	4. Hunter Joint Organisation	Regulatory Compliance Authority – Seek Advice re Environmental Management	Email	8 February 2024		Refer to Appendix I Email from HJO
Local Businesses	Businesses within 300m of the development site	Neighbouring businesses within 300m of the development site	Webinar	21 February 2024	<ul style="list-style-type: none"> Letter Factsheet Presentation (webinar) Weblink provided 	Refer to Appendix A – D for consultation letters, fact sheet, presentation and webpage. Refer to Appendix J for response from Oak Tree Retirement Village.
Local Community Group	Hunter Community Environment Centre	Community group actively engaged in the development of the region.	Webinar	8 February 2024	<ul style="list-style-type: none"> Letter Factsheet Presentation (webinar) Weblink provided 	No response received.
Local Aboriginal Lands Council	Mindaribba Local Aboriginal Land Council	Local Authority - Aboriginal Community	Invited to an individual webinar/meeting	Emailed resources	<ul style="list-style-type: none"> Letter Factsheet Website link 	No response received.

The letters and factsheets were emailed to the stakeholders as described.

10. Agency and Community Feedback

10.1.1. Introduction

To help understand the key issues that need to be addressed by the project, the feedback received during consultation in February 2024 has been analysed. Letters were sent out to agencies via email and to local businesses via post on 8 February 2024.

In this part of the report, we provide an overview of the key issues, feedback on the adequacy of the proposed enhanced site design, and additional mitigation measures proposed to protect community health and the environment. We have also assessed where additional site design changes or mitigation measures are required in the EIS to address key community concerns.

In this section of the report, we provide a summary of:

- Community understanding of project and perceptions;
- The issues raised, and detail on how these have been addressed through project changes;
- Where issues raised have not been addressed and why not; and
- Overview of how the required outcomes from participation have been achieved including evaluation and measures of success.

Please note that the list of community stakeholders and community groups engaged as part of the consultation program is provided in Table 4.1.

We also provide an overview of the planned approach to engaging the community and other stakeholders through construction and operation, if the proposed project is approved.

10.1.2. Feedback

Feedback was sought on 8 February 2024 by sending a consultation letter and scoping report via email to relevant agencies and Oak Tree Retirement Village. The list of agencies approached in relation to consultation feedback were:

- Maitland City Council;
- EPA;
- Transport for NSW;
- Fire and Rescue NSW;
- Mindaribba Local Aboriginal Council;
- Hunter Joint Organisation; and
- Hunter Community Environment Centre.

Responses were received from Maitland City Council on 28 February 2024, EPA on 12 February 2024, Transport for NSW on 16 February 2024, Fire and Rescue NSW between 9 – 13 February 202 and Hunter Joint Organisation on 1 March 2024. No response was received by Mindaribba Local Aboriginal Council or Hunter Community Environment Centre. Feedback was provided by Transport for NSW and Maitland City Council, all other responses were to register that no feedback was being provided. No meetings or additional information was requested by the agencies.

10.1.3. Community Understanding of Project and Description

The community consultation program commenced with consultation letters being sent out alongside an enclosed fact sheet. A link to the Scoping Report and details to the project webinar were provided within the consultation letter. Letters were sent out to the 40 local businesses identified in Table 4.3, inclusive of Oak Tree Retirement Village. The manager of Oak Tree Retirement Village was contacted via phone and email. This was an important opportunity to

seek direct feedback on the project, to understand their key concerns, seek feedback on further proposed site enhancements and mitigations measures and to address ways of involving and engaging the community on the project. Only one response was received. The one response was from Oak Tree Retirement Village, although they had no feedback regarding the project Proposal.

The webinar ran on 21 February 2024 and outlined the project overview, providing opportunity for the local community to gain a further understanding of the project and issue any feedback or concerns. Zero applicants registered for the event. The webinar was recorded and uploaded to www.jacksonenvironment.com.au for accessibility after the webinar was over.

Although no feedback was received and no attendance at the webinar recorded, information about the project has been provided through a multitude of ways and so it is assumed that the community has no particular objections to the Proposal.

10.1.4. The Issues Raised and How These Will Be Addressed

Feedback was received by Transport for NSW and Maitland City Council. Transport for NSW responded via email on 16 February 2024, with their response provided in Appendix G. Maitland City Council responded via email on 28 February 2024, with their response provided in Appendix E. It is important to note that this list provides a summary of the key points within the feedback and does not necessarily include all detail provided. Refer to Table 10.1 for an overview of issues raised during the Consultation and Engagement Program.

Table 10.1. Issues raised during the consultation and engagement program.

Key issues of concern	How issues are to be addressed	Section of EIS where the issue has been addressed
Traffic Impacts	Preparation of a Traffic Impact Assessment	Refer to Section 12
Traffic Management	Preparation of a Traffic Management Plan	Refer to Section 12
Odour and Air Quality	Preparation of an Air Quality and Odour Report	Refer to Section 10
Stormwater Management	Preparation of a Stormwater Management Plan	Refer to Section 14
Waste Management	Preparation of a Waste Management Plan	Refer to Section 9
Fire Safety	Preparation of a Fire Safety Plan	Refer to Section 15
Noise	Preparation of a Noise and Vibration Impact Assessment	Refer to Section 11
Site Investigation	Submit a Preliminary Site Investigation	Refer to Scoping Report
Trade Waste	Submit for a Sec. 50 Compliance Certificate and seek advice from Hunter Water Corporation regarding trade waste agreement.	Noted. This will be completed during the detailed design stage.

10.1.5. Issues Raised That Have Not Been Addressed and Why Not

There were no issues raised during the community consultation and engagement process to be addressed. All requirements provided by agencies have been met within the EIS.

10.1.6. Review and Evaluation of Participation Process

A detailed strategy for engaging and seeking feedback from nearby business operators within the Rutherford Industrial Estate and relevant agencies was developed and implemented between December 2023 and February 2024. This included email correspondence, letters and an online webinar to maximise engagement and increase understanding during this phase of the project.

An evaluation of participation as a result of the community consultation and engagement program is provided in Table 10.2. The following reach and participation was achieved:

- 40 businesses in the Rutherford Industrial Estate received a consultation letter and two-page fact sheet on the proposed development;
- 40 businesses in the Rutherford Industrial Estate received information about an online webinar, including how to register their attendance. The webinar was online and presented slides providing additional information about the Proposal;
- 2 (two) local community groups were emailed a consultation letter, fact sheet and link to the Scoping Report. An offer was extended to meet via videoconference.
- 5 (five) NSW government authorities were emailed a consultation letter, fact sheet and link to the Scoping Report. An offer was extended to meet via videoconference.

Table 10.2. Evaluation of participation in the community consultation and engagement program for the Kariong Sand and Soil Supplies development.

Community Engagement Activity	Stakeholder group reached	Evaluation of participation process
Online webinar	Local businesses	No participants
Letter (containing Fact Sheet)	Local businesses	No responses
Email	Local businesses	Email correspondence with Oak Tree Retirement Village

The consultation findings are limited due to the lack of response from the community. Engagement via email with the Oak Tree Retirement Village occurred across 20 February and 21 February as a follow up to the initial email and letters that were sent out. Oak Tree Retirement Village had no feedback regarding the Proposal but requested to be updated as the development process progresses.

Agency response was also limited, with feedback provided regarding impacts to be assessed within the EIS.

10.1.7. Planned Approach to Community Engagement Post Approval

Given the limited response received by the community, there does not appear to be a demand for community engagement post-approval for the businesses surrounding the Proposal site. However, open communication is recommended between the Proponent and Oak Tree Retirement Village should any additional questions or issues arise. It is important to demonstrate and prove how the facility is being managed to protect the community and environment.

Appendix A – Consultation Letters



7 February 2024

The Manager
United Services Union
125 Racecourse Road
Rutherford NSW 2320

Dear Manager,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

Jackson Environment and Planning Pty Ltd has been engaged by Rutherford Tyre Recyclers to assist in preparing a development application for a Tyre Recycling Facility located at 9 Burlington Place, Rutherford NSW (Lot 3005 DP1040568).

As part of the development, alterations will be made to the industrial shed on site, as well as a change of use into a tyre recycling facility. The industrial shed will house the tyre recycling plant equipment, as well as the rubber tile and rubber mats produced on site also. 4,500 tonnes of whole used tyres will be recycled each year. Used tyres cannot be exported out of the country and so it is essential to have tyre recycling facilities within NSW. This development helps to assist in NSW sustainability goals through the recycling of materials and avoidance of landfill.

The process used to recycle the used whole tyres consists of shredding and granulating the tyres into crumb rubber. This involves removing the internal wire and cotton from the rubber material of the tyre, resulting in the recovered materials: crumb rubber, steel and cotton. These materials can all be reused. Crumb rubber produced on site will be used to create rubber tiles and matting. The operation of this facility results in less waste in the environment, meaning it is sustainable and beneficial to the environment.

The industrial building will include an industrial area, two designated storage areas, system for capture of dust, noise control measures, fire suppression system, concrete hardstand, weighbridge, loading area, staff parking, and staff amenities.

The site is located on the southern side of the Rutherford industrial estate, on E4 General Industrial land which is compatible with the Proposal. The development aims to provide much needed recycling capabilities for used tyres within NSW.

The development will assist in creating jobs and boosting economic growth within the Hunter Region. The project will inject approximately \$500,000 during construction and ongoing revenue from ongoing operations.

The design of the development proposes several sustainability initiatives to protect the local environment. These are:

- Recycling of used tyres means less waste in the environment. The recovered materials from the tyre recycling process can be used to create new tyres and rubber-based products, reducing the need for new materials, further protecting the environment;
- The site will have a fully sealed hardstand to prevent the possibility of contamination of the environment, and allowing all weather access;

- Handstand to be bunded to contain all firewater in the unlikely event of a fire;
- All stormwater runoff will be intercepted and treated prior to entering the Council drainage system;
- Noise and dust controls within the building to avoid impacts on neighbours and sensitive receptors; and
- All delivery trucks will be back loaded to reduce overall delivery related emissions.

A Fact Sheet on the development is enclosed. A more detailed Scoping Report is also available on our web site, <http://www.jacksonenvironment.com.au>.

Your feedback on the proposal would be greatly appreciated. To provide feedback, please contact Victoria Wilson, Consultant and Project Manager on victoria@jacksonenvironment.com.au or via phone 02 8056 1849.

Please note that we will also be hosting a webinar between 6-7pm 21 February 2024 via our Zoom video conference platform for nearby businesses, to provide more information on the proposal. To register, please email admin@jacksonenvironment.com.au by 5pm on 20 February 2024.

Thank you for taking the time to review this proposal and we look forward to seeking your feedback.

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

Jackson Environment and Planning Pty Ltd

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

T: 02 8056 1849

E: mark@jacksonenvironment.com.au

W: www.jacksonenvironment.com.au

Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
J&S Engineering and Maintenance
126 Racecourse Road
Rutherford NSW 2320

Dear Business Owner,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

Jackson Environment and Planning Pty Ltd has been engaged by Rutherford Tyre Recyclers to assist in preparing a development application for a Tyre Recycling Facility located at 9 Burlington Place, Rutherford NSW (Lot 3005 DP1040568).

As part of the development, alterations will be made to the industrial shed on site, as well as a change of use into a tyre recycling facility. The industrial shed will house the tyre recycling plant equipment, as well as the rubber tile and rubber mats produced on site also. 4,500 tonnes of whole used tyres will be recycled each year. Used tyres cannot be exported out of the country and so it is essential to have tyre recycling facilities within NSW. This development helps to assist in NSW sustainability goals through the recycling of materials and avoidance of landfill.

