

Prepared for Australian Meat Group



Scoping Report

Cootamundra Abattoir Upgrade

Cootamundra-Gundagai Regional Council, Cootamundra, NSW

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We acknowledge the Traditional Owners of this land and pay our respect to Elders past, present and emerging. We recognise that the First Nations peoples of Australia have traditionally managed the resources of this land in a sustainable way, and that they are the original custodians of the Australian environment.

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Acronyms and Abbreviations

ACHA	Aboriginal Cultural Heritage Assessment
AHD	Australian Heritage Database
AHIMS	Aboriginal Heritage Information Management System
AMG	Australian Meat Group
AQI	Air Quality Index
ASC	Australian Soil Classification
ASL	Above sea level
BC Act	<i>Biodiversity Conservation Act 2016 (NSW)</i>
BDAR	Biodiversity Development Assessment Report
BIC	Building Information Certificate
BOD	Biological oxygen demand
BOS	Biodiversity Offset Scheme
BV	Biodiversity Value
CGRC	Cootamundra-Gundagai Regional Council
CLM Act	<i>Contaminated Land Act 1997</i>
CSES	Community and Engagement Stakeholder Strategy
CSP	Community Strategic Plan
Cth	Commonwealth
DA	Development Application
DAFF	Dissolved Air Floatation Filters
DD	Due Diligence
DP	Deposited Plan
DPE	(Former) Department of Planning and Environment (NSW) (now DCCEEW and DPHI)

DPHI	Department of Planning, Housing and Infrastructure (NSW) (formerly DPE)
DPI	Department of Primary Industries (NSW)
DPIE	(Former) Department of Planning, Industry and Environment (NSW) (now DPHI)
EDC	Estimated Development Cost
EIS	Environmental impact statement
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth)
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i> (NSW)
EPL	Environment Protection Licence
FM Act	<i>Fisheries Management Act 1994</i> (NSW)
FRNSW	Fire and Rescue New South Wales
FTE	Full-time equivalent
GDE	Groundwater dependent ecosystem
GSG	Greater Soil Group
ha	hectares
Heritage Act	<i>Heritage Act 1977</i> (NSW)
KFH	Key Fish Habitat
km	kilometres
LEP	Local Environment Plan
LGA	Local government area
LSC	Land and Soil Capability Scheme
LSPS	Local Strategic Planning Strategy
m	metres
MNES	Matters of national environmental significance under the EPBC Act (<i>c.f.</i>)
NPI	National Pollutant Inventory
NPW Act	<i>National Parks and Wildlife Act 1974</i> (NSW)

NSW	New South Wales
PCT	Plant Community Type
PMST	Protected matters search tool
PSIA	Preliminary Social Impact Assessment
RLS	Rural Lands Strategy
SEARS	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SHI	State Heritage Inventory
SIA	Social Impact Assessment
SSD	State Significant Development
SVTM	State Vegetation Type Mapping
T	Tonnes
TEC	Threatened ecological community
TfNSW	Transport for New South Wales
TIA	Traffic Impact Assessment
TI SEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021
TPD	Tonnes per day
VIA	Visual Impact Assessment
WM Act	<i>Water Management Act 2000</i>

Key terms used in this report

Term	Description
The Project	<p>Cootamundra Abattoir Upgrade.</p> <p>The expansion of operations at the existing Cootamundra Abattoir at 572 Stockinbingal Road, Cootamundra. The Project includes the construction of new buildings, upgrades to the existing plant and the construction of an additional carpark.</p> <p>It is also proposed to increase the operational capacity to 1,250 tonnes per day (TPD). This would likely involve two shifts per day, Monday to Friday. This would likely consist of 650 TPD of cattle and 600 TPD of lamb, though any mix not exceeding 1,250 TPD live weight would be sought.</p>
The Applicant	The Australian Meat Group Pty Ltd (AMG)
Subject Lots	Lots affected by the Project include Lot 1 Deposited Plan (DP) 611755, Lot 53 DP1258388, Lot 52 DP1258388 and Lot 2 DP611755.
Project Site	The specific area of land utilised for the existing and proposed operations, refer to Figure 1-1.
Disturbance Footprint	<p>All areas required to be disturbed by the Project for the proposed upgrades.</p> <p>The Development Footprint would be defined in more detail during the Environmental Impact Statement phase as further detailed study into environmental impacts are undertaken.</p>
Associated and non-associated receivers	There is one associated receiver (a dwelling owned by AMG) and 111 non-associated receivers within 2km of the Project Site.

1. Introduction

1.1. Project outline

The Australian Meat Group (AMG, the Applicant) proposes to expand operations at the existing Cootamundra Abattoir (the Project), located at 572 Stockinbingal Road, Cootamundra, refer to Figure 1-1.

The Cootamundra Abattoir commenced operations around 1974, and the site has been progressively developed over decades in accordance with local approvals. It was closed by the former operator in 2017. The facility was purchased by AMG in 2020 and has since been in the process of being upgraded to a state-of-the-art processing facility with regard to optimising labour, energy, hygiene, environmental outcomes and process efficiency. The facility reopened in 2023.

Upgrade works are proposed as follows:

- Demolishing existing buildings and structures, as required
- Construction and operation of:
 - An additional rendering plant
 - A lamb boning room
 - A CO₂ freezer plant room
 - Additional sheep pens
 - A larger administration building
- Refit of the existing rendering plant
- Upgrades to the existing wastewater system
- Increasing the size of the existing carpark
- The construction of an additional carpark (to the south of the existing carpark)

The Project layout is shown in Figure 1-3. The Site Layout Plan (which includes the location of the rendering plant, lamb boning room, additional sheep pens and the administration building, which would be constructed within the existing processing facility) has been provided in Appendix A.

Currently, the facility has the capacity to process up to 282,500kg (282.5 tonnes per day (TPD)) live weight of any mix of cattle and lamb. The site operates under an existing Environment Protection Licence (EPL 3889) issued by the NSW Environment Protection Authority (EPA).

As a result of the upgrades, it is proposed to increase the operational capacity to 1,250 TPD. This would likely involve two shifts per day, Monday to Friday. This would likely consist of 650 TPD of cattle and 600 TPD of lamb, though any mix not exceeding 1,250 TPD live weight would be sought. A comparison of the approved development alongside the proposed changes has been provided in Section 3 of this report. The Project would create 140 construction jobs and around 700 additional operational jobs.

This Scoping Report provides a high-level description of the current and proposed operations, including their strategic and statutory context. It identifies key environmental issues relevant to the Project and proposed investigation strategies developed to enable the comprehensive environmental assessment of the Project.



Figure 1-1 Project locality

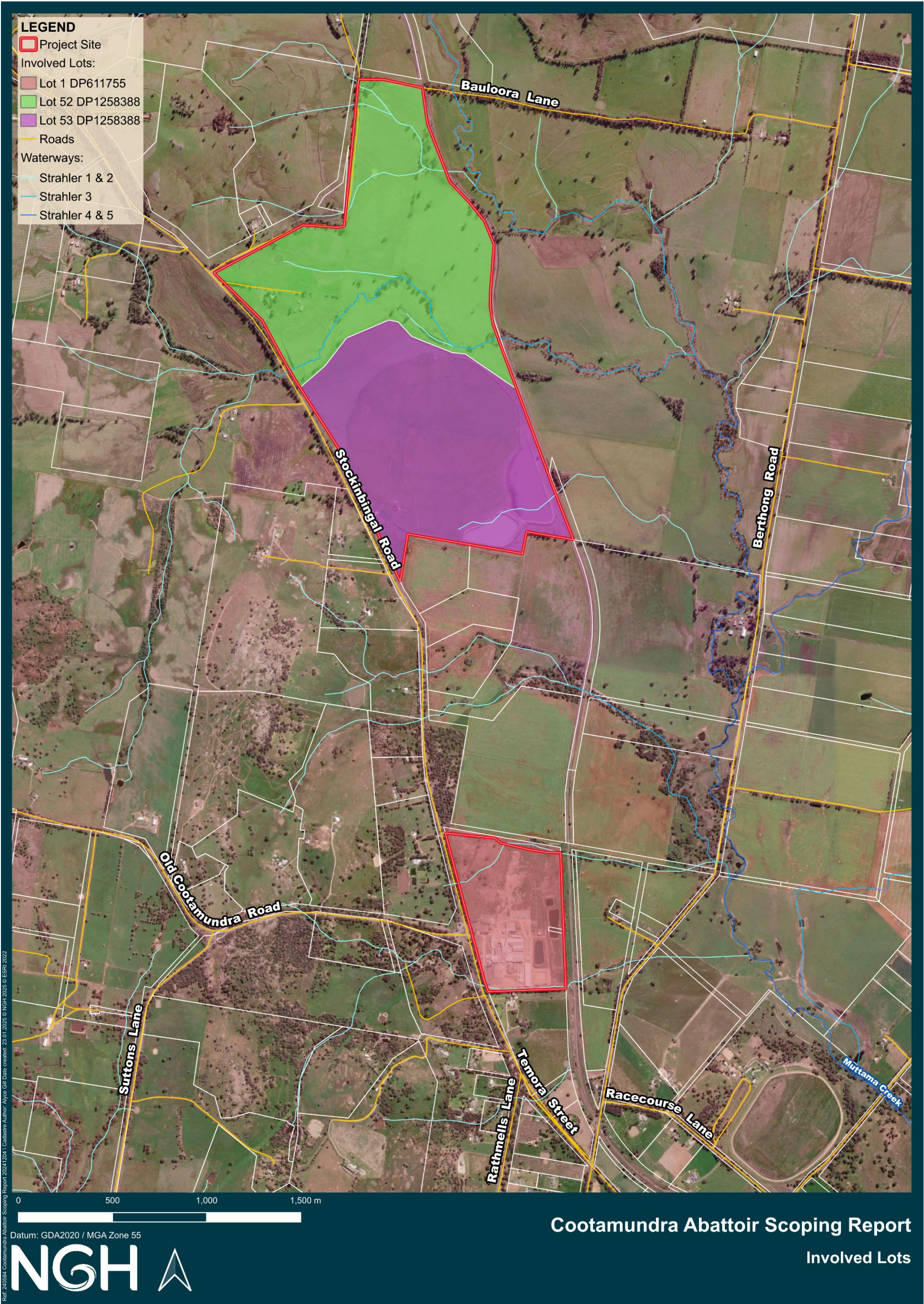


Figure 1-2 Involved Lots

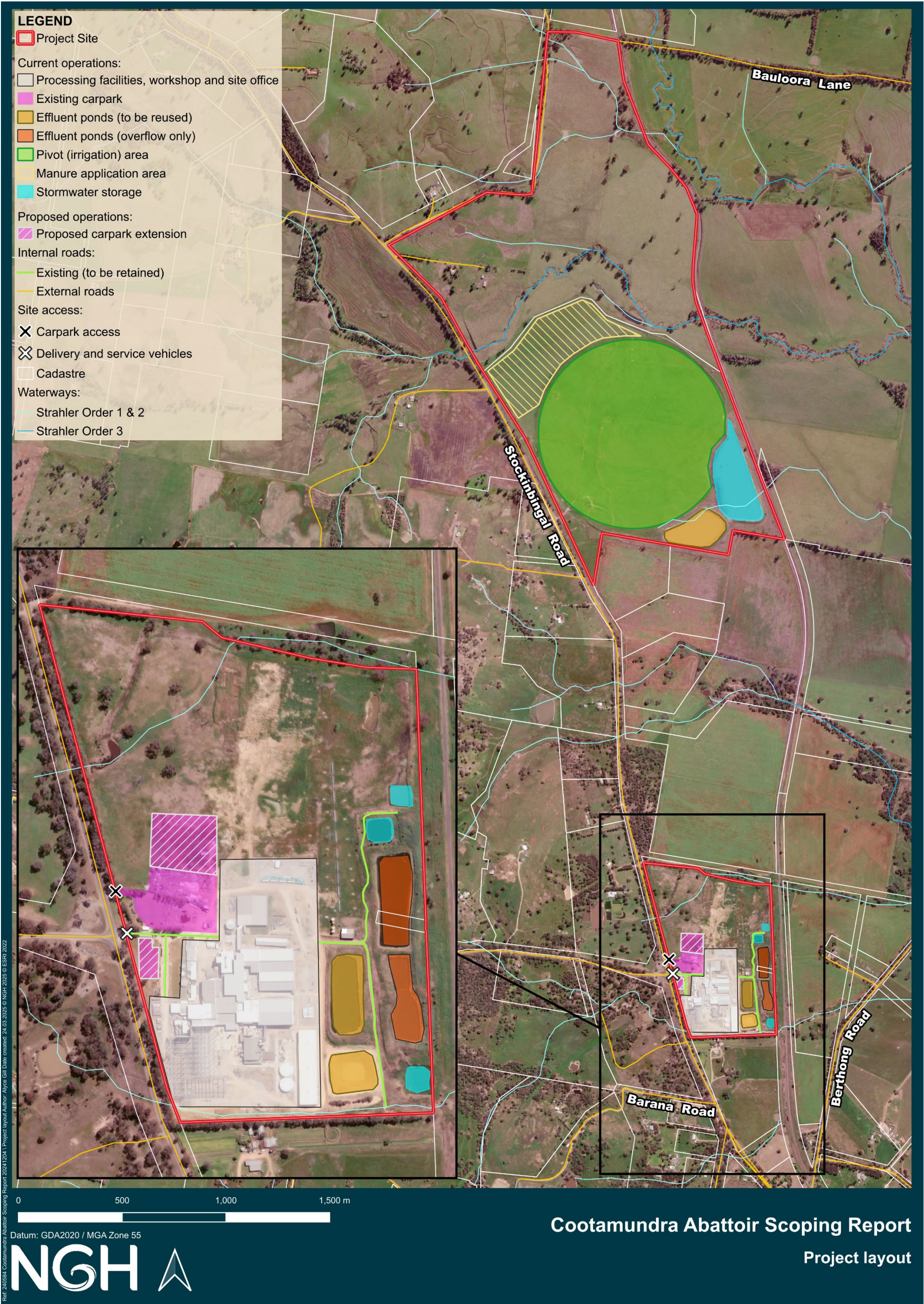


Figure 1-3 Indicative Project layout

1.2. Project objectives

The core objectives of the Project are as follows:

- Develop an advanced and efficient livestock processing facility to deliver premium export quality meat and by-products
- Uphold the highest standards of livestock welfare through facility design and management, adhering to relevant legislation, regulations, and model codes of practice
- Through increased throughput, support local and regional livestock producers through greater access to international markets, driving competition for livestock
- Building on local and regional specialisations to boost the economy through job creation and workforce development
- Prioritise environmental values and local amenity by avoiding, minimising and mitigation potential impacts across all project phases
- Foster lasting, positive relationships within the local community to ensure mutual trust and achieve positive social outcomes together.

1.3. Location

The Project address is **572 Stockinbingal Road, Cootamundra**. The land is legally identified as Lot 1 Deposited Plan (DP) 611755, Lot 53 DP1258388 and Lot 52 DP1258388, refer to Figure 1-2. The Project Site consists of approximately 274 hectares (ha).

The Project is located within the Cootamundra-Gundagai Regional Council (CGRC) Local Government Area (LGA), approximately 2 kilometres (km) north of the township of Cootamundra, New South Wales (NSW). Other nearby towns include Wallendbeen, located 14km northeast, and Stockinbingal, located 12km northwest.

The Project Site is zoned Primary Production (RU1) under the Cootamundra Local Environmental Plan (LEP) 2013. Livestock processing industries are a type of rural industry, which is permitted with consent in the zone.

Access to the site is currently provided at two locations along Stockinbingal Road, a regional road for which Transport for NSW (TfNSW) is the roads authority. One site access leads to the existing staff carpark (providing an estimated 300 spaces), while the other provides egress for delivery and service vehicles, refer to Figure 1-3.

1.4. The Applicant

The Australian Meat Group (AMG, the Applicant) was founded by experienced meat industry professionals in 2013. AMG operates as a meat processing and export business. The company's vision is centred on developing state-of-the-art meat processing infrastructure designed to produce top-quality meat products for both domestic and international markets. AMG's abattoirs and facilities prioritise high standards of hygiene, safe food handling, operational efficiency, humane processing, and workforce health and safety.

Applicant details are provided in Table 1-1.

Table 1-1 Applicant details

Company Name	Australian Meat Group Pty Ltd
Address	PO Box 4124, Dandenong South VIC 3164
ABN	75 168 396 316
ACN	168 396 316
Contact	sales@amg.com.au

1.5. Scope and purpose of this report

This Scoping Report has been prepared by NGH on behalf of AMG to support a request to the Department of Planning, Housing and Infrastructure (DPHI) for the Secretary's Environmental Assessment Requirements (SEARs) for this Project.

This Scoping Report provides a high-level description of the Project, including its strategic and statutory context, and identifies key environmental issues relevant to the Project and proposed investigation strategies for them. The format and content within this scoping report is guided by the:

- State significant development guidelines – preparing a scoping report (DPE, 2022)
- Undertaking engagement guidelines for state significant projects (DPHI, 2024)
- Social impact assessment guideline for state significant projects (DPIE, 2023)
- Cumulative impact assessment guidelines for state significant projects (DPIE, 2022).

Upon receipt of the SEARs, an Environmental Impact Statement (EIS) will be prepared in accordance with section 4.12(8) of the NSW Environmental Planning and Assessment Act 1979 (EP&A Act) to accompany a development application for State significant development (SSD).

2. Strategic context

2.1. Background

Context important to the development of this Project includes:

- Regional and local setting, zoning and key environmental features
- Strategic need for meat processing facilities within NSW to support agricultural producers, benefit consumers and to create jobs.

Together, these support the justification for the Project as set out below.

2.2. Regional context

The Project is located within the CGRC LGA, and situated in the Riverina Region of NSW, with a population of 11,403 people as per the 2021 Census (Australian Bureau of Statistics, 2021). Most of the population is centralised around the regional towns of Cootamundra and Gundagai. The Cootamundra township itself has a population of 6,885 people (Australian Bureau of Statistics, 2021).

Agriculture, forestry and fishing is the largest industry sector (15.3%) within the CGRC LGA, followed by health care and social assistance (13.4%) (idcommunity, 2021). Cootamundra is a moderate sized town, with services including a hospital, police station, fire department, petrol stations, motels, schools, as well as recreational and retail facilities.

The Southwest Woodland Nature Reserve is located approximately 2.2km north of the Project Site and the Jindalee National Park is located approximately 3.6km northeast, refer to Figure 2-1.

The Cootamundra West Railway Station Group is a listed item on the State Heritage Register, located 3km southeast of the Project. There are 64 items listed under the Cootamundra Local Environmental Plan 2013 (LEP) within the township of Cootamundra, with the closest to the Project being the Baulloora Lead and Silver Mine site (I101), located approximately 2.8km northwest of the Project Site, refer to Figure 2-1. The Cootamundra heritage conservation area occurs approximately 3km southeast of the Project Site, within the township of Cootamundra.

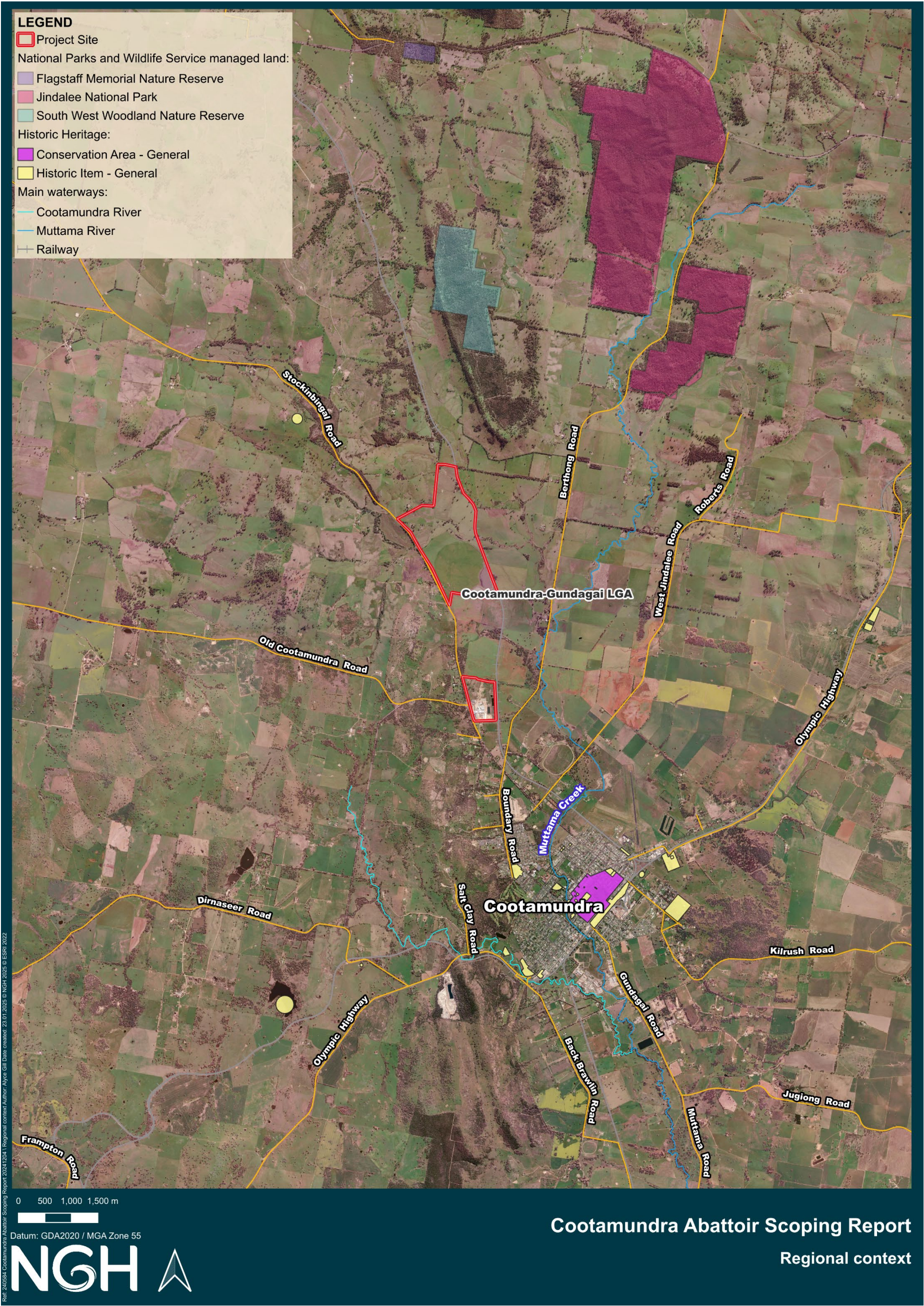


Figure 2-1 Regional context

2.3. Key features of the site

2.3.1. Built features

The site is known as **572 Stockinbingal Road, Cootamundra**. The land is legally identified as Lot 1 Deposited Plan (DP) 611755, Lot 53 DP1258388 and Lot 52 DP1258388 and spans approximately 274 hectares (ha).

It lies within the Cootamundra-Gundagai Regional Council (CGRC) Local Government Area (LGA), in a rural setting on the northern outskirts of Cootamundra. Wallendbeen is 14km northeast, and Stockinbingal, 12km northwest.

The Project Site is zoned Primary Production (RU1) under the Cootamundra Local Environmental Plan (LEP) 2013, which permits the development with consent.

The main processing facilities are located on Lot 1 DP 611755 in the southern section of the site, whilst the remaining lots generally consist of the irrigation management areas. The main processing facilities include buildings, access and car parking areas and landscaping.

One hundred and eleven (111) non-associated receivers and one associated receiver occur within 2km of the boundary of the Project Site, refer to Figure 2-3. The nearest non associated receiver is a residence approximately 118m north of the Project Site.

2.3.2. Natural features

Vegetation within the Project Site largely consists of non-native groundcover species, which is consistent with the site's former agricultural land use. *Eucalyptus spp.* occur as scattered paddock trees within the northwestern corner of the southern portion of the site (processing facilities) and the northern half of the northern portion of the site (irrigation area).

The Project Site is mapped as generally containing Class 4 and Class 5 soils, in accordance with the Land and Soil Capability Scheme (LSC) (NSW OEH, 2012). These are considered relatively stable and productive in terms of agricultural use, whereas Classes 1-3 are considered 'important agricultural land'.

Natural hazards (bushfire prone land and flood prone land) are not mapped within the Project Site, refer to Figure 2-4. An exploration license (EL8994) applies to the Project Site (and significant part of surrounding region). EL8994 expires on 4 August 2025.

2.3.3. Infrastructure

The Lake Cargelligo Branch Line (Cootamundra to Lake Cargelligo) adjoins the rear boundary of the Project site and connects to the Main South Line at Cootamundra. It is understood the section between Cootamundra and Stockinbingal is leased by the Australian Rail Track Corporation (ARTC) as it connects the Main South Line and Main West Line.

Utilities and infrastructure are present in the area including TPG Telecom ducts, seven electrical substations and underground cabling (refer to Figure 2-4). Most notably, a high-pressure gas main (APA energy transmission easement) traverses the Project Site on the north-eastern fridge of the processing facilities

cluster. The gas main is subject to the requirements under section 2.77 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP).