The process used to recycle the used whole tyres consists of shredding and granulating the tyres into crumb rubber. This involves removing the internal wire and cotton from the rubber material of the tyre, resulting in the recovered materials: crumb rubber, steel and cotton. These materials can all be reused. Crumb rubber produced on site will be used to create rubber tiles and matting. The operation of this facility results in less waste in the environment, meaning it is sustainable and beneficial to the environment.

The industrial building will include an industrial area, two designated storage areas, system for capture of dust, noise control measures, fire suppression system, concrete hardstand, weighbridge, loading area, staff parking, and staff amenities.

The site is located on the southern side of the Rutherford industrial estate, on E4 General Industrial land which is compatible with the Proposal. The development aims to provide much needed recycling capabilities for used tyres within NSW.

The development will assist in creating jobs and boosting economic growth within the Hunter Region. The project will inject approximately \$500,000 during construction and ongoing revenue from ongoing operations.

The design of the development proposes several sustainability initiatives to protect the local environment. These are:

- Recycling of used tyres means less waste in the environment. The recovered materials from the tyre recycling process can be used to create new tyres and rubber-based products, reducing the need for new materials, further protecting the environment;
- The site will have a fully sealed hardstand to prevent the possibility of contamination of the environment, and allowing all weather access;

- Handstand to be bunded to contain all firewater in the unlikely event of a fire;
- All stormwater runoff will be intercepted and treated prior to entering the Council drainage system;
- Noise and dust controls within the building to avoid impacts on neighbours and sensitive receptors; and
- All delivery trucks will be back loaded to reduce overall delivery related emissions.

A Fact Sheet on the development is enclosed. A more detailed Scoping Report is also available on our web site, <http://www.jacksonenvironment.com.au>.

Your feedback on the proposal would be greatly appreciated. To provide feedback, please contact Victoria Wilson, Consultant and Project Manager on victoria@jacksonenvironment.com.au or via phone 02 8056 1849.

Please note that we will also be hosting a webinar between 6-7pm 21 February 2024 via our Zoom video conference platform for nearby businesses, to provide more information on the proposal. To register, please email admin@jacksonenvironment.com.au by 5pm on 20 February 2024.

Thank you for taking the time to review this proposal and we look forward to seeking your feedback.

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

Jackson Environment and Planning Pty Ltd
Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060
T: 02 8056 1849
E: mark@jacksonenvironment.com.au
W: www.jacksonenvironment.com.au

Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
Pirtek
129 Racecourse Road
Rutherford NSW 2320

Dear Business Owner,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

Jackson Environment and Planning Pty Ltd has been engaged by Rutherford Tyre Recyclers to assist in preparing a development application for a Tyre Recycling Facility located at 9 Burlington Place, Rutherford NSW (Lot 3005 DP1040568).

As part of the development, alterations will be made to the industrial shed on site, as well as a change of use into a tyre recycling facility. The industrial shed will house the tyre recycling plant equipment, as well as the rubber tile and rubber mats produced on site also. 4,500 tonnes of whole used tyres will be recycled each year. Used tyres cannot be exported out of the country and so it is essential to have tyre recycling facilities within NSW. This development helps to assist in NSW sustainability goals through the recycling of materials and avoidance of landfill.

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The industrial building will include an industrial area, two designated storage areas, system for capture of dust, noise control measures, fire suppression system, concrete hardstand, weighbridge, loading area, staff parking, and staff amenities.

The site is located on the southern side of the Rutherford industrial estate, on E4 General Industrial land which is compatible with the Proposal. The development aims to provide much needed recycling capabilities for used tyres within NSW.

The development will assist in creating jobs and boosting economic growth within the Hunter Region. The project will inject approximately \$500,000 during construction and ongoing revenue from ongoing operations.

The design of the development proposes several sustainability initiatives to protect the local environment. These are:

- Recycling of used tyres means less waste in the environment. The recovered materials from the tyre recycling process can be used to create new tyres and rubber-based products, reducing the need for new materials, further protecting the environment;
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- Handstand to be bunded to contain all firewater in the unlikely event of a fire;
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- Noise and dust controls within the building to avoid impacts on neighbours and sensitive receptors; and
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A Fact Sheet on the development is enclosed. A more detailed Scoping Report is also available on our web site, <http://www.jacksonenvironment.com.au>.

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Yours sincerely,



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Director

Jackson Environment and Planning Pty Ltd

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

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W: www.jacksonenvironment.com.au

Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
Linmag Rail Service
131 Racecourse Road
Rutherford NSW 2320

Dear Business Owner,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

Jackson Environment and Planning Pty Ltd has been engaged by Rutherford Tyre Recyclers to assist in preparing a development application for a Tyre Recycling Facility located at 9 Burlington Place, Rutherford NSW (Lot 3005 DP1040568).

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The development will assist in creating jobs and boosting economic growth within the Hunter Region. The project will inject approximately \$500,000 during construction and ongoing revenue from ongoing operations.

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Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
J&S Engineering and Maintenance
136 Racecourse Road
Rutherford NSW 2320

Dear Business Owner,

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9 Burlington Place, Rutherford***

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Director

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Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
Gormo's
137 Racecourse Road
Rutherford NSW 2320

Dear Business Owner,

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9 Burlington Place, Rutherford***

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Director

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Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
Net Modular
139 Racecourse Road
Rutherford NSW 2320

Dear Business Owner,

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9 Burlington Place, Rutherford***

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Director

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

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Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
Hogans Heavy Haulage
142 Racecourse Road
Rutherford NSW 2320

Dear Business Owner,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

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Director

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

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Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
Hunter Valley Tracks (HVT)
148 Racecourse Road
Rutherford NSW 2320

Dear Business Owner,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

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Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
Rover Pet Products
2/148 Racecourse Road
Rutherford NSW 2320

Dear Business Owner,

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9 Burlington Place, Rutherford***

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Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
150 Racecourse Road
Rutherford NSW 2320

Dear Business Owner,

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9 Burlington Place, Rutherford***

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The development will assist in creating jobs and boosting economic growth within the Hunter Region. The project will inject approximately \$500,000 during construction and ongoing revenue from ongoing operations.

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A Fact Sheet on the development is enclosed. A more detailed Scoping Report is also available on our web site, <http://www.jacksonenvironment.com.au>.

Your feedback on the proposal would be greatly appreciated. To provide feedback, please contact Victoria Wilson, Consultant and Project Manager on victoria@jacksonenvironment.com.au or via phone 02 8056 1849.

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Yours sincerely,



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Director

Jackson Environment and Planning Pty Ltd

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

T: 02 8056 1849

E: mark@jacksonenvironment.com.au

W: www.jacksonenvironment.com.au

Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
Nutrien Ag Solution
152 Racecourse Road
Rutherford NSW 2320

Dear Business Owner,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

Jackson Environment and Planning Pty Ltd has been engaged by Rutherford Tyre Recyclers to assist in preparing a development application for a Tyre Recycling Facility located at 9 Burlington Place, Rutherford NSW (Lot 3005 DP1040568).

As part of the development, alterations will be made to the industrial shed on site, as well as a change of use into a tyre recycling facility. The industrial shed will house the tyre recycling plant equipment, as well as the rubber tile and rubber mats produced on site also. 4,500 tonnes of whole used tyres will be recycled each year. Used tyres cannot be exported out of the country and so it is essential to have tyre recycling facilities within NSW. This development helps to assist in NSW sustainability goals through the recycling of materials and avoidance of landfill.

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Director

Jackson Environment and Planning Pty Ltd

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Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
S.R. Horder
153 Racecourse Road
Rutherford NSW 2320

Dear Business Owner,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

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Director

Jackson Environment and Planning Pty Ltd
Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060
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E: mark@jacksonenvironment.com.au
W: www.jacksonenvironment.com.au

Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
Carter Heavy Haulage & Transport
156 Racecourse Road,
Rutherford NSW 2320

Dear Business Owner,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

Jackson Environment and Planning Pty Ltd has been engaged by Rutherford Tyre Recyclers to assist in preparing a development application for a Tyre Recycling Facility located at 9 Burlington Place, Rutherford NSW (Lot 3005 DP1040568).

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Director

Jackson Environment and Planning Pty Ltd

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

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W: www.jacksonenvironment.com.au

Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
SHR Milk Haulage
160 Racecourse Road
Rutherford NSW 2320

Dear Business Owner,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

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Director

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

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W: www.jacksonenvironment.com.au

Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
Rutherford - Ausgrid Zone Substation
165 Racecourse Road
Rutherford NSW 2320

Dear Business Owner,

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9 Burlington Place, Rutherford***

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Director

Jackson Environment and Planning Pty Ltd

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

T: 02 8056 1849

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W: www.jacksonenvironment.com.au

Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
Hunter Valley Granite & Marble
166 Racecourse Road
Rutherford NSW 2320

Dear Business Owner,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

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Director

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W: www.jacksonenvironment.com.au

Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
Brands Repair and Transport Services
5/172 Racecourse Road
Rutherford NSW 2320

Dear Business Owner,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

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Director

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T: 02 8056 1849

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Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
Maitland Cool Rooms
10/172 Racecourse Road
Maitland NSW 2320

Dear Business Owner,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

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- Handstand to be bunded to contain all firewater in the unlikely event of a fire;
- All stormwater runoff will be intercepted and treated prior to entering the Council drainage system;
- Noise and dust controls within the building to avoid impacts on neighbours and sensitive receptors; and
- All delivery trucks will be back loaded to reduce overall delivery related emissions.


A Fact Sheet on the development is enclosed. A more detailed Scoping Report is also available on our web site, <http://www.jacksonenvironment.com.au>.

Your feedback on the proposal would be greatly appreciated. To provide feedback, please contact Victoria Wilson, Consultant and Project Manager on victoria@jacksonenvironment.com.au or via phone 02 8056 1849.

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Yours sincerely,



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Director

Jackson Environment and Planning Pty Ltd

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

T: 02 8056 1849

E: mark@jacksonenvironment.com.au

W: www.jacksonenvironment.com.au

Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
173 Racecourse Road
Rutherford NSW 2320

Dear Business Owner,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

Jackson Environment and Planning Pty Ltd has been engaged by Rutherford Tyre Recyclers to assist in preparing a development application for a Tyre Recycling Facility located at 9 Burlington Place, Rutherford NSW (Lot 3005 DP1040568).

As part of the development, alterations will be made to the industrial shed on site, as well as a change of use into a tyre recycling facility. The industrial shed will house the tyre recycling plant equipment, as well as the rubber tile and rubber mats produced on site also. 4,500 tonnes of whole used tyres will be recycled each year. Used tyres cannot be exported out of the country and so it is essential to have tyre recycling facilities within NSW. This development helps to assist in NSW sustainability goals through the recycling of materials and avoidance of landfill.

The process used to recycle the used whole tyres consists of shredding and granulating the tyres into crumb rubber. This involves removing the internal wire and cotton from the rubber material of the tyre, resulting in the recovered materials: crumb rubber, steel and cotton. These materials can all be reused. Crumb rubber produced on site will be used to create rubber tiles and matting. The operation of this facility results in less waste in the environment, meaning it is sustainable and beneficial to the environment.

The industrial building will include an industrial area, two designated storage areas, system for capture of dust, noise control measures, fire suppression system, concrete hardstand, weighbridge, loading area, staff parking, and staff amenities.

The site is located on the southern side of the Rutherford industrial estate, on E4 General Industrial land which is compatible with the Proposal. The development aims to provide much needed recycling capabilities for used tyres within NSW.

The development will assist in creating jobs and boosting economic growth within the Hunter Region. The project will inject approximately \$500,000 during construction and ongoing revenue from ongoing operations.

The design of the development proposes several sustainability initiatives to protect the local environment. These are:

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1. Fact Sheet



7 February 2024

The Business Owner
National Ceramics Industry (NCIA)
175 Racecourse Road
Rutherford NSW 2320

Dear Business Owner,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

Jackson Environment and Planning Pty Ltd has been engaged by Rutherford Tyre Recyclers to assist in preparing a development application for a Tyre Recycling Facility located at 9 Burlington Place, Rutherford NSW (Lot 3005 DP1040568).

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The industrial building will include an industrial area, two designated storage areas, system for capture of dust, noise control measures, fire suppression system, concrete hardstand, weighbridge, loading area, staff parking, and staff amenities.

The site is located on the southern side of the Rutherford industrial estate, on E4 General Industrial land which is compatible with the Proposal. The development aims to provide much needed recycling capabilities for used tyres within NSW.

The development will assist in creating jobs and boosting economic growth within the Hunter Region. The project will inject approximately \$500,000 during construction and ongoing revenue from ongoing operations.

The design of the development proposes several sustainability initiatives to protect the local environment. These are:

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Director

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7 February 2024

The Business Owner
Groundsearch Australia
178 Racecourse Road
Rutherford NSW 2320

Dear Business Owner,

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9 Burlington Place, Rutherford***

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The development will assist in creating jobs and boosting economic growth within the Hunter Region. The project will inject approximately \$500,000 during construction and ongoing revenue from ongoing operations.

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7 February 2024

The Business Owner
1 Burlington Place
Rutherford NSW 2320

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9 Burlington Place, Rutherford***

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W: www.jacksonenvironment.com.au

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1. Fact Sheet



7 February 2024

The Business Owner
5 Burlington Close
Rutherford NSW 2320

Dear Business Owner,

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9 Burlington Place, Rutherford***

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1. Fact Sheet



7 February 2024

The Business Owner
Hunter Powder & Paint
7 Burlington Close
Rutherford NSW 2320

Dear Business Owner,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

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1. Fact Sheet



7 February 2024

The Business Owner
Hunter Shelter RSPCA NSW
6-10 Burlington Close
Rutherford NSW 2320

Dear Business Owner,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

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7 February 2024

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11 Burlington Close
Rutherford NSW 2320

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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

Jackson Environment and Planning Pty Ltd

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

T: 02 8056 1849

E: mark@jacksonenvironment.com.au

W: www.jacksonenvironment.com.au

Attachments:

1. Fact Sheet



7 February 2024

The Village Manager (Rutherford)
Oak Tree Retirement Village
Level 9, 299 Adelaide Street
Brisbane QLD 4000

Dear Village Manager (Rutherford),

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

Jackson Environment and Planning Pty Ltd has been engaged by Rutherford Tyre Recyclers to assist in preparing a development application for a Tyre Recycling Facility located at 9 Burlington Place, Rutherford NSW (Lot 3005 DP1040568).

As part of the development, alterations will be made to the industrial shed on site, as well as a change of use into a tyre recycling facility. The industrial shed will house the tyre recycling plant equipment, as well as the rubber tile and rubber mats produced on site also. 4,500 tonnes of whole used tyres will be recycled each year. Used tyres cannot be exported out of the country and so it is essential to have tyre recycling facilities within NSW. This development helps to assist in NSW sustainability goals through the recycling of materials and avoidance of landfill.

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The industrial building will include an industrial area, two designated storage areas, system for capture of dust, noise control measures, fire suppression system, concrete hardstand, weighbridge, loading area, staff parking, and staff amenities.

The site is located on the southern side of the Rutherford industrial estate, on E4 General Industrial land which is compatible with the Proposal. The development aims to provide much needed recycling capabilities for used tyres within NSW.

The development will assist in creating jobs and boosting economic growth within the Hunter Region. The project will inject approximately \$500,000 during construction and ongoing revenue from ongoing operations.

The design of the development proposes several sustainability initiatives to protect the local environment. These are:

- Recycling of used tyres means less waste in the environment. The recovered materials from the tyre recycling process can be used to create new tyres and rubber-based products, reducing the need for new materials, further protecting the environment;
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- Handstand to be bunded to contain all firewater in the unlikely event of a fire;
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- Noise and dust controls within the building to avoid impacts on neighbours and sensitive receptors; and
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A Fact Sheet on the development is enclosed. A more detailed Scoping Report is also available on our web site, <http://www.jacksonenvironment.com.au>.

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7 February 2024

The Business Owner
Transport Repairs & Services
5 Bradmill Avenue
Rutherford NSW 2320

Dear Business Owner,

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9 Burlington Place, Rutherford***

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7 February 2024

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6 Bradmill Avenue
Rutherford NSW 2320

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7 February 2024

The Business Owner
Symal
7 Bradmill Avenue
Rutherford NSW 2320

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9 Burlington Place, Rutherford***

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7 February 2024

The Business Owner
SHR Milk Haulage
8-10 Bradmill Avenue
Rutherford NSW 2320

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9 Burlington Place, Rutherford***

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Attachments:

1. Fact Sheet



7 February 2024

The Land Owner or Occupant
11 Bradmill Avenue
Rutherford NSW 2320

Dear Land Owner or Occupant,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

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7 February 2024

The Business Owner
Advantage Hygiene
1/4 Hinkler Avenue
Rutherford NSW 2320

Dear Business Owner,

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9 Burlington Place, Rutherford***

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4 Hinkler Avenue
Rutherford NSW 2320

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Director

Jackson Environment and Planning Pty Ltd

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

T: 02 8056 1849

E: mark@jacksonenvironment.com.au

W: www.jacksonenvironment.com.au

Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
14 Hinkler Avenue
Rutherford NSW 2320

Dear Business Owner,

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9 Burlington Place, Rutherford***

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Rutherford NSW 2320

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Director

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E: mark@jacksonenvironment.com.au

W: www.jacksonenvironment.com.au

Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
19 Farrier Place
Rutherford NSW 2320

Dear Business Owner,

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9 Burlington Place, Rutherford***

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Director

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

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W: www.jacksonenvironment.com.au

Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
Certex
20 Farrier Place
Rutherford NSW 2320

Dear Business Owner,

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9 Burlington Place, Rutherford***

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Director

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

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W: www.jacksonenvironment.com.au

Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
Tolsaf Cranes
11 Gardiner Street
Rutherford NSW 2320

Dear Business Owner,

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9 Burlington Place, Rutherford***

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Director

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Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
100% Bottling Company
21 Gardiner Street
Rutherford NSW 2320

Dear Business Owner,

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9 Burlington Place, Rutherford***

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7 February 2024

The Business Owner
To the Owner / Occupant
33 Gardiner Street
Rutherford NSW 2320

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7 February 2024

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BARD
114 Kyle Street
Rutherford NSW 2320

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9 Burlington Place, Rutherford***

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A Fact Sheet on the development is enclosed. A more detailed Scoping Report is also available on our web site, <http://www.jacksonenvironment.com.au>.

Your feedback on the proposal would be greatly appreciated. To provide feedback, please contact Victoria Wilson, Consultant and Project Manager on victoria@jacksonenvironment.com.au or via phone 02 8056 1849.

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Thank you for taking the time to review this proposal and we look forward to seeking your feedback.

Yours sincerely,



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Director

Jackson Environment and Planning Pty Ltd

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

T: 02 8056 1849

E: mark@jacksonenvironment.com.au

W: www.jacksonenvironment.com.au

Attachments:

1. Fact Sheet



7 February 2024

The Business Owner
Waeger Constructions
17 Shipley Drive
Rutherford NSW 2320

Dear Business Owner,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

Jackson Environment and Planning Pty Ltd has been engaged by Rutherford Tyre Recyclers to assist in preparing a development application for a Tyre Recycling Facility located at 9 Burlington Place, Rutherford NSW (Lot 3005 DP1040568).

As part of the development, alterations will be made to the industrial shed on site, as well as a change of use into a tyre recycling facility. The industrial shed will house the tyre recycling plant equipment, as well as the rubber tile and rubber mats produced on site also. 4,500 tonnes of whole used tyres will be recycled each year. Used tyres cannot be exported out of the country and so it is essential to have tyre recycling facilities within NSW. This development helps to assist in NSW sustainability goals through the recycling of materials and avoidance of landfill.

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T: 02 8056 1849

E: mark@jacksonenvironment.com.au

W: www.jacksonenvironment.com.au

Attachments:

1. Fact Sheet



8 February 2024

The Village Manager (Oak Tree Rutherford)
Oak Tree Retirement Village
Level 9, 299 Adelaide Street
Brisbane QLD 4000

Dear Tiffany,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

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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: www.jacksonenvironment.com.au

Attachments:

1. Fact Sheet



8 February 2024

EPA Environment Line
EPA
Locked Bag 5022
Parramatta NSW 2124

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

Dear Sir/Madam,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

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E: mark@jacksonenvironment.com.au

W: www.jacksonenvironment.com.au

Attachments:

1. Scoping Report



8 February 2024

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

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

Dear Sir/Madam,

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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: www.jacksonenvironment.com.au

Attachments:

1. Scoping Report



8 February 2024

The Secretary
Hunter Community Environment Centre
167 Parry Street
Hamilton East NSW 2303

Email sent to: coordinator@hcec.org.au

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9 Burlington Place, Rutherford***

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

T: 02 8056 1849

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W: www.jacksonenvironment.com.au

Attachments:

1. Scoping Report



8 February 2024

Mr Tim Askew, Director of Programs
Hunter Joint Organisation
PO Box 3137
Thornton NSW 2322

Email sent to: tima@hunterjo.com.au

Dear Tim,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

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E: mark@jacksonenvironment.com.au

W: www.jacksonenvironment.com.au

Attachments:

1. Scoping Report



8 February 2024

The General Manager
Maitland City Council
PO Box 220
Maitland NSW 2320

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

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T: 02 8056 1849

E: mark@jacksonenvironment.com.au

W: www.jacksonenvironment.com.au

Attachments:

1. Scoping Report



8 February 2024

The Secretary
Mindaribba Local Aboriginal Land Council
PO Box 401
East Maitland NSW 2323

Email sent to: admin@mindaribbalalc.org

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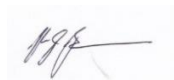
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1. Scoping Report



8 February 2024

The Secretary
Transport for NSW
PO Box K659
Haymarket NSW 1240

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

Dear Sir/Madam,

***Consultation – Proposed Tyre Recycling Facility Development -
9 Burlington Place, Rutherford***

Jackson Environment and Planning Pty Ltd has been engaged by Rutherford Tyre Recyclers to assist in preparing a development application for a tyre recycling facility located at 9 Burlington Place, Rutherford NSW (Lot 3005 DP1040568).

As part of the development, alterations will be made to the industrial shed on site, as well as a change of use into a tyre recycling facility. The industrial shed will house the tyre recycling plant equipment, as well as the rubber tile and rubber mats produced on site also. 4,500 tonnes of whole used tyres will be recycled each year. Used tyres cannot be exported out of the country and so it is essential to have tyre recycling facilities within NSW. This development helps to assist in NSW sustainability goals through the recycling of materials and avoidance of landfill.