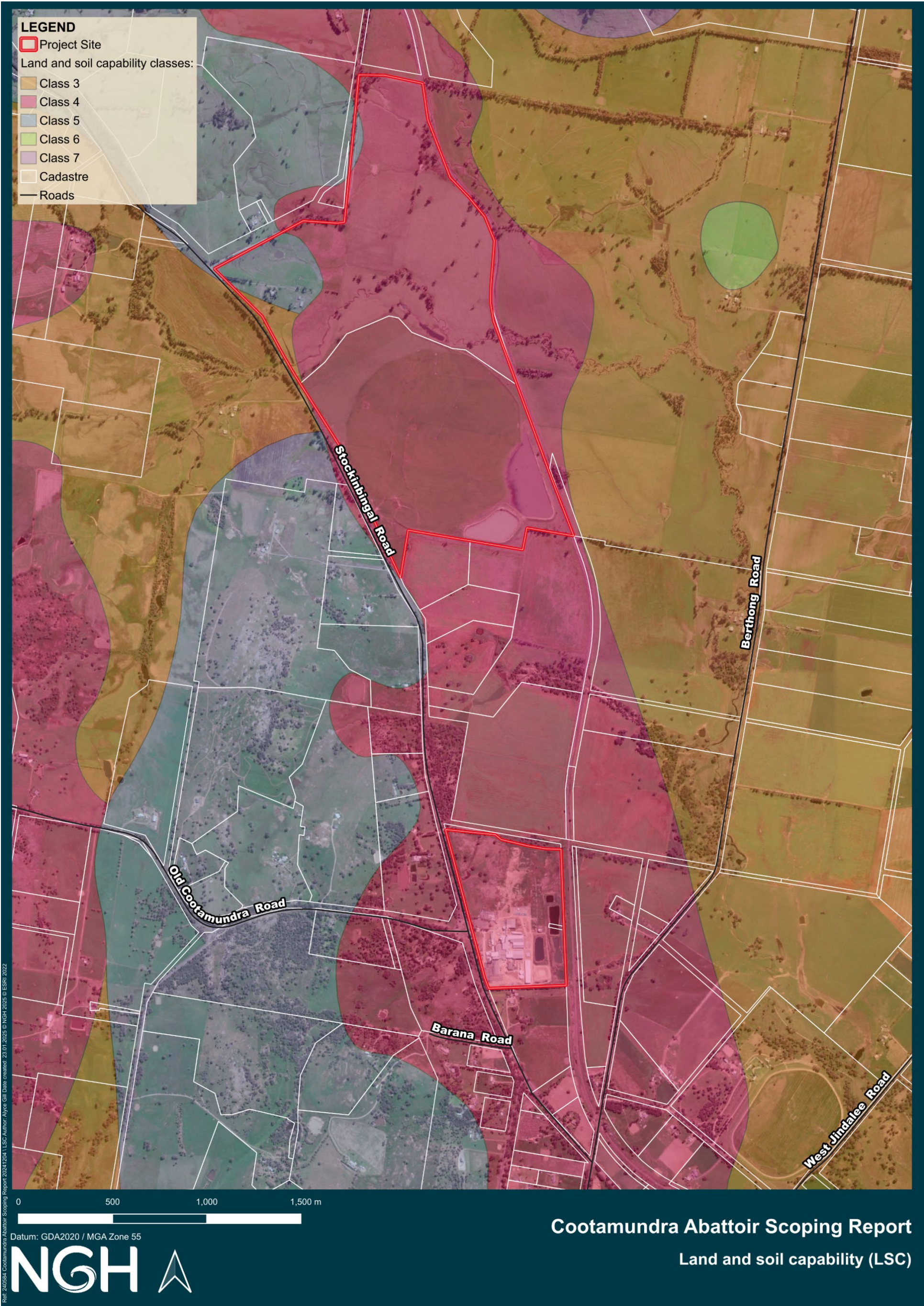


Figure 2-2 Land and soil capability

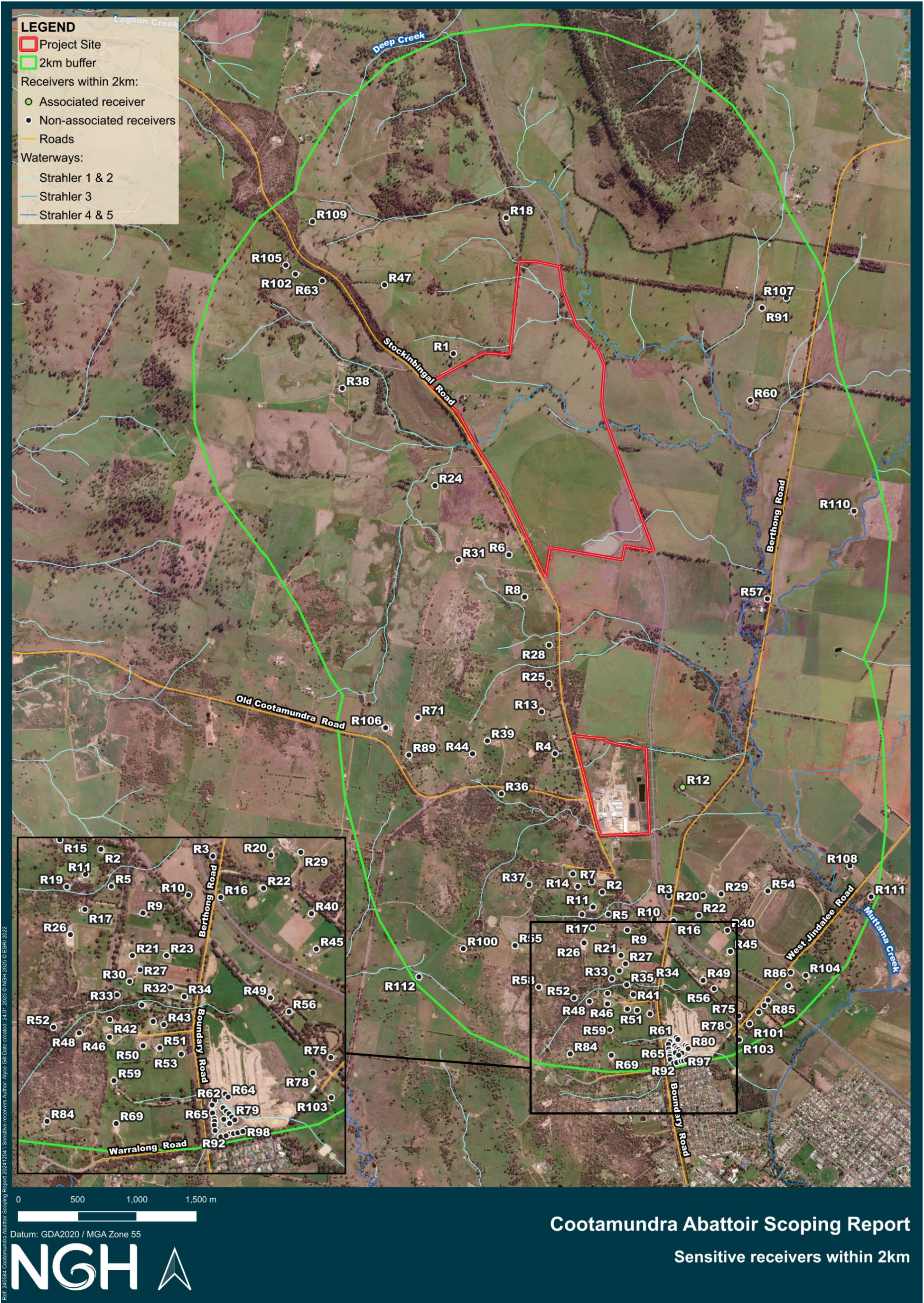


Figure 2-3 Receivers within 2km of the Project Site

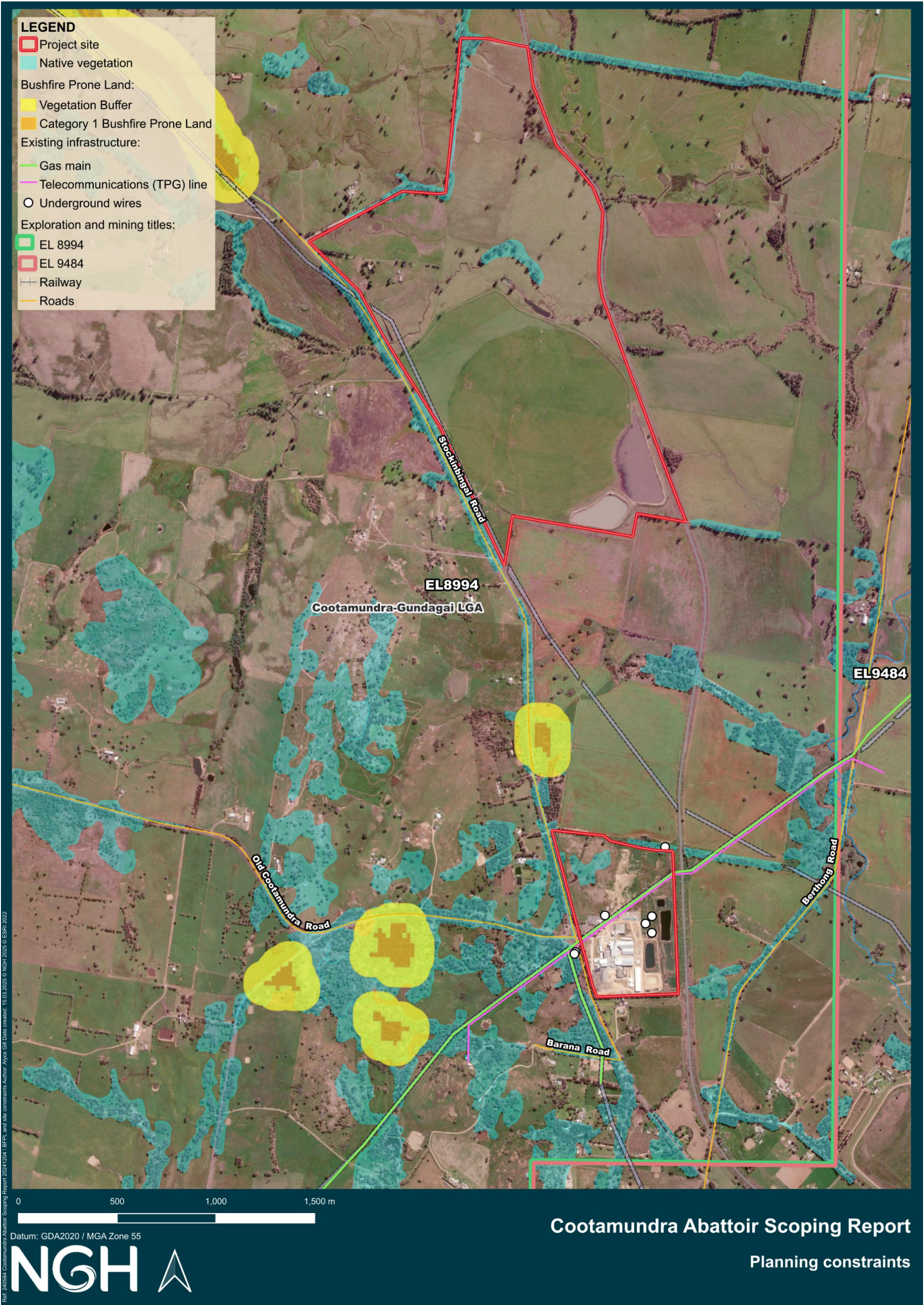


Figure 2-4 Planning constraints

2.4. Alignment with strategic setting

The Project addresses key federal, state and local planning policies as set out below.

2.4.1. Federal Government initiatives

Australia's cattle industry is already worth more than \$12.5 billion dollars to the Australian economy. On 15 July 2024 the Albanese Government announced that it will be providing more than \$100 million in funding to the red meat and livestock industry for research and development to support industry growth, including for beef, sheep and goat meat (Watt, 2024). This funding has been provided in response to increases in export demands, with beef supply and prices set for a significant rise.

Australia's reputation for clean and green, disease-free livestock, combined with comprehensive traceability of tagged animals, provides AMG with a significant competitive advantage in the global market. Building on this foundation, AMG sources premium stock exclusively from Australia's prime grazing regions, fostering strong relationships with leading suppliers at both farm gates and livestock markets. Currently, Cootamundra Abattoir has the capacity to process 250 cattle per shift (with a maximum of two 8-hour shifts per day, 5 days per week). Once approved, the Project would have capacity to process 500 cattle per shift (two shifts per day) and 6,000 lambs per shift (two shifts per day, five days per week).

Therefore, the Project would be an important contribution to:

- Industry growth
- Ensure the reliable supply of red meat to satisfy future export demands.

2.4.2. State Government initiatives

Riverina Murray Regional Plan 2041

The Riverina Murray Regional Plan 2041 will guide the NSW Government's land use planning priorities and decisions over the next 20 years. The updated regional plan has a targeted delivery focus of 2023-2028.

The Plan provides an overarching framework to guide subsequent and more detailed land use plans, development projects and infrastructure funding decisions, and includes a series of priority actions. These medium-and longer-term actions have also been identified to coincide with population and economic change (NSW Department of Planning, Industry and Environment, 2023).

The Riverina-Murray Regional Plan has a significant influence on the Cootamundra-Gundagai Community Strategic Plan, and provides direction to Council with a key goal for the region:

- Support agriculture as the dominant industry, encouraging development of livestock production and processing, as well as development of key freight transport services.

South West Slopes Regional Economic Development Strategy

Supporting the 20-Year Economic Vision for Regional NSW, the South West Slopes Regional Economic Development Strategy (REDS) sets out a place-based vision and framework for economic development for the South West Slopes (SWS) economic region, consisting of Bland Shire, Cootamundra-Gundagai, Hilltops,

Temora Shire, and Weddin Shire. The REDS identifies the SWS endowments, industry specialisations and key vulnerabilities and opportunities, and accordant economic development strategies and actions to leverage these strengths.

The South West Slopes region is a \$2.75 billion economy, driven largely by its agriculture specialisation and a strong industrial base. Despite significant shocks including COVID, the 2021 mouse plague and significant floods in the region, the engine industries have remained a source of stability for the regional economy. In 2020, agriculture generated \$594m Gross Value Add (GVA) and 10.6% average annual growth between 2011 and 2020. Manufacturing also remains a key source of economic output, contributing \$147m to the economy in 2020.

Of particular interest, the REDS notes the following:

- The subsector specialisation in the region is meat product manufacturing, which contributed 44% of total industry output in the region in 2020.
- The growth that in value-add food manufacturing, including increased adoption of advanced manufacturing technology can help maximise value from production, with opportunities including increased vertical integration in manufacturing and meat processing.

The Cootamundra Abattoir Upgrade would build on these key specialisations and economic engines, driving further regional economic growth and job creation.

2.4.3. Local land use plans and strategies

Cootamundra 2050 Strategy

Cootamundra 2050 is a strategy developed for the town of Cootamundra to inform the joint Cootamundra Gundagai Regional Local Strategic Planning Statement. As a merged Council, it was considered that a dedicated strategy for each centre (Cootamundra and Gundagai) was required due to their vast differences. The de-merger of CGRC was announced in 2022 but this has not yet occurred.

Cootamundra, like many regional areas, has faced challenges associated with urban decline, limited renewal, and structural population decline. The demographic composition reflects a higher proportion of middle-aged and elderly residents. While there has been dissatisfaction among residents regarding the community's development over recent decades, their active participation in planning initiatives demonstrates optimism and a commitment to shaping a positive future.

Planning for 2050, though ambitious, provides a realistic framework for implementing a long-term vision that encompasses land use, development, infrastructure, and community facilities and services. A key component of this vision would be the planned upgrades to the Cootamundra Abattoir, which aim to meet several strategic objectives within the Cootamundra 2050 strategy.

The abattoir upgrades are consistent with:

- The *Employment and Resources* direction which proposes to increase usage of industrial land taking advantage of existing infrastructure
- The *Housing, Infrastructure & Urban Development* direction which promotes greater employment opportunities

- The *Local Plan Making* direction which proposes to increase usage of industrial land taking advantage of existing infrastructure.

Cootamundra-Gundagai Community Strategic Plan 2032

The Cootamundra-Gundagai Community Strategic Plan 2032 (CSP) represents the cornerstone document of the NSW Government's Integrated Planning and Reporting (IP&R) Framework. The IP&R framework provides the structure from which all of Council's strategic and operational documents are connected.

The CSP identifies the need for further investment within existing businesses as key to the regions ongoing sustainability and economic resilience. The CSP notes the importance of the growth and expansion of existing businesses within the Cootamundra-Gundagai LGA. The CSP notes that large-scale infrastructure investments can be a catalyst for positive change, providing a 'locally based abattoir' as an example.

The proposed upgrades are consistent with the objectives of Section 2 of the CSP:

2.2 - A thriving region that attracts people to live, work and visit

- *Support and facilitate economic development and employment opportunities*
- *Attract new business and employment opportunities to the region, supporting their establishment and retention*
- *Work with businesses, planners and governments to facilitate key infrastructure projects to support economic growth.*

Cootamundra-Gundagai Local Strategic Planning Statement 2020

The Cootamundra-Gundagai Local Strategic Planning Statement 2020 (LSPS) provides a plan for the economic, social and environmental land use needs for the Cootamundra-Gundagai LGA for the next 20 years.

The proposal is consistent with one of the five key themes of the LSPS, namely:

Productivity

- ***Opportunities to grow agricultural industries***
- ***Opportunities to support the freight network.***

The proposal would support the growth of agricultural industries within the Cootamundra-Gundagai LGA. In addition to this, the proposal is well placed to utilise the existing freight network to distribute meat products for domestic consumption and export.

Cootamundra-Gundagai Rural Lands Strategy 2020

The Cootamundra-Gundagai Rural Lands Strategy 2020 (RLS) provides a plan for agricultural economic success and growth within the Cootamundra-Gundagai LGA. The RLS considers the value of agriculture within the region, with relation to connections to logistic hubs and routes as well as changing recreation and tourism trends.

The Project is considered to be consistent with Direction Four - *to promote and encourage value add industries to take advantage of transport links and local resources*. The RLS notes that there is a unique opportunity for Cootamundra to develop as a rail freight hub due to its proximity to Inland Rail facilities and its

position on the Sydney-Melbourne line. Cootamundra Abattoir is well placed to distribute meat products using these facilities, thereby reducing congestion on the road network.

Cootamundra Local Environment Plan 2013

The Project is defined as a *Livestock processing industry* under the Cootamundra LEP. Livestock industries are a type of rural industry.

The Project Site is zoned Primary Production (RU1) under the Cootamundra LEP (refer to Figure 2-5). The objectives of this zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area*
- *To minimise the fragmentation and alienation of resource lands*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones*
- *To protect and conserve deposits of extractive materials and allow their extraction by limited development where appropriate*
- *To protect and conserve native and other vegetation in order to preserve scenic amenity and to minimise land degradation.*

The Project is consistent with the objectives of the RU1 zone for the following reasons:

- Due to the small additional area of impact proposed, the Project would have minimal impact on existing and adjacent areas of primary production and minimise conflict of resource lands
- The Project supports diversity in primary industry enterprises and is highly compatible with the surrounding existing land use
- The Project will avoid the fragmentation and alienation of resource lands as it does not involve the subdivision of land, nor would it limit the use of resource lands in the long term

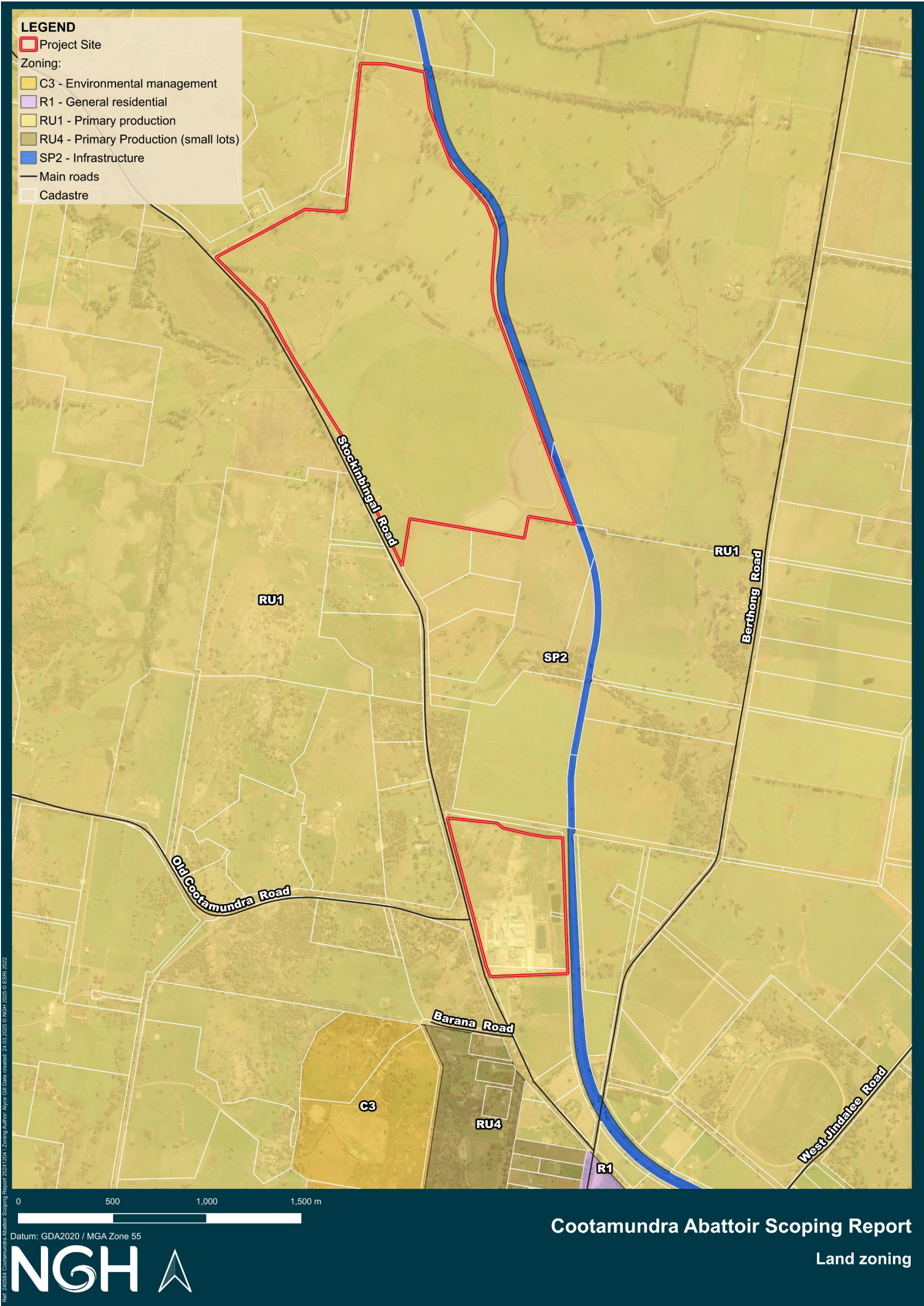


Figure 2-5 Land zoning

2.5. Project justification

2.5.1. Ensure regional agricultural and economic growth

As demonstrated in 2.4 above, the Project's key justification is in its strong alignment with established specialisations and endowments of the local area and its ability to drive regional agricultural and economic growth and resilience. The Project supports the visions and priorities established within the regional and local strategies, as it encourages continued growth of the local agriculture industry, and sustainable business growth which will lead to continued local opportunities and employment.

2.5.2. Job creation

Job creation would be a socio-economic benefit of the Project by providing ongoing employment and economic stimulus. The Project is expected to create up to 140 Project related jobs during construction and an additional 700 jobs for operational staff.

The Project would provide ongoing economic stimulus for the township of Cootamundra, as well as the wider Cootamundra-Gundagai LGA, during the construction and operation of the Project. The local area would generally benefit from increased industry investment and expenditure and associated food, fuel, trade equipment and services transactions.

2.5.3. Site suitability

The Project is permissible with consent on the subject site and would contribute to achieving the aims of the LEP and other associated State and local planning and economic strategies.

The Project would expand the existing development already in operation since the 1970s, thereby minimising amenity impacts on new/additional receivers and the environmental impacts associated with the development of a greenfield site. It would take advantage of existing cleared and or disturbed areas. The Project Site is generally unconstrained and is not affected by natural hazards.

In the detailed assessment of the Project's impacts, mitigation strategies would be developed to protect the identified values of the site and local receivers.

The PSIA indicates the existing facility in this location is supported by the CGRC and the wider community for its substantial contribution to local economic activity and employment. It was noted CGRC and the wider community felt let down by temporary closure of the facility under the previous operator; however, AMG is committed to significant investment in the site (as already evidenced) and employment of local residents as a priority.

2.6. Likelihood for cumulative impacts

The Project has the potential to result in cumulative impacts..

Key impacts for consideration with respect to current operations include cumulative noise, odour, visual and traffic and access impacts. Cumulative impacts associated with ongoing rail development would include noise, visual and traffic and access impacts.

These are further discussed in Section 6.13 and would be assessed in detail in the EIS in accordance with the *Cumulative Impact Assessment Guidelines for State Significant Projects* (NSW Department of Planning, Industry and Environment, 2021).

3. The Project

Noting the complexity of this Project, a summary of the existing approvals and proposed operations / actions has been provided in Section 3.8 of this report.

3.1. Existing facilities and operations

Existing infrastructure

The site comprises a series of industrial buildings, ranging in height and scale, located generally within the south-western portion of the site, refer to Figure 3-1 to Figure 3-3. A detailed site plan has also been provided for the existing plant, refer to Figure 3-4.

The eastern portion of the site contains a series of effluent (reuse water) storage dams and captured stormwater runoff storage dams of a range of sizes and volumes (refer to Figure 1-3), as well as yards used for the stocking of animals waiting for slaughter. The northern portion of the site has historically been used for the stocking of animals and the irrigation of reuse water.



Figure 3-1 Existing buildings (kill floor)



Figure 3-2 Existing buildings (storage and maintenance)



Figure 3-3 Existing building (administration)



Notes

- All documents are to be read in conjunction with relevant structural, mechanical, electrical, and landscaping documents.
- Do not scale drawings. Use figured dimensions only. Inform client of any conflict between site conditions and documents. Contractor to verify all dimensions on site before commencing work.
- Any extra work entailed hereafter must be obtained and approved before proceeding otherwise no extra will be allowed for.
- All materials, appliances, fittings and finishes are to be installed in accordance with the manufacturer's recommendations and in compliance with the relevant Codes & Standards.

Revision

Revision	Date	Description

ANG
AUSTRALIAN MEAT GROUP

eleviplus

T3 - 111 Hawke St
West Melbourne
Victoria 3003

E: works@eleviplus.com.au

AUSTRALIAN MEAT GROUP COOTAMUNDRA
572 STOCKINBINGAL RD, COOTAMUNDRA

STAGE 4 - SITE PLAN

Scale	1:10000 A1	- A2	1:20000 A3
Project Number	23973	20.01.2025	DA01

Figure 3-4 Detailed site plan

Current operations

Livestock processing

Livestock are delivered and separated into the beef yard. Livestock are inspected by the NSW Department of Primary Industries (DPI). Animals are then slaughtered following the Australian animal welfare standards under the supervision of DPI. The carcasses have their hide removal followed by eviscerating and trimming to the Aus-Meat standard.

The carcasses are then stored in the carcass chillers overnight and graded prior to entering the boning room for processing into edible cuts of beef. Product is then packed into cartons and stored either for chilled to frozen orders. The waste is then sent to the rendering plant (refer to Figure 3-4) within the southern portion of the site. Rendering is a process in which by-products from livestock processing are converted into tallow and / or protein meal. Solids commonly rendered include animal fat, bones and offal or gut material. Blood is frequently dried to produce a high-protein meal.

The rendering plant is a continuous “high temperature rendering process”. It has a typical raw material capacity of 7.5 tonnes of raw material per hour of processing. This provides a daily raw material capacity of 180 tonnes for normal livestock processing. Typical raw material to be rendered is 180 kilograms (kg) per beef animal.

The rendering plant typically operates from 6:00 am through until 6:00 – 8:00 pm depending on daily volume of raw material and on weekends during seasonal livestock peaks.

Raw materials

Unprocessed raw materials (offal, bones and fat) are transported via a duct in in two step process from the kill floor to the rendering plant. The raw material is transferred by the screw conveyor (via a metal detector and chute) into a raw material grinder. The grinder breaks the raw materials into smaller particles to facilitate cooking and to permit lower cooking temperatures.

The crushed material is then transferred by screw conveyor to the cooker. In the continuous cooker the raw material is cooked, and the moisture evaporated to a level that produces meat meal with a content less than 10%. The moisture that is evaporated passes to a condenser where heat recovery occurs, and hot water is produced for livestock processing and supplementary air cooling is available if required.

Solids

The solids stream from the continuous cooker passes to a drainage conveyor where free flowing tallow is drained into a settling tank. The solid material is conveyed to a press.

Further tallow is extracted by a screw press from the pressed cake in order to meet protein meal specifications of less than 15% fat content. The fat / oil pressed from the cake is strained and the fat passes to the tallow settling tank and the fines are recycled. Tallow from the drainer and screw press processes is collected and pumped to a heated holding tank from which it passes through a centrifuge to remove residual solids. These solids are returned to the cooking process. The clarified tallow is then pumped to heated storage tanks to await collection.

The "cake" is transferred by screw conveyor to a meat-meal grinding mill. This mill breaks down the 'cake' into finer particles which are then passed over a vibrating screen to further separate over-sized particles and ensure final product (meat-meal) is of a suitable standard. This process reduces the meal to meet market

specifications prior to being transferred to a meat meal storage bin for sale to customers. Meat meal is usually sold in one (1) tonne bins or bags. Reject material is collected and put back through the process.

Skin hides

Hides are stored in bins and are collect at the end of shift and sent to the local Tannery for further processing.

3.2. Proposed upgrades

Construction and operation of additional facilities and road and access upgrades including:

- An additional rendering plant
- A lamb boning room
- A CO₂ freezer plant room
- Additional sheep pens
- Demolishing the existing administration building and replacement constructed to the west of the existing building
- Refit of the existing rendering plant
- Upgrades to the existing wastewater system
- Increasing the size of the existing carpark and construction of an additional carpark (to the south of the existing carpark).

Once the upgrades are completed in full, it is intended to increase the operational capacity to 1,250 TPD. This would likely involve two shifts per day, Monday to Friday. This would likely consist of 650 TPD of cattle and 600 TPD of lamb, though any mix not exceeding 1,250 TPD live weight would be sought.

The Project layout is shown in Figure 1-3. The site plan (which includes the location of the rendering plant, lamb boning room, additional sheep pens and the administration building) has been provided in Appendix A.

Areas of impact

The relative areas required for the proposed infrastructure has been provided in Table 3-1.

Table 3-1 Indicative area required for the proposed infrastructure

Proposed infrastructure	Area proposed
Rendering plant	2,900m ²
Lamb boning room	2,790m ²
CO₂ freezer plant room	150m ²
Additions to lamb processing facilities (kill floor)	320m ²
Administration building	1,680m ²

Additions to the existing carpark	10,893m ²
Additional carpark	2,195m ²
Sheep pens extension	1,230m ²
Total	22,158m²

3.3. Project delivery

The upgrades to the Cootamundra Abattoir have been in development since mid-2023. The accompanying application is not for Staged Development; however, construction certificates for the upgrades would be sought in discrete stages as relevant, should development consent be forthcoming. Staging details would be identified in the EIS. Construction works would be expected to commence in late 2025.

Construction hours would be limited to:

- 7am to 7pm Monday to Saturday
- 9am to 12pm on Sundays and Public Holidays.

There are no restrictions on the hours of operation for the general operations of the Abattoir. The Project has the potential to operate indefinitely; however, plant/equipment will need to be periodically replaced to ensure the operational efficiency of the Project.

It is estimated that 140 full-time equivalent (FTE) staff would be employed onsite during construction.

Currently, the development employs approximately 400 FTE staff. It is estimated that the Project would require approximately 1,100 FTE staff, once operational, being an increase of 700 FTE staff.

3.4. Approval status

Following consultation with Council, during which concerns were raised regarding previous approvals and compliance, the approval status of the existing facility has been investigated, refer to Table 3-2.

The Cootamundra Abattoir has operated on the site since the 1970s. Development across the site has been progressive, with a series of approvals sought from the local council. NGH sought a copy of previous approvals from CGRC to determine the status of approved operations and infrastructure. Planning and approval documentation for the Project provided by Council was only available as far back as 2016. It is understood from previous approvals, applications and associated documents that the approved processing capacity is 282,500kg (282.5 tonnes per day (TPD)) live weight per day of any mix of cattle and lamb. according to the development consent and 30,000 tonnes per annum (TPA) according to the EPL. The EPL also identifies a limit of 4,000 TPA of fat extraction.

Council advised that some buildings/structures on the site were granted development consent but subsequently constructed without construction certificates as required. The Applicant is currently resolving

these issues with CGRC through application for Building Information Certificate (BICs). Other than that, Council is satisfied that all other relevant approvals for the Project are in place.

Refer to Section 5.2 for more information.

Table 3-2 Approval status of existing facilities

Facility	Status	Comment
Cold store buildings	Approved	Council granted consent to DA2016/21 and DA 2022/8 for the addition of cold store buildings.
Abattoir buildings and ring road	Approved	<p>Council granted consent to DA/2021/99 for additions and alterations to the existing site. This included:</p> <ul style="list-style-type: none"> • Changes to the existing live cattle receival and holding facilities through the construction of a new beef yard • Construction of a new beef carcass chilling and deconstruction facility • new skin processing and storage sheds • A new maintenance workshop and store • Other ancillary areas and services • Upgrades to the existing fire system; and • Formalising of a ring road around the abattoir buildings. <p>DA/2021/99 allows for the upgrade of facilities to meet the required standards for</p> <p>animal welfare, hygiene and National Construction Code requirements for fire safety as well as increased efficiency through automation. It will also, importantly, enable the abattoir to meet changing and developing customer requirements.</p>
Weighbridge and security hut	Approved	Council granted consent to DA/2021/4 for the installation of a weighbridge and security hut on the western part of site near the entrance from Stockinbingal Road.
Replacement cattle slaughter facility and fire fighting infrastructure	Approved	Council granted consent to DA 2020/199 for a replacement cattle slaughter facility, including additions and alterations to the beef slaughter floor, through the construction of a two-level building and the installation of two water tanks, pumphouse and associated piping infrastructure to facilitate the required fire safety system.

Facility	Status	Comment
Fish rendering	Approved	Council granted consent to DA/2020/131 for fish rendering within the existing rendering plant. Despite this application, no fish rendering activities have been undertaken within the Project Site to date, nor is there any intention to undertake this activity in the future.
Plate Freezer/Engine Room/Carton Store	Approved	Council granted consent to DA2016/21 for Proposed additions to the Meat Works. It is understood that a construction certificate / occupation certificate has been issued for these additions.

3.5. Estimated development cost

The Estimated Development Cost (EDC) of the Project would be in excess of \$30 million. The final EDC figure would be subject to a detailed EDC report would be submitted to the assessment agency with the EIS. The EDC will consider the full cost of the Project, excluding the land value but including any mitigation measures necessary to construct and operate the Project.

3.6. Restrictions or covenants over the land

As detailed in Section 2.3, the following infrastructure and leases occur within the site:

- An existing high-pressure gas main (APA energy transmission easement)
- TPG Telecom duct
- Seven substations
- Exploration and mining title lease (EL8994).

3.6.1. APA energy transmission easement

As shown in Figure 2-4, approved development (e.g. carpark) has occurred within the high-pressure gas pipeline easement.

The proposed design has been developed with the intention of avoiding impacts to the transmission pipeline. The Project intends to expand the existing carpark in this location as well as establish a new carpark to the south within part of the easement. No buildings or structures are proposed within the easement. The EIS would assess and demonstrate how the Project would achieve the relevant requirements under section 2.77 of State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP).

The Applicant and East Australian Pipeline Pty Limited have previously entered into a Third Party Works Authorisation agreement, which would likely require amendment to facilitate the proposed carpark additions. The proponent would consult with the authority during the EIS phase. Furthermore, the consent authority is required to advise the pipeline authority of any future application where development is proposed in proximity.

3.6.2. TPG Telecom duct

The Applicant would locate and identify all existing underground services prior to the commencement of works to ensure there is no conflict between the proposed expansion and existing infrastructure.

The Applicant would also consult with TPG, prior to the commencement of any ground disturbing works within 10m of the TPG Telecom duct, refer to Figure 2-4.

3.6.3. Existing substations

Seven substations occur within the Project Site. These substations service the existing operation. The Project would not interfere with the operation of these substations.

3.6.4. Exploration and mining lease (EL8994)

The Applicant would engage with Legacy Minerals Pty Ltd regarding the proposed works as required.

3.7. Analysis of alternatives

Noting that the Project involves the expansion of an existing abattoir, alternative sites for the development were not considered.

3.7.1. Option 1: Do nothing

One alternative to the proposed expansion would be to 'do nothing.' The 'do nothing' option considers the consequences of not carrying out the development. The 'do-nothing' option would not meet the strategic needs of the Project (outlined in Section 2 of this report), which includes supporting local agricultural producers and ensuring a consistent supply of red meat to satisfy ongoing food production and export demands. This option would not achieve the Project benefits of job creation and would likely involve no notable change to the current levels of employment.

This option would not have satisfied the Project objectives. In its existing state, the development would not be able to meet the required production demands, which would lead to long-term financial impacts for the Cootamundra Abattoir.

The 'do-nothing' option would have the benefit of not causing additional environmental impacts. Noting that the Project involves expansions to an existing development, the scale of the Project is not expected to have significant local or regional impacts, with further impact considerations and mitigation measures to be considered in the EIS.

3.7.2. Option 2: Expansion of the existing development

The advantages and disadvantages of the Project have been summarised in

Table 3-3. Mitigation measures would be considered in the EIS to manage identified environmental impacts.

Table 3-3 Advantages and disadvantages of constructing the Project

Advantages of Option 2	Disadvantages of Option 2
<ul style="list-style-type: none"> • Aligns with the strategic needs and Project justification • Generally low environmental values of the site • Less environmental impact than if a new site had been selected for development • Broader social and economic benefits to the Cootamundra community. 	<ul style="list-style-type: none"> • Generates environmental impacts that will be investigated in the EIS.

3.8. Project summary table

Refer to Table 3-4 for a summary of the existing approvals and proposed changes / actions, as detailed in the Scoping Report. Refer to Appendix A for the detailed site plan, which illustrates existing (approved) buildings and infrastructure, as well as the location of the proposed additions.

Table 3-4 Summary of the existing approvals and proposed changes / actions

Item	Council DA (2022/8)	EPL 3889	Proposed changes / actions
Involved Lots	Lot 1 Deposited Plan (DP) 611755, Lot 53 DP 1258388, Lot 52 DP 1258388	EPL 3889 the following Lots - Lot 1 DP611755, Lot 2 DP611755, Lot 204 DP753601, Lot 205 DP753601 as these lots were described at the time. Lot consolidation has since occurred to create Lot 1 DP 611755, Lot 53 DP 1258388 and Lot 52 DP 1258388.	No change to Lots required.
Processing limits	Up to 282,500kg ¹ of animal live weight per day (can be a mix of lamb/cattle).	> 4000 tonnes (T) annual fat extraction capacity > 30,000T annual processing capacity	1,250 tonnes (T) per day (approximately 1,000 cattle and 12,000 lambs). No changes to EPL limits required.
Rendering plant - throughputs	N/A	N/A	Currently, the render plant processes up to 100T of throughputs per day. Once constructed, it is anticipated that the proposal would process up to 180T of throughputs per day. This would be confirmed during preparation of the EIS. Currently, the render plant has a capacity of 240T per day (or 10T per hour). Once constructed, the additional render plant

¹ Information based on correspondence with Council (27 July 2012) and extracted from a Statement of Environmental Effects (SEE) prepared by Urban Perspectives (2021), which was prepared for a previous addition to the Project.

Scoping Report

Cootamundra Abattoir Upgrade



Item	Council DA (2022/8)	EPL 3889	Proposed changes / actions
			would have the same capacity (providing a total capacity of 480T per day).
Operating hours	Operational hours – No restrictions.	N/A	No changes to construction / operational hours.
Noise and vibration	N/A A detailed assessment of Noise and Vibration has not been undertaken for the Project, to date.	N/A	A Noise and Vibration Assessment would be undertaken as part of the EIS to establish a baseline of the existing noise sources / levels for the Project, and to assess the potential noise impacts of the proposed development (including any additional traffic noise impacts) for sensitive receivers occurring within 1km of the Project Site. Refer to Section 6.2 of the Scoping Report for more information.
Odour	N/A	L3 Potentially offensive odour L3.1 No condition of this licence identifies a potentially offensive odour for the purposes of section 129 of the Protection of the Environment Operations Act 1997. Note: Section 129 of the Protection of the Environment Operations Act 1997, provides that the licensee must not cause or permit the emission of any offensive odour from the premises but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.	An Odour Assessment would be undertaken during preparation of the EIS. The purpose of the Odour Assessment would be to provide a comprehensive evaluation of the sources and impacts of odorous emissions from the existing development as well as the proposed upgrades. Refer to Section 6.3 of the Scoping Report for more information.
Access and traffic	N/A	N/A	A detailed Traffic Impact Assessment (TIA) has not been undertaken for this Project, to date.

Item	Council DA (2022/8)	EPL 3889	Proposed changes / actions
			<p>Currently, the Project generates the following traffic numbers:</p> <ul style="list-style-type: none"> Approximately 300 light vehicle movements Approximately 70 heavy vehicle movements Approximately 10 bus movements. <p>Once operational, it is anticipated that the proposal would generate the following traffic numbers:</p> <ul style="list-style-type: none"> 600 light vehicle movements 110 heavy vehicle movements Approximately 30 bus movements. <p>A TIA will be undertaken by a specialist in consultation with the road's authorities as part of the EIS. Traffic numbers / routes would be confirmed during preparation of the TIA.</p> <p>Refer to Section 6.4 of the Scoping Report for more information.</p>
Water (effluent application)	N/A	<p>O4 Effluent application to land</p> <p>O4.1 Effluent application must not occur in a manner that causes surface runoff.</p> <p>O4.2 Spray from effluent application must not drift beyond the boundary of the premises.</p> <p>O4.3 Livestock access to any effluent application area must be denied during irrigation and until the applied effluent has dried.</p> <p>O4.4 The licensee must retain the utilisation area.</p> <p>O4.5 The quantity of effluent/solids applied to the utilisation area must not exceed the capacity of the area to effectively utilise the effluent/solids. For the purpose of this condition,</p>	<p>Currently, the development produces up to 1.2 megalitres (ML) of wastewater per day. Once operational, the proposal would produce approximately 2.5ML of wastewater, per day.</p> <p>The existing wastewater system is designed to process up to 3ML of wastewater per day, while the Dissolved Air Floatation Filters (DAFF) is able to process up to 1.5ML per day. A second DAFF would be installed during upgrades to the wastewater system, providing a total capacity of 3ML.</p> <p>The proposal would be compliant with EPL 3880 conditions relating to effluent application.</p> <p>A Wastewater Assessment would be completed by an appropriately qualified person and summarised within the EIS.</p>

Item	Council DA (2022/8)	EPL 3889	Proposed changes / actions
		<p>'effectively utilise' includes the use of the effluent/solids for pasture or crop production, as well as the ability of the soil to absorb the nutrient, salt, hydraulic load and organic material while avoiding the leaching of nutrients through the soil profile.</p> <p>O4.6 Adequate notices, warning the public not to drink or otherwise use the treated effluent, must be erected on the site. These notices must be legible English and in any other languages as may be necessary, and must indicate at least that the water in use is "Reclaimed Water - Unfit for Drinking".</p> <p>O4.7 The licensee must not irrigate effluent to any area of the premises that is not a utilisation area under condition P1.2.</p> <p>O4.8 The licensee must not irrigate effluent to any area of the premises falling within 50 metres of a stream, including such an area within a utilisation area under condition P1.2.</p> <p>O5 Processes and management</p> <p>O5.1 The licensee must operate the irrigation and cropping practices on the premises as per the Waste Water Management Report in force from time to time.</p> <p>O5.2 The licensee must maintain sufficient freeboard in all wastewater storage dams at the premises at all times to prevent overflow.</p>	<p>The Wastewater Assessment would evaluate the efficiency of the existing wastewater treatment system and, if required, identify areas for improvement. The EIS would also include mitigation measures to manage surface water, groundwater resources, riparian lands, and any contamination risks (e.g. exposure acid sulphate soils).</p> <p>Refer to Section 6.9 of the Scoping Report for more information.</p>
Manure	N/A	N/A	<p>Currently, the development produces approximately 40T of manure per day. Once the proposal has been constructed, it is anticipated that up to 80T of manure would be produced per day.</p> <p>Manure is currently transported to the northern portion of the Project Site, where it is spread out across the manure application area (refer to Figure 1-3). This area is approximately</p>

Scoping Report

Cootamundra Abattoir Upgrade



Item	Council DA (2022/8)	EPL 3889	Proposed changes / actions										
			15ha in size and presently considered suitable for the proposed upgrade; however, this would be confirmed during preparation of the EIS.										
Waste	<p>Waste Storage During Construction.</p> <p>12. Provision shall be made on site for the proper storage and disposal of waste such that no builders' waste shall be left in the open. Specific attention should be given to items which are subject to relocation by the action of wind, e.g. Paper, sheets of iron, ridge capping, cement and lime bags and the like.</p> <p>Reason: To ensure that the site is not a source of wind-blown litter.</p> <p>Waste Removal.</p> <p>25. All debris and any waste (including excavation, demolition and construction waste material) must be managed on site and then disposed of at an appropriate Waste Management Facility.</p>	<p>L2 Waste</p> <p>L2.1 The licensee must not cause, permit or allow any waste to be received at the premises, except the wastes expressly referred to in the column titled “Waste” and meeting the definition, if any, in the column titled “Description” in the table below.</p> <p>Any waste received at the premises must only be used for the activities referred to in relation to that waste in the column titled “Activity” in the table below.</p> <p>Any waste received at the premises is subject to those limits or conditions, if any, referred to in relation to that waste contained in the column titled “Other Limits” in the table below.</p> <p>This condition does not limit any other conditions in this licence.</p> <table><tr><th>Code</th><th>Waste</th><th>Description</th><th>Activity</th><th>Other Limits</th></tr><tr><td>NA</td><td>Animal waste</td><td>Sheep and cattle from abattoir processing.</td><td>Resource recovery</td><td></td></tr></table>	Code	Waste	Description	Activity	Other Limits	NA	Animal waste	Sheep and cattle from abattoir processing.	Resource recovery		<p>No changes required as a result of the proposal.</p> <p>Waste management would be further investigated in the EIS.</p> <p>Refer to Section 6.12 of the Scoping Report for more information.</p>
Code	Waste	Description	Activity	Other Limits									
NA	Animal waste	Sheep and cattle from abattoir processing.	Resource recovery										

4. Statutory context

Relevant statutory considerations for the Project are presented in Table 4-1. It is categorised in alignment with the DPHI's scoping report guidelines (DPE, 2022).

Table 4-1 Statutory context

Statutory requirements and relevance to Project	
Power to grant consent	
<p>Consent is sought for the proposed development under section 4.2 of the EP&A Act.</p> <p>Pursuant to section 4.36 of the Act, a State environmental planning policy may declare any development to be State significant development (SSD).</p> <p>The Project is declared SSD by the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) Schedule 1 Section 3states the following:</p> <p><i>Development that has an estimated development cost of more than \$30 million for any of the following purposes—</i></p> <p><i>(a) abattoirs or meat packing, boning or products plants, milk or butter factories, fish packing, processing, canning or marketing facilities, animal or pet feed production, gelatine plants, tanneries, wool scouring or topping or rendering plant</i></p> <p>The Project would have an EDC of more than \$30 million. Therefore, the Project is classified as SSD.</p> <p>The Minister for Planning and Public Spaces is the consent authority for SSD, and SSD applications are assessed by DPHI. In certain circumstances, the application may be referred to the Independent Planning Commission to determine.</p>	
Permissibility	
<p>Cootamundra Local Environmental Plan 2013 (Cootamundra LEP).</p> <p>Under the LEP, the Project is defined as a livestock processing industry, which means:</p> <p><i>a building or place used for the commercial production of products derived from the slaughter of animals (including poultry) or the processing of skins or wool of animals and includes abattoirs, knackerries, tanneries, woolscours and rendering plants.</i></p> <p>Livestock processing industries are a type of rural industry as defined.</p> <p>The Project Site is zoned Primary Production (RU1) under the Cootamundra LEP. Rural industries, and thereby livestock processing industries, are permitted with consent within the RU1 zone within the LEP.</p>	
Other approvals	
Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)	If a matter of national environmental significance (MNES) is impacted by the Project an EPBC Act

	referral would be undertaken. At this stage of the assessment process, a referral is considered unlikely.
Environmental Planning and Assessment Act 1979 (EP&A Act), section 4.41 Approvals etc legislation that does not apply	At this stage, the authorisations referred to under section 4.41 are not likely relevant to this Project; however, the EIS would confirm.
Environmental Planning and Assessment Act 1979 (EP&A Act), section 4.42 Approvals etc legislation that must be applied consistently	At this stage, authorisations referred to under section 4.42 are not likely relevant to this Project; however, the EIS would confirm.
Water Management Act 2000	<p>A controlled activity approval (CAA) under section 90 of the Act would likely be required for development carried out on waterfront land as defined.</p> <p>A CAA is not an authorisation to which section 4.42 above applies; however, it is an authorisation identified under section 4.41 (i.e. the authorisation is not required if SSD consent is granted).</p>
Roads Act 1993	<p>A section 138 permit may be required if any access driveway works extend into the Stockinbingal Road reserve. The EIS would confirm.</p> <p>A 138 permit is not an authorisation to which section 4.41 above applies; however, it is an authorisation identified under section 4.42 (i.e. the authorisation cannot be refused if it is authorised under any forthcoming development consent).</p>
Pre-condition to exercising the power to grant consent	
State Environmental Planning Policy (Transport and Infrastructure) 2021, section 2.77 Development adjacent to pipeline corridors	The consent authority is required to notify the pipeline operator concerned within 7 days of the application and take into consideration any response received within 21 days. .
Mandatory matters for consideration	
Environmental Planning and Assessment Act 1979 (EP&A Act)	General matters under section 4.15 of the Act.
Protection of the Environment Operations Act 1997	The Project would involve a variation to a scheduled activity (premises-based) under section 48 and 58 of the POEO Act.

	Pursuant to Section 51, the Project is not considered Integrated Development according to section 4.46 of the EP&A Act.
State Environmental Planning Policy (Transport and Infrastructure) 2021	<p>In accordance with Section 2.119 The consent authority must not grant consent unless it is satisfied of certain matters relating to vehicular access to a classified road, impacts on the safety, efficiency and operation of the classified road and sensitivity of development fronting a classified road.</p> <p>In accordance with Section 2.77 Development adjacent to pipeline corridors, the consent authority must consider the safety risks associated with development in proximity to the pipeline.</p>
State Environmental Planning Policy (Resilience and Hazards) 2021	<p>In accordance with section 3.12 of the RH SEPP, the consent authority must consider matters as specified including current circulars/guidelines, any consultation that should be carried out, any PHA prepared, any feasible alternatives and any likely future use of land surrounding the development. The EIS would address these considerations where relevant.</p> <p>In accordance with section 4.6, the consent authority must consider land contamination and remediation.</p>
Cootamundra Local Environmental Plan 2013	<p>The consent authority must consider matters as follows;</p> <ul style="list-style-type: none"> • Section 2.3 Zone objectives • Section 6.3 Terrestrial biodiversity • Section 6.4 Groundwater vulnerability

5. Engagement

5.1. Community and stakeholder engagement

5.1.1. Overview

This section summarises the general principles that the Applicant will follow in engaging with the community and stakeholders, as well as the actions undertaken to date. It also details ongoing engagement as the Project progresses.

To guide this process, the Applicant has developed a Community and Stakeholder Engagement Strategy (CSES) (see Appendix C), which takes into account the specific characteristics of the Project and the surrounding community. The CSES will be updated throughout the Project lifecycle to reflect its evolving stages.

5.1.2. Guiding Principles

The following principles and guidelines have informed the approach to community engagement:

- Undertaking Engagement Guidelines for State Significant Projects (DPHI, 2024)
- Social Impact Assessment Guidelines (DPIE, 2021)
- International Association for Public Participation (IAP2) Core Values.

These guidelines set out clear methodologies to ensure effective community and stakeholder engagement from the early stages of Project development. The Applicant is committed to best practice engagement, tailored to the specific stage of the Project and the needs of the local community.

In addition to these best practice guidelines, the Applicant will follow the IAP2 framework to structure its community engagement activities. The IAP2 spectrum ensures that engagement objectives are clearly translated into meaningful actions.

Throughout the design and development of the proposed abattoir expansion, the Applicant aims to inform and consult the community on Project status and available options. Where feasible, it seeks to involve the community on specific aspects, such as shaping the long-term framework of the shared benefits program, integrating local knowledge into Project design, and determining preferred communication methods during construction.

5.1.3. Objectives and Priorities

- Ensure transparent communication regarding the project's potential impacts (both positive and negative) and benefits for the community and the wider Cootamundra Shire
- Deliver activities that encourage participation and facilitate informed decision-making
- Work in partnership with stakeholders to understand and address concerns
- Collaborate with the Cootamundra community
- Support economic growth and local prosperity
- Engage and support local capabilities within the Cootamundra region
- Maintain a positive corporate image for AMG and the broader meat and livestock industry.

5.2. Community and Stakeholder Engagement to date

The CSES was developed during the Scoping phase of the Project and identifies key stakeholders, their interests, and their influence on the project's outcomes. It also details the communication and engagement tools and activities that will support the ongoing engagement process.

To determine the appropriate level of engagement, a review was undertaken of demographic data, Council policies and strategies, as well as potential social and community factors relevant to the Project's locality. This research provided insights into community characteristics, potential vulnerabilities, and emerging issues, guiding the engagement approach for the Project.

The SSD Guidelines (2024) state that consultation should be proportionate to the scale of the project and its anticipated impacts. As the Cootamundra Abattoir is an existing facility that has operated since the 1970s with progressive increases in activity, community concerns in relation to the current and activities are well understood. Therefore, it was determined that active engagement during the Scoping phase was not warranted. Consultation at this stage was limited to discussions with Council (see Table 5-1); however, is intended to include broader consultation once the proposed changes to current impacts on neighbours are better understood.

Both Council and the Applicant have received several complaints regarding odour and concerns related to fish processing. The Applicant has committed to addressing these matters in detail within the EIS. The engagement strategy has been designed for implementation during the EIS phase when further details can be provided to stakeholders.

Consultation undertaken during the preparation of this Scoping Report is provided in Table 5-1.

Table 5-1 Consultation undertaken in relation to the Project

Consultation	Feedback
CGRC Meeting on 24 September 2024	<p>Meeting with CGRC/AMG/NGH to discuss the Project scope.</p> <p>Key issues identified included:</p> <ul style="list-style-type: none">• Council raised some concerns regarding previous approvals and compliance, e.g. a Construction Certificate was never completed and issues relating to fire safety remained unresolved. Council acknowledged that a Building Inspection Certificate (BIC) had since been applied for by AMG. Provision of the BIC from Fire and Rescue New South Wales (FRNSW) is underway• Council indicated that they would prefer to see the TWA rolled into the EIS (rather than provided as a separate SEE). The TWA has now been included within this report• Council indicated that they would like an opportunity to visit the site. A member from Council and FRNSW visited the site on 17 December 2024 (refer below for further details)

Consultation	Feedback
Site visit with CGRC 17 December 2024	<p>During the site inspection, Council provided verbal feedback regarding the following:</p> <ul style="list-style-type: none"> • A Wastewater Management Plan should be developed for the Project. This will be further investigated in the EIS • The Project would need to increase its approved processing limits. This has been addressed in the Scoping Report.
Letter advice received from CGRC 11 February 2024	<p>Council provided letter advice to AMG, outlining FRNSW's requirements, which need to be addressed prior to the BIC being issued. AMG is currently working through these items.</p>
Email correspondence from CGRC 11 February 2024	<p>Council advised there are no other outstanding approvals for the Project (other than the BIC, which is currently being addressed by AMG).</p>

5.3. Future EIS Engagement

Despite the Cootamundra Abattoir's well-established presence in the community, it remains essential to adopt a best-practice approach to engagement for this project. Effective community engagement is crucial for raising awareness, fostering open and transparent communication, and ensuring compliance with SSD guidelines.

Future engagement activities will be structured into three key areas:

- Targeted neighbour engagement, which would include:
 - Targeted letter drops to residents within 2km of the Project
 - Follow up phone calls, as required
 - Meetings with nearby landholders (where possible) to answer questions and address concerns
- Strategic stakeholder engagement, including:
 - CGRC
 - EPA
 - APA Group
 - First Nations groups
 - Local businesses
 - Local chambers (or similar)
 - Industry groups
- Broader community engagement. This would include:
 - Updating the Project website with information, survey links and FAQs

- Public updates via traditional and/or digital media (social media)
- A community event for information dissemination and to answer questions/discuss concerns.

It is intended this approach will facilitate a smooth pathway to Project determination. Engagement activities will utilise a variety of tools and techniques to encourage diverse participation and input. These activities include website updates, the distribution of various materials (such as posted letters, fact sheets, FAQs), online updates, community surveys, face-to-face meetings with neighbours and stakeholders, and attendance at community events where appropriate.

Engagement remains a fundamental aspect of the development process, helping to build understanding and support for the project while enhancing design and development outcomes through the exchange of knowledge and information.

6. Investigation strategies for key issues

In accordance with the *State significant development guidelines – Preparing a scoping report*, the scale of impact, nature of impact and sensitivity of the receiving environment for environmental issues was assessed in the scoping summary table in Appendix B. The scoping summary table includes the level of assessment required for each matter for the EIS phase, if a cumulative impact assessment (CIA) is required, the type of engagement required, relevant government plans, policies and guidelines and a reference to where the matter is addressed in the scoping report.

From this analysis, matters requiring **detailed environmental assessment** in the EIS were determined as follows:

- Socio and economic impact
- Noise and vibration
- Air quality and odour
- Access and traffic
- Hazards
- Aboriginal heritage

Matters requiring **standard assessment** were determined to include:

- Landscape and visual amenity
- Land use
- Water
- Biodiversity
- Historic heritage
- Waste management
- Cumulative impacts

Matters **not requiring further assessment** were identified as:

- Marine Port facilities
- Rail facilities
- Coastal hazards
- Dam safety

6.1. Socio and economic impact

A Preliminary Social Impact Assessment (PSIA) was prepared by social impact specialists at NGH Pty Ltd (NGH) to gain initial insights into the potential social impacts and benefits of this Project. The full report is included as Appendix D.

This section summarises the PSIA, undertaken in accordance with the requirements of the Social Impact Assessment Guidelines 2023 (the SIA Guideline). The PSIA aims to identify, predict, and evaluate the likely social impacts arising from the Project and propose appropriate responses to mitigate and manage negative impacts and enhance positive benefits.

A mixed-method approach was adopted to inform the development of this PSIA: targeted semi-structured interviews and document analysis of grey literature. For the targeted PSIA consultation, key local stakeholders were identified through stakeholder mapping, and then a small sample of stakeholders (ten stakeholders) was sought for PSIA interview within this Project Scoping phase. However, only three stakeholders consented to the interviews. The semi-structured interviews were transcribed, and then thematic analysis was performed to identify themes surrounding the perceived potential impacts of the Project.

6.1.1. Existing environment

The proposed Project Site is located entirely within the Cootamundra SAL in Cootamundra-Gundagai Regional Council. Cootamundra has a significant and evolving connection to Aboriginal culture, rooted in its history as part of the land traditionally inhabited by the Wiradjuri people. According to the 2021 ABS Census, 6.4% of the population identifies as Aboriginal and/or Torres Strait Islander.

The main population centre of the LGA is Cootamundra Urban Centres and Localities, with 5,732 residents recorded in 2021. Stockinbingal SAL, which is an adjacent locality to the Project, had a recorded population of 347 in 2021 (ABS, 2021). The region's main industries are agriculture, meat processing, renewable energy, tourism, manufacturing and health and a growing dedication to coffee.

6.1.2. Issues for consideration

A key finding from the semi-structured interview was that the broader stakeholders were supportive of the Project. None of the interviewed stakeholders perceived the Project as negatively impacting themselves or the broader community during the construction and operation phases. It was apparent that the Project's existence in the location is the reason stakeholders consulted do not perceive negative impacts due to the Project's expansion on their way of life.

Some of the key potential positive opportunities perceived are:

- **Employment:** The Project has the potential to generate employment to the local community
- **Diverse economy:** An increase in business opportunities through an increase in local business transactions, accommodation, use of services, is foreseen in the locality
- **Community investment:** The potential benefit resulting from the community benefit-sharing framework.

The key potential benefits and impacts of this Project and their associated level of assessment to be undertaken as part of the full SIA within the EIS Phase are summarised in Table 6-1.

Table 6-1 Social impact level assessment required in full SIA

Potential Impact	Stakeholder category	Assessment level in full SIA
Way of Life, and Health and Wellbeing		
Impacts on privacy, peace, and quiet enjoyment	Near-neighbours	Standard
Stress and anxiety to those opposing the Project	All categories	Standard
Amenity impacts (air quality, noise)	All categories	Standard
Community		
Potential changes to community cohesion	All categories	Standard
Change in community feel	All categories	Standard
Access		
Increased pressure on housing and accommodation	All categories	Detailed
Increased pressure on social infrastructure	All categories	Standard
Increased traffic on local roads	All categories but likely most impactful for near neighbours	Standard
Culture		
Potential damage to Aboriginal cultural assets	First Nations	Minor
Surroundings		
Safety risks (Inc fire)	Near-neighbours Service deliverers	Standard

Change to landscape character and visual amenity	All categories but likely most impactful for near neighbours	Standard
Livelihoods		
Increased local employment opportunities	Industry First Nations	Detailed
Increased economic activities (diversification of income stream)	Industry First Nations	Detailed
Loss of agricultural land	All categories but likely most impactful for near-neighbours	Standard
Potential impacts to property values and insurances	All categories but likely most impactful for near-neighbours	Detailed
Decision-Making Systems		
Perceived lack of procedural fairness and exclusion from decision-making	All categories	Standard
Increased participation in decision making	All categories	Standard

6.2. Noise and vibration

6.2.1. Existing environment

The Project Site is located in a rural residential setting, approximately 2km north of the township of Cootamundra. Thirty-two (32) non-associated receivers and one associated receiver (R12) occur within 1km of the Project Site, refer to Figure 6-1 and Table 6-2.

Table 6-2 Receivers occurring within 1km of the Project Site

Receivers	Distance from Project Site (m)
R1 - R6	0-200m

Receivers	Distance from Project Site (m)
R7 - R19	200-400m
R20 – R26	400-600m
R27 – R31	600-800m
R32 - R33	800-1000m

6.2.2. Issues for consideration

Construction noise from plant/equipment, as well as vehicles movements along Stockinbingal Road, would be the largest contributors to noise and vibration impacts during the construction phase of the Project.

Once operational, noise generated by the development is expected to be consistent with the existing operation. Noise modelling would be undertaken to verify this assumption.

A Noise and Vibration Impact Assessment (NVIA) would be undertaken as part of the EIS to establish a baseline of the existing noise sources / levels for the Project, and to assess the potential noise impacts of the proposed development (including any additional traffic noise impacts) for sensitive receivers occurring within 1km of the Project Site. This assessment would identify noise affected areas and provide the appropriate mitigation measures for affected receivers, as required.

The assessment would be undertaken in accordance with the *Interim Construction Noise Guideline* (Department of Environment & Climate Change, 2009), *Assessing Vibration: A Technical Guideline* (Department of Environment and Conservation NSW, 2006) and NSW 'Road Noise Policy' (Department of Environment, Climate Change and Water, 2011).