The process used to recycle the used whole tyres consists of shredding and granulating the tyres into crumb rubber. This involves removing the internal wire and cotton from the rubber material of the tyre, resulting in the recovered materials: crumb rubber, steel and cotton. These materials can all be reused. Crumb rubber produced on site will be used to create rubber tiles and matting. The operation of this facility results in less waste in the environment, meaning it is sustainable and beneficial to the environment.

The industrial building will include an industrial area, two designated storage areas, system for capture of dust, noise control measures, fire suppression system, concrete hardstand, weighbridge, loading area, staff parking, and staff amenities.

The site is located on the southern side of the Rutherford industrial estate, on E4 General Industrial land which is compatible with the Proposal. The development aims to provide much needed recycling capabilities for used tyres within NSW.

The development will assist in creating jobs and boosting economic growth within the Hunter Region. The project will inject approximately \$500,000 during construction and ongoing revenue from ongoing operations.

The design of the development proposes several sustainability initiatives to protect the local environment. These are:

- Recycling of used tyres means less waste in the environment. The recovered materials from the tyre recycling process can be used to create new tyres and rubber-based products, reducing the need for new materials, further protecting the environment;

- The site will have a fully sealed hardstand to prevent the possibility of contamination of the environment, and allowing all weather access;
- Handstand to be bunded to contain all firewater in the unlikely event of a fire;
- All stormwater runoff will be intercepted and treated prior to entering the Council drainage system;
- Noise and dust controls within the building to avoid impacts on neighbours and sensitive receptors; and
- All delivery trucks will be back loaded to reduce overall delivery related emissions.

A Scoping Report for the development is enclosed.

To provide feedback please contact Victoria Wilson, Consultant and Project Manager, on victoria@jacksonenvironment.com.au or via phone 02 8056 1849. Feedback would be appreciated by 29 February 2024.

Thank you for taking the time to review this proposal and we look forward to engaging with your organisation.

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

Jackson Environment and Planning Pty Ltd

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

T: 02 8056 1849

E: mark@jacksonenvironment.com.au

W: www.jacksonenvironment.com.au

Attachments:

1. Scoping Report

Appendix B – Fact Sheet

Proposed Tyre Recycling Facility Fact Sheet

About the development

Rutherford Tyre Recyclers proposes to develop and operate a small tyre recycling facility at 9 Burlington Place, Rutherford, NSW 2320. A rubber tile and rubber matting production area will also operate within this space, using the crumb rubber produced on site from the tyre recycling process (the proposal).

As part of the development, the existing industrial shed will have alterations to create a larger, fully enclosed industrial shed. Alterations will involve enclosing the existing awning, removing the dividing wall and installing two roller doors.

The industrial building will include an industrial area, two separate storage areas, concrete hardstand, weighbridge, loading area, staff parking and staff amenities.

The proposal will include:

- Alterations to the existing building to fully enclose the proposed tyre recycling operation;
- Designated area in the building for tyre storage, processing, rubber tile production and product storage;
- 4,500 tonnes of whole used tyres will be recycled each year;
- Extension to the outdoor hardstand to allow for vehicle movements under all weather conditions;
- Weighbridge to enable tracking of tonnages of tyres received at the premises and products manufactured and sent to markets;
- System for capture of dust to avoid impacts on air quality;
- Noise control measures to avoid noise impacts on neighbouring businesses and sensitive receptors;
- Upgrades as required to the existing stormwater system on site;
- Four on-site parking spaces for staff;

- Fire suppression system and system for firewater containment; and
- Enhanced landscaping to the road frontage.

Current status of the project

Rutherford Tyre Recyclers 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 environmental impact statement and development application.

Why is the project being proposed?

The site is located on the southern side of the Rutherford industrial estate, on E4 General Industrial land which is compatible with the Proposal. The proposal is located near a number of tyre retailing businesses that have few options for recycling of end of life tyres.

The development aims to provide much needed recycling capabilities for used tyres within the Hunter region of NSW. Used whole tyres cannot be exported, so it is important that tyre recycling facilities are built to ensure waste tyres do not end up in landfill. The development will assist in creating jobs and boost economic growth within the Hunter Valley.

Will neighbours or residents be affected?

The site is located approximately 257m away from the nearest residents located within the Oak Tree Retirement Village. There are no impacts expected to occur to residents within this retirement village, or to the local businesses in close proximity to the Site.

A negligible increase in traffic is expected to occur along Racecourse Road to service the facility.

Trucks entering and exiting the Site will use Burlington Place, Racecourse Road and New England Highway. This route avoids all residential areas, expected to result in negligible impacts on surrounding areas.

Regardless, a transport and traffic study is being performed to ensure the development does not negatively impact surrounding businesses, residents or the local road network.

No impacts on residential dwellings are expected, including residents in the Oak Tree Retirement Village, due to the distance from the Site and measures for control of dust and noise.

A detailed environmental assessment is being prepared to evaluate in detail how the Proposal can be designed to minimise impacts on biodiversity, heritage, noise, traffic and access, soils, water, waste and visual amenity.



How will the local environment be protected?

The design of the development proposes several sustainability initiatives to protect the local environment.

These are:

- Recycling of used tyres means less waste in the environment. The recovered materials from the tyre recycling process can be used to create new tyres and rubber-based products, reducing the need for new materials, further protecting the environment;
- The site will have a fully sealed hardstand to prevent the possibility of contamination of the environment, and allowing all weather access;
- Handstand to be bunded to contain all firewater in the unlikely event of a fire;
- All stormwater runoff will be intercepted and treated prior to entering the Council drainage system;
- Noise and dust controls within the building to avoid impacts on neighbours and sensitive receptors; and
- All delivery trucks will be back loaded to reduce overall delivery related emissions □

What will the facility look like?

Enhanced landscaping will be provided to the front of the existing site to improve visual aesthetics from Burlington Place. All tyre recycling operations will be conducted indoors, with no storage of tyres or tyre products external to the building. So the impact of the proposal on the site should be negligible.

Who is assessing the application?

The development application will be assessed by the Maitland Council and determined by the Hunter and Central Coast Regional Planning Panel.

How will the project benefit the local community?

The development will assist in creating four new jobs in the Hunter Valley, boosting the local economy.

The project will inject approximately \$500,000 during construction and ongoing revenue from ongoing operations.

How Can I Provide Feedback?

You can provide your feedback about the proposed development by contacting Jackson Environment and Planning Pty Ltd



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.

Want More Information?

A detailed scoping report has been prepared for development.

This can be found at the project website



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

Appendix C – Presentation



Proposed Tyre Recycling Facility– Rutherford

Community Information Session

Webinar, *21st February 2024, 6-7pm*

DR MARK JACKSON

MS VICTORIA WILSON

JACKSON ENVIRONMENT AND PLANNING PTY LTD



Overview of presentation

About us

The location

About the proposal

Project needs and benefits

Will the neighbours be affected?

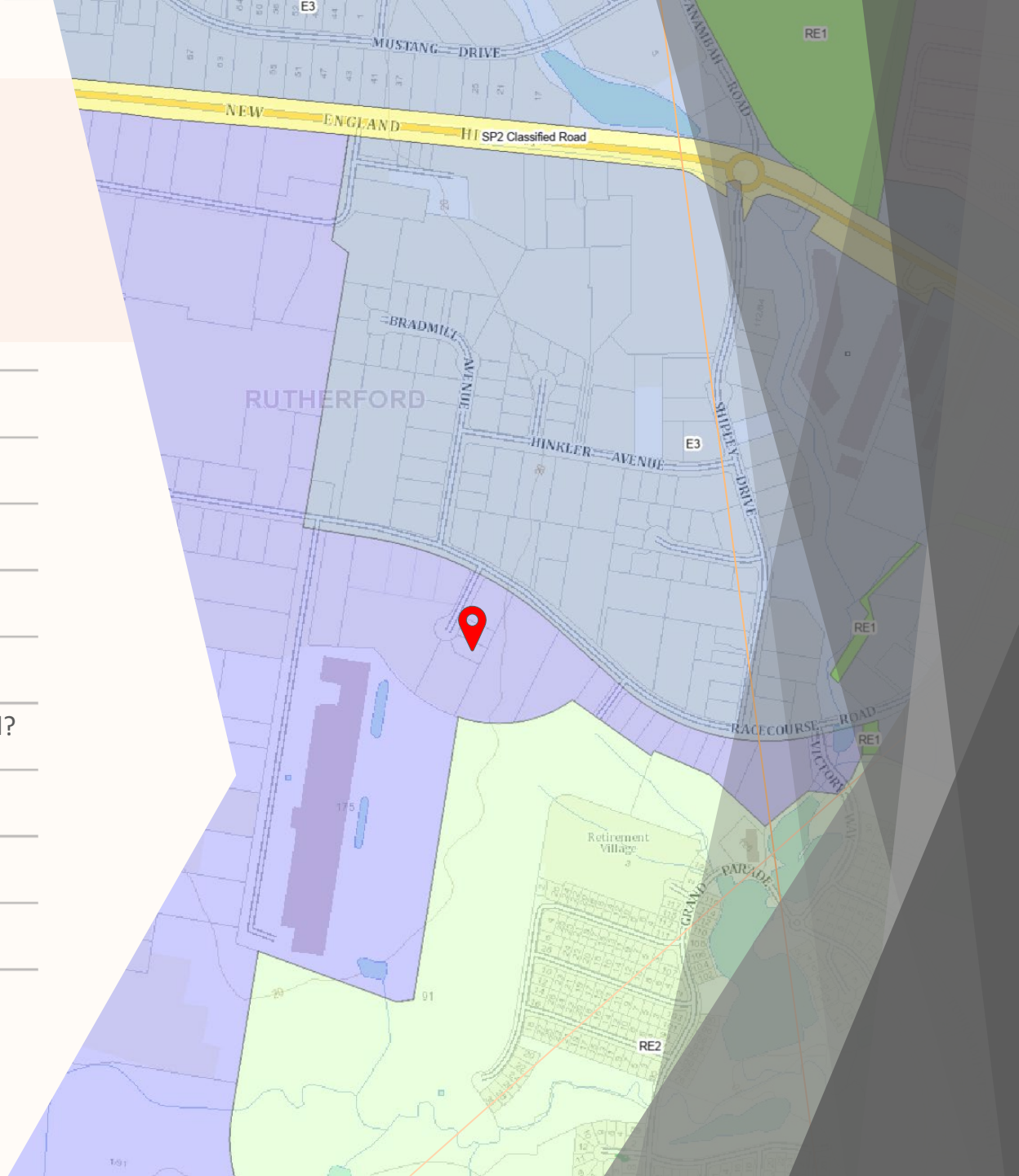
How will the environment be protected?

Who are we consulting with?

The planning and assessment process

More information

Providing feedback



About us



- Jackson Environment and Planning Pty Ltd is a specialist town planning and infrastructure approvals firm
- We specialise in design, planning, approvals and licensing of best practice industrial developments
- Rutherford Tyre Recyclers Pty Ltd is the applicant for the development
- Rutherford Tyre Recyclers Pty Ltd is based in Rutherford and also operate a tyre retailing and fitting business known as 'Tyres & More'

The location

- The site is described as Lot 3005, DP1040568 and is located in land zoned as E4 – General Industrial.
- Lot 3005, DP1040568 is approximately 1,667m².
- The site is located at 9 Burlington Place, Rutherford NSW. (Nearmaps image on right shows road as Burlington Close).
- The closest residential properties are located within a RE2 – Private Recreational zone ~257m from the Site.
- The site is located within the Hunter Valley.