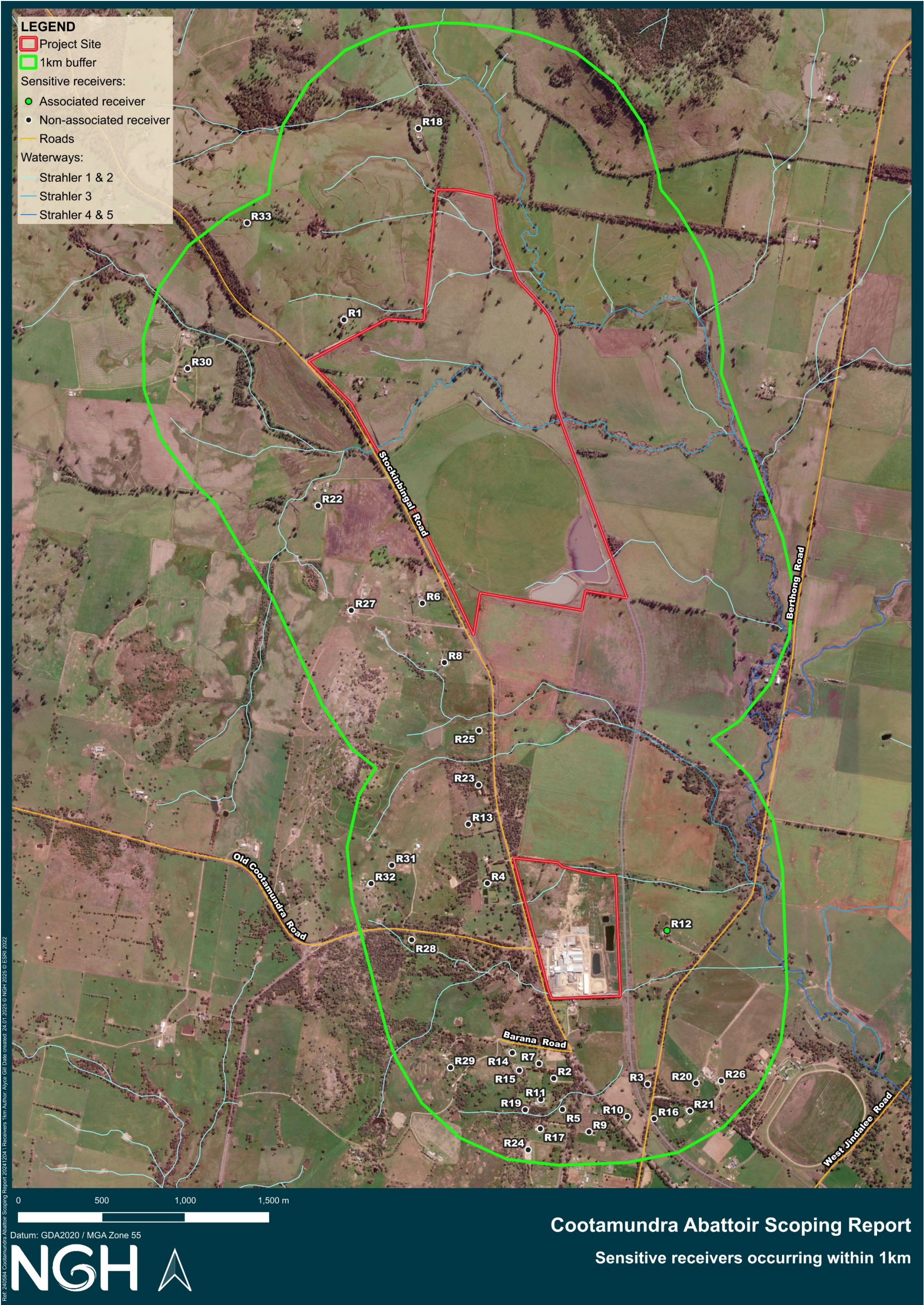


Figure 6-1 Receivers occurring within 1km of the Project Site

6.3. Air quality and odour

6.3.1. Existing environment

The air quality in Cootamundra, NSW, is typically classified as “Good” according to the Air Quality Index (AQI), with recent measurements indicating an AQI of 24 (AQI, 2025). This low AQI value reflects minimal concentrations of particulate matter (PM2.5 and PM10), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), carbon monoxide (CO), and ozone (O₃).

A search of the National Pollutant Inventory (NPI) on 23 January 2025 identified 6 facilities registered within the NPI database that occur within Cootamundra. The closest facility occurs approximately 2.3km south of the Project Site. This site is categorised as a gas supply facility; as such, the potential for cumulative air quality impacts are considered to be low.

Typical sources of air pollution within Cootamundra include dust from agricultural practices, as well as rail and road-based emissions. During colder months, minor increases in air contaminants occur over the winter months, due to solid fuel heating practices.

Abattoirs, including the existing and proposed operations, have the potential to be a significant source of odorous emissions, due to the nature of their operations. The primary contributors to these odours include the decomposition / oxidation of organic materials such as blood, fat, and animal trimmings, as well as the handling of waste products like manure and wastewater. Additionally, the biological oxygen demand (BOD) in abattoir wastewater can lead to anaerobic conditions, further exacerbating odour issues.

6.3.2. Issues for consideration

An Odour Assessment would be undertaken during preparation of the EIS. The purpose of the Odour Assessment would be to provide a comprehensive evaluation of the sources and impacts of odorous emissions from the existing development as well as the proposed upgrades. Site specific odour sampling would be undertaken at key existing odour sources at the site, such as the existing ponds and biolfilter. In addition to this, field odour surveys would be conducted, to determine the extent of downwind odour impacts considering the cumulative impacts of existing and proposed operations. The results of the odour assessment would inform mitigation measures, that would be detailed within the EIS. The EIS would also include mitigation measures to manage dust emissions.

6.4. Access and traffic

6.4.1. Existing environment

The current operations require staff and deliveries accessing the site to use a number of local roads, primarily Boundary Road, Parker Street, Hurley Street, Temora Street and Stockinbingal Road.

The main routes for out-of-town deliveries and to deliver products to the market are via the Olympic Highway. Most (90%) exports occur via the Sydney port, with the remainder occurring from Melbourne.

The Olympic Highway is a single carriageway, main road, managed by Transport for NSW (TfNSW). The Olympic Highway provides an important link for rural communities and an alternative route between Sydney

and Albury, via Bathurst and Cowra. The remainder of the roads proposed for use for the Project are single carriageway, local roads, managed by CGRC.

The existing operations are served by internal access roads providing circulation around the site. Staff parking is provided at the front of the site adjoining Stockinbingal Road. Access to the site is via Stockinbingal Road, a regional road for which TfNSW is the roads authority.

6.4.2. Issues for consideration

Materials required for the construction phase of the Project would be sourced from local suppliers, where practicable.

Once operational, additional light and heavy vehicle movements are also anticipated, given the intended increase in cattle and lamb processing to up to 1,250,000kg per day.

Currently, the Project generates the following traffic numbers:

- Approximately 300 light vehicle movements
- Approximately 70 heavy vehicle movements
- Approximately 10 bus movements.

Once operational, it is anticipated that the proposal would generate the following traffic numbers:

- 600 light vehicle movements
- 110 heavy vehicle movements
- Approximately 30 bus movements.

Internal access roads would be altered or expanded where required, enabling circulation around the site. The existing access point to Stockinbingal Road would be expanded/upgraded as indicated on the plans, to cater for the increased traffic movements. A second formal access point would continue to serve the staff carpark. It is envisaged employment would be increased to around 1,100 staff members; however, the processing shifts would mean that around XX would be on-site at any time. It is expected the proposed expanded carpark would sufficiently cater for employees.

A Traffic Impact Assessment (TIA) will be prepared by a specialist in consultation with the road authorities as part of the EIS. The TIA would be prepared in accordance with the following guidelines:

- Austroads Guide to Traffic Management Part 12 and TfNSW supplement
- Austroads Guide to Road Design and TfNSW supplements
- TfNSW Guide to Traffic Generating Developments
- Unsealed Roads Manual: Guidelines to Good Practice (2009).

The purpose of the TIA would be to confirm transport routes (during construction and operation) and to establish whether the existing road network is sufficient to support the number of light and heavy vehicle movements required during the construction and operational phases of the Project. The TIA would also demonstrate suitable arrangements for queuing and staff carparking. Recommendations of the TIA would be incorporated into the EIS.

6.5. Hazards

An 'environmental hazard' has the potential to threaten the environment or human health. Hazards may be natural or artificial or result from the interaction between human activity and the natural environment.

The Project Site is not mapped as bushfire prone land, refer to Figure 2-4.

Hazards relevant to the Project include the use of ammonia as a refrigerant.

6.5.1. Issues for consideration

As outlined above, the subject site is not bushfire prone. The Cootamundra Abattoir is fitted with extensive firefighting infrastructure (two water tanks, pumphouse and associated piping infrastructure) and will be constructed in accordance with the relevant fire provisions of the National Construction Code (NCC) (noting minor rectifications to existing buildings are currently underway to enable the issue of BICs by CGRC). It is considered no further assessment of bushfire risks would be necessary.

Section 3.11 of the Resilience and Hazards SEPP requires proponents of such potentially hazardous development to prepare a preliminary hazard analysis (PHA) to accompany the development application. The initial step in the process is to screen the development against the dangerous goods criteria in Hazardous and Offensive Development Application Guideline Applying SEPP33 (NSW Government, 2011).

Approximately 18T of Anhydrous Ammonia (ADG Class 2.3, subsidiary class 8) is currently utilised by the development. Noting that this exceeds the 5T screening trigger, a Preliminary Hazards Analysis (PHA) would be conducted in accordance with relevant Hazardous Industry Planning Advisory Papers (HIPAPs) during preparation of the EIS.

6.6. Aboriginal Heritage

In NSW, Aboriginal heritage is principally protected by two legislative acts:

- The NSW National Parks and Wildlife Act 1974 (NPW Act) and its subordinate legislation, the National Parks and Wildlife Regulation 2019; and
- The NSW Environmental Planning and Assessment Act 1979 (EP&A Act)

All Aboriginal objects in NSW have protection under the NPW Act.

6.6.1. Existing environment

A native title search was undertaken on 18 December 2024 which identified that there are no native title determination or active native title applications over the Project Site.

A search of relevant heritage registers for Aboriginal sites and places provides an indication of the presence of previously recorded sites. A search of the NSW State Heritage Inventory (SHI) database was conducted on 10 January 2025 which indicated that there are no previously recorded Aboriginal Places listed under the NPW Act within the Cootamundra-Gundagai LGA.

The Aboriginal Heritage Information Management System (AHIMS) is a database of previously recorded Aboriginal heritage sites in NSW. A search provides basic information about any Aboriginal sites previously identified within a search area. However, a register search is not conclusive evidence of the presence or absence of Aboriginal heritage sites, as it requires that an area has been inspected and details of any sites

located have been provided to add to the register. As a starting point, the search will indicate whether any sites are known within or adjacent to the Project Site.

An extensive search of the AHIMS database was conducted on 15 January 2025 over an area approximately 40km by 20km centred on the Project Site (Lat, Long from -34.6798, 147.7226 to Lat, Long -34.4275, 148.2169). The AHIMS Client Service ID was 965650. There was a total of 104 Aboriginal sites and no declared Aboriginal Places recorded within the search area. The results of the AHIMS search are summarised in Table 6-3 below and shown in Figure 6-2. None of the previously recorded sites on the AHIMS database are located within the Project Site. There are four sites located within 500m of the Project Site (see Table 6-4). Modified trees and stone artefacts are noted to be the most common site types recorded in the surrounding area.

Table 6-3 Breakdown of previously recorded Aboriginal sites in the search area

AHIMS Site Type	Number	%
Modified tree (Carved or Scarred)	55	52.9
Artefacts (1 or more)	39	37.5
Potential Archaeological Deposit (PAD)	6	5.8
Stone Arrangement	2	1.9
Aboriginal Resource and Gathering	1	1
Grinding Groove	1	1
Total	104	100

Table 6-4 AHIMS sites within 500m of the Project Site.

AHIMS Site	Site Type	Distance to Project Site
50-5-0138 HOGMANS TANK TSR	Modified Tree (Carved or Scarred)	380 m west on Old Cootamundra Road
50-6-0093 Cowands to Bauloora 11 (CB11)	Artefact (1 or more)	120 m north of southern Project Site

AHIMS Site	Site Type	Distance to Project Site
50-5-0110 Cowands to Bauloora 13 (CB13)	Artefact (1 or more)	15 m west of northern Project Site on Stockinbingal Road
50-5-0111 Cowands to Bauloora 14 (CB14)	Artefact (1 or more)	300 m north of northern Project Site

In addition to the above searches there is a range of landscape features within NSW which are generally accepted to have higher potential to contain Aboriginal objects. It is therefore necessary to consider whether there are landscape features of relatively undisturbed land that may contain Aboriginal objects within the Project Site. Landforms with increased Aboriginal heritage potential which are relevant for the Project Site include areas within 200m of water. There are several ephemeral waterways directly within different portions or in proximity of the Project Site, ranging from 1st to 3rd Strahler order. These waterways are tributaries of Muttama Creek (a 5th order waterway) which is located approximately 900m from the Project Site.

There has been heavy disturbance to the Project Site in the area of the existing Abattoir and associated infrastructure, however this disturbance does not cover the entirety of the Project Site. Despite the fact that no previously registered AHIMS sites are located within the Project Site, there are known sites recorded within close proximity of the Project Site and areas within 200m of water and in similar landforms to those present within the Project Site. This indicates there is an increased potential, for Aboriginal heritage sites such as stone artefact scatters and modified trees, where old growth trees remain within the Project Site.

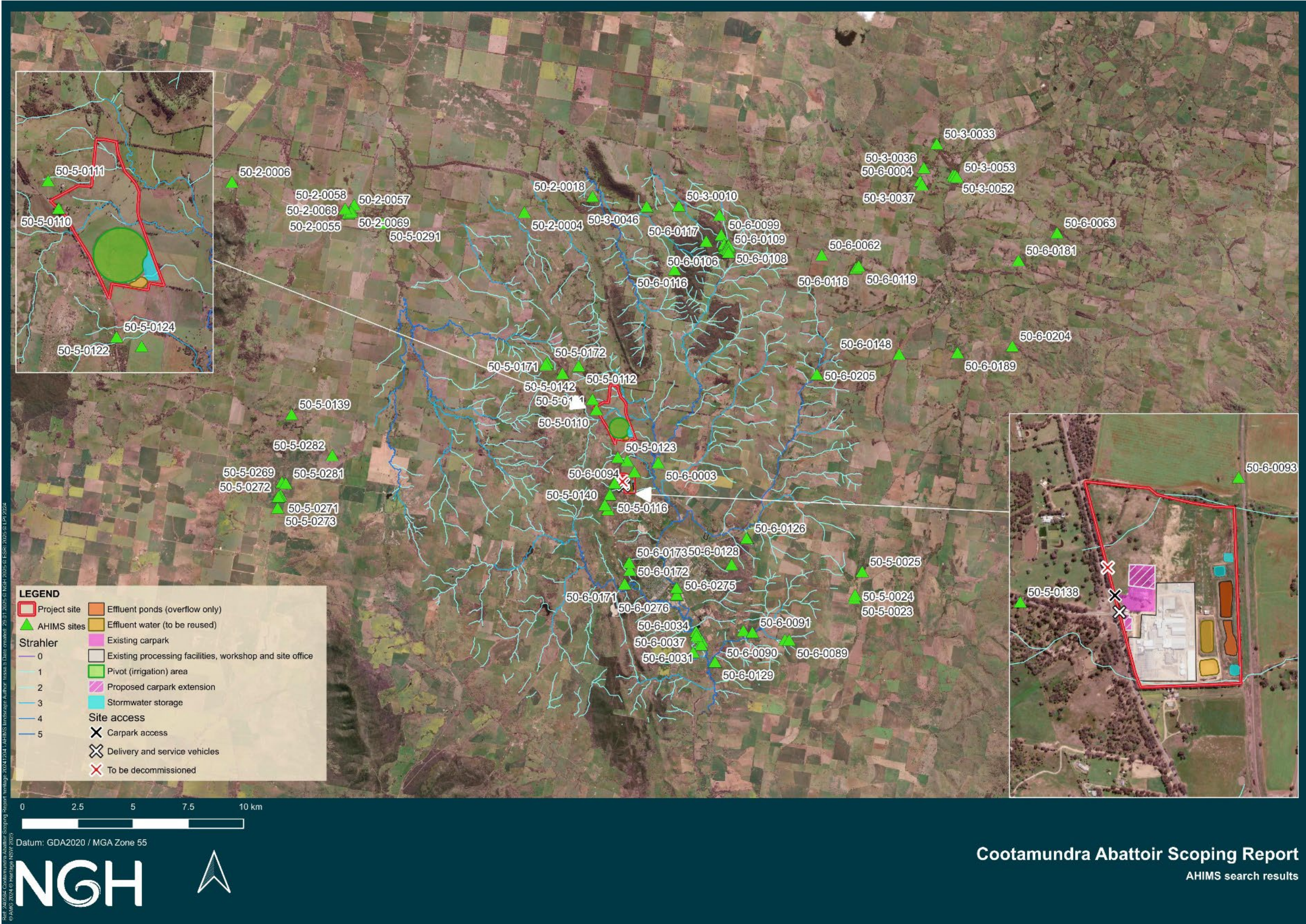


Figure 6-2 AHIMS sites within search area

6.6.2. Issues for consideration

There is significant disturbance within the Abattoir portion of the Project Site, where the ground disturbing works associated with the development are proposed (refer to Figure 6-3 and Figure 6-4 as examples of existing levels of disturbance).

Despite the level of disturbance, NGH have been advised that an Aboriginal Cultural Heritage Assessment (ACHA), including Aboriginal community consultation with registered stakeholders undertaken in line with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW, 2010a), the *Guide to Investigating Assessing and Reporting on Aboriginal Cultural Heritage in NSW* (OEH, 2011) and the *Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW* (DECCW, 2010b) will be required to assess the potential for Aboriginal heritage within the Project Site which may be subject to harm through the proposed development, given the Project is SSD. The ACHA would be completed as part of the EIS. NGH recommends that the entire Project Site including the northern portion is assessed as part of the ACHA to allow flexibility if plans change and works will be required in the northern portion of the Project Site in the future.



Figure 6-3 Location of Lamb Boning Room within existing Abattoir site



Figure 6-4 Location for the Render Plant within existing Abattoir site

6.7. Landscape and visual amenity

6.7.1. Existing environment

The local topography includes gently undulating hills and expansive plains, which are primarily utilized for agricultural purposes.

The topography within the Project Site varies from a minimum elevation of 360m above sea level (ASL) and reaches a maximum elevation of 380m ASL. Aerial imagery and desktop analysis indicate that there are 53 non-associated receivers within 1km of the Project Site. The nearest non-associated is a residence (R1) located approximately 118m north of the Project Site.

The distance of non-associated receivers (as identified from aerial imagery) within 1km of the Project Site have been provided in Table 6-2. These receivers consist of residential properties, sensitive to changes in the landscape character given historical disturbances and seasonal changes in the landscape.

The Project Site may be visible to commuters along sections of Stockinbingal Road, Old Cootamundra Road, Barana Road, Rathmells Lane, Temora Street, Berthong Road and Racecourse Lane². Generally, these views would be considered of limited duration and broken for passing motorists by the existing vegetation. Existing vegetation and structures provide some screening of the site for nearby residences and local viewpoints, but this requires further investigation.

6.7.2. Issues for consideration

Visual amenity impacts are assessed in terms of the change in visual character they produce (contrast) and the likely sensitivity of the landscape and receivers to the change. Important factors that elevate the impacts include the potential to:

- Create a dominant or surrounding view
- Create an elevated view or one that is otherwise difficult to screen
- Impact on important views, such as the entrance to a town, recreational areas, residential views.
- Contribute to cumulative impacts.

Land surrounding the Project Site is highly vegetated. As such, it is considered likely that views of the Project Site would be fully or partially obscured for most receivers occurring in proximity to the Project Site.

There is limited potential for cumulative visual impacts with regard to a broader change in land use, due to the size of the existing operation. No other Projects are proposed within the immediate vicinity of the Project Site.

Considering that the proposed upgrades are in keeping with the existing landuse, the Project would not constitute a high visual impact. This would be investigated using site and locality inspections and would consider mitigation measures to reduce the visual impact of the Project, if required.

6.8. Land use

6.8.1. Existing environment

Geology and soils

The underlying geology of the Project Site consists of Cowcumbala Rhyolite and alluvium, refer to Table 6-5 and Figure 6-5.

² The Project Site is also visible along sections of Bauloora Lane; however, no visual changes are proposed within proximity to this road.

Table 6-5 Geological units occurring within the Project Site

Geological unit	Description	Dominant lithology
Cowcumbala Rhyolite	Massive and flow-banded, pink to purple rhyolitic to rhyodacitic lavas; minor pebble conglomerate, grit, minor siltstone, grey tuffaceous sandstone, and shale.	Igneous felsic volcanics.
Alluvium	Channel and flood plain alluvium; gravel, sand, silt, clay; may be locally calcreted.	Regolith (unconsolidated, loose, heterogeneous superficial deposits).

A soil profile report taken west of Cootamundra Road (within the Project Site (survey number 1000121)) indicates that the Project Site occurs within the Yellow Podzolic Soils Greater Soil Group (GSG) (eSpade, 2025).

The majority of the Project Site is mapped as containing kurosols under the Australian Soil Classification (ASC), refer to Figure 6-6. Soils within the northwestern portion of the Project Site are mapped as containing chromosols (ASC). The soil profile is moderately to well-draining (eSpade, 2025).

Saline soils are mapped within close proximity to the Project Site (refer to Figure 6-6); however, soil sampling from within the Project Site indicated that no salting was evident (eSpade, 2025). The erosion hazard was recorded as 'slight.' Acid sulfate soils are not mapped within or within proximity to the Project Site.

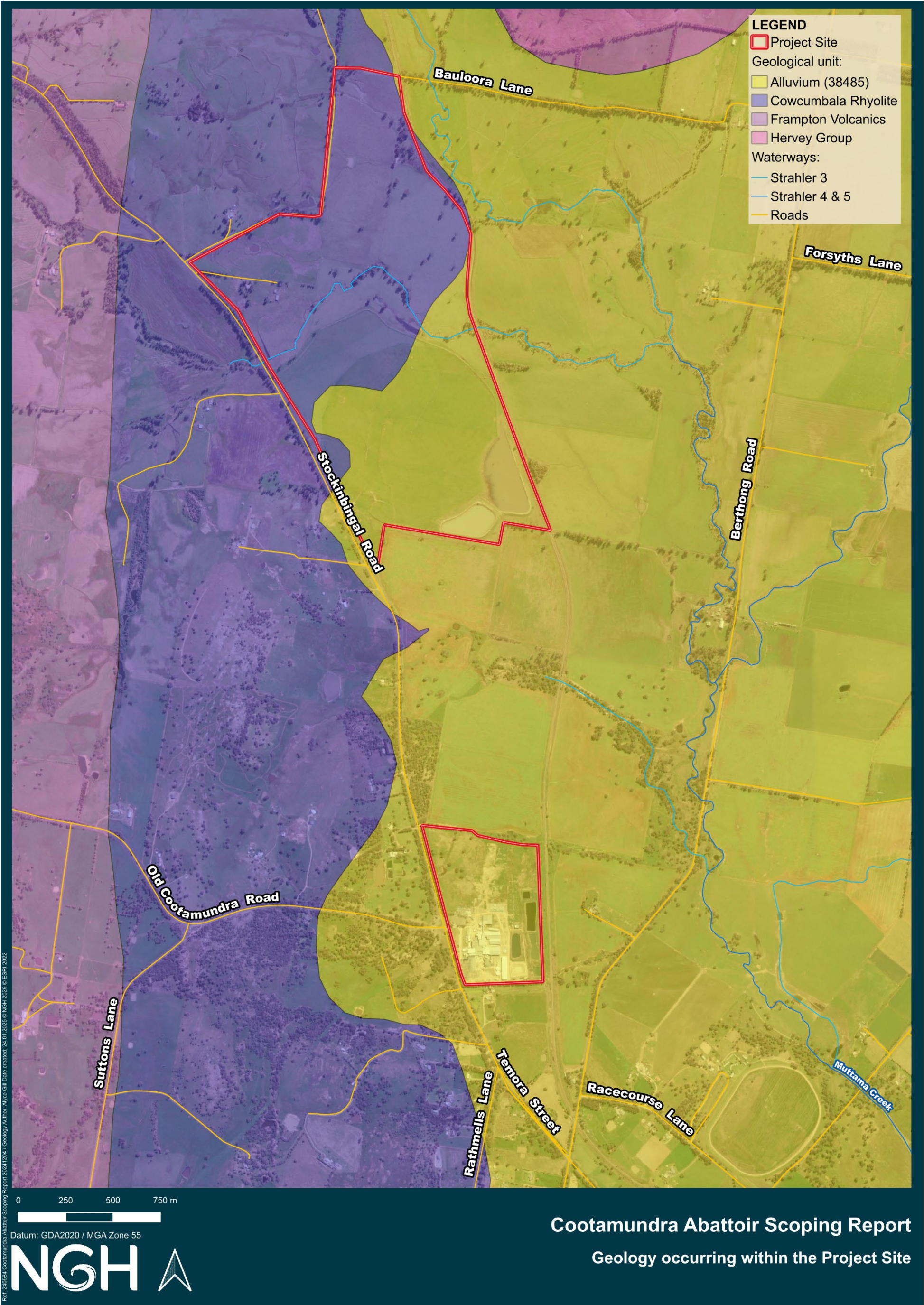


Figure 6-5 Geology occurring within the Project Site

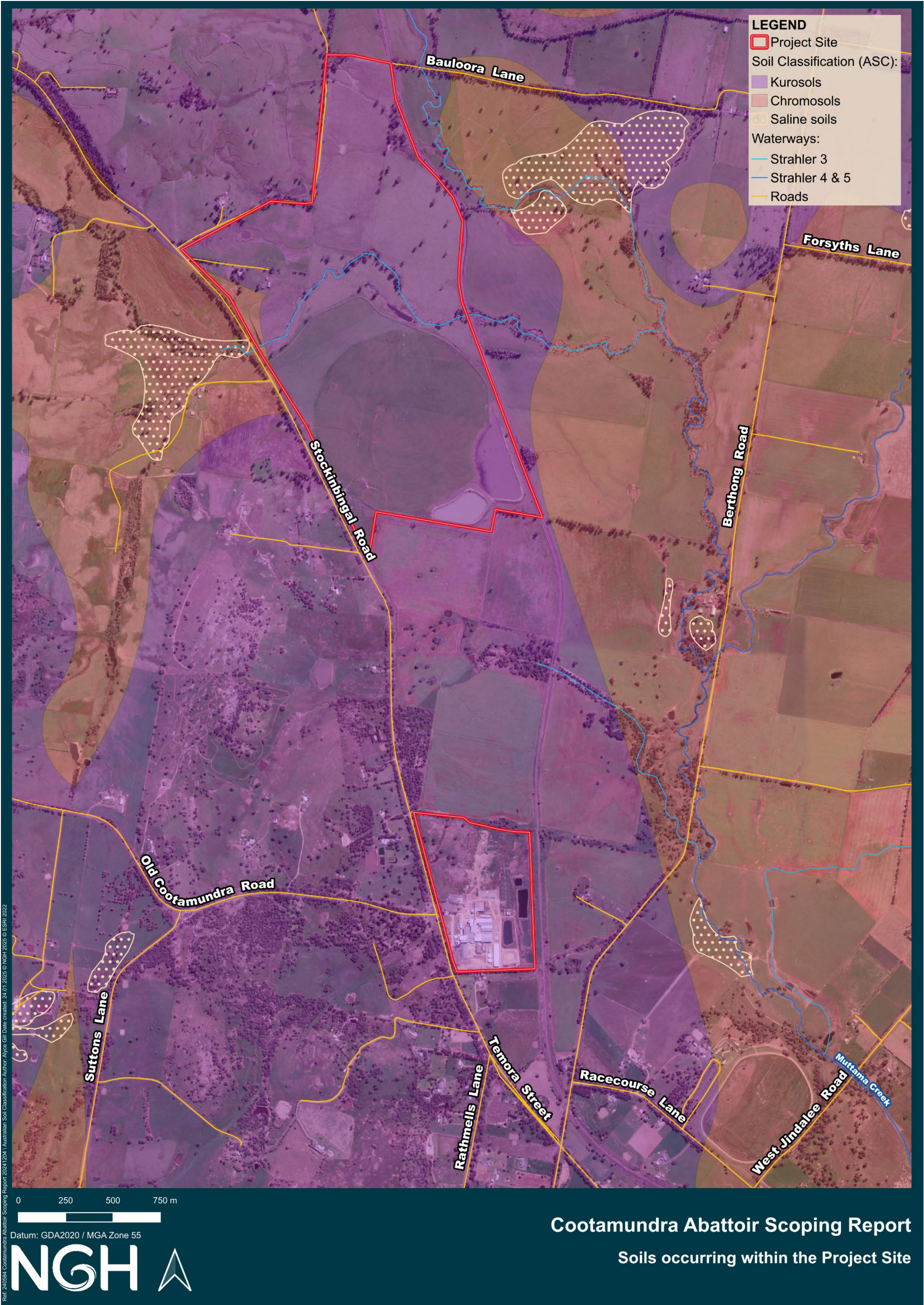


Figure 6-6 Soils occurring within the Project Site

Contamination

A search of Section 58 of the *Contaminated Land Act 1997* (CLM Act) on 15 January 2025 found 2 sites listed within the CGRC LGA, including:

- Cootamundra Gasworks, located at 140-146 Hovell Street
- The former Amoco Depot, located at 68-72 Hovell Street.

There are 7 sites under Section 60 of the CLM Act (as of 15 January 2025) for the suburb of Cootamundra. The closest is the Former BP Depot, which was located at 1-5 Murray Street, located approximately 3km southwest of the Project Site.

Land use

Land use within the Project Site is mapped as a combination of the following activities (refer to Figure 6-7):

- Manufacturing and industrial (Abattoirs)
- Cropping
- Grazing (modified pastures)
- Residential and farm infrastructure.

The majority of the Project Site is currently used as an abattoir; therefore, the Project would generally represent a continuation of the existing land use, and no conflicts are anticipated.

The Project Site is mapped as generally containing Class 4 and Class 5 soils, in accordance with the Land and Soil Capability Scheme (LSC) (NSW OEH, 2012). These are considered relatively stable and productive in terms of agricultural use. Classes 1-3 are considered 'important agricultural land'.

An exploration and mining title lease (EL8994) applies to the Project Site, refer to Figure 2-4. EL8994 expires on 4 August 2025.

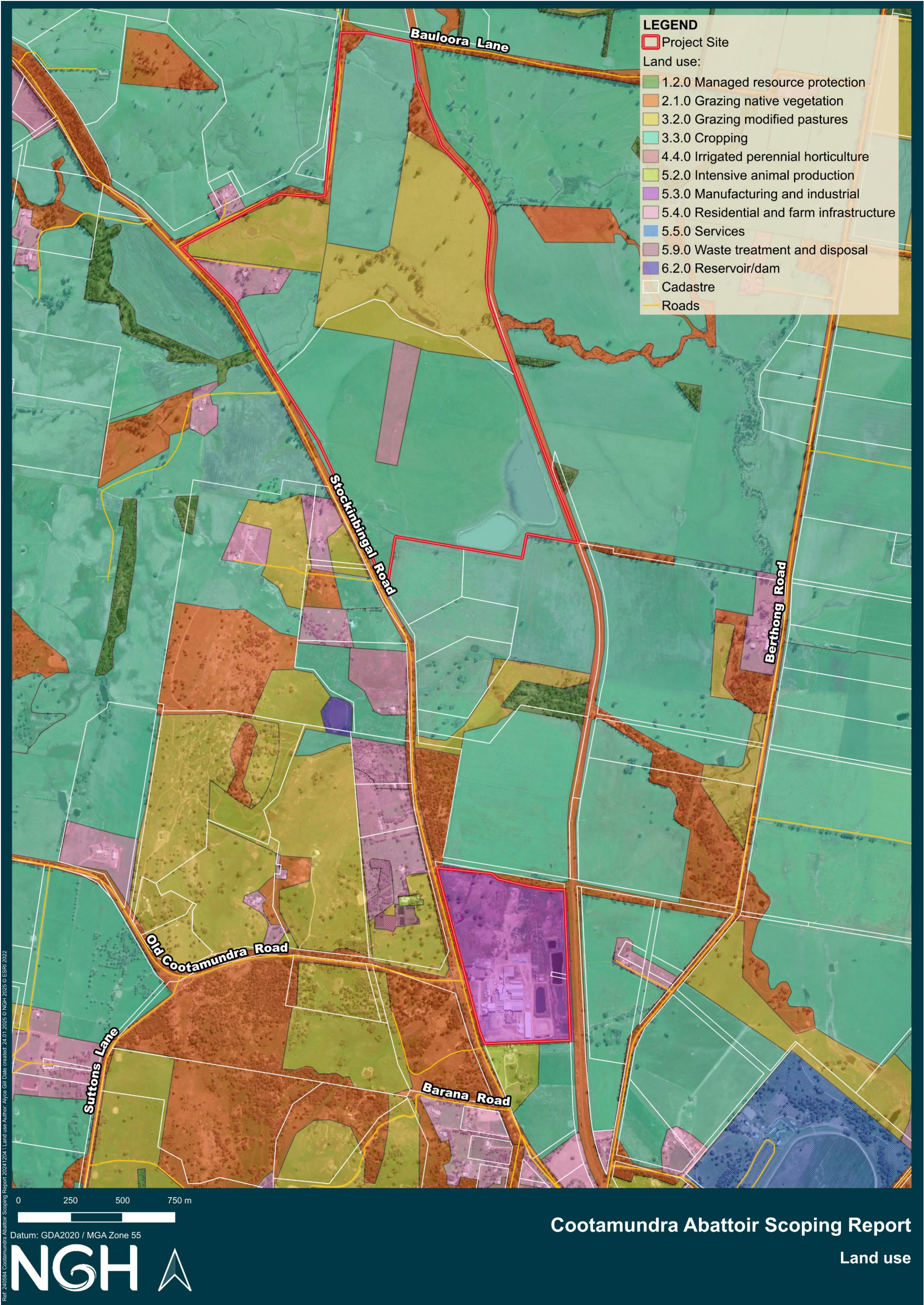


Figure 6-7 Land use mapping

6.8.2. Issues for consideration

Soils and contamination

The Applicant would engage with Legacy Minerals Pty Ltd regarding the proposed works as required.

During construction, the EIS would include consideration of best practice soil and erosion impact mitigation measures, in accordance with *Managing Urban Stormwater: Soils & Construction (Landcom, 2004)* and *Managing Urban Stormwater: Soils and construction - Volume 2A manual (Landcom, 2008)*.

Once operational, the Project would result in increased processing capacity, which would subsequently lead to an increase in the volume of treated effluent irrigated onsite. Impacts which could be associated with the improper irrigation of effluent or management of storm water and run off include:

- Excessive application of nutrients, which may result in unbalanced nutrient status, impacting vegetation growth
- Excessive application of salts, resulting in soil salination and sodicity
- Erosion hazard, resulting from increased soil sodicity
- Excessive application of nutrients, particularly nitrogen and phosphorus, which may result in deep drainage loss of nitrogen and phosphorus to groundwater
- Surface runoff and potential contamination to groundwater of effluent if irrigation occurs during wet weather
- Potential odour generation if poor water quality is irrigated.

Groundwater, effluent quality and soil quality monitoring is already being undertaken for the Project, as per the conditions of the EPL. This would be further investigated during the EIS to ensure the Project is accompanied by measures that will control these impacts and prevent land degradation.

The management of potential sources of contamination would be included within the EIS.

6.9. Water

6.9.1. Existing environment

Six first order, two second order and one third unnamed order waterways occur within the Project Site, refer to Figure 6-8. The third order waterway, which intersects the northern portion of the Project Site, is mapped as Key Fish Habitat (KFH), refer to Figure 6-12. These waterways are upgradient of Muttama Creek (also KFH), a fifth order waterway, and likely drain into it under appropriate conditions.

The Project Site is not mapped as occurring on flood prone land, refer to Figure 6-8.

The Project Site is mapped as occurring within a groundwater vulnerability area under the Cootamundra LEP. Mapping from the National Groundwater Information System indicates that there are 5 groundwater bores located within the Project Site, refer to Table 6-6.

Table 6-6 Groundwater bores occurring within the Project Site

Hydro ID	State Bore ID	Bore depth (m)	Drilled depth (m)	Status	Drilled Date
10082824	GW416435	12	12	Functional	27/11/2013
10139886	GW063835	39.6	39.6	Unknown	1/11/1986
10075809	GW416433	12	12	Functional	26/11/2013
10076098	GW416432	7.5	7.5	Functional	26/11/2013
10084297	GW416434	12	12	Functional	27/11/2013

6.9.2. Issues for consideration

No construction work or infrastructure development is proposed within the northern portion of the site. As such, no impacts are anticipated to these waterways during the construction phase of the Project. Potential impacts to surface water occurring within the southern portion of the Project Site would be investigated further during preparation of the EIS.

Construction of the Project would require water supply for different activities in the form of both potable and non-potable water. Water quantities and sources required for construction and operation would be detailed in the EIS as part of the Project description. Early engagement with CGRC would also be undertaken, as required, to ensure sufficient water supplies are available for the development.

The Project Site is not mapped as occurring on flood prone land. Noting that there is around a 20m difference in elevation between the Project Site (360m ASL) and the nearest mapped flood prone land (340m ASL), a Flood Impact Assessment is not considered necessary.

Currently, the development produces up to 1.2 megalitres (ML) of wastewater per day. Once operational, the proposal would produce approximately 2.5ML of wastewater, per day.

The existing wastewater system is designed to process up to 3ML of wastewater per day, while the DAFF is able to process up to 1.5ML per day. A second DAFF would be installed during upgrades to the wastewater system, providing a total capacity of 3ML.

A Wastewater Assessment would be completed by an appropriately qualified person and summarised within the EIS. The Wastewater Assessment would evaluate the efficiency of the existing wastewater treatment system and, if required, identify areas for improvement.

The EIS would also include mitigation measures to manage surface water, groundwater resources, riparian lands, and any contamination risks (e.g. exposure acid sulphate soils).

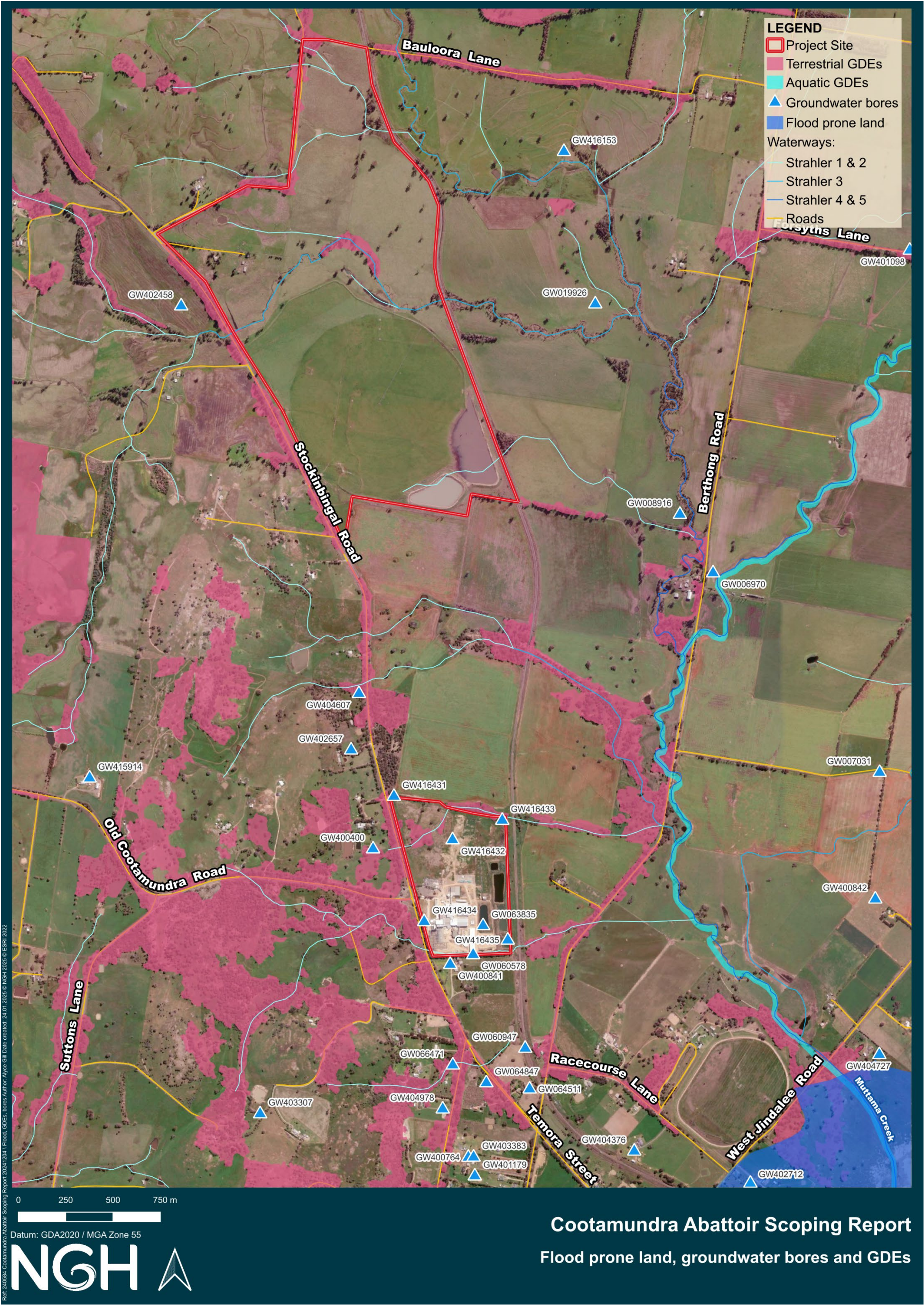


Figure 6-8 Flood prone land, groundwater bores and GDEs

6.10. Biodiversity

6.10.1. Existing environment

NGH conducted a desktop assessment of biodiversity values for the Project Site. A Project officer conducted a site inspection to verify existing levels of disturbance. The findings of the assessment indicate that the Project Site largely contains disturbed, non-native vegetation, refer to Figure 6-9 and Figure 6-10. The findings of the biodiversity assessment are detailed below.

Vegetation

NSW State Vegetation Type Mapping (SVTM) indicates that the majority of the Project Site contains non-native vegetation, refer to Figure 6-11. Heavily disturbed vegetation occurs within the location proposed for the TWA, refer to Figure 6-10.

Small patches of Plant Community Type (PCT) 277 Blakely's Red Gum – Yellow Box tall grassy woodland occur within and along the boundary of the Project Site. PCT277 is associated with the BC/EPBC Act listed Threatened Ecological Community (TEC) *White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland*.

Threatened species

Background searches for threatened species were conducted on 13 January 2025. A BioNet search identified 24 threatened fauna and one threatened flora species within 10km of the Project Site, refer to Figure 6-12. A Protected Matters Search Tool (PMST) search identified 33 threatened fauna and 9 threatened flora species within 10km of the Project Site. No records occur within the Project Site. The closest records include the Superb Parrot (*Polytelis swainsonii*), the Koala (*Phascolarctos cinerus*) and the Brown Treecreeper (*Climacteris picumnus victoriae*).

Biodiversity values

A review of biodiversity values within and around the Project Site highlights several key features:

- No Biodiversity Value (BV) land occurs within the Project Site
- Six first order, two second order and one third unnamed order waterways occur within the Project Site, refer to Figure 6-11. The third order waterway, intersecting the northern portion of the Project Site, is mapped as Key Fish Habitat (KFH), refer to Figure 6-12
- Large native vegetation remnants occur in the locality and are associated with a number of threatened species.



Figure 6-9 Non-native groundcover vegetation occurring to the north of the existing carpark (NGH, 2025)



Figure 6-10 Disturbed vegetation observed north of the processing facilities (NGH, 2025)

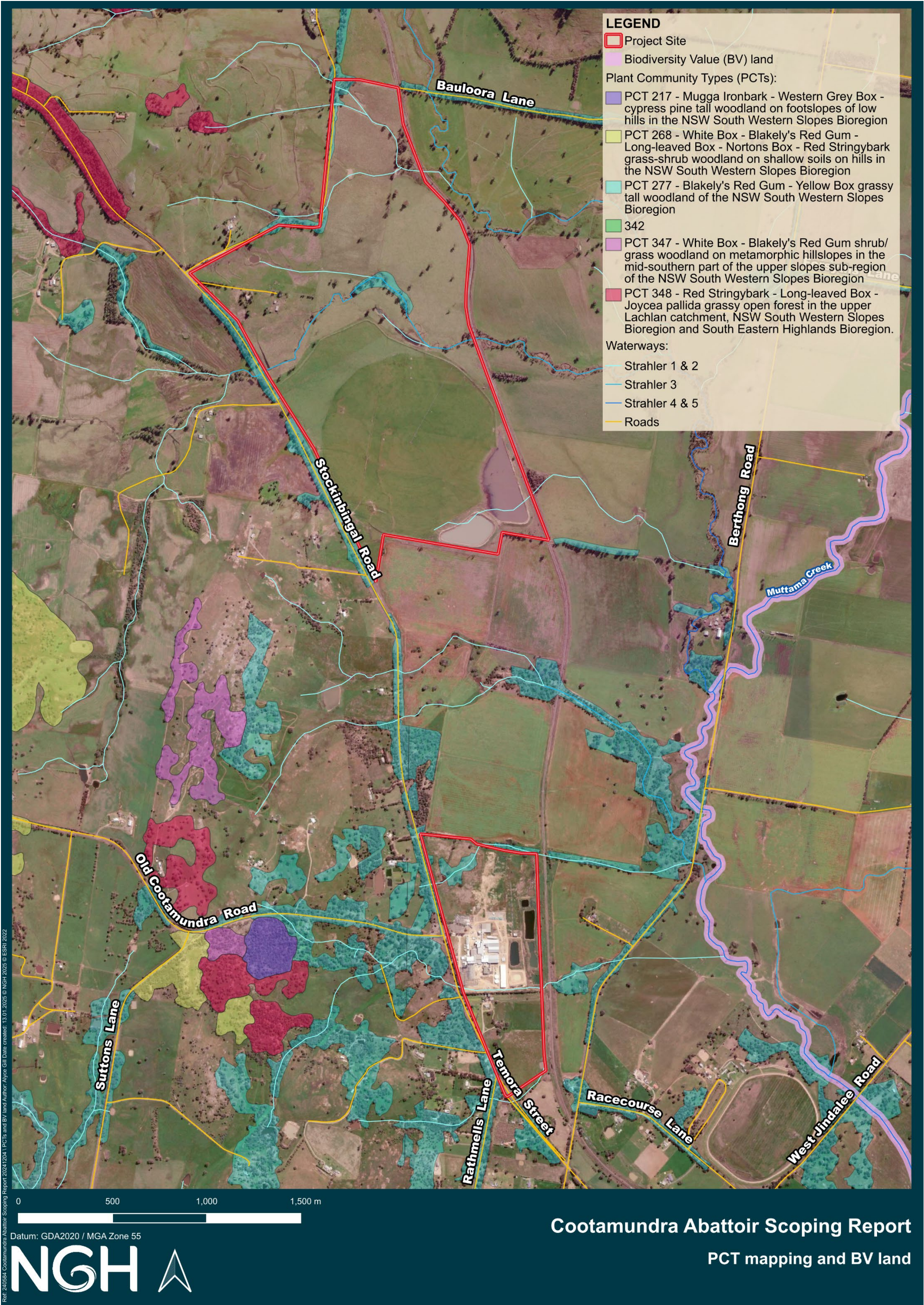


Figure 6-11 PCT mapping and BV land occurring within proximity to the Project Site

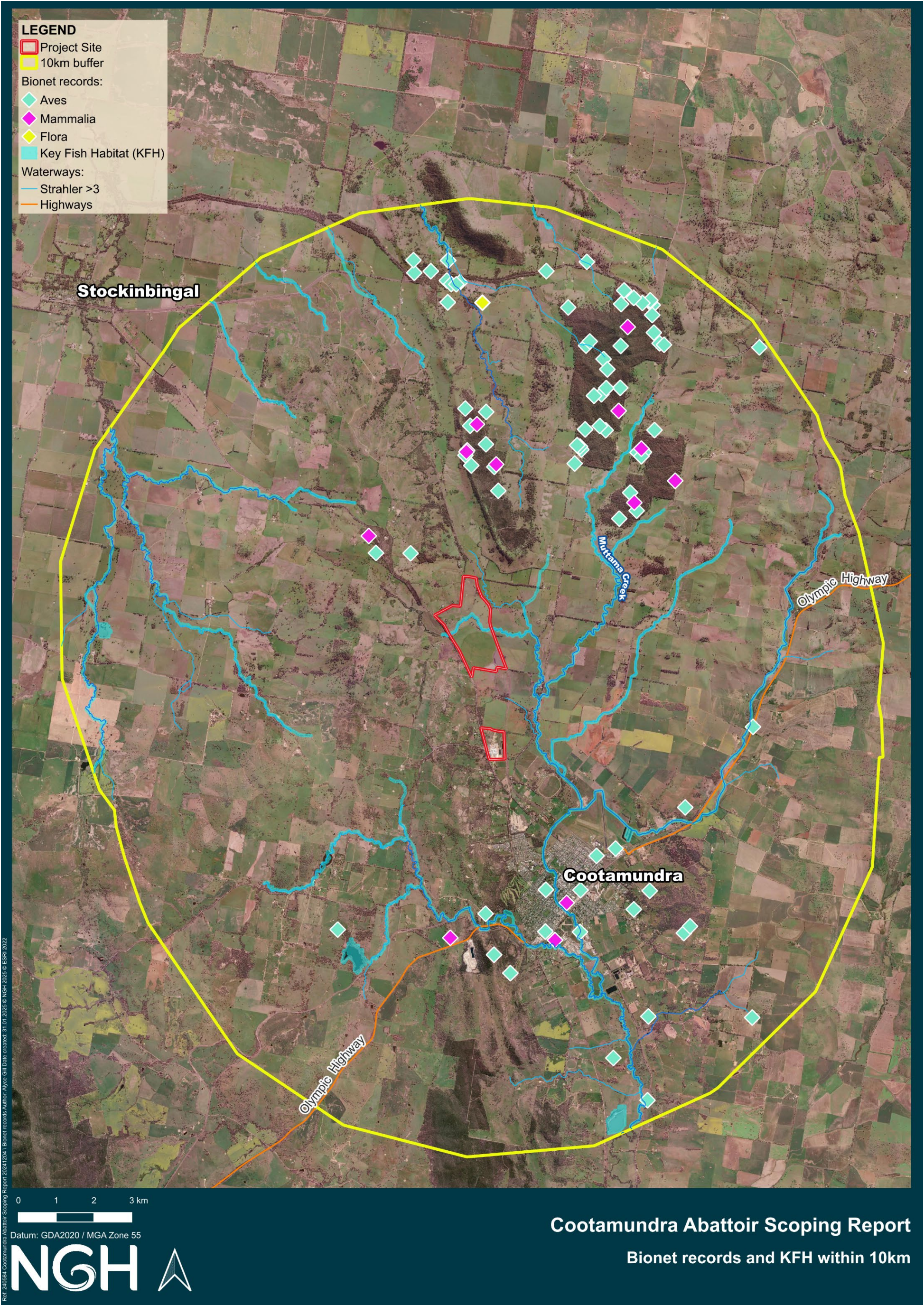


Figure 6-12 Bionet records and KFH occurring within 10km of the Project Site

6.10.2. Issues for consideration

As the Project is classified as SSD, any application is to be accompanied by a biodiversity development assessment report (BDAR) unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values according to section 7.9 of the BC Act.. As a first consideration, avoidance of biodiversity values will be considered and if native vegetation can be avoided, an application for a BDAR waiver would be submitted.

Verification of the native vegetation that cannot be avoided and its values is yet to be undertaken. Noting that no ground disturbing works are required within the northern portion of the Project Site (Lot 52 DP1258388/Lot 53 DP1258388), it is proposed to only undertake targeted vegetation surveys within the southern portion of the Project Site (Lot 1 DP611755). These surveys would confirm the presence and condition of vegetation communities occurring within the Project Site, noting historic agricultural land uses.

Noting the highly disturbed nature, it is considered unlikely that the Project Site provides suitable habitat for threatened species occurring within the locality. Potential impacts to waterways and KFH would be further investigated during the EIS. Noting that an earthen bund surrounds the downgradient portion of the existing pivot irrigation area, potential impacts associated with increased irrigation volumes are likely to include spray drift and groundwater seepage (refer to Section 6.8).

The requirements for an EPBC Referral would be assessed (if required) following the quantification of impacts and habitat values.

6.11. Historic heritage

6.11.1. Existing environment

Desktop searches of relevant historic heritage registers were undertaken on 5 December 2024, 10 January 2025 and 15 January 2025, including the Australian Heritage Database, State Heritage Inventory (SHI) and Section 170 registers, as well as LEP maps to identify any items that are currently listed within or adjacent to the Project Site. The Australian Heritage Database (AHD) includes items on the National and Commonwealth Heritage Lists while the SHI includes items on the State Heritage Register and items listed by state agencies and local government. The results of the Australian Heritage Database search indicated that:

- No items of national, Commonwealth or World Heritage significance are located within or adjacent to the Project Site
- There are 10 heritage sites listed under the Register of National Estate (a non-statutory archive) within the suburb of Cootamundra. These sites are not located within or adjacent to the Project Site.

The search results of the NSW SHI database indicate that:

- There are 10 items listed under the NSW Heritage Act within the CGRC LGA. This includes items listed on the State Heritage Register, an Interim Heritage Order or protected under Section 136 of the *NSW Heritage Act*.
- There are 152 items listed by Local and State Agencies within the CGRC LGA. None are located within the Project Site. The closest item is the Bauloora Lead and Silver Mine site (I101), located approximately 2.8km northwest of the Project Site, refer to Figure 2-4.

6.11.2. Issues for consideration

No known heritage places or items were identified within or adjacent to the Project Site during the desktop assessment. The probability of finding unrecorded, significant historic heritage items/areas within the Project Site is considered to be low. A precautionary approach would be adopted during the EIS and a site inspection would be conducted (in tandem with the ACHA) to confirm that the Project would not impact on significant historic heritage items/areas.

6.12. Waste management

6.12.1. Existing environment

Currently, the facility produces up to 40T of waste materials (e.g. bone, fat) per day, which are transported to Young, NSW for processing.

Up to 40T of manure is produced each day. Manure is transported to the northern portion of the Project Site, where it is spread out across the manure application area (refer to Figure 1-3).

Wastewater management is detailed in Section 6.9 of the Scoping Report.

6.12.2. Issues for consideration

Several buildings would need to be demolished during the construction phase of the Project. The EIS would identify all materials to be demolished and the proposed methods of disposal.

Once operational, all animal waste products would be processed by the proposed rendering plant. As such, the transportation of animal waste products to Young would not be required. This would result in reduced traffic movements.

Once operational, it is anticipated that up to 80T of manure would be produced per day. The manure application area is approximately 15ha in size and considered suitable for the proposed upgrade; however, this would be confirmed during preparation of the EIS.

All waste produced by the Project will be classified, handled and managed in accordance with the Waste Classification Guidelines – Part 1 Classifying Waste (NSW EPA, 2014). Priority will be given to reusing materials on site or recycling if reusing is not possible.

The management of wastes during construction and operation would be further detailed within the EIS.

6.13. Cumulative impacts

6.13.1. Existing environment

Cumulative impacts relate to the combined potential effects of different impact areas of the Project as well as the potential interaction with other Projects in the local area. They may occur concurrently or sequentially.

Major Projects listed on the Major Projects Register as undergoing assessment or determined within the Cootamundra-Gundagai Regional LGA and surrounding area (current status as of 31 January 2025) are shown in Table 6-8. No notable industries (likely of causing noise, odour, hazard or access issues) were

identified within 2km of the Project Site. Given the distance of the developments listed in Table 6-8 from the site, cumulative impacts are considered unlikely.

Key cumulative impacts and their scale are noted below (Table 6-7) for further investigation.

Table 6-7 Scale of cumulative impacts

Impact	Scale	Relevant to project
Social and economic	Regional	Regional impacts on accommodation, employment and service providers may interact with other projects.
Landscape and visual	Local	The Project would be consistent with the existing land use. As such, additional cumulative landscape or visual impacts are considered likely to be minor.
Odour	Local	The Project is not likely to interact with other projects.
Noise and vibration	Local	The Project is not likely to interact with other projects.
Biodiversity	Project Site	The Project is not likely to add to cumulative impacts on biodiversity.
Land use	NA	The Project will have no cumulative impacts on land use, as it is an expansion of an existing facility.
Hazards	Local	The Project is not likely to add to cumulative impacts on hazards but this would be investigated.
Aboriginal Heritage	Local	The Project is not likely to add to cumulative impacts on Aboriginal heritage.
Non-aboriginal heritage	Local	The Project is not likely to add to cumulative impacts on non-aboriginal heritage.
Access and traffic	Regional	Regional impacts on traffic and access are expected to be minor.
Air quality	Local	The Project is not likely to add to cumulative impacts on air quality, but this will be investigated.

Impact	Scale	Relevant to project
Waste management	Regional	Some cumulative impacts with existing Projects are anticipated due to the limited regional land fill facilities.
Water	Local	The Project is not likely to add to cumulative impacts on water.

Table 6-8 Nearby Major Projects

Project	Stage and Status	Indicative timeframe	Specific cumulative impacts to consider	Project overlap
CLARA Energy Project Rosedale 90km south	Pre-approval Prepare EIS	Construction - 12 to 18 months (from 2025 onwards) Operational period - 40 years (from 2026)	Nil – due to distance between the developments	Construction / operation overlap
Jeremiah Wind Farm 60km southwest	Pre-approval Prepare EIS	Construction - 24 to 30 months (commencement date unknown) Operational period - 30 years (commencement date unknown)	Nil – the Abattoir upgrades will likely be constructed prior to the commencement of works for this Project	Nil
Hume Link 60km southwest	Approved Under Construction	Construction – 30 months (2024 – 2026) Operation – Indefinite (from 2026)	Social and economic (construction phase only) Traffic (construction phase only) Landscape and visual	Construction / operation overlap Once operational, the transmission line would require minimal maintenance, etc.
Inland Rail – Illabo to Stockinbingal 15km west	Approved Under Construction	Construction – 24 months (from mid-2024 to mid-2026) Operation – indefinite (from mid-2026)	Social and economic (construction phase only) Traffic (construction phase only) Landscape and visual Waste	Construction / operation overlap
Young - Wagga Wagga Gas Pipeline – Stage 1 25km southwest	Approved Operational	Operation - indefinite	Nil – Project has been constructed	Nil

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Project	Stage and Status	Indicative timeframe	Specific cumulative impacts to consider	Project overlap
Young - Wagga Wagga Gas Pipeline – Stage 2 25km southwest	Approved Operational	Operation - indefinite	Nil – Project has been constructed	Nil

6.13.2. Issues for consideration

Two of the Projects detailed within Table 6-8 are considered to potentially have cumulative impacts in relation to social and economic, landscape and visual, waste and traffic impacts.

Table 6-9 below within the *Cumulative Impact Assessment Guidelines for State Significant Projects* (NSW Department of Planning, Industry and Environment, 2021) detailed the level of cumulative assessment required, while Table 6-10 provides a summary of the cumulative impacts to be assessed.

Table 6-9 Level of cumulative assessment required

Assessment	Description
Detailed	The project may result in significant impacts on the matter, including cumulative impacts.
Standard	The project is unlikely to result in significant impacts on the matter, including cumulative impacts.
N/A	No potential overlap in impacts between a future project (e.g. Project A) and the proposed project that would warrant any consideration in the cumulative impact assessment

Table 6-10 Cumulative Impact Assessment Scoping Summary Table

Project	Potential overlap		
	Social and economic	Landscape and visual	Access and traffic
CLARA Energy Project Rosedale			
Jeremiah Wind Farm			
Hume Link			
Inland Rail – Illabo to Stockinbingal			
Young - Wagga Wagga Gas Pipeline – Stage 1			
Young - Wagga Wagga Gas Pipeline – Stage 2			

Potential cumulative impacts would be assessed within the EIS in line with the *Cumulative Impact Assessment Guidelines for State Significant Projects* (NSW Department of Planning, Industry and Environment, 2021).

The timing of works associated with the proposed developments nearby would be monitored throughout the EIS stage to ensure appropriate mitigation measures are implemented, particularly in relation to construction traffic and pressure on local services and facilities within the Cootamundra-Gundagai LGA and the broader region.

7. Conclusion

This Scoping Report was prepared to outline the planning and environmental context of the Project. The Project would be assessed under Part 4 of the EP&A Act and classed as SSD under the Planning Systems SEPP.

The Project Site is designated as RU1 – Primary Production under the Cootamundra LEP. Upgrading the existing facility is the preferred option, as the selection of an alternative site is likely to lead to additional environmental impacts.

The Project is expected to create up to 140 Project related jobs during construction and an additional 700 jobs for operational staff.

The Scoping Report has categorised the environmental impacts requiring further assessment in the EIS within Table 7-1.

Table 7-1 Matters requiring further assessment

Matters requiring detailed assessment	
Social and economic	Wastewater
Bushfire	Traffic and access
Air quality and odour	Aboriginal heritage
Noise and vibration	Odour
Matters requiring standard assessment	
Contamination	Water usage
Biodiversity	Non-Aboriginal heritage
Cumulative impacts	Waste management
Visual	

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Appendix A Detailed design

Appendix B Scoping Summary Table

Group	Matter	Level of assessment	CIA ³	Engagement	Scoping report reference	Key government plans, policies and guidelines
Social	Health, wellbeing and economic impacts	Detailed	Yes	Specific	Section 6.1	<ul style="list-style-type: none"> • Social Impact Assessment Guidelines for State Significant Projects (Department of Planning Industry and Environment, 2021) • Undertaking Engagement Guideline for State Significant Projects (Department of Planning Industry and Environment, 2021).
Amenity	Noise and vibration	Detailed	No	General	Section 6.2	<ul style="list-style-type: none"> • Construction Noise Strategy (Transport for NSW, 2012) • Interim Construction Noise Guideline (Department of Environment, Climate Change and Water, 2009) • NSW Industrial Noise Policy (Environment Protection Authority, 2000) • NSW Road Noise Policy (Environment Protection Authority, 2011) • Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006) • German Standard DIN 4150-3: Structural Vibration – Effects of Vibration on Structures • Environmental Noise Management Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006).