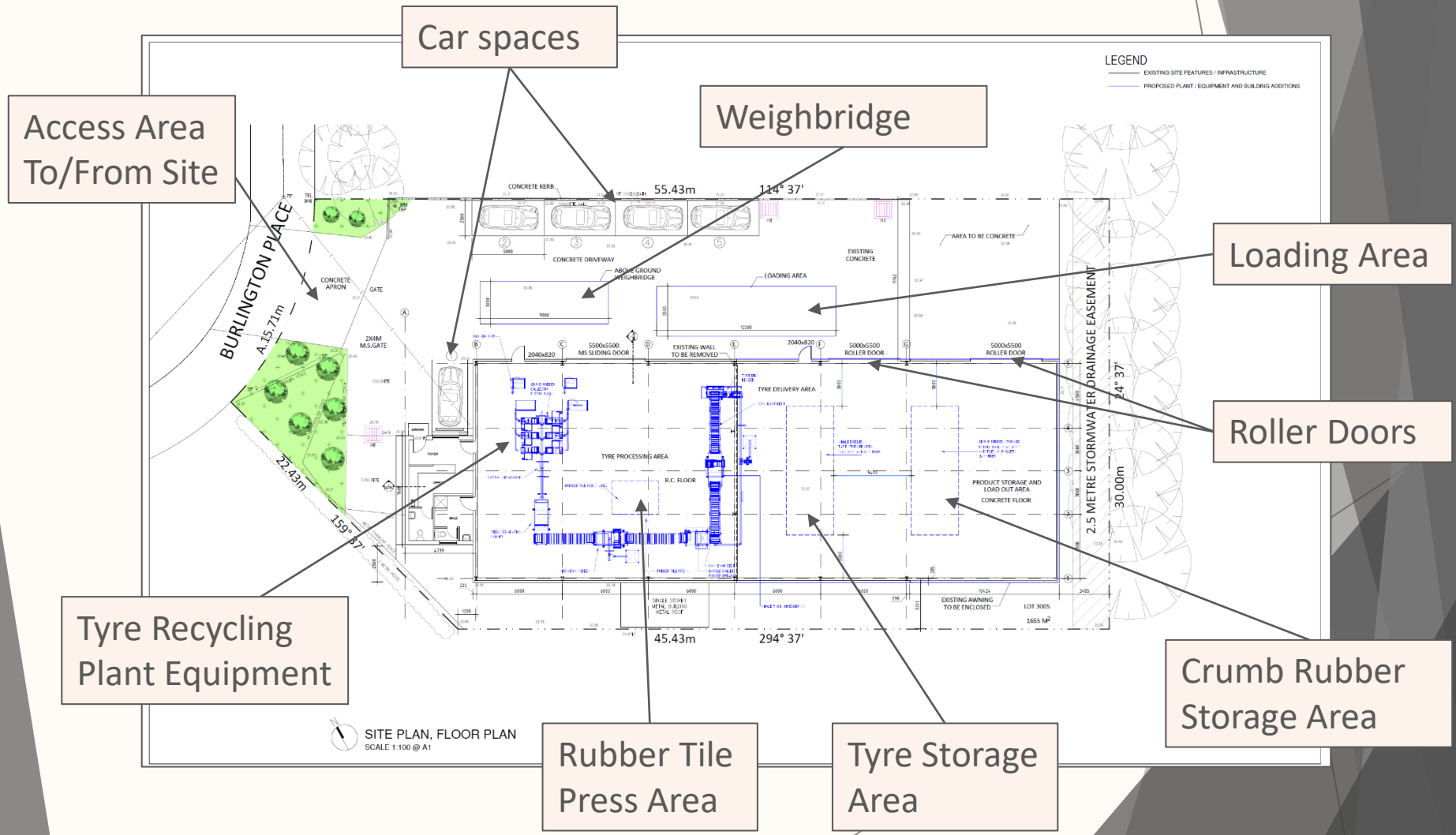


A photograph showing several tall stacks of used, black tires. The tires are arranged in neat piles, with some showing tread patterns and others appearing more worn. The stacks are set against a light-colored background, possibly a wall or a large container.

About the Proposal

- The existing industrial shed on site is proposed to be altered to house the tyre recycling plant equipment
- The tyre recycling process involves shredding whole tyres. The rubber tiles and mat production involves a thermal-moulding process
- 4,500 tonnes of used whole tyres will be processed each year
- The facility will operate 5am to 6pm on weekdays, 8am to 1pm on Saturdays and closed on Sundays and Public Holidays.
- 4 people will be employed
- The site has a hardstand surface to allow for staff vehicles and truck movements
- This will support NSW's circular economy goals by reducing waste being sent to landfill

Site Plan– Tyre Recycling Facility



Project needs and benefits

- The development will provide much needed used tyre recycling within NSW
- The project has the capacity to inject \$500,000 during construction and ongoing revenue from operations
- 4 full-time jobs will be generated once the facility is operational



Will neighbours be affected?

- The proposed development is located ~257m away from the closest residence, Oak Tree Retirement Village. Negligible impacts on neighbours are expected.
- A detailed Environmental Impact Statement is currently being prepared for the development application
- The industrial building will be fully enclosed, resulting in negligible impacts on noise, air or water quality in the surrounding area
- Trucks will only use two roads to connect with the New England Highway. No trucks will pass through any residential areas
- All staff parking for the development will be provided by an onsite car park
- No on-street parking is required for staff, and no visitors will be received by the facility



How will the environment be protected?

- Recycling of used tyres means less waste in the environment. The recovered materials from the tyre recycling process can be used to create new tyres and rubber-based products, reducing the need for new materials, further protecting the environment;
- The site will have a fully sealed hardstand to prevent the possibility of contamination of the environment, and allowing all weather access;
- Handstand to be bunded to contain all firewater in the unlikely event of a fire;
- All stormwater runoff will be intercepted and treated prior to entering the Council drainage system;
- Noise and dust controls within the building to avoid impacts on neighbours and sensitive receptors; and
- All delivery trucks will be back loaded to reduce overall delivery related emissions.

Who are we consulting with?

Businesses within 300m of the site

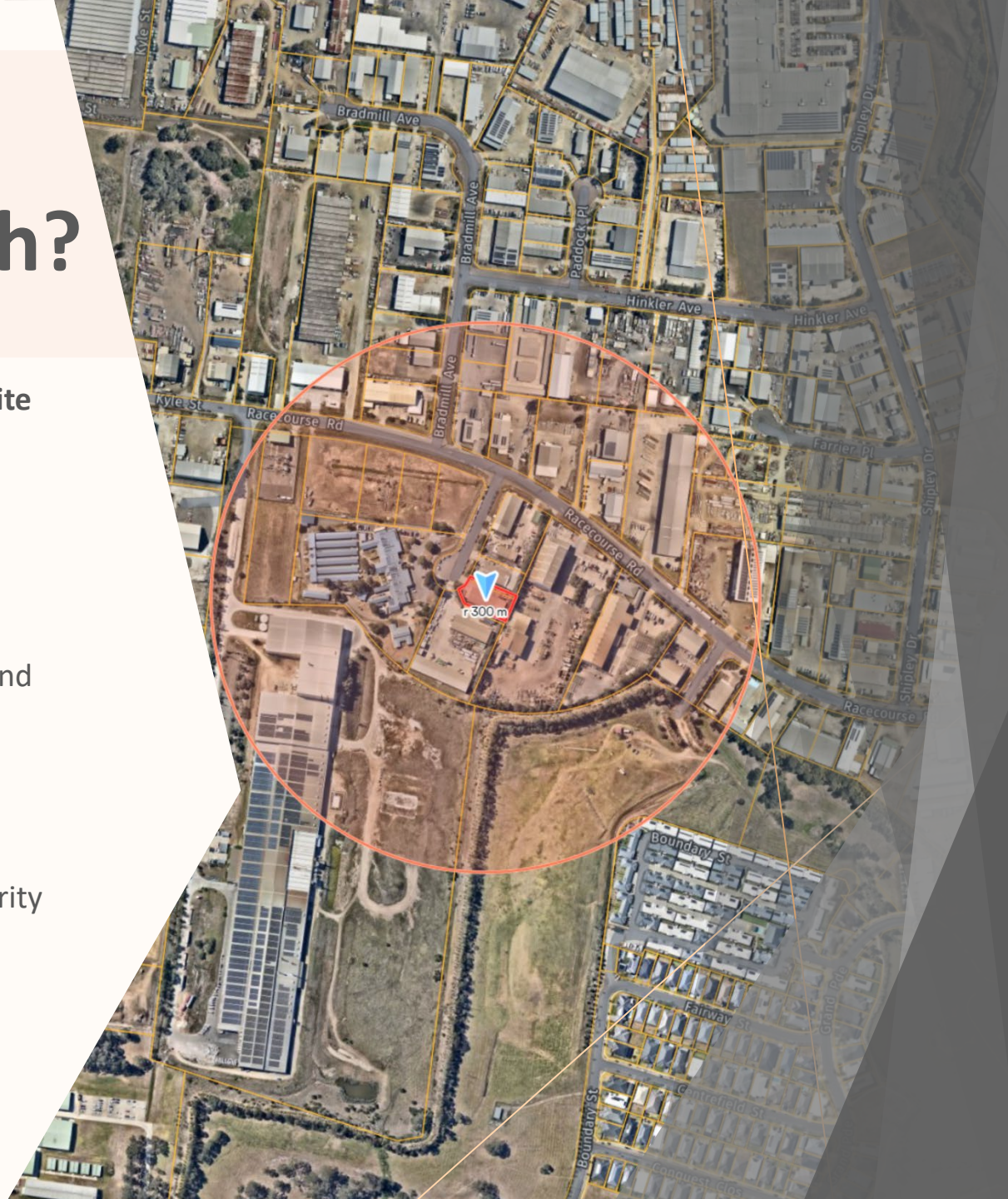
- 40 local businesses have been identified

Community groups

- Hunter and Community Environment Centre
- Mindaribba Local Aboriginal Land Council

Government authorities

- Maitland City Council
- Environmental Planning Authority
- Transport for NSW
- Fire and Rescue NSW
- Hunter Joint Organisation



Planning and Assessment Process

- The assessment will be as a Designated Development – meaning the application will be assessed by Maitland Council and determined by the Hunter and Central Coast Regional Planning Panel.
- Regulatory agencies will also assess the application:
 - Environmental Protection Authority;
 - Maitland City Council;
 - Fire and Rescue NSW; and
 - Transport for NSW.
- Neighbours will be notified in writing by Council and asked to provide their comments.

More Information



Proposed Tyre Recycling Facility Fact Sheet

About the development

Rutherford Tyre Recyclers proposes to develop and operate a small tyre recycling facility at 9 Burlington Place, Rutherford, NSW 2320. A rubber tile and rubber matting production area will also operate within this space, using the crumb rubber produced on site from the tyre recycling process (the proposal).

As part of the development, the existing industrial shed will have alterations to create a larger, fully enclosed industrial shed. Alterations will involve enclosing the existing awning, removing the dividing wall and installing two roller doors.

The industrial building will include an industrial area, two separate storage areas, concrete hardstand, weighbridge, loading area, staff parking and staff amenities.