³ Cumulative Impact Assessment: CIA

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Group	Matter	Level of assessment	CIA ³	Engagement	Scoping report reference	Key government plans, policies and guidelines
Amenity	Visual	Standard	No	General	Section 6.7	<ul style="list-style-type: none"> Guideline for Landscape Character and Visual Impact Assessment, Environmental impact assessment practice note EIA-N04 (TfNSW, 2020)
Hazards and risks	Bushfire, use of ammonia (ADG Class 2.3, subsidiary class 8) onsite, high pressure pipeline	Standard	No	General	Section 6.5	<ul style="list-style-type: none"> State Environmental Planning Policy (Resilience and Hazards) 2021 Hazardous Industry Planning Advisory Paper No. 6 'Hazard Analysis' (DoP, 2011a)
Heritage	Aboriginal	Detailed	No	Specific	Section 6.6	<ul style="list-style-type: none"> Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW 2011 Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW 2010.
Air quality	Air quality and odour	Detailed	No	General	Section 6.3	<ul style="list-style-type: none"> The Protection of the Environment Operations (Clean Air) Regulation 2022 National Environment Protection (Ambient Air Quality) Measure

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Group	Matter	Level of assessment	CIA ³	Engagement	Scoping report reference	Key government plans, policies and guidelines
Traffic and access	Traffic	Standard	Yes	General	Section 6.4	<ul style="list-style-type: none"> • Austroads Guidelines for Road Design (Austroads) • Austroads Guidelines for Traffic Management (Austroads) • Guide to Traffic Management – Part 3 Traffic Studies and Analysis (Austroads, 2013).
Heritage	Non-Aboriginal	Standard	No	General	Section 6.11	<ul style="list-style-type: none"> • Commonwealth EPBC 1.1 Significant Impact Guidelines – Matters of National Environmental Significance (Commonwealth of Australia, 2013) • Commonwealth EPBC 1.2 Significant Impact Guidelines – Actions on, or impacting upon, Commonwealth Land and Actions by Commonwealth Agencies (Commonwealth of Australia, 2013)
Land	Land capability and agricultural impact	Standard	No	General	Section 6.8	<ul style="list-style-type: none"> • Agricultural Land Use Mapping Resources in NSW • The Land and Soil Capability Scheme (Office of Environment and Heritage, 2012). • LEP land zoning
Water	Hydrology, water quantity	Standard	No	General	Section 6.9	<ul style="list-style-type: none"> • Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZG 2018) • NSW Water and River Flow Objectives (NSW Government, 2006) • Floodplain Risk Management Guidelines (Department of Environment and Climate Change, 2016)

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Group	Matter	Level of assessment	CIA ³	Engagement	Scoping report reference	Key government plans, policies and guidelines
						<ul style="list-style-type: none"> Floodplain Development Manual: The management of flood liable land (NSW Government, 2005) Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom, 2004) Managing Urban Stormwater: Soils and Construction Volume 2 (Department of Environment and Climate Change, 2008) NSW State groundwater dependent ecosystem policy (Department of Land, Water and Climate, 2002). NSW Government's Floodplain Development Manual (2005).
Biodiversity	Terrestrial flora and fauna	Standard	No	General	Section 6.10	<ul style="list-style-type: none"> NSW Biosecurity Strategy 2013-2021 Biodiversity Assessment Method (BAM) (NSW Government, 2020).
Cumulative impacts	Cumulative impacts	Standard	No	General	Section 6.13	<ul style="list-style-type: none"> <i>Cumulative Impact Assessment Guidelines for State Significant Projects</i> (NSW Department of Planning, Industry and Environment, 2021).
Waste	Waste	Standard	No	General	Section 6.12	<ul style="list-style-type: none"> Waste Classification Guidelines – Part 1 Classifying Waste (NSW EPA, 2014)

Appendix C Community and Stakeholder Engagement Plan (CSEP)

Prepared for Australian Meat Group (AMG)

Community and Stakeholder Engagement Strategy

Cootamundra Abattoir Upgrades

March 2025

Project Number: 240584

Document verification

Project Title: Cootamundra Abattoir Upgrades

Project Number: 240584

Project File Name: 240584 Cootamundra Abattoir Upgrades CSES

Revision	Date	Prepared by	Approved by
Draft V.1.0	28/11/2024	Amy Mahon	Bree Schubach
Draft V 2.0	20/01/2025	Amy Mahon	Bree Schubach
Final V 1.0	04/02/2025	Amy Mahon	Chris Allen - AMG
Final V 1.1	24/03/2025	Amy Mahon (minor edits)	Stephanie Kurta

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We acknowledge the Traditional Owners of this land and pay our respect to Elders past, present and emerging. We recognise that the First Nations peoples of Australia have traditionally managed the resources of this land in a sustainable way, and that they are the original custodians of the Australian environment.

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Acronyms and abbreviations

ACHA	Aboriginal Cultural Heritage Assessment
CSES	Community and Stakeholder Engagement
CSP	Community Strategic Plan
DPE	(Former) Department of Planning and Environment (NSW) (now DPHI)
DPIE	(Former) Department of Planning, Industry and Environment (NSW) (now DPHI)
DPHI	Department of Planning, Housing and Infrastructure (NSW)
EIS	Environmental impact statement
ES	Engagement strategy
ha	hectares
km	kilometres
LALC	Local Aboriginal Land Council
LEP	Local Environment Plan
LGA	Local government area
m	metres
NSW	New South Wales
REDS	Regional Economic Development Strategy
SSD	State Significant Development

1. Introduction

1.1. Purpose

This Community and Stakeholder Engagement Strategy (CSES) has been developed to support the Cootamundra Abattoir (the Project) through the Environmental Impact Statement (EIS) phase of the state significant development (SSD) development application process.

This strategy encompasses proposed community and stakeholder engagement, communications, liaison, and consultation activities. In the interest of simplicity, and to avoid using unnecessary acronyms, all activities recommended are rolled under the broad banner of engagement.

The CSES identifies the engagement approach and targeted objectives for the development of the Project through the EIS phase. It aligns with relevant NSW Government requirements for State Significant Developments (SSD), and it utilises best practice tools and techniques in line with industry and community expectations.

The strategy is a 'live' document and will be updated progressively throughout the course of the Project, specifically at the beginning and end of each phase of the Project. It will also continually be informed by community feedback and will ensure that the communication and engagement activities remain:

- True to the core underlying principles of the Project
- Relevant to the outcomes required by the Project
- Creative and adaptive to respond to the community's needs
- Responsive to the needs of the Cootamundra community
- Tailored to best reach, consult, and communicate with the Cootamundra community.

Clear communication and consultation with the local community as well as key stakeholders is vital to the success of this Project.

2. Engagement foundations

2.1. NGH Principles and priorities

NGH prides itself on delivering well considered, objective and meaningful communications and engagement to support major projects and the communities and regions they occur in. Engagement activities for the Cootamundra Abattoir upgrades will be led by Australian Meat Group (AMG) with support from NGH.

2.2. Principles

Our work in this field is built on the following NGH Communications and Engagement Principles.

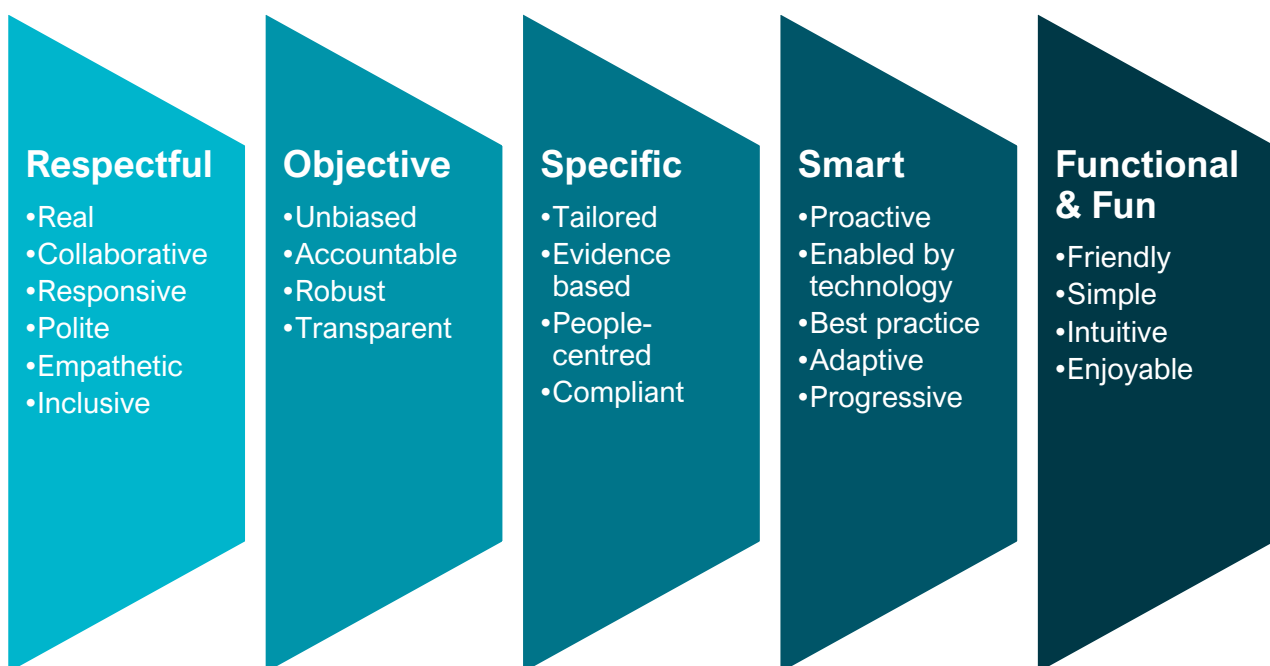


Figure 2-1 NGH Communications and engagement principles

2.2.1. Priorities

With this in mind, we help our clients to achieve these priorities:

- Provide clear and concise information about the Project and its impacts
- Deliver activities that encourage participation
- Work in partnership with stakeholders to understand and address issues
- Facilitate informed decision making
- Deliver projects that improve the resilience of the regions they are delivered in.

2.3. IAP2 Core Values

We subscribe to the International Association for Public Participation (IAP2) Core Values, which state that public participation:

- Is based on the belief that those who are affected by a decision have a right to be involved in the decision-making process
- Includes the promise that the public's contribution will influence the decision
- Promotes sustainable decisions by recognising and communicating the needs and interests of all participants, including decision-makers
- Seeks out and facilitates the involvement of those potentially affected by or interested in a decision
- Seeks input from participants in designing how they participate
- Provides participants with the information they need to participate in a meaningful way
- Communicates to participants how their input affected the decision.

2.4. Relevant guidelines and their requirements

2.4.1. DPHI SSD guidelines

The NSW Department of Planning, Housing and Infrastructure (DPHI, formerly known as the Department of Planning and Environment [DPE]) has developed a range of guidelines to inform engagement around the assessment of SSD. These guidelines for SSDs provide insight into the engagement and social impact considerations that DPHI will use to review this Project and therefore, the requirements that we need to keep in mind in building this strategy.

Table 2-1 DPHI SSD guidelines

Guidelines	Requirements
SSD Engagement Guidelines March 2024	<p>Effective engagement underpins a transparent and fair environmental assessment. Careful consideration of diverse viewpoints can help achieve good planning outcomes and avoid unintended negative impacts on communities, the environment, the economy or the government.</p> <p>The proponent is required to engage with the community, councils and government agencies on SSD projects.</p> <p>Engagement must be:</p> <ul style="list-style-type: none"> • Open and inclusive • Easy to access • Relevant • Timely, and • Meaningful. <p>To facilitate effective engagement, proponents will be expected to:</p> <ul style="list-style-type: none"> • Provide clear and concise information about the Project and its impacts • Implement activities that encourage and facilitate participation • Report back on what was heard, what has or hasn't changed, and why.

[Social Impact Assessment Guideline for SSD Projects](#)

July 2021

The new guideline (July 2021) provides a rigorous framework to identify, evaluate and respond to social impacts. Taking effect in October 2021, it focuses on predicting impacts; refining the Project to avoid negative impacts and enhance benefits; minimising then mitigating negative impacts and maximising benefits; and finally managing impacts.

Importantly, it notes the need to engage early to identify issues that can inform the social impact assessment and work to identify reasonable and achievable mitigations for these (which may include Project modifications) prior to submitting the EIS Report (Figure 2-2).

In our experience, DPHI prefers to see issues that are identified early in the process (such as visual impacts) resolved (in terms of identifying practical mitigations) to the extent possible ahead of submitting the EIS report. This allows the detailed social impact analysis to consider mitigated impacts of the Project.

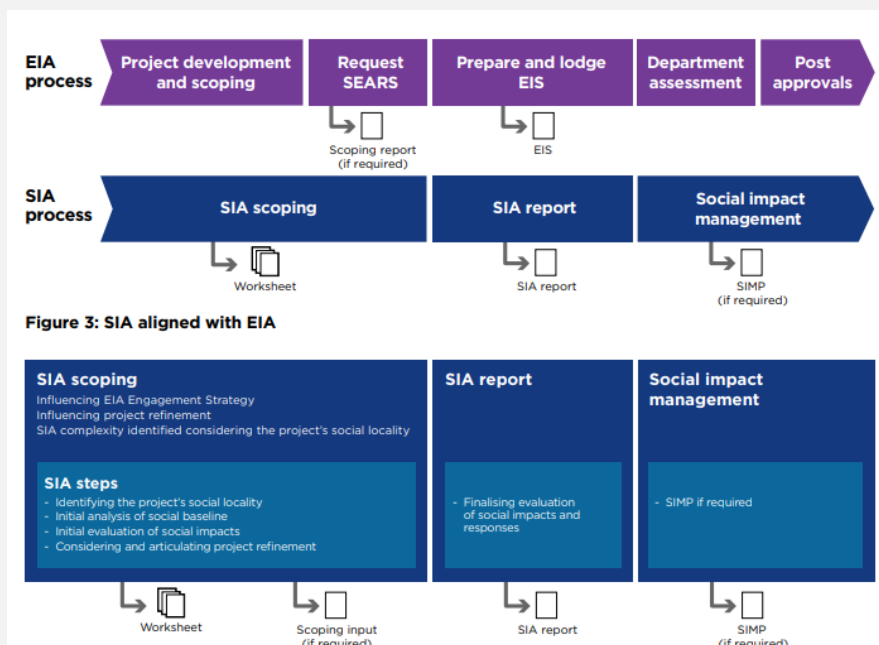


Figure 2-2 DPE SIA process

2.5. Engagement objectives for the Project

The CSES aims to achieve the following objectives to support the Project and the communities surrounding it.

Table 2-2 Engagement objectives for the Project

Objectives	Measures
<ul style="list-style-type: none"> Produce clear information on the Project, potential impacts (positive and negative) and benefits for the community, and the wider Shire. 	<ul style="list-style-type: none"> Delivery of high-quality communications across all targeted channels that clearly communicates the Project. Ensure materials address common misconceptions regarding abattoir operations.
<ul style="list-style-type: none"> Ensure the Project has a positive impact on the region. 	<ul style="list-style-type: none"> Clear demonstration of shared local and broader regional social and economic benefits. Shared benefits to be explored throughout application period.
<ul style="list-style-type: none"> Work together with the Cootamundra community in a collaborative way. 	<ul style="list-style-type: none"> Identification of issues and likely mitigations throughout Project phases.
<ul style="list-style-type: none"> Support an uplift in the regional economy and level of local prosperity. 	<ul style="list-style-type: none"> The proposal of strategies to incorporate NSW industry through all tiers of the supply chain and in all phases of the Project Number of local suppliers including Aboriginal owned suppliers.
<ul style="list-style-type: none"> Support and engage local capabilities in the Cootamundra region. 	<ul style="list-style-type: none"> Identify several suppliers including Aboriginal-owned suppliers, who have capacity to support the Project Localised workforces, suppliers etc. to be preferred where possible, to ensure those benefits are being delivered directly to the Cootamundra area and the clean energy transition workforce pipeline realised.
<ul style="list-style-type: none"> Maintain a positive corporate image for AMG and the broader meat and livestock industry. 	<ul style="list-style-type: none"> Development of social licence to operate in the Cootamundra and the Cootamundra-Gundagai Shire. Management of social and reputational risks that are relevant to the local area.

3. Project outline

3.1. Project snapshot

3.1.1. The Project

Australian Meat Group (AMG) wishes to expand current operations at the Cootamundra Abattoir (the site). The site, located at 572 Stockinbingal Road Cootamundra, comprises of several allotments including Lot 1 Deposited Plan (DP) 611755, Lot 53 DP 1258388 and Lot 52 DP 1258388.

Upgrades to date have been designed with the intent of optimising labour, energy, hygiene, environmental outcomes and process efficiency. Currently, the facility has the capacity to process up to 282,500kg (282.5 tonnes per day (TPD)) live weight of any mix of cattle and lamb.

This Project would include the following upgrade works:

- Demolishing existing buildings and infrastructure, as required
- Construction and operation of:
 - A rendering plant
 - A lamb boning room
 - A CO₂ freezer plant room
 - Additional sheep pens
 - A larger administration building
- Increasing the size of the existing lamb processing facilities (kill floor)
- Increasing the size of the existing carpark
- The construction of an additional carpark (to the south of the existing carpark).

The location of the site is provided in Figure 3-1.

NGH notes that this scope of works and potentially other buildings or operations which do not currently have Council approval may be incorporated into the EIS obtaining one forward looking approval to coordinate all activities foreseen in the medium term.

It is understood that the proposed render plant and lamb boning room facilities considered on their own, would have a capital investment cost estimate of more than \$30 million. This includes all construction and fit out required to make these facilities operational. It also includes any environmental safeguards that are required as part of the approved project. This capital cost triggers the project to be classified as SSD under division 4.7 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Project would support approximately 140 jobs during construction, and 700 meat processing jobs once operational. It would also diversify income and increase revenue to local service providers such as food, lodging, and tourism operators in the local area. Should the Project be approved, AMG should reach out to local businesses and service providers about opportunities to participate in the Project.



Figure 3-1 Project locality

3.1.2. The Applicant

The Australian Meat Group (AMG) was established in 2013 by Joe Catalfamo and Gilbert Cabral. AMG operates as a meat processing and export business, founded by seasoned professionals in the meat industry with extensive experience and a track record of high-level performance.

The company's vision is centred on developing state-of-the-art meat processing infrastructure designed to produce top-quality meat products for both domestic and international markets. AMG's abattoirs and facilities prioritize high standards of hygiene, safe food handling, operational efficiency, humane processing, and workforce health and safety.

Australia's reputation for clean and green, disease-free livestock, combined with comprehensive traceability of tagged animals, provides a significant competitive advantage in the global market. Building on this foundation, AMG sources premium stock exclusively from Australia's prime grazing regions, fostering strong relationships with leading suppliers at both farm gates and livestock markets.

3.1.3. Site description

The proposed facilities would be a new development on an existing meat processing site located approximately 5 km northwest of the Cootamundra's township, in NSW. The entire site falls within the area of the Cootamundra-Gundagai Regional Council.

3.1.4. Non-associated receivers

There are approximately 53 non-associated receivers within 1 kilometre (km) of the proposed site — this includes both industrial and residential addresses — and over 100 non-associated receivers within 2 km. The proximity of receivers can be seen on the following page in Figure 3-2.



Figure 3-2 Non-associated receivers

3.2. Strategic context

Understanding the region's economic, developmental, planning and community values is vital to developing new infrastructure in the Cootamundra region. The information outlined within these documents will assist in formulating the considerations outlined within the engagement action plan.

3.2.1. Cootamundra-Gundagai Shire Community Strategic Plan (SP) 2032

This plan highlights the partnerships, advocacy and coordination with other tiers of government to help ensure everyone in the community thrives into the future. It also recognises the vital role Council plays in achieving the aspirations set out in the SP, noting that it will take working collaboratively with state agencies, businesses, industry groups, community groups and individuals to make them happen.

Council's vision for the Cootamundra-Gundagai region is to be a vibrant region attracting people, investment and business through innovation, diversity, and community spirit.

The Cootamundra Abattoir upgrades meet the objectives of the SP, specifically Section 2.2:

A thriving region that attracts people to live, work and visit

- *Support and facilitate economic development and employment opportunities*
- *Attract new business and employment opportunities to the region, supporting their establishment and retention*
- *Work with businesses, planners and governments to facilitate key infrastructure projects to support economic growth*

3.2.2. Cootamundra 2050 Strategy

Cootamundra, like many regional areas, has faced challenges associated with urban decline, limited renewal, and structural population decline. The demographic composition reflects a higher proportion of middle-aged and elderly residents. While there has been dissatisfaction among residents regarding the community's development over recent decades, their active participation in planning initiatives demonstrates optimism and a commitment to shaping a positive future.

Planning for 2050, though ambitious, provides a realistic framework for implementing a long-term vision that encompasses land use, development, infrastructure, and community facilities and services. A key component of this vision would be the planned upgrades to the Cootamundra Abattoir, which aim to meet several strategic objectives within the Cootamundra 2050 strategy.

The abattoir upgrades are consistent with:

- *The Employment and Resources direction which proposes to increase usage of industrial land taking advantage of existing infrastructure*
- *The Housing, Infrastructure & Urban Development direction which promotes greater employment opportunities*
- *The Local Plan Making direction which proposes to increase usage of industrial land taking advantage of existing infrastructure.*

3.2.3. Riverina Murray Regional Plan 2041

The Riverina Murray Regional Plan 2041 is an update to the Riverina Murray Regional Plan 2036 and is the product of extensive consultation with councils, stakeholders, and the wider community, and will guide the

NSW Government's land use planning priorities and decisions over the next 20 years. The updated regional plan has a targeted delivery focus on the next five years.

The Plan provides an overarching framework to guide subsequent and more detailed land use plans, development projects and infrastructure funding decisions, and includes a series of priority actions. These medium-and longer-term actions have also been identified to coincide with population and economic change (NSW Department of Planning, Industry and Environment, 2023).

The Riverina-Murray Regional Plan has a significant influence on the Cootamundra-Gundagai Community Strategic Plan, and provides direction to Council with a key goal for the region:

- *Support agriculture as the dominant industry, encouraging development of livestock production and processing, as well as development of key freight transport services*

4. Community and stakeholder analysis

4.1. Community analysis

Understanding the makeup and values of a community is essential to finding effective ways to engage meaningfully and effectively throughout the EIS phase. It is also important to understand ways the Project may impact the community. This may not be limited to the construction and operational stages of the Project but may also include the Scoping, EIS, and exhibition phase.

4.1.1. Cootamundra-Gundagai Shire Local Government Area (LGA)

The Cootamundra-Gundagai Regional Council area is located in the South West Slopes and Riverina regions of NSW, about 390 km south-west of Sydney and 95 km north-west of Canberra. The council area is bordered by Hilltops Council to the north, Yass Valley to the east, Snowy Valleys and Wagga Wagga to the south, and Junee and Temora to the west (id.community, n.d.).

Formed in May 2016 as part of a local government reform program, the Cootamundra-Gundagai Regional Council combined the former Cootamundra and Gundagai Shire Councils. However, there has been ongoing community advocacy to de-amalgamate, with the NSW Government providing a pathway to do so in 2024 (Cootamundra-Gundagai Regional Council, 2024).

This picturesque region is characterised by rolling hills, rich agricultural lands, and vibrant communities. The towns of Cootamundra and Gundagai respectively are known for their historic streetscapes, cultural attractions, and thriving local industries (Cootamundra-Gundagai Regional Council, 2022). The Shire also encompasses several smaller towns, including Stockinbingal, Wallendbeen, and Coolac,

The area is home to an estimated population of 11,403 (ABS, 2021) and supports a diverse economy driven by agriculture, meat processing, renewable energy, tourism, manufacturing, and health. Local highlights include museums, an active arts scene, independent boutiques, and a growing reputation for excellent coffee and pub food, making it a popular destination for visitors and residents alike (Cootamundra-Gundagai Regional Council, 2022)

There is currently one State Significant Project in the pipeline in the LGA: the Jeremiah Wind Farm (at prepare EIS phase).

4.1.2. Cootamundra

Cootamundra, often referred to as "Coota" by locals, originated in 1830 as a livestock station. Declared a municipality in 1884 and later a shire in 1975, the town is located on the principal Sydney-Melbourne rail line and serves as a transport hub for central New South Wales. The surrounding region is known for its agricultural output, including sheep, wheat, canola, cereals, wool, lambs, and cattle. Honey production and viticulture are also growing industries (Your Council, n.d.).

Cootamundra supports a diverse economy, featuring a meat processing plant, an engineering firm, retail, hospitality, manufacturing, and health and social care. The town also serves as a major livestock auction centre and hosts one of the largest sheep shows in New South Wales. It is connected to Sydney, approximately 300 km northeast, by air. Local manufacturing includes flour and rice milling, butter

Cootamundra Abattoir Upgrades

production, and small goods, as well as furniture, plaster, concrete, and cordials (Encyclopaedia Britannica, n.d.).

The town has developed as a rural service centre, with its growth influenced by its role as a transport hub. It is associated with the Cootamundra Wattle (*Acacia baileyana*), and is notable as the birthplace of Sir Donald Bradman, one of Australia's most renowned sports figures (Australia's Guide, n.d.).

A demographic snapshot from the Census 2021 data of Cootamundra township is included below.

	People	5,732
	Male	48.8%
	Female	51.2%
	Median age	52
	Families	1,536
	Average number of children per family	
	for families with children	1.9
	for all households (a)	0.5
	All private dwellings	2,868
	Average number of people per household	2.1
	Median weekly household income	\$946
	Median monthly mortgage repayments	\$1,083
	Median weekly rent (b)	\$220
	Average number of motor vehicles per dwelling	1.6
<i>(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.</i>		
<i>(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.</i>		

Figure 4-1 Cootamundra town community profile. Source: ABS, 2021

4.1.3. Traditional Owners

Cootamundra has a significant and evolving connection to Aboriginal culture, rooted in its history as part of the land traditionally inhabited by the Wiradjuri people. The town's original name, Cootamundry, is believed to have meant "swamp with turtles" in the Wiradjuri language and was used until 1952 (Regional Development Australia Riverina. (n.d.).

Cootamundra Abattoir Upgrades

According to the 2021 ABS Census, 6.4% of the population identifies as Aboriginal and/or Torres Strait Islander. Many Aboriginal people have resettled in the area, enriching its cultural fabric. Local groups such as Yarra Hub and the Cootamundra Aboriginal Working Party actively work to foster cultural awareness and understanding through partnerships with local landholders and educational initiatives focused on Country, culture, and connection.

The Cootamundra Domestic Training Home for Aboriginal Girls, established in 1912 by the Aborigines Protection Board, represents a deeply painful chapter in the area's history. The institution, housed in a repurposed hospital, was part of the Stolen Generations policies, accommodating up to 40 Aboriginal girls at a time. These children were separated from their families, living in dormitories divided by age, and subjected to systemic efforts to erase their cultural identity. The home officially closed in 1969 and was later registered on the NSW State Heritage Register in 2012.

In 2013, the Coota Girls Aboriginal Corporation was founded by former residents of the home. This organisation provides social, emotional, and spiritual support to Stolen Generations survivors, their families, and descendants, addressing the long-lasting impacts of forced removals under the Aborigines Protection Act (1909-1969) (Coota Girls Aboriginal Corporation, n.d.).

Today, the region continues to reflect its historical and cultural significance through ongoing efforts to promote understanding and healing, while celebrating its Aboriginal heritage.



Figure 4-2 Cootamundra Domestic Training Home for Aboriginal Girls

Source: Coota Girls - <https://www.cootagirls.org.au/our-history/>

4.2. Stakeholder analysis

It is important to identify key stakeholder groups and the relevant characteristics of each group so that engagement activities can be tailored to best suit them. Different levels of engagement will be appropriate for different groups, depending on the potential interest or impacts on those groups.

Given the nature of this engagement, the focus is on understanding, documenting, and assessing the scale and potential impact of community concerns for this development and preparing engagement tactics for the development application, construction and operational phases. The initial focus will be on the non-associated receivers within a 2 km radius and a targeted focus on certain properties within 1 km, as well as wider community stakeholder groups.

NGH have commenced research into near and adjacent neighbours in 2024 and have identified up to 99 neighbouring addresses, which are within a 0-2 km radius to the Project footprint area. See [Appendix A](#) for a list of identified addresses.

See below a broader outline of stakeholders and their interests and relevant engagement tactics.