The proposal will include:

- Alterations to the existing building to fully enclose the proposed tyre recycling operation;
- Designated area in the building for tyre storage, processing, rubber tile production and product storage;
- 4,500 tonnes of whole used tyres will be recycled each year;
- Extension to the outdoor hardstand to allow for vehicle movements under all weather conditions;
- Weighbridge to enable tracking of tonnages of tyres received at the premises and products manufactured and sent to markets;
- System for capture of dust to avoid impacts on air quality;
- Noise control measures to avoid noise impacts on neighbouring businesses and sensitive receptors;
- Upgrades as required to the existing stormwater system on site;
- Four on-site parking spaces for staff;

admin@jacksonenvironment.com.au 02 8056 1849

• Fire suppression system and system for freewater containment, and

• Enhanced landscaping to the road frontage.

Current status of the project

Rutherford Tyre Recyclers 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 environmental impact statement and development application.

Why is the project being proposed?

The site is located on the southern side of the Rutherford industrial estate, on E4 General Industrial land which is compatible with the Proposal. The proposal is located near a number of tyre retailing businesses that have few options for recycling of end of life tyres.

The development aims to provide much needed recycling capabilities for used tyres within the Hunter region of NSW. Used whole tyres cannot be exported, so it is important that tyre recycling facilities are built to ensure waste tyres do not end up in landfill. The development will assist in creating jobs and boost economic growth within the Hunter Valley.

Will neighbours or residents be affected?

The site is located approximately 257m away from the nearest residents located within the Oak Trees Retirement Village. There are no impacts expected to occur to residents within this retirement village, or to the local businesses in close proximity to the Site.



JACKSON ENVIRONMENT AND PLANNING
STRATEGY | INFRASTRUCTURE | COMPLIANCE | PROCUREMENT



**Rutherford Tyre Recyclers
Proposed Tyre Recycling Facility
SEARs Scoping Report**

Jackson Environment and Planning Pty Ltd
Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060
T: 02 8056 1849 | E: admin@jacksonenvironment.com.au
W: www.jacksonenvironment.com.au

See our web site for a Fact Sheet and Scoping Report:
www.jacksonenvironment.com.au

How to Provide Feedback

- We'd really appreciate your feedback on the project
- Please email admin@jacksonenvironment.com.au and use 'Rutherford Tyre Recycling Facility' - Community Feedback' in the subject line
- Or call us on (02) 8056 1849



Thankyou

For more information, contact:

Ms Victoria Wilson

Consultant and Project Manager

Jackson Environment and Planning Pty Ltd

T: 02 8056 1849

E: victoria@jacksonenvironment.com.au

W: www.jacksonenvironment.com.au

Dr Mark Jackson

Director

Jackson Environment and Planning Pty Ltd

T: 02 8056 1849

E: mark@jacksonenvironment.com.au

W: www.jacksonenvironment.com.au



JACKSON
ENVIRONMENT AND PLANNING

Appendix D – Webpage

Proposed Tyre Recycling Facility

📅 February 6, 2024 👤 By [Jackson](#) 📁 [Articles](#), [News](#)

Rutherford Tyre Recyclers proposes to develop and operate a small tyre recycling facility at 9 Burlington Place, Rutherford, NSW 2320. A rubber tile and rubber matting production area will also operate within this space, using the crumb rubber produced on site from the tyre recycling process (the proposal).

As part of the development, the existing industrial shed will have alterations to create a larger, fully enclosed industrial shed. Alterations will involve enclosing the existing awning, removing the dividing wall and installing two roller doors. This recycling facility will support the tyre recycling sector across the Hunter Region.

The industrial building will include an industrial area, two designated storage areas, system for capture of dust, noise control measures, fire suppression system, concrete hardstand, weighbridge, loading area, staff parking, and staff amenities.

The site is located on the southern side of the Rutherford industrial estate, on E4 General Industrial land which is compatible with the Proposal. Used whole tyres cannot be exported, so it is important that tyre recycling facilities are built to ensure waste tyres do not end up in landfill. This development helps to assist in NSW sustainability goals through the recycling of materials and avoidance of landfill.

The development will assist in creating jobs and boosting economic growth within the Hunter Region. The project will inject approximately \$500,000 into the local economy during construction and ongoing revenue from operations.

The design of the development proposes several sustainability initiatives to protect the local environment. These are:

- Recycling of used tyres means less waste in the environment. The recovered materials from the tyre recycling process can be used to create new tyres and rubber-based products, reducing the need for new materials, further protecting the environment;
- The site will have a fully sealed hardstand to prevent the possibility of contamination of the environment, and allowing all weather access;
- Handstand to be bunded to contain all firewater in the unlikely event of a fire;
- All stormwater runoff will be intercepted and treated prior to entering the Council drainage system;
- Noise and dust controls within the building to avoid impacts on neighbours and sensitive receptors; and
- All delivery trucks will be back loaded to reduce overall delivery related emissions.

Neighbour and community feedback is being sought on the proposal. More information can be found in:

- [Fact sheet](#)
- [Scoping report](#)
- [Webinar recording held on 21 February 2024](#)

You can provide your feedback about our proposed development by contacting Jackson Environment and Planning Pty Ltd via email or phone:

- E: admin@jacksonenvironment.com.au
- T: 02 8056 1849

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

Appendix E – Maitland City Council’s Response

SEAR-1810

Phone Enquiries: 4934 9702
Kanishka Guluwita

28/02/2024

Jackson Environment and Planning Pty Ltd
Suite 102, Level 1, 25-29 Berry St
North Sydney NSW 2060

Delivered electronically to: victoria@jacksonenvironment.com.au

Dear Victoria,

Re: Request for Comments on the preparation of an Environmental Impact Statement (EIS) for a Waste Recovery Facility (Waste Tyre Recycling Facility) – 9 Burlington Place Rutherford.

Reference is made to correspondence dated 8 Feb 2024, issued by Jackson Environment and Planning Pty Ltd (JEP) requesting Council's input into the preparation of an EIS, pursuant to the requirements of Secretary's Environmental Assessment Requirements (SEAR's), Ref. 1810 for the above-mentioned proposal. Council has reviewed the information submitted with this request and provides the following comments:

The proposal

The proposed tyre recycling facility is to be located entirely within the confines of the existing industrial building at the subject property, Lot 3005 DP1040568, with the following components included in the operation:

- A. *The existing industrial building to accommodate all industrial operations,*
- o *Crumb rubber production involving non-thermal methods for recycling whole tyres to recover crumb rubber (90%), steel (6%) and cotton (2%)*
 - o *Production of rubber tiles and matting using the produced crumb rubber*
 - o *Internal storage areas to accommodate whole tyres, up to 4,500 tonnes per year, and crumb rubber, up to 4,200 tonnes per year.*
 - o *Internal system to capture dust, noise control measures, fire suppression system.*
- B. *The external concrete hardstand accommodating a weighbridge, loading area, staff parking, and staff amenities.*

The subject site

the subject site is located centrally within the Rutherford Industrial Estate, with Burlington Place providing direct access off Racecourse Road. it is an irregular shaped allotment having 1,655m² in area, accommodating a metal clad industrial building with approx. 675m² gross floor area.

Pursuant to Maitland Local Environmental Plan 2011 (MLEP) the site and its immediate surrounds are zoned E4 General Industrial. Further towards the south this zone adjoins a land zoned RE2 Private Recreation which

accommodates residential development, including a retirement village (housing for seniors) and a greenfield residential estate.

An easement for drainage 2.5m-wide exists along the eastern boundary of the site which burdens the property and gain legal access to the street drain over the adjoining properties to the north (Lots 3006, 3007 and 3008).

The subject building was approved by council on 22.12.2015, by granting development consent DA03/1383 for an Industrial Building and First Use Storage of Earth Moving Equipment and a Crane and General Fabrication. It is unclear if this is still in operation at the site.

Classification

Based on the proposed whole tyre storage and delivery capacities, the proposal is identified as a Scheduled Activity, pursuant to *Schedule 1 – Scheduled Activities identified by the Protection of Environmental Operations Act 1997*, requiring licensing from the NSW Environmental Protection Authority.

- *Recovery of waste tyres, having on site at any time (other than in or on a vehicle used to transport the tyres to or from the premises) more than 5 tonnes of waste tyres or 500 waste tyres.*

The proposal will also be classified as designated development, requiring DPHI issuing SEARS and the proponent preparing an EIS, pursuant to *Schedule 3 criteria of the EPA Regulations 2021*, for Waste or Resource Management Facilities.

- *within 500 metres of a residential zone or 250 metres of a dwelling not associated with the development and, in the consent authority's opinion, considering topography and local meteorological conditions, are likely to significantly affect the amenity of the neighbourhood because of noise, visual impacts, vermin, traffic or air pollution, including odour, smoke, fumes or dust.*

Being defined as a Resource Recovery Facility under the standard instrument LEP, the proposal is an innominate permissible use within E4 Zone, and is permitted with consent, pursuant to Maitland LEP.

Odour and Air Quality

There are a number of existing odour producing industries within the subject precinct. This proposed land use has the potential to contribute to the cumulative odour impacts within the area, and contribute to land use conflicts with surrounding properties. An odour impact and air quality report prepared by a suitably qualified professional shall be prepared and submitted with the EIS. The report shall pay specific attention to its potential impacts on the retirement village and the residential estate located to the south of the site.

Noise

Acoustic impacts of the development must be fully addressed as part of the EIS and an acoustic report provided. Hours of operation shall be clearly defined within this report, along with recommendations for appropriate noise attenuation measures.

Contamination

The site is not identified as '*potentially contaminated*', however, a Preliminary Site Investigation (PSI) shall be submitted noting its past industrial use. There is a likelihood that a Phase 2, Detailed Site Investigation may be required; however the outcomes of the PSI will guide this.

285 - 287 High Street
Maitland NSW 2320

t 02 4934 9700
f 02 4933 3209

info@maitland.nsw.gov.au
maitland.nsw.gov.au

All correspondence should be directed to: General Manager P.O. Box 220 Maitland NSW 2320

Servicing

Reticulated sewer and water are available to the site, and it is understood electricity is also available noting the site's past industrial operations. Applying for a Sec. 50 Compliance certificate and obtaining advice regarding a trade waste agreement with Hunter Water Corporation is recommended for the purpose of the designated development application.

Other

- A Traffic Impact Assessment, detailing the movement of large vehicles to and from the site shall be provided with the EIS. Internal manoeuvring plan for all vehicles shall be provided. The manoeuvring of cars, trucks and pedestrians shall be separated.
- A Stormwater Management Plan is required within the EIS. This should include details on how stormwater will be managed independently from wastewater that may be generated by the production line.
- A detailed waste management plan shall be submitted with the EIS, outlining the quantities and types of waste estimated to be generated by the proposal, and the appropriate disposal and management of these waste products.
- Fire safety plan detailing how the building/site, following the proposed alterations, would satisfy the National Construction Code requirements, noting the Category 1 Fire Safety Provisions that may be applicable for industrial uses having over 500m² gross floor area.

If you require further information or clarification on any matter raised in this letter, please contact Kanishka Guluwita, Town Planner, on (02) 4934 9798 or via email: Kanishka.guluwita@maitland.nsw.gov.au

Yours sincerely



Kanishka Guluwita
Town Planner

285 - 287 High Street
Maitland NSW 2320

t 02 4934 9700
f 02 4933 3209

info@maitland.nsw.gov.au
maitland.nsw.gov.au

All correspondence should be directed to: General Manager P.O. Box 220 Maitland NSW 2320

Appendix F – EPA’s Response

RE: Rutherford Tyre Recyclers - 9 Burlington Place Rutherford - Consultation with EPA

Sean Joyce <Sean.Joyce@epa.nsw.gov.au>

Mon 12-Feb-24 9:37 AM

To:Victoria Wilson <victoria@jacksonenvironment.com.au>

Good morning,

Thank you for the request for a review by the NSW Environment Protection Authority (EPA) of the proposed tyre recycling facility located at 9 Burlington Place, Rutherford NSW (Lot 3005 DP1040568).