Table 4-2 Stakeholders, their interest and recommended engagement approach

Stakeholder group	Targeted stakeholders	Interests	Objectives and opportunities	Impact (H/M/L)	Engagement approach
Adjacent and near neighbours as shown in Figure 3-2 .	<ul style="list-style-type: none"> Residential properties within a 2 km in the first instance and 1 km radius of the proposed site. 	<ul style="list-style-type: none"> Property value impacts Noise impacts Odour/air quality impacts Traffic impacts Environmental changes Impacts on local infrastructure. 	<ul style="list-style-type: none"> Develop a strong relationship with neighbours Keep neighbours informed about the Project from early in the planning phase Identify impacts and mitigations through a collaborative process Provide opportunities to raise issues and provide feedback. 	H	Inform, consult, involve, collaborate Consultation with this group will involve phone calls, distributing letters/door knocks and a direct face-to-face meeting at their property. If they can't be reached, a letter will be left at the property asking the residents to contact us and discuss the Project.
Broader Community	<ul style="list-style-type: none"> Cootamundra township including 	<ul style="list-style-type: none"> Odour/air quality impacts 	<ul style="list-style-type: none"> Develop an understanding of and opportunity to 	M	Inform, consult, involve

and region	residents, businesses, and organisations	<ul style="list-style-type: none"> Noise impacts Transport access impacts or changes Impacts/benefits to ancillary services Strain on local services Regional economic development Employment opportunities Accommodation impacts. 	<p>participate in the Project</p> <ul style="list-style-type: none"> Provide opportunities to raise issues and provide feedback Identify impacts and mitigations through a collaborative process. 		<p>This group should be engaged through broader communications during the development application phase through a face-to-face event, public notice and communications through Council.</p> <p>Ideally, communications to this group would make use of the Project web page/site.</p>
Traditional Owners	<ul style="list-style-type: none"> Coota Girls Cootamundra Aboriginal Working Party - CAWP Cootamundry Indigenous Community Centre Young LALC 	<ul style="list-style-type: none"> Environmental changes Benefits to ancillary services Strain on local services Regional economic development Employment opportunities. 	<ul style="list-style-type: none"> Re-engage with the relevant Local Aboriginal Land Council and RAPs to keep up to date on ACHA or provide additional information Build on previous discussions Identify opportunities to develop or utilise local capability (suppliers, employment). 	H	<p>Inform, consult, involve</p> <p>This group should be engaged through in-person meetings and project update emails. Ideally, communications to this group would make use of the Project web page/site and a direct contact.</p>
Government Agencies/Utility owners	<ul style="list-style-type: none"> DPHI and other agencies through the SEARs process (such as NSW Farmers Association) Cootamundra-Gundagai Regional 	<ul style="list-style-type: none"> Impacts on local infrastructure Assessment process Consideration of impacts Consideration and mitigation of concerns 	<ul style="list-style-type: none"> Develop and maintain a positive relationship Build on previous discussions Identify opportunities to support the local economy 	H	<p>Inform, consult, involve</p> <p>This group should be engaged directly through phone calls, distributing letters, and a direct face-to-face meeting where possible. Ideally, communications to this group would make use of the project web page/site.</p>

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	<ul style="list-style-type: none"> Council Local/State/Federal MP TransGrid. 	<ul style="list-style-type: none"> Consultation process Application of standards and frameworks. 	<ul style="list-style-type: none"> Identify and leverage Council communication channels. 		
Industry bodies	<ul style="list-style-type: none"> Meat and Livestock Australia Australian Meat Industry Council Sheep Producers Australia Cattle Council of Australia Red Meat Advisory Council. 	<ul style="list-style-type: none"> Impacts on supply chain Impacts to export market Biosecurity Compliance and regulations. 	<ul style="list-style-type: none"> Identify impacts and mitigations through a collaborative process Provide opportunities to raise issues and provide feedback Consider advocacy opportunities. 	L	<p>Inform, consult, involve</p> <p>This group should be engaged directly through emails, phone calls, and a direct face-to-face meeting where possible.</p> <p>Ideally, communications to this group would make use of the project web page/site.</p>
Business groups/small businesses	<ul style="list-style-type: none"> Cootamundra Chamber of Commerce Cootamundra township businesses and those with a broader interest in the region Construction companies that may contribute to the new facility's construction and installation. 	<ul style="list-style-type: none"> Impacts on local infrastructure Traffic impacts Environmental changes Employment opportunities Impacts/benefits to ancillary services Governance and ownership of the developing entity Accommodation impacts. 	<ul style="list-style-type: none"> Work with the Chamber to identify any local businesses that may be impacted by the Project (positive or negative). Identify opportunities to develop or utilise local capability. 	M	<p>Inform, consult</p> <p>This group should be engaged through broader communications during the EIS phase through emails, face-to-face event, a public notice (print) and communications through the Council.</p> <p>Ideally, communications to this group would make use of the Project web page/site.</p>
Advocacy groups	<ul style="list-style-type: none"> Chamber of Commerce Industry bodies. 	<ul style="list-style-type: none"> Regional growth Governance and ownership of the 	<ul style="list-style-type: none"> Consider advocacy opportunities 	M	<p>Inform, consult</p> <p>This group should be engaged through</p>

		developing entity.	<ul style="list-style-type: none"> Potential for partnerships 		<p>broader communications during the EIS phase through emails, face-to-face event, a public notice (print) and communications through Council.</p> <p>Ideally, communications to this group would make use of the project web page/site.</p>
Groups of animal activist groups	<ul style="list-style-type: none"> Animals Australia Animal Liberation Animal Justice Party Australia Alliance for Animals. 	<ul style="list-style-type: none"> Animal welfare Compliance Impacts to global warming Ethical objections. 	<ul style="list-style-type: none"> Identify and address concerns as required Prepare responses to known concerns based on previous projects Manage issues constructively and efficiently. 	M/L	<p>Inform, consult</p> <p>This group should be engaged through broader communications during the EIS phase through emails, face-to-face event, a public notice (print) and communications through Council.</p> <p>Ideally, communications to this group would make use of the project web page/site.</p>

5. Engagement overview

5.1. Applying a mix of engagement tools

It is always important to apply a mix of engagement tools and techniques to allow for a range of inputs and participation opportunities (see [Appendix B](#) for examples). There is a growing emphasis and uptake of digital tools, which are becoming more sophisticated in terms of providing integrated tools to capture conversations, analyse sentiment and issues, and generate reports in a very efficient way.

For this Project, it is recommended that a mix of traditional face to face methods and innovative digital tools are used to support the development application.



NGH recognises that AMG operates a comprehensive [website](#) for its business and multiple facilities. This website should be utilised as a central platform to provide information, gather feedback, and facilitate meaningful engagement with stakeholders. Additionally, it can support efficient management of stakeholder records and enable targeted engagement efforts.

Opened in January 2024 for beef processing, the existing Cootamundra plant has been upgraded to a state of the art processing facility. Lamb processing to come soon.



Figure 5-1 AMG's website

5.2. Engagement approach

5.2.1. Engagement activities

Although the Cootamundra Abattoir has an established presence in the community due to its longstanding operations, it remains important to adopt a best-practice approach to engagement for the Project. Effective community engagement is essential for raising awareness and promoting open, two-way communication with the broader community and region, ensuring compliance with SSD Guidelines.

We propose that the engagement activities be divided into three types, as outlined in Figure 5.2. Our extensive experience in this field, along with feedback from the DPHI, underscores the importance of maintaining this level of community engagement allowing a smooth pathway to determination.

This approach is coordinated through an Action Plan in [Section 6](#).



Figure 5-2 Proposed mix of engagement activities

5.2.2. Content development steps

To deliver on this range of activities, the following content development steps would be required:

Table 5-1 Content development steps

Order of priority	What	Details
1	Develop an image library	With site designs and images of similar installations that can be used for community and stakeholder discussions.
2	Develop a suite of collateral	Including letters and comprehensive FAQ document.
3	Develop and launch survey	Hosted through SurveyMonkey and to be included on all relevant materials (to support the SIA report).
4	Update the business website to host several interactive tools that can capture feedback that would be useful to operate in the one place.	<p>Including:</p> <ul style="list-style-type: none"> • Community survey • Detailed maps to use a visual approach to identifying issues or areas of concern/opportunity • Feedback and submission forms/tools • Sign up form for updates • Project timeline where possible • FAQs • Project contact information <p>Note: all interactions on this site will be required for reporting purposes.</p>

5.2.3. Advocates and influencers

During this stage it is also useful to determine who the best advocates and influencers for the Project are, and to establish a relationship with them. An ideal advocate has aligned interests, a useful network and carries influence in the community and act as a spokesperson for media interviews (if required). This could be a Chamber of Commerce (or similar).

6. Engagement action plan

A draft action plan is outlined below which has been based on the understanding that AMG intends to lodge the Scoping Report in February 2025. As a result, majority of engagement activities will be implemented during the EIS phase of the project, **with minor touchpoints in Scoping with Council and non-associated receivers**. Note that the timing for delivery is contingent on the overall Project schedule and is open to change.

Table 6-1 Community and stakeholder engagement action plan

Activity	Indicative Timing	Delivered by
PHASE 1: Content and Campaign Preparation		
Goals for this phase: <ul style="list-style-type: none"> • Prepare all communications materials for the initial engagements • Activate interactive tools • Where possible – lock in dates for in-person meetings • Identify key advocates and coordinate briefing times Optional (out of scope): <ul style="list-style-type: none"> • Develop a media release to cement deliberate and positive messaging within the community. This method is effective in engaging stakeholders who are typically more difficult to reach, such as the elderly. See Section 7.2 for more detail. 	February – April 2025	AMG
Activate the stakeholder record management system (including sentiment tracking).	February 2025	AMG
Draft core materials for the Project, including: <ul style="list-style-type: none"> • Website content • FAQ • Key maps • Letters to residents within 2 km and key stakeholders • Community survey • Social media tiles for project updates. 	February – March 2025	AMG
Build and activate online survey tool aimed at capturing queries, concerns and opportunities related to the Project that can be used to inform content development and social impact analysis.	February – March 2025	AMG
Finalise stakeholder mapping, determine Project advocates and spokespeople, and agree on potential media liaison.	February – March 2025	AMG

PHASE 2: Delivery Phase – Scoping & EIS		
Goals for this stage: <ul style="list-style-type: none"> Introduce the Project and set the foundation for ongoing positive relationships Begin with targeted engagements with near neighbours Engage meaningfully across the community to identify issues and opportunities Build a broad stakeholder database that can be used for updates, segmentation, and analysis Identify risks and mitigations in coordination with the SIA EIS Capture a variety of inputs to inform the EIS report. 	March/April - July 2025	AMG
SCOPING		
Engage with Cootamundra-Gundagai Regional Council. It is recommended to do this in-person. Items to discuss: <ul style="list-style-type: none"> Project updates Planning and engagement requirements from their perspective Potential community issues and opportunities Request the sharing of information on Council's social media platforms Next steps and their expectations going forward. 	March 2025	AMG
EIS		
Distribute printed letter via post to residents living within a 0-2 km radius of the Project Site, introducing the project, directing them to complete the survey, ask for feedback, and providing key milestones updates.	April 2025	AMG
Update the Project website, including the agreed communications / feedback tools.	March – April 2025	AMG
Provide project updates via AMG social media channels to be reposted by Council. Suggested updates include: <ol style="list-style-type: none"> Project overview Have your say (link to survey) Project benefits (employment) EIS lodgement 	March – August 2025	
Distribute second round of letters to non-associated receivers within 0-2 km of the Project Site to provide updates, EIS assessment outcomes, and next steps.	May – June 2025	AMG

Engage with agreed advocates and local media where appropriate.	May – June 2025	AMG
Brief local MPs and send information on the Project to the elected representatives and other strategic stakeholders, such as the Business Chamber and targeted community groups. Follow up with briefings where required.	June 2025	AMG
Hold official in-person or online meetings with agreed stakeholders such as Council, MPs, and Traditional Owners to provide an overview of the Project, while focusing on the community's view on issues and opportunities.	June 2025	AMG
<p>Attend a local event to leverage increased foot traffic and use the opportunity to provide updates to the community in a face-to-face setting.</p> <p>This event will provide an overview of the Project and share data from the EIS assessments (where available), highlighting how identified issues and opportunities are being addressed.</p> <p>Suggested event:</p> <ul style="list-style-type: none"> • Cootamundra Farmers Market – held every third Saturday. • Collaborate with a local butcher/meat producer/farmer to host materials at their stall. • An AMG representative is to be on-site and available to answer questions and take feedback. 	June - July 2025	AMG
Establish a list of key issues/risks and opportunities and identify how they will be managed and mitigated through the planning and delivery phases.	July 2025	AMG
Take calls, answer questions, and arrange any required follow up meetings that can help proactively address issues during the EIS phase.	July 2025	AMG
Summarise engagement activities and feedback into Chapter 5 of the EIS report.	July – August 2025	AMG

7. Messages and tools

7.1. Project key messages for EIS phase

The following messages are proposed to be used to discuss the Project during the EIS phase:

7.1.1. The Project

- Australian Meat Group (AMG) wishes to expand current operations at the Cootamundra Abattoir (the site).
- The site is located at 572 Stockinbingal Road, Cootamundra NSW 2590
- The proposal involves upgrade works as follows:
 - Demolishing existing buildings and infrastructure, as required
 - Construction and operation of:
 - A rendering plant
 - A lamb boning room
 - A CO₂ freezer plant room
 - Additional sheep pens
 - A larger administration building
 - Increasing the size of the existing lamb processing facilities (kill floor)
 - Increasing the size of the existing carpark
 - The construction of an additional carpark (to the south of the existing carpark)
 - Decommissioning of an unused site access location, off Stockinbingal Road.
- It is understood that the proposed render plant and lamb boning room facilities considered on their own, would have a capital investment cost estimate of more than \$30 million. This includes all construction and fit out required to make these facilities operational. It also includes any environmental safeguards that are required as part of the approved project.
- This capital cost triggers the project to be classified as SSD under division 4.7 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).
- At the start of 2025, AMG commenced engagement with the community and key stakeholders to complete the initial stages of a NSW SSD planning application, called a Scoping Report.
- The Scoping Report was submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) in February/March 2025.
- DPHI and relevant agencies assessed the Report, and Secretary's Environmental Assessment Requirements (SEARs) were issued on [date to be inserted post-SEARs receipt]
- SEARs list the information and detailed specialist assessments that need to be undertaken in the EIS phase of the application.
- The Cootamundra Abattoir is currently undertaking technical assessments as part of the EIS phase of the State Significant Development (SSD) development application process.
- The objective of an EIS is to outline how a proposed project may affect various factors (such as environment, cultural heritage, social etc.) and allows the NSW Department of Planning, Housing and Infrastructure (DPHI) to assess the viability of a project.
- Many of the new plant's design features are state-of-the art, directed at optimising labour, energy, hygiene, environmental outcomes and process efficiency.
- AMG bought the shuttered Cootamundra plant in 2020 from Manildra Food Group.
- The longer-term aim is to process around 7500 lamb and sheep a day through the facility.

- When it reaches full production, the facility is designed to process up to 1000 head per day, in two 8-hour shifts per day, 5 days a week.
- Prior to its closure back in 2017, Cootamundra typically processed only around 200-250 head a day.
- Inside the processing facility, carcasses will be tracked using Radio Frequency Identification (RFID) technology, enabling more efficient, customer-tailored processing.
- The facility will also feature extensive automation to efficiently sort and move cartons and pallets of meat.
- While certain Australian plants have some of these components, AMG has the capability to integrate all features at a single site.
- It is anticipated that construction will be complete by the end of 2027.

7.1.2. Project benefits

- Direct employment opportunities during the construction period (expecting approximately 140 construction jobs during peak construction period).
- Once operational, it is anticipated that there would be 700 permanent abattoir jobs available.
- When beef and lamb capacity are combined, it will make Cootamundra one of the largest dual-species processing plants in Australia.

7.1.3. Messaging around issues

The following content would be used as FAQs in the Project to inform communication.

Table 7-1 Anticipated questions and proposed answers

Question	Response
What is proposed?	<p>Australian Meat Group (AMG) aims to expand current operations at the Cootamundra Abattoir (the site). The site is located at 572 Stockinbingal Road Cootamundra.</p> <p>The proposal involves the addition of:</p> <p>Plant expansion</p> <p>Construction and operation of additional facilities and road and access upgrades including:</p> <ul style="list-style-type: none"> • Demolishing existing buildings and infrastructure, as required • Construction and operation of: <ul style="list-style-type: none"> ○ A rendering plant ○ A lamb boning room ○ A CO₂ freezer plant room ○ Additional sheep pens ○ A larger administration building • Increasing the size of the existing lamb processing facilities (kill floor) • Increasing the size of the existing carpark • The construction of an additional carpark (to the south of the existing carpark) • Decommissioning of an unused site access location, off Stockinbingal

	Road.
What is the timeline for the expansion project?	The expansion will begin with a 6-month construction phase focused on building the necessary infrastructure, including structural work and utilities. This will be followed by a 9 to 12-month fit-out phase to install specialised equipment, operational systems, and conduct testing to ensure compliance with industry standards.
Who is AMG?	<p>The Australian Meat Group (AMG) was established in 2013 by Joe Catalfamo and Gilbert Cabral. AMG operates as a meat processing and export business, founded by seasoned professionals in the meat industry with extensive experience and a track record of high-level performance.</p> <p>The company's vision is centred on developing state-of-the-art meat processing infrastructure designed to produce top-quality meat products for both domestic and international markets. AMG's abattoirs and facilities prioritise high standards of hygiene, safe food handling, operational efficiency, humane processing, and workforce health and safety.</p> <p>Australia's reputation for clean and green, disease-free livestock, combined with comprehensive traceability of tagged animals, provides a significant competitive advantage in the global market. Building on this foundation, AMG sources premium stock exclusively from Australia's prime grazing regions, fostering strong relationships with leading suppliers at both farm gates and livestock markets.</p>
Who approves the project?	As a state significant development, the proposal will be reviewed by the NSW Department of Planning, Housing and Infrastructure (DPHI).
Will I be able to smell the abattoir?	The expansion of the abattoir will not result in any significant change to existing odours. Australian abattoirs are required to adhere to strict environmental regulations set by authorities like the EPA, ensuring odour emissions are carefully managed. Our facility employs advanced odour control measures, such as biofilters and modern ventilation systems, to minimise any impact on the community. With these measures in place, residents can expect the odour conditions to remain consistent with what is currently experienced
How will construction traffic and road impacts be managed?	During the anticipated 6-month construction period, construction vehicles would range from light vehicles to 26m B-Doubles. Light vehicles would arrive during AM/PM peaks with heavy vehicle deliveries to be spaced out during the day.
Where will construction workers be sourced from? Will they be local?	AMG will prioritise hiring local workers whenever possible to support the community and economy. Where additional workforce or specialised skills are needed beyond local capacity, AMG will engage a trusted workforce resourcing company to recruit qualified personnel.
Will the project	Once operational, it is anticipated that there would be 700 permanent abattoir jobs

create new permanent jobs? If so, how many?	available.
How will the expansion benefit the local community?	The expansion will create 700 ongoing jobs, providing significant employment opportunities for the local community. Beyond direct employment, the increased activity will positively impact ancillary services such as food, fuel, and transport, driving demand for local businesses. This growth will contribute to broader economic development in the region, strengthening the community's economic resilience and supporting long-term prosperity.
Will there be any changes to the types of animals processed?	Currently, the Cootamundra abattoir operates as a dedicated beef processing facility. Following the planned upgrades, the facility will expand its capabilities to include lamb processing, with the additional of the lamb boning room. This development will allow the abattoir to diversify its operations, meet growing market demand for lamb products, and enhance its role as a key contributor to the regional meat production industry.
Will I be able to hear the abattoir?	Abattoir operations, including those introduced with the expansion, are designed to comply with strict noise control standards. The facility employs equipment and practices that keep sound levels to a minimum, ensuring they don't disrupt the surrounding area. We work closely with regulatory authorities to monitor and manage noise, and the expansion will not create additional sound beyond what is currently experienced.
How does the facility ensure high standards of animal welfare?	<p>Under Commonwealth legislation, export abattoirs must adhere to an approved arrangement that includes strict animal welfare standard operating procedures. These are verified and audited by veterinarians from the Department of Agriculture, Fisheries and Forestry. The Australian Meat Standard (AS4696:2007) also mandates that livestock be handled in a way that minimises pain and suffering. Additionally, operators like AMG comply with specific animal welfare standards, including:</p> <ul style="list-style-type: none"> • Industry Animal Welfare Standards for Livestock Processing Establishments (2nd edition). • Prevention of Cruelty to Animals Act 1979, overseen by NSW DPIRD. • Prevention of Cruelty to Animals Regulation 2012, overseen by NSW DPIRD. <p>The Cootamundra abattoir consistently goes above and beyond to meet and maintain these animal welfare standards at all times, ensuring the highest level of care and compliance.</p>

7.2. Media Liaison

Given the abattoir's position in the community, the size of the Project, and the potential positive outcomes of the expansion, it will be worth applying a proactive media strategy where local media are briefed to help provide balanced coverage. Such a strategy would help to build awareness of the Project, explain management of potential concerns, and provide a clear timeline of events.

This liaison should focus on the proactive management of issues, the benefits the Project would bring to the area, and the everyday people stories – the people planning, building, supporting, and supplying the Project. The relevant media outlets are listed in Table 7-2.

Table 7-2 Media types and outlets

Media type	Outlets
Local media	<ul style="list-style-type: none"> Local newspaper (Cootamundra Herald, Cootamundra Times) National media (Beef Central, Global Meat News) Local radio (107.3 FM, 92.3 FM) Local television news (NBN, Prime 7, ABC) Social media (Facebook, Instagram).
Digital / owned media	<ul style="list-style-type: none"> Facebook Instagram Website LinkedIn.

AMG would need to develop story ideas and suitable content and image opportunities to support local media in developing the story. The spokesperson may vary, starting with the CEO or Managing Director of AMG.

Potential stories could be cultivated around these topics:

- Start of the EIS report and continued engagement
- Engagement of local suppliers
- Local workforce procurement.

8. Evaluation

The strategy will be evaluated once the summary is completed in the context of the primary objectives.

8.1. Next steps

- Review and revise the draft strategy
- Develop the supporting materials
- Continue adjusting the strategy as the Project develops and proceeds through approval phases
- Finalise the strategy to reflect the engagement activities and timings
- Submit the strategy as an appendix to the final EIS report.

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Appendix A Non-associated receivers within 0-2 km

[Note: Addresses to be confirmed prior to mailout]

Rank	Address	Distance (m)
1	502 Temora Street Cootamundra	90
2	125 Berthong Road Cootamundra	390
3	33 Barana Road Cootamundra	412
4	15 Barana Road Cootamundra	413
5	2 Rathmells Lane Cootamundra	484
6	4 Rathmells Lane Cootamundra	496
7	621 Stockinbingal Road Cootamundra	535
8	10 Rathmells Lane Cootamundra	624
9	41 Berthong Road Cootamundra	636
10	20 Rathmells Lane Cootamundra	669
11	453 Temora Street Cootamundra	691
12	30 Rathmells Lane Cootamundra	700
13	79 Old Cootamundra Road Cootamundra	733
14	442 Temora Street Cootamundra	735
15	44 Barana Road Cootamundra	736
16	651 Stockinbingal Road Cootamundra	764

17	131 Barana Road Cootamundra	794
18	34 Rathmells Lane Cootamundra	800
19	445 Temora Street Cootamundra	825
20	86 Racecourse Lane Cootamundra	834
21	95 Racecourse Lane Cootamundra	920
22	44 Rathmells Lane Cootamundra	934
23	Berthong Road Cootamundra	936
24	661 Stockinbingal Road Cootamundra	943
25	Old Cootamundra Road Cootamundra	945
26	94 Old Cootamundra Road Cootamundra	1021
27	47 Rathmells Lane Cootamundra	1037
28	195 Boundary Road Cootamundra	1045
29	181 Boundary Road Cootamundra	1110
30	179a Boundary Road Cootamundra	1148
31	48 Racecourse Lane Cootamundra	1166
32	55 Racecourse Lane Cootamundra	1173
33	131 Barana Road Cootamundra	1186

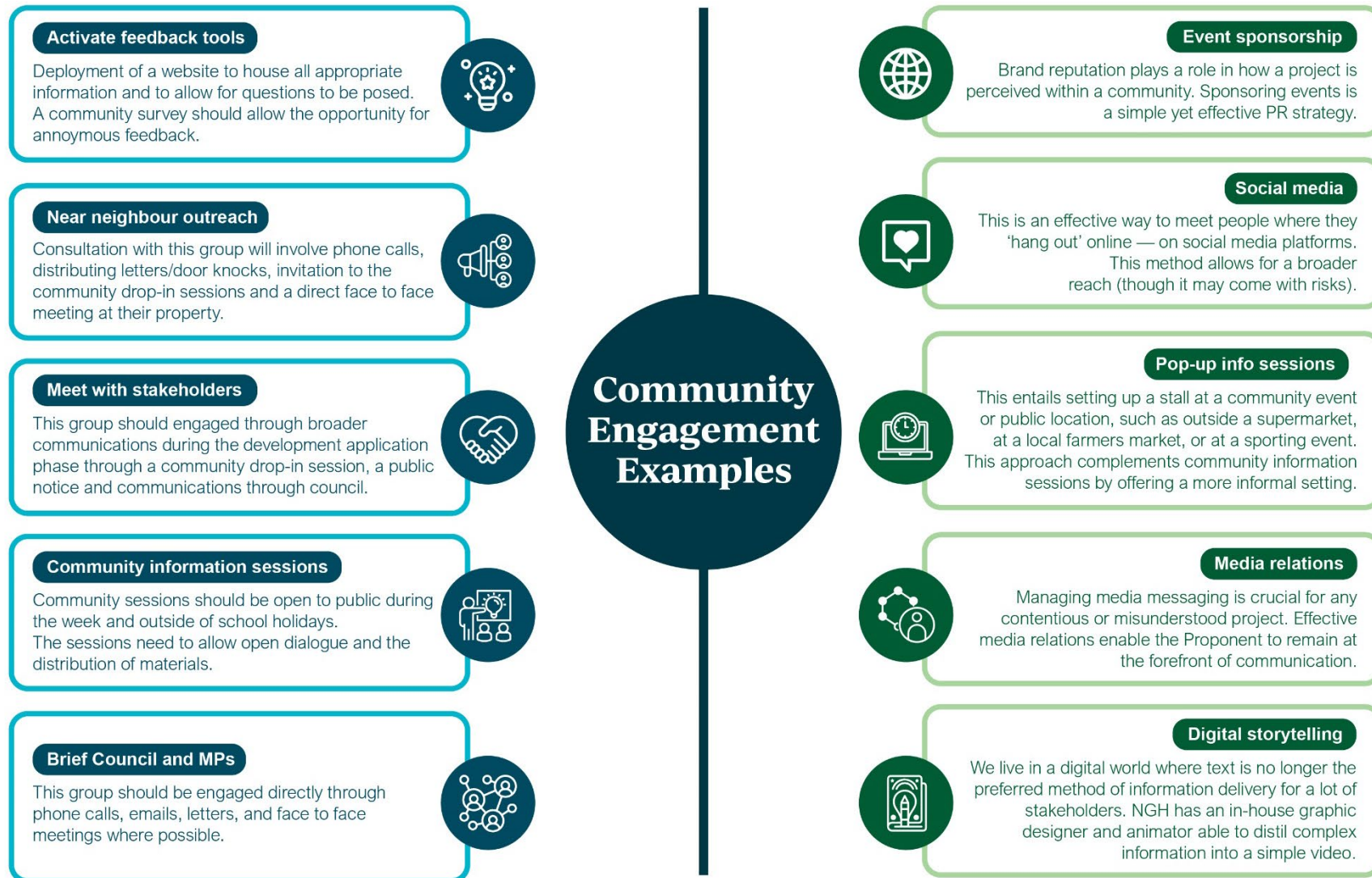
34	699 Stockinbingal Road Cootamundra	1201
35	179 Boundary Road Cootamundra	1206
36	73 Rathmells Lane Cootamundra	1230
37	177 Boundary Road Cootamundra	1259
38	175 Boundary Road Cootamundra	1287
39	43 Racecourse Lane Cootamundra	1321
40	6 Gilgal Road Cootamundra	1353
41	7 Gilgal Road Cootamundra	1370
42	8 Gilgal Road Cootamundra	1390
43	91 Rathmells Lane Cootamundra	1397
44	Berthong Road Cootamundra	1399
45	89 Rathmells Lane Cootamundra	1407
46	85 Rathmells Lane Cootamundra	1421
47	5 Gilgal Road Cootamundra	1442
48	3 Gilgal Road Cootamundra	1492
49	370 Temora Street Cootamundra	1504
50	170 Barana Road Cootamundra	1508
51	172 Old Cootamundra Road Cootamundra	1540
52	2 Gilgal Road Cootamundra	1545
53	751 Stockinbingal Road Cootamundra	1654
54	123 Boundary Road Cootamundra	1660

55	5 Oliver Selwyn Drive Cootamundra	1765
56	7 Oliver Selwyn Drive Cootamundra	1780
57	2 Oliver Selwyn Drive Cootamundra	1787
58	210 Old Cootamundra Road Cootamundra	1787
59	Berthong Road Cootamundra	1790
60	9 Oliver Selwyn Drive Cootamundra	1795
61	2 Keith Taylor Crescent Cootamundra	1803
62	54 West Jindalee Road Cootamundra	1807
63	5 West Jindalee Road Cootamundra	1808
64	4 Keith Taylor Crescent Cootamundra	1818
65	TBC	1832
66	30 West Jindalee Road Cootamundra	1841
67	6 Keith Taylor Crescent Cootamundra	1848
68	6 Keith Taylor Crescent Cootamundra	1851
69	26 West Jindalee Road Cootamundra	1856
70	15 Oliver Selwyn Drive Cootamundra	1860
71	8 Oliver Selwyn Drive Cootamundra	1868
72	46 West Jindalee Road Cootamundra	1868
73	20 West Jindalee Road Cootamundra	1873
74	40 Warralong Road Cootamundra	1876
75	17 Oliver Selwyn Drive Cootamundra	1880

76	West Jindalee Road Cootamundra	1882
77	10 Oliver Selwyn Drive Cootamundra	1885
78	10 Keith Taylor Crescent Cootamundra	1886
79	3 Keith Taylor Crescent Cootamundra	1894
80	58 Warralong Road Cootamundra	1895
81	19 Oliver Selwyn Drive Cootamundra	1897
82	12 Oliver Selwyn Drive Cootamundra	1903
83	12 Keith Taylor Crescent Cootamundra	1905
84	4 West Jindalee Road Cootamundra	1911
85	14 Oliver Selwyn Drive Cootamundra	1919
86	64 West Jindalee Road Cootamundra	1920
87	14 Keith Taylor Crescent Cootamundra	1926

88	7 Keith Taylor Crescent Cootamundra	1933
89	16 Keith Taylor Crescent Cootamundra	1947
90	12 Dirnaseer Road Cootamundra	1947
91	321 Temora Street Cootamundra	1959
92	24 Keith Taylor Crescent Cootamundra	1977
93	64 West Jindalee Road Cootamundra	1977
94	32 Keith Taylor Crescent Cootamundra	1978
95	28 Keith Taylor Crescent Cootamundra	1980
96	30 Keith Taylor Crescent Cootamundra	1981
97	20 Keith Taylor Crescent Cootamundra	1982
98	26 Keith Taylor Crescent Cootamundra	1985
99	22 Keith Taylor Crescent Cootamundra	1985

Appendix B Engagement examples



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Appendix D Preliminary Social Impact Assessment

Prepared for Australian Meat Group

Preliminary Social Impact Assessment

Cootamundra Abattoir

March 2025

Project Number: 240584

Document verification

Project Title: Cootamundra Abattoir

Project Number: 240584

Project File Name: 240584 Cootamundra Abattoir Preliminary SIA_Final_V1.1

Revision	Date	Prepared by	Reviewed and Approved by
Draft V 1.0	06/01/2025	Sangay Wangchuk	Bree Schubach
Final V 1.0	5/02/2025	Sangay Wangchuk	Bree Schubach
Final V 1.1	24/03/2025	Sangay Wangchuk	Stephanie Kurta

NGH Pty Ltd is committed to environmentally sustainable practices, including fostering a digital culture and minimising printing. Where printing is unavoidable, NGH prints on 100% recycled paper.