Based on the information provided, the EPA has no comment on the proposal at this stage.

Comment will be provided in due course to the relevant planning authority as per the *Environmental Planning & Assessment Act 1979*.

Please contact me if you need further info.

Regards,

Sean Joyce

Operations Officer

Operational Coordination Unit

NSW Environment Protection Authority

Office: 02 4908 6897

Mobile: 0455 680 863

sean.joyce@epa.nsw.gov.au www.epa.nsw.gov.au [@EPA NSW](#)

Please send all official electronic correspondence to info@epa.nsw.gov.au

www.epa.nsw.gov.au [@NSW EPA](#)

The EPA acknowledges the Traditional Custodians of the land, waters and sky where we work.

As part of the world's oldest surviving cultures we pay our respect to Aboriginal Elders past and present.

I work on Dharug Country.

Report pollution and environmental incidents 131 555

----- Forwarded Message -----

From: Victoria Wilson [victoria@jacksonenvironment.com.au]

Sent: 08/02/2024 11:46

To: info@environment.nsw.gov.au

Cc: mark@jacksonenvironment.com.au

Subject: Rutherford Tyre Recyclers - 9 Burlington Place Rutherford - Consultation with EPA

Dear Sir/Madam,

Jackson Environment and Planning Pty Ltd has been engaged by Rutherford Tyre Recyclers to assist in preparing a development application for a tyre recycling facility located at 9 Burlington Place, Rutherford NSW (Lot 3005 DP1040568). The site is located on the southern side of the Rutherford industrial estate.

The tyre recycling facility will recycle 4,500 tonnes of whole used tyres each year. A portion of the crumb rubber produced on site from tyre recycling will be used to create rubber tiles and matting.

As part of the proposed development, alterations will be made to the industrial shed on site, as well as a change of use into a tyre recycling facility. All operations will occur inside the industrial shed.

Preparation of the Environmental Impact Statement (EIS) has begun and consultation with the EPA is a requirement under the Planning Secretary's Environmental Assessment requirements (SEARs) 1810.

Please find the consultation letter and scoping report attached to this email for additional information about this project.

Please provide any feedback you may have by 29 February 2024.

Thank you for taking the time to review this proposal and we look forward to engaging with your organisation.

Kind regards,
Victoria

Victoria Wilson

Consultant and Project Manager Phys Geog BSc (Hons), Enviro Mgmt MSc

Jackson Environment and Planning Pty Ltd

Suite 102, Level 1, 25-29 Berry St

North Sydney NSW 2060

M: 0415919976

T: 02 8056 1849

E: victoria@jacksonenvironment.com.au

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Any views expressed in this email are those of the individual sender except where the sender expressly and with authority states them to be the views of the NSW Office of Environment, Energy and Science.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

ref:!00D7F06iTix.!500GA01SnKjN:ref

This email is intended for the addressee(s) named and may contain confidential and/or privileged information.

If you are not the intended recipient, please notify the sender and then delete it immediately.
Any views expressed in this email are those of the individual sender except where the sender expressly and with authority states them to be the views of the Environment Protection Authority.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

Appendix G – TfNSW’s Response

16 February 2024

File No: NTH24/00117/01

Victoria Wilson
Jackson Environment & Planning P/L
Suite 102, L1, 25-29 Berry St
NORTH SYDNEY NSW 2060

Attention: Victoria Wilson

RE: Pre-EIS Advice – Tyre Recycling Facility - SEAR 1810; L 3005 DP1040568 – 9 Burlington Place Rutherford

I refer to your email of 8 February 2024 requesting input from Transport for NSW for the abovementioned development proposal.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the *Future Transport Strategy*.

New England Highway (HW9) is a classified (State) road and Burlington Place is a local road. Maitland City Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

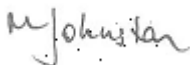
Transport for NSW Response

TfNSW requests that a Traffic Impact Assessment (TIA) be prepared by suitably qualified person/s in accordance with the Austroads Guide to Traffic Management Part 12, the complementary TfNSW Supplement and RTA Guide to Traffic Generating Developments. The TIA should include, but not necessarily be limited to, an assessment of the considerations outlined in **Attachment A**.

TfNSW highlights that in determining the application under the *Environmental Planning and Assessment Act 1979*, it is the Consent Authority's responsibility to consider the environmental impacts of any roadworks which are ancillary to the development. This includes any works which form part of the proposal and/or any works which are deemed necessary to include as requirements in the conditions of project approval.

If you have any further enquiries regarding the above comments please do not hesitate to contact Bec Shaw, Development Services Case Officer or the undersigned on 1300 207 783 or via email at: development.north@transport.nsw.gov.au

Yours faithfully,



Marg Johnston
Team Leader, Development Services
Community and Place | Region North
Regional & Outer Metropolitan
Transport for NSW

Enc. ATTACHMENT A - Requested TIA considerations

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ATTACHMENT A - Traffic Impact Assessment – Requested considerations

For context, this attachment must be read with TfNSW letter of 16 February 2024 reference number NTH24/00117/01.

Traffic Impact Assessment (TIA) be prepared by suitably qualified person/s in accordance with the Austroads Guide to Traffic Management Part 12, the complementary TfNSW Supplement and RTA Guide to Traffic Generating Developments.

The TIA is to identify the impacts of the development and the proposed on-site and off-site measures proposed to mitigate the impacts of the development on any road or rail related infrastructure. The TIA must explain and justify all inputs informing the proposed mitigation measures and TIA conclusions.

The TIA should be tailored to the scope of the proposed development and include, but not necessarily be limited to, consideration of the following;

- A map of the proposed transport route/s identifying all public roads proposed to obtain access from the classified (State) road/s to the development site.
- The total impact of existing and proposed development on the road network with consideration for a 10 year horizon. This should include;
 - Identify Annual Average Daily Traffic (AADT) volumes with percentage heavy vehicles along the transport route/s and diagrammatically demonstrate AM and PM peak hour movements at key intersections.
 - Background traffic data from published sources and/or recent survey data. The source of data and any assumptions are to be clearly explained and justified, including the growth rate applied to the future horizon.
 - The volume and distribution of proposed trips to be generated by the construction, operational and decommission phases of the development. This should identify the maximum daily and hourly demands generated by the development, particularly where they coincide with the network peak hour.
 - The type and frequency of design vehicles accessing the development site.
- Details of the road geometry and alignment along the identified transport route/s, including existing formations, crossings, intersection treatments and any identified hazards. This should include;
 - Available sight distances at intersections along the proposed transport routes and any constraint to achieving the required sight distance for the posted speed limit.
 - An assessment of turn treatment warrants in accordance with the Austroads Guide to Traffic Management Part 6 and Austroads Guide to Road Design Part 4A for intersections along the identified transport route/s, identifying the existence of the minimum basic turn treatments and addressing the need for any warranted higher order treatments.
 - Swept path analysis demonstrating the largest design vehicle entering and leaving the development, and moving in each direction through intersections along the proposed transport route/s.
- Capacity analysis using SIDRA or other relevant application, to identify an acceptable Level of Service (LOS) at intersections with the classified (State) road/s, and where relevant, analysis of any other intersections along the proposed transport route/s.

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- A review of crash data along the identified transport route/s for the most recent 5 year reporting period and an assessment of road safety along the proposed transport route/s considering the safe systems principles adopted under Future Transport 2056.
- Strategic (2D) design drawings of all proposed road works and the site access demonstrating scope, estimated cost and constructability of works required to mitigate the impacts of the development on road safety, traffic efficiency and the integrity of transport infrastructure. Works must be appropriately designed for the existing posted speed limit.
- Site plan demonstrating site access, internal manoeuvring, servicing and parking areas consistent with the relevant parts of AS2890 and Council requirements.
- Details of measures to address impacts and/or provide connections for public transport services and active transport modes, such as, public and school bus services, walking and cycling.
- Details of measures to ameliorate the impacts of road traffic noise, dust, and/or glare generated along the proposed transport route/s.
- Details of any Traffic Management Plan (TMP) proposed to address the construction and operation phases of the proposed development. The TMP should be prepared and implemented in accordance with *Australian Standard 1742.3* and the *Work Health and Safety Regulation 2017*. It is recommended that any TMP include, but not necessarily limited to, the following;
 - A map of the primary transport route/s highlighting critical locations.
 - An induction process for vehicle operators and regular toolbox meetings.
 - Procedures for travel through residential areas, school zones and/or bus route/s.
 - any proposed temporary measures such a Traffic Guidance Scheme (TGS)
 - A Driver Code of Conduct for heavy vehicle operators.
 - A complaint resolution and disciplinary procedure.
- Community consultation measures proposed for peak periods.

Where road safety concerns are identified at a specific location along the proposed haulage routes, TfNSW suggests that the TIA be supported by a targeted Road Safety Audit undertaken by suitably qualified persons in accordance with the Austroads Guidelines.

Any roadwork on classified State or Regional road/s is to be designed and constructed in accordance with the current Austroads Guidelines, Australian Standards and [TfNSW Supplements](#).

--- end of Attachment A ---

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Appendix H – Fire & Rescue NSW’s Response

RE: CM: Rutherford Tyre Recyclers - 9 Burlington Place Rutherford - Consultation with Fire and Rescue NSW

Operational Liaison <OpsLiaison@fire.nsw.gov.au>

Tue 13-Feb-24 10:38 AM

To:Victoria Wilson <victoria@jacksonenvironment.com.au>

Cc:Fire Safety <FireSafety@fire.nsw.gov.au>;mark jacksonenvironment.com.au <mark@jacksonenvironment.com.au>

Hi Victoria,

FRNSW will not be providing comment on a scoping report as there is currently insufficient information available regarding the fire safety and emergency response management aspects of the project.

FRNSW requests to be consulted and given the opportunity to review and provide comment regarding the proposed fire and life safety systems at the preliminary and final design phases of the project.

Kind regards,

Lynden



**Operational Liaison and Special Hazards
Fire Safety Directorate
Fire and Rescue NSW**

E: opsliaison@fire.nsw.gov.au Ph: 02 9742 7434
1 Amarina Ave, Greenacre, NSW 2190

PREPARED FOR ANYTHING.

www.fire.nsw.gov.au



From: Victoria Wilson <victoria@jacksonenvironment.com.au>

Sent: Monday, February 12, 2024 12:20 PM

To: Operational Liaison <OpsLiaison@fire.nsw.gov.au>

Cc: Fire Safety <FireSafety@fire.nsw.gov.au>; mark jacksonenvironment.com.au <mark@jacksonenvironment.com.au>

Subject: Re: CM: Rutherford Tyre Recyclers - 9 Burlington Place Rutherford - Consultation with Fire and Rescue NSW

CAUTION: This email originated from outside of Fire and Rescue NSW. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Lynden,

Thank you for your email.

We have requested comments on this Proposal because it is a specific requirement within the SEARs.

As part of the agency consultation process by NSW DPHI in preparing the SEARs, Fire and Rescue NSW did not respond to that request.

We understand from previous experience with other projects that Fire and Rescue NSW normally provide comments and do not require an application for a written report.

Kind regards,
Victoria

Victoria Wilson

Consultant and Project Manager Phys Geog BSc (Hons), Enviro Mgmt MSc

Jackson Environment and Planning Pty Ltd

Suite 102, Level 1, 25-29 Berry St

North Sydney NSW 2060

M: 0415919976

T: 02 8056 1849

E: victoria@jacksonenvironment.com.au



From: Operational Liaison <OpsLiaison@fire.nsw.gov.au>

Sent: Friday, February 9, 2024 4:08 PM

To: Victoria Wilson <victoria@jacksonenvironment.com.au>

Cc: Fire Safety <FireSafety@fire.nsw.gov.au>; mark.jacksonenvironment.com.au <mark@jacksonenvironment.com.au>

Subject: RE: CM: Rutherford Tyre Recyclers - 9 Burlington Place Rutherford - Consultation with Fire and Rescue NSW

Hi Victoria,

Fire and Rescue NSW (FRNSW) are engaged by NSW DPIH (Planning) to review documentation and provide recommendations as part of the state significant planning process. FRNSW are also sometimes engaged by Local government authorities to provide the same service during local planning processes. However, this is not a service offered to private entities by FRNSW. Should you require specific engagement outside of the two processes, you would need to apply to FRNSW for an [application for written report](#) and this incurs a cost to the applicant.

If you require any further clarification or information, please contact me on my below details.

Please advise how you would like to proceed.

Kind regards,

Lynden



Inspector Lynden Moyes

Team Leader Fire Safety

Special Hazards and Operational Liaison | Fire and Rescue NSW

E: Lynden.moyes@fire.nsw.gov.au

M: 0400016767

1 Amarina Ave, Greenacre, NSW 2190

From: Victoria Wilson <victoria@jacksonenvironment.com.au>
Sent: Thursday, February 8, 2024 11:50 AM
To: Fire Safety <FireSafety@fire.nsw.gov.au>
Cc: mark jacksonenvironment.com.au <mark@jacksonenvironment.com.au>
Subject: CM: Rutherford Tyre Recyclers - 9 Burlington Place Rutherford - Consultation with Fire and Rescue NSW

CAUTION: This email originated from outside of Fire and Rescue NSW. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,

Jackson Environment and Planning Pty Ltd has been engaged by Rutherford Tyre Recyclers to assist in preparing a development application for a tyre recycling facility located at 9 Burlington Place, Rutherford NSW (Lot 3005 DP1040568). The site is located on the southern side of the Rutherford industrial estate.

The tyre recycling facility will recycle 4,500 tonnes of whole used tyres each year. A portion of the crumb rubber produced on site from tyre recycling will be used to create rubber tiles and matting.

As part of the proposed development, alterations will be made to the industrial shed on site, as well as a change of use into a tyre recycling facility. All operations will occur inside the industrial shed.

Preparation of the Environmental Impact Statement (EIS) has begun and consultation with Fire and Rescue NSW is a requirement under the Planning Secretary's Environmental Assessment requirements (SEARs) 1810.

Please find the consultation letter and scoping report attached to this email for additional information about this project.

Please provide any feedback you may have by 29 February 2024.

Thank you for taking the time to review this proposal and we look forward to engaging with your organisation.

Kind regards,
Victoria

Victoria Wilson

Consultant and Project Manager Phys Geog BSc (Hons), Enviro Mgmt MSc

Jackson Environment and Planning Pty Ltd

Suite 102, Level 1, 25-29 Berry St

North Sydney NSW 2060

M: 0415919976

T: 02 8056 1849

E: victoria@jacksonenvironment.com.au

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This message has been scanned for viruses.

Appendix I – Hunter Joint Organisation’s Response

RE: Rutherford Tyre Recyclers - 9 Burlington Place Rutherford - Consultation with Hunter Joint Organisation

Tim Askew <tima@hunterjo.com.au>

Fri 01-Mar-24 1:37 PM

To: Victoria Wilson <victoria@jacksonenvironment.com.au>

Cc: mark.jacksonenvironment.com.au <mark@jacksonenvironment.com.au>

Thanks Victoria (and Mark),

We love to here about the potential opportunities in the region and put them into our stakeholder list for future engagement once approved.

We will not comment on the EIS process as our member council's handle that element.

Regards

Tim

Tim Askew

DIRECTOR OF PROGRAMS

tima@hunterjo.com.au | 0436 420 623

4 Sandringham Avenue | PO Box 3137 | Thornton NSW 2322

Follow our progress

hunterjo.com.au



The Hunter Joint Organisation acknowledges the country and history of the traditional custodians of the lands upon which we work and live. We pay our respects to the Elders past, present and emerging, of our region, and of Australia.

From: Victoria Wilson <victoria@jacksonenvironment.com.au>

Sent: Thursday, February 8, 2024 12:07 PM

To: Tim Askew <tima@hunterjo.com.au>

Cc: mark.jacksonenvironment.com.au <mark@jacksonenvironment.com.au>

Subject: Rutherford Tyre Recyclers - 9 Burlington Place Rutherford - Consultation with Hunter Joint Organisation

Dear Tim,

Jackson Environment and Planning Pty Ltd has been engaged by Rutherford Tyre Recyclers to assist in preparing a development application for a tyre recycling facility located at 9 Burlington Place, Rutherford NSW (Lot 3005 DP1040568). The site is located on the southern side of the Rutherford industrial estate.

The tyre recycling facility will recycle 4,500 tonnes of whole used tyres each year. A portion of the crumb rubber produced on site from tyre recycling will be used to create rubber tiles and matting.

As part of the proposed development, alterations will be made to the industrial shed on site, as well as a change of use into a tyre recycling facility. All operations will occur inside the industrial shed.

Preparation of the Environmental Impact Statement (EIS) has begun and consultation with community council groups is a requirement under the Planning Secretary's Environmental Assessment requirements (SEARs) 1810.

Please find the consultation letter and scoping report attached to this email for additional information about this project.

Please provide any feedback you may have by 29 February 2024.

Thank you for taking the time to review this proposal and we look forward to engaging with your organisation.

Kind regards,
Victoria

Victoria Wilson

Consultant and Project Manager Phys Geog BSc (Hons), Enviro Mgmt MSc

Jackson Environment and Planning Pty Ltd

Suite 102, Level 1, 25-29 Berry St

North Sydney NSW 2060

M: 0415919976

T: 02 8056 1849

E: victoria@jacksonenvironment.com.au



Appendix J – Oak Tree Retirement Village’s Response

Re: Rutherford Tyre Recyclers - 9 Burlington Place Rutherford - Consultation with Neighbours

Victoria Wilson <victoria@jacksonenvironment.com.au>

Wed 21-Feb-24 4:02 PM

To:Tiffany O'Brien <vmrutherford@oaktreegroup.com.au>

Cc:mark.jacksonenvironment.com.au <mark@jacksonenvironment.com.au>

Hi Tiffany,

Thank you for your email, we appreciate your feedback.

We do not expect the Proposal to have any impacts to your residents and consulted you as a courtesy to ensure you were given an opportunity to provide any feedback you may have had.

We are happy to keep you in the loop as the planning process progresses.

Any questions in the mean time, please feel free to reach out.

Kind regards,
Victoria

Victoria Wilson

Consultant and Project Manager Phys Geog BSc (Hons), Enviro Mgmt MSc

Jackson Environment and Planning Pty Ltd

Suite 102, Level 1, 25-29 Berry St

North Sydney NSW 2060

M: 0415919976

T: 02 8056 1849

E: victoria@jacksonenvironment.com.au



From: Tiffany O'Brien <vmrutherford@oaktreegroup.com.au>

Sent: Wednesday, February 21, 2024 9:28 AM

To: Victoria Wilson <victoria@jacksonenvironment.com.au>

Cc: mark.jacksonenvironment.com.au <mark@jacksonenvironment.com.au>

Subject: RE: Rutherford Tyre Recyclers - 9 Burlington Place Rutherford - Consultation with Neighbours

Hi Victoria,

Apologies for missing your call, I was off work yesterday afternoon for an appointment.

I received your correspondence you sent through, and forwarded to my Manager and was advised no need to action.

We are happy to receive any information relating to the plans for the tyre recyclers just in case any of our residents ask any questions but like to think this would not impact our residents 😊

Tiffany O'Brien

Village Manager

T 0408 164 423

E vmrutherford@oaktreegroup.com.au

A 4 Discovery Way, Rutherford NSW 2320



OAK TREE
RETIREMENT VILLAGES

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From: Victoria Wilson <victoria@jacksonenvironment.com.au>

Sent: Tuesday, February 20, 2024 2:56 PM

To: Tiffany O'Brien <vmrutherford@oaktreegroup.com.au>

Cc: mark jacksonenvironment.com.au <mark@jacksonenvironment.com.au>

Subject: Re: Rutherford Tyre Recyclers - 9 Burlington Place Rutherford - Consultation with Neighbours

Hi Tiffany,

I tried calling just now on 0408 164 423, but was unable to get through.

I was calling to follow up about the email sent below regarding the proposed tyre recycling facility at 9 Burlington Place, Rutherford.

We will be hosting a webinar about this project tomorrow (21 February 2024) between 6-7pm. If you are interested in attending, please let us know and we will send an invite over to you.

Any questions, please do not hesitate to reach out.

Kind regards,
Victoria

Victoria Wilson

Consultant and Project Manager Phys Geog BSc (Hons), Enviro Mgmt MSc

Jackson Environment and Planning Pty Ltd

Suite 102, Level 1, 25-29 Berry St

North Sydney NSW 2060

M: 0415919976

T: 02 8056 1849

E: victoria@jacksonenvironment.com.au



From: Victoria Wilson

Sent: Thursday, February 8, 2024 12:39 PM

To: vmrutherford@oaktreegroup.com.au <vmrutherford@oaktreegroup.com.au>

Cc: mark.jacksonenvironment.com.au <mark@jacksonenvironment.com.au>

Subject: Rutherford Tyre Recyclers - 9 Burlington Place Rutherford - Consultation with Neighbours

Dear Tiffany,

Jackson Environment and Planning Pty Ltd has been engaged by Rutherford Tyre Recyclers to assist in preparing a development application for a tyre recycling facility located at 9 Burlington Place, Rutherford NSW (Lot 3005 DP1040568). The site is located on the southern side of the Rutherford industrial estate.

The tyre recycling facility will recycle 4,500 tonnes of whole used tyres each year. A portion of the crumb rubber produced on site from tyre recycling will be used to create rubber tiles and matting.

As part of the proposed development, alterations will be made to the industrial shed on site, as well as a change of use into a tyre recycling facility. All operations will occur inside the industrial shed.

Preparation of the Environmental Impact Statement (EIS) has begun and consultation with neighbours is a requirement under the Planning Secretary's Environmental Assessment requirements (SEARs) 1810.

Please find the consultation letter and fact sheet attached to this email for additional information about this project. A webinar will also be held to provide more information on the project, details are in the enclosed letter.

Thank you for taking the time to review this proposal and we look forward to receiving your feedback.

Kind regards,
Victoria

Victoria Wilson

Consultant and Project Manager Phys Geog BSc (Hons), Enviro Mgmt MSc

Jackson Environment and Planning Pty Ltd

Suite 102, Level 1, 25-29 Berry St

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T: 02 8056 1849

E: victoria@jacksonenvironment.com.au