We acknowledge the Traditional Owners of this land and pay our respect to Elders past, present and emerging. We recognise that the First Nations peoples of Australia have traditionally managed the resources of this land in a sustainable way, and that they are the original custodians of the Australian environment.

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1. Introduction

NGH has been engaged by the Australian Meat Group (AMG) (the Applicant) to complete a Preliminary Social Impact Assessment (PSIA) for the Cootamundra Abattoir Upgrade (the Project). This PSIA has been prepared to inform the Project's Scoping Report.

The Project is a State Significant Development defined under Part 4 of the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act). The Applicant is seeking approval under the EP&A Act and Schedule 2 of the NSW Environmental Planning and Assessment Regulation 2021 to upgrade and operate the Project.

The site, located at 572 Stockinbingal Road Cootamundra, comprises of several allotments including Lot 1 Deposited Plan (DP) 611755, Lot 53 DP 1258388 and Lot 52 DP 1258388.

Upgrade works are proposed as follows:

- Demolishing existing buildings and infrastructure, as required
- Construction and operation of:
 - A rendering plant
 - A lamb boning room
 - A CO₂ freezer plant room
 - Additional sheep pens
 - A larger administration building
- Increasing the size of the existing lamb processing facilities (kill floor)
- Increasing the size of the existing carpark
- The construction of an additional carpark (to the south of the existing carpark).

Preliminary Social Impact Assessment

This PSIA identifies the Project's social locality and an initial evaluation of potential social impact in accordance with the DPIE Social Impact Assessment Guidelines (DPIE, 2023a), hereafter referred to as SIA guidelines, and Technical Supplement (DPIE, 2023b). This first phase of the SIA process is to assess potential impacts and opportunities of the Project across the eight "Categorising impacts" outlined in the SIA guidelines (DPIE, 2023a, p.19).

1.1. Socio-economic benefit

It is estimated that 1000 workers will be needed when the cattle and sheep processing lines are operating simultaneously. Additionally, the Project would support approximately 140 jobs during construction. The influx of workers during the construction and operation phase of the Project could diversify income and increase revenue to local service providers such as food, lodging, and tourism operators in the local area.

Therefore, direct employment accompanied by additional demand for the supply of services through the Project offers the opportunity to generate steady and alternative income for residents and industry during both construction and operational phases, particularly in the supply services. For instance, the Project could potentially create demands for goods and services such as construction support, accommodation, supplying of construction materials, freight and local labour.

Other socio-economic benefits include training opportunities such as pre-employment support and upskilling to local people. This could particularly be the case for young people and for people from more vulnerable populations (including women, the long term unemployed, and Aboriginal people).

1.2. Community benefit

Community benefit-sharing programs are becoming increasingly popular in state-significant projects. These programs aim to integrate the projects into local communities, benefiting both the Project applicant and the community.

There is an opportunity for the Project to liaise with the council to initiate some form of community benefits to contribute to the process of social and community acceptance of the Project. Community benefits could be in various ways, such as monetary contributions to the council/community to organise certain community functions to develop infrastructure or providing scholarships to local youth.

2. Methodology

A mixed-method approach was adopted to inform the development of this PSIA. The preliminary social impact assessment was informed through targeted online interviews with key stakeholders and a document analysis of grey literature. Some of the relevant documents include publicly available data on government websites, e.g., the Australian Bureau of Statistics (ABS).

For the targeted PSIA consultation, key local stakeholders were identified through stakeholder mapping, and then a small sample of stakeholders (ten stakeholders) was sought for PSIA interview within this Project Scoping phase. However, only three stakeholders consented to the interviews. The semi-structured interviews were transcribed, and then thematic analysis was performed to identify themes surrounding the perceived potential impacts of the Project.

The Project's potential social impacts and benefits have been identified across the following eight categories: way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods, and decision-making systems. Further, direct, indirect, and cumulative impacts have also been considered. Judgements were then made regarding the level of further assessment that will be undertaken within the full SIA (as part of the EIS phase) for each potential impact and benefit. As per the Technical Supplement, key factors that informed this judgement included the potential for and extent of cumulative impacts.

3. Social locality

The social locality (area of influence) describes the social extent of a project and consists of the people who are potentially impacted by it. Affected people can include both 'communities of place' and 'communities of interest'. The social locality is determined by considering the nature and scale of potential impacts arising from the development and reviewing the characteristics of the affected communities.

The Project is located two kilometres north of Cootamundra town in the Cootamundra-Gundagai Regional Council and situated in the Riverina Region of NSW. Most of the population is centralised around the regional towns of Cootamundra and Gundagai. The Cootamundra township itself has a population of 6,885 people (ABS, 2021).

Given this, the social locality was determined by identifying:

- Host and adjacent/near neighbour properties
- Stockinbingal SAL (Suburbs and Localities)
- Localities/townships likely to be impacted and/or benefit from the Project: Cootamundra; Temora [54 km West of Cootamundra]; Young [49 km North of Cootamundra] and Harden [32 km East of Cootamundra]
- The existing networks of travel, the main transportation corridors, and infrastructure and service hubs in the region.

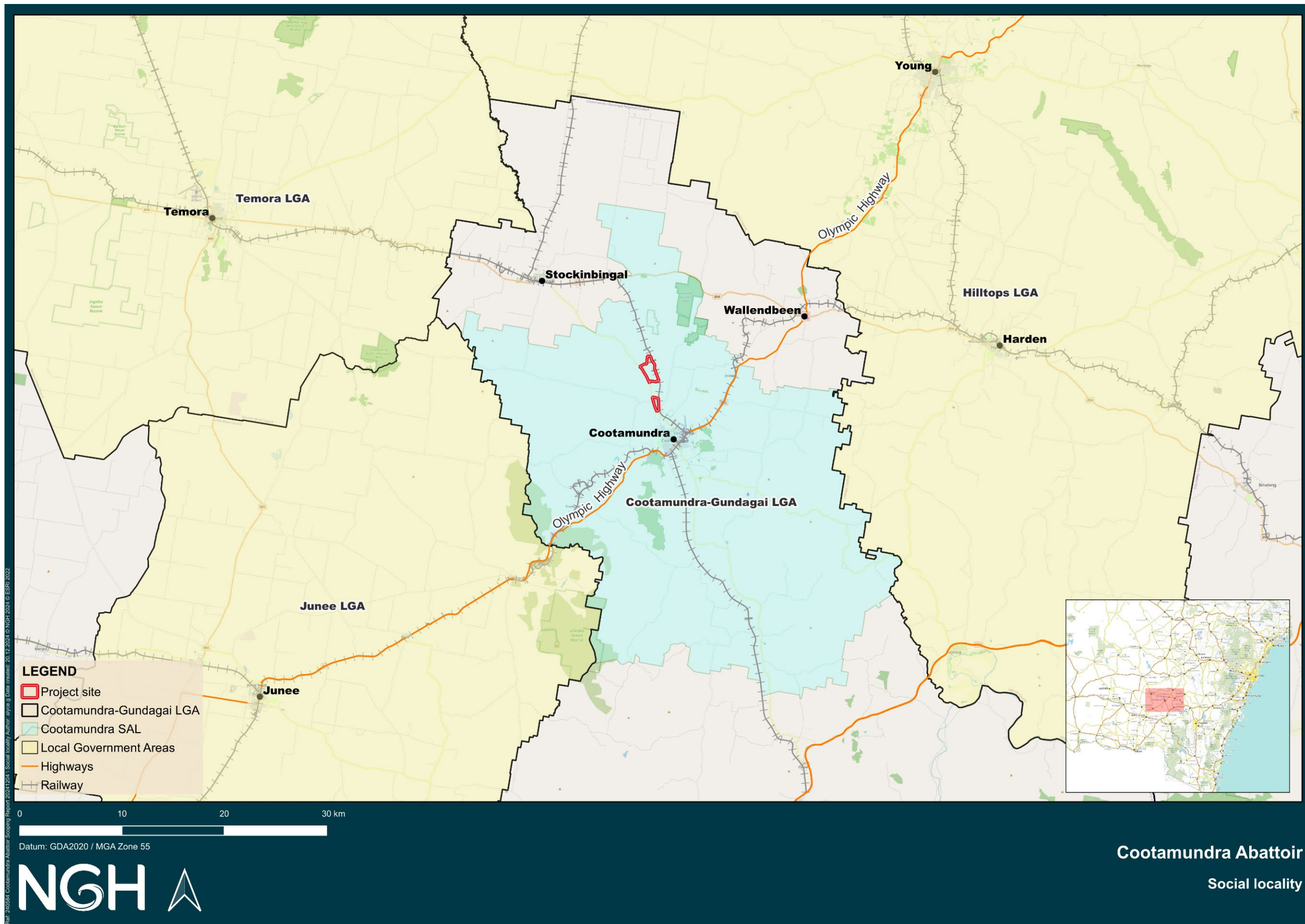


Figure 1: Map showing social locality

4. Existing environment

This section provides an overview of the socio-economic conditions within the Project location. Unless otherwise stated, all population and demographic data presented here are from the 2021 Census. **Table 1** presents a summary of key demographic data.

The proposed Project site is located entirely within the Cootamundra SAL in Cootamundra-Gundagai Regional Council. The Council area is located in the south-west slopes and Riverina Regions of NSW, about 390 km south-west of Sydney and about 95 km north-west of Canberra. Cootamundra has a significant and evolving connection to Aboriginal culture, rooted in its history as part of the land traditionally inhabited by the Wiradjuri people. According to the 2021 ABS Census, 6.4% of the population identifies as Aboriginal and/or Torres Strait Islander.

The main population centre of the Council is Cootamundra Urban Centres and Localities (UCL), with 5,732 residents recorded in 2021. Stockinbingal SAL, which is an adjacent locality to the Project, had a recorded population of 347 in 2021 (ABS, 2021). Overall, the estimated resident population was 11,401 as of 2022 (Cootamundra-Gundagai Regional Council, n.d.). The median weekly household incomes in the Stockinbingal SAL and Cootamundra UCL are lower than the NSW median, as shown below in **Table 1**. This relative disadvantage is further reflected within the IRSD scores, which indicate the socio-economic index of advantage and disadvantage (SEIFA) (ABS, 2021).

According to SQM Research, residential vacancy rates of Stockinbingal SAL (postcode 2725) have remained zero since 2022, suggesting a very tight rental market. This explains why there was only one rental listing in 2024. The residential vacancy rate of Cootamundra (postcode 2590) was 2.6% as of November 2024. As of December 9, 2024, there were 15 rental listings. According to SuburbFinder (2023), a vacancy rate of 3% is considered healthy, with vacancy rates of less than 2% indicating high rental demand and rates above 4% mean more housing supply than demand.

The region's main industries are agriculture, meat processing, renewable energy, tourism, manufacturing and health and a growing dedication to coffee (Cootamundra-Gundagai Regional Council, n.d.).

Table 1 Selected demographic characteristics of key communities

Indicator (ABS 2021)	Stockinbingal SAL	Cootamundra UCL	Cootamundra-Gundagai Regional Council	NSW (State)
Population (no.)	347	5,732	11,403	8,072,163
Median age (years)	53	52	49	39
Aboriginal and/or Torres Strait Islander people (%)	5.2	8.7	6.4	3.4
Top three occupations (%)	Managers [27.9] Machinery Operators and Drivers [12.5] Labourers [11.8]	Community and Professional Service Workers [15.8] Professionals	Managers [17.3] Labourers [16.1] Professionals [13.3]	Professionals [25.8] Managers [14.6] Clerical & administrative

	Professionals [11.8]	[14.4] Labourers [14.4]		workers [13.0]
Top three industries of employment (%)	Agriculture, Forestry and Fishing [47.9] Construction [9.6] Public Administration and Safety [9.6]	Transport, Postal and Warehousing [13.1] Construction [13.1] Retail Trade [10.2]	Agriculture Forestry and Fishing [15.3] Health Care and Social Assistance [13.4] Retail Trade [9.1]	Health Care and Social Assistance [14.4] Retail Trade [9] Professional, Scientific and Technical Services [8.9]
Number of respondents for occupation and employment (above)	136	977	4,497	3,684,158
Median total household income (\$/weekly)	986	946	1,132	1,829
Private dwellings	168	2,729	5,101	3,357,785
SEIFA IRSAD (decile)¹	2	2	3	N/A

¹ IRSD: Index of Relative Socio-economic Disadvantage, standardised to a distribution with a mean of 1000 (national average) and a standard deviation of 100.

5. Social impacts

This section presents the key findings of the social impact scoping exercise, undertaken as per DPHI's SIA Scoping Worksheet (see [Appendix A](#)). As such, this section provides a summary of the Project's initially identified potential social impacts and benefits at this time within the Project's Scoping phase.

As per DPHI's Technical Supplement (DPIE, 2023b), judgements have been made about the level of further assessment that would be undertaken during the full SIA (as part of the EIS phase) for each potential impact and benefit. Key factors informing this judgement include the extent of cumulative impact and the degree of material, as well as social impact (based on the extent, duration, severity of impact, and the sensitivity and level of concern/interest of those impacted).

Cumulative effects are expected to principally relate to the following areas: economic impacts such as increased employment, procurement, and training opportunities and increased local economic activity; pressure on social infrastructure, services, housing, and accommodation; and changes to landscape and scenic amenity. As the full SIA is undertaken and more information becomes known about the Project, the social context, and the near neighbours' and broader community's responses to it, the assigned levels of assessment may change, and/or more social impact or benefits may come to light.

Some of the key potential positive opportunities perceived are:

- Employment: The Project has the potential to generate employment to the local community.
- Diverse economy: An increase in business opportunities through an increase in local business transactions, accommodation, use of services, is foreseen in the locality.
- Training opportunities: The Project could contribute to the need for a skilled workforce. There may be an opportunity for the Project, in collaboration with TAFE and similar institutions to initiate short-term tailored courses to build local capacity.
- Community investment: The potential benefit resulting from the community benefit-sharing framework.

Table 2 outlines the Project's identified potential impacts and the assessment level required during the full SIA phase.

Table 2 Project's identified potential impacts

Potential impact	Issues	Assessment level in full SIA
Way of Life, and Health and Wellbeing		
Impacts on privacy, peace, and quiet enjoyment	During construction, adverse social amenity impacts may be associated with traffic, noise, and air quality for neighbours near the Project site and/or along the proposed access route. These may impact nearby residents’ way of life, including their travelling time, travel experience, privacy, peace, and quiet enjoyment. None of the interviewed stakeholders perceived the Project as negatively impacting themselves or the broader community during the construction and operation phases. It was apparent that the Project’s existence in the location is the reason stakeholders do not perceive negative impacts on their way of life. However, one of the stakeholders pointed very strongly towards the foul odour. He said, “...my house is about 6 km away from the abattoir, but we can smell...sometimes, generally during the morning, the smell comes and stays for about a week, and it does get frustrating....it is not a continuous problem, but the smell does come every now and then...” While odour is a problem that the community is experiencing, the proposed project, which is an expansion of the abattoir, may not increase the level of odour. However, an odour assessment will be required during the EIS phase, considering the odour that the communities will be exposed to during the operation phase of the Project – high levels of odour sourced from cattle yards, render plants and both anaerobic and aerobic ponds (Australian Odour Solutions, 2024). Thus, it is essential to put facilities in place to reduce the impacts of foul odour.	Standard
Stress and anxiety to those opposing the Project		Standard
Amenity impacts (air quality, noise)		Standard
Community		
Potential changes to community cohesion	The Project can be grounds for contestation within local communities, which can negatively impact community cohesion, trust, and relationships. This can affect communities as a whole and/or distinct groups within communities. However, the limited consultation did not reveal any contrasting perceptions about the abattoir and the expansion proposal.	Standard
Change in community feel		Standard

Potential impact	Issues	Assessment level in full SIA
	<p>Though there was general support for the abattoir as well as the expansion, considering the economic and employment benefits it brings to the community, a stakeholder said that “...<i>the town has been let down previously by the abattoir’s former owner, and we wouldn’t like to see a repeat of that situation.</i>” Upon further prompting, the stakeholder was referring to a period when the abattoir remained closed, “...<i>affecting the community from an economic view.</i>”</p> <p>Furthermore, a consultation with the Council revealed that the expansion proposal did not progress as expected, considering the administration's lapses. This could be mitigated by instituting proper dialogue with the Council by the Applicant.</p> <p>The influx of workers from diverse cultural backgrounds is viewed favourably by one of the stakeholders. For instance, the stakeholder stated that “...<i>people from different cultural backgrounds also are employed which brings in different cultural dimension to the community, which is a good thing.</i>”</p>	
Access		
Increased pressure on housing and accommodation	<p>According to SQM Research, residential vacancy rates of Stockinbingal SAL (postcode 2725) have remained zero since 2022, suggesting a very tight rental market. The residential vacancy rate of Cootamundra (postcode 2590) was 2.6% as of November 2024. These vacancy rates suggest tight rental markets within the Project location.</p> <p>If the workers are accommodated in temporary accommodation facilities during construction, it could impact the local tourism industry by taking up temporary accommodations.</p>	Detailed
Increased pressure on social infrastructure	<p>Regional areas often experience social infrastructure gaps, compounded by distance and the cost-of-service provision. The influx of additional project workers often increases these gaps.</p> <p>However, the abattoir was operational earlier, and the community has managed it well. Thus, the consulted stakeholders did not mention the impacts on social infrastructure.</p>	Standard

Potential impact	Issues	Assessment level in full SIA
Increased traffic on local roads	During the Project's construction phase, an increased traffic flow is expected. This may potentially affect daily activities such as mail deliveries, movement of school buses, and increased wear and tear on local roads, triggering frustrations among local road users.	Standard
Culture		
Potential damage to Aboriginal cultural assets	The proposed expansion is within the existing abattoir and does not involve any damage to the Aboriginal cultural sites. However, a preliminary assessment may be required during the EIS phase to confirm.	Minor
Surroundings		
Safety risks (Inc fire)	Though the stakeholders did not mention the fire risks, a Council member mentioned that they had a provision for undertaking a fire risk assessment at the project site with the fire brigade. It could be worth evaluating the assessment's findings by consulting the fire brigade and council during the EIS phase.	Standard
Change to landscape character and visual amenity	The consulted stakeholders did not raise the impact on visuals and the change in landscape character due to the proposed expansion. This could have resulted from the already existing abattoir. However, this must be further explored during the EIS phase of the Project.	Standard
Livelihoods		
Increased local employment opportunities	The Project could diversify the local economy through increased use of services such as accommodation, service centres and local businesses. All stakeholders consulted focussed their comments on the perceived economic benefits that could flow from this project. For instance, one respondent said, "...I would say the general opinion in our community with regards to the abattoir is very positive...being a small country town, any capital project that is going to inject investment and jobs into our local economy is a welcome addition."	Detailed
Increased economic activities (diversification of income stream)		Detailed

Potential impact	Issues	Assessment level in full SIA
	<p>The Council also mentioned similar economic benefits of the Project. A stakeholder from the Council stated that “...Cootamundra-Gundagai Regional Council broadly supports the continued use of AMG land and its growth as a significant industry for our town and region...” Another stakeholder mentioned “...the major benefits are no doubt economic – providing jobs and increasing our town’s prosperity – a major employer makes our town more attractive to move to. I would hope there would also be opportunities for AMG to support our town in other ways as well and become involved in the community as potentially the area’s largest employer and business.”</p> <p>This statement suggests that the community expects benefits to flow into the community in addition to employment and diversifying the local economy. Instituting community benefits schemes/projects in close consultation with the Council could increase the social acceptance of the project.</p>	
Loss of agricultural land	Though the loss of agricultural land and potential impacts on agricultural production have not been raised as perceived potential impacts of the Project, the Project could likely result in changes to the land use; however, it is constrained within a relatively small land parcel.	Standard
Potential impacts to property values and insurances	None of the stakeholders interviewed for this assessment raised the potential impacts on property values and insurance as a perceived issue. However, considering the smell generated by the abattoir, it is possible that it impacts the value of the Property located near the Project location.	Detailed
Decision-Making Systems		
Perceived lack of procedural fairness and exclusion from decision-making	Some stakeholders raised the smell that was generated as a result of fish rendering. However, fish rendering is not happening currently, nor are there any records that it has happened, except for the existence of approval to undertake a trial of fish rendering for 3 months (ending on 12 March 2020). During the consultation, it was apparent that fish rendering was not popular. Thus, reinforcing the importance of community consultation to make an inclusive decision to increase the social acceptance of the Project.	Standard
Increased participation in	Additionally, stakeholders who participated in the consultation had some expectations about the Project	Standard

Potential impact	Issues	Assessment level in full SIA
decision making	benefitting the community through the community benefits program.	

6. Social impact management

The draft recommended enhancement and mitigation measures outlined in **Table 3** directly respond to the potential positive and negative social impacts associated with the Project that were identified within this PSIA (**Table 2**). Further work is required to refine, develop, add to, and test (with the community) these suggested mitigation measures and management strategies as part of the full SIA to be undertaken within the Project's EIS phase.

Table 3 Summary of the draft recommendations and management strategies

Impact categories	Draft recommended mitigation/enhancement measures	Suggested management strategy
Livelihoods	<ul style="list-style-type: none"> Engage with key stakeholders to support workforce and career pathway development initiatives related to the Project. Map out local suppliers to gain a comprehensive understanding of local capability. Prioritise engagement of local workers, contractors and suppliers. Ensure specific opportunities for First Nations people and businesses, young people and women. Ensure open, transparent, timely and accessible communication of Project information and potential impacts with stakeholders and near-neighbours. 	<p>Accommodation and Employment Strategy for the construction phase of the Project (AES)</p> <p>Community and Stakeholder Engagement Strategy (CSES)</p>
Community	<ul style="list-style-type: none"> Ensure open, transparent, timely and accessible communication of Project information and potential impacts with stakeholders and near neighbours. Work with economic development stakeholders to create awareness on the positive story of the Project successes and benefits. 	<p>AES CSES</p>
Accessibility and Way of life	<ul style="list-style-type: none"> Prioritise engagement of local workers, contractors and suppliers. Regularly engage with Council to address accommodation concerns relating to construction, prior to and during, construction. 	<p>AES CSES</p> <p>Amend Project design (where necessary and possible) to limit visual and other impacts for near neighbours</p> <p>Construction Environmental Management Plan (including</p>

	<ul style="list-style-type: none"> Engage with accommodation providers to avoid negatively impacting on tourism opportunities and vulnerable populations who are utilising temporary accommodation. Regular engagement with Council to discuss and adaptively respond to any emerging community concerns relating to pressure on social infrastructure. 	Landscape Management Plan) Environmental Management Plan
Health and wellbeing	<ul style="list-style-type: none"> Air Quality Management Plan (or odour assessment), Hazard or Fire Management Plan (or similar), Visual Impact Assessment (VIA), and Noise and Vibration Assessment will be undertaken within EIS phase. Ensure social concerns (identified within SIA and Project-wide engagement processes) are integrated into these technical assessments. Establish a responsive Grievance Mechanism to ensure community concerns are heard and responded to in a timely manner. 	Amend Project design (where necessary and possible) to limit impacts for near neighbours on health and wellbeing. Grievance Redress Mechanism.
Culture	Aboriginal Cultural Heritage Assessment could be considered during EIS phase.	Aboriginal Cultural Heritage Management Plan.
Surrounding	Visual Impact Assessment (VIA) will be undertaken within EIS phase.	Amend Project design (where necessary and possible) to limit impacts for near neighbours.
Decision-making systems	<ul style="list-style-type: none"> Ensure that there is a high level of meaningful engagement and open channels of communication for all near neighbours. Ensure that any Community Benefit Sharing Programs align with the community expectations. 	CSES Community Benefit Sharing Program

7. References

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Appendix A

Social Impact Assessment (SIA) Worksheet																	
Project name: Cootamundra Abattoir Upgrade										Date: 05 February 2025							
CATEGORIES OF SOCIAL IMPACTS	POTENTIAL IMPACTS ON PEOPLE		PREVIOUS INVESTIGATION OF IMPACT		CUMULATIVE IMPACTS		ELEMENTS OF IMPACTS - Based on preliminary investigation					ASSESSMENT LEVEL FOR EACH IMPACT				PROJECT REFINEMENT	MITIGATION / ENHANCEMENT MEASURES
what social impact categories could be affected by the project activities	What impacts are likely, and what concerns/aspirations have people expressed about the impact? Summarise how each relevant stakeholder group might experience the impact. NB. Where there are multiple stakeholder groups affected differently by an impact, or more than one impact from the activity, please add an additional row.		Has this impact previously been investigated (on this or other project/s)?	If "yes - this project," briefly describe the previous investigation. If "yes - other project," identify the other project and investigation	Will this impact combine with others from this project (think about when and where), and/or with impacts from other projects (cumulative)?	If yes, identify which other impacts and/or projects	Will the project activity (without mitigation or enhancement) cause a material social impact in terms of its: You can also consider the various magnitudes of these characteristics					Level of assessment for each social impact	What methods and data sources will be used to investigate this impact?			Has the project been refined in response to preliminary impact evaluation or stakeholder feedback?	What mitigation / enhancement measures are being considered?
	Is the impact expected to be positive or negative						extent i.e. number of people potentially affected?	duration of expected impacts? (i.e. construction vs operational phase)	intensity of expected impacts i.e. scale or degree of change?	sensitivity or vulnerability of people potentially affected?	level of concern/interest of people potentially affected?		Secondary data	Primary Data - Consultation	Primary Data - Research		
access	Increased pressure on housing and accommodation	Negative	Yes - other project	Renewable Projects	Yes	HumeLink; Inland Rail - Illabo to Stockinbingal	Yes	No	Yes	Yes	Yes	Detailed	Required	Broad consultation	Targeted research	No	Accommodation and Employment Strategy. Community and Stakeholder Engagement Strategy.
access	Increased pressure on social infrastructure	Negative	Unknown	NA	Yes	HumeLink; Inland Rail - Illabo to Stockinbingal	No	No	No	Unknown	Unknown	Standard	Required	Broad consultation	Targeted research	No	Implement robust and transparent community engagement as per Community and Stakeholder Engagement Plan.
access	Increased traffic on local roads	Negative	Yes - other project	Renewable Projects	Yes	HumeLink; Inland Rail - Illabo to Stockinbingal	Yes	No	Yes	Unknown	Unknown	Standard	Required	Not required	Potenrially targeted research	No	Ensure community concerns are integrated into the Traffic Impact Assessment. Community and Stakeholder Engagement Plan.
community	Potential changes to community cohesion	Negative	Unknown	NA	Yes	HumeLink; Inland Rail - Illabo to Stockinbingal	No	Unknown	Unknown	Unknown	Unknown	Standard	Not required	Broad consultation	Targeted research	No	Community and Stakeholder Engagement Strategy.
community	Change in community feel	Negative	Unknown	NA	Yes	NA	Unknown	Unknown	Unknown	Unknown	Unknown	Standard	Not required	Broad consultation	Targeted research	No	Community and Stakeholder Engagement Strategy.
culture	Potential damage to Aboriginal cultural assets	Negative	Unknown	NA	Unknown	NA	Unknown	Unknown	Unknown	Unknown	Unknown	Minor	Not required	Not required	Potenrially targeted research	No	Aboriginal Cultural Heritage Assessment Report to be undertaken within EIS phase.
decision-making systems	Perceived lack of procedural fairness and exclusion from decision-making	Negative	Unknown	NA	Unknown	NA	Yes	Unknown	Unknown	Unknown	Unknown	Standard	Required	Broad consultation	Targeted research	No	Community and Stakeholder Engagement Plan. Community Benefit Sharing Framework.
decision-making systems	Increased participation in decision making	Positive	Unknown	NA	Unknown	NA	Yes	Unknown	Unknown	Unknown	Unknown	Standard	Required	Broad consultation	Targeted research	No	Community and Stakeholder Engagement Plan. Community Benefit Sharing Framework.
livelihoods	Increased local employment opportunities	Positive	Yes - other project	Renewable Projects	Yes	HumeLink; Inland Rail - Illabo to Stockinbingal	Yes	No	No	No	No	Detailed	Required	Broad consultation	Targeted research	No	Accommodation and Employment Strategy. Community and Stakeholder Engagement Strategy.
livelihoods	Increased local economic activities (diversification of income stream)	Positive	Yes - other project	Renewable Projects	Yes	HumeLink; Inland Rail - Illabo to Stockinbingal	Yes	Unknown	Unknown	Unknown	Unknown	Detailed	Required	Broad consultation	Targeted research	No	Accommodation and Employment Strategy. Community and Stakeholder Engagement Strategy.
livelihoods	Potential impacts to property values and insurance	Negative	Unknown	NA	Unknown	NA	Unknown	Unknown	Unknown	Unknown	Unknown	Detailed	Required	Targeted consultation	Targeted research	No	Community and Stakeholder Engagement Strategy.
surroundings	Safety risks (Bushfires)	Negative	Unknown	NA	Unknown	NA	Unknown	No	Unknown	Unknown	Unknown	Standard	Required	Not required	Targeted research	No	Hazard or Fire Management Plan (or similar) developed during EIS phase. Community and Stakeholder Engagement Strategy.
surroundings	Change to landscape character and visual amenity	Negative	Unknown	NA	Unknown	NA	No	No	Unknown	Unknown	Unknown	Standard	Not required	Not required	Targeted research	No	Visual Impact Assessment will be undertaken within the EIS phase. Construction Environmental Management Plan (including Landscape Management Plan).
way of life	Impacts on privacy, peace and enjoyment	Negative	Unknown	NA	Yes	HumeLink; Inland Rail - Illabo to Stockinbingal	Yes	Unknown	Yes	Yes	Yes	Standard	Required	Broad consultation	Targeted research	No	Community and Stakeholder Engagement Plan.

CATEGORIES OF SOCIAL IMPACTS	POTENTIAL IMPACTS ON PEOPLE		PREVIOUS INVESTIGATION OF IMPACT		CUMULATIVE IMPACTS		ELEMENTS OF IMPACTS - Based on preliminary investigation					ASSESSMENT LEVEL FOR EACH IMPACT				PROJECT REFINEMENT	MITIGATION / ENHANCEMENT MEASURES
what social impact categories could be affected by the project activities	What impacts are likely, and what concerns/aspirations have people expressed about the impact? Summarise how each relevant stakeholder group might experience the impact. NB. Where there are multiple stakeholder groups affected differently by an impact, or more than one impact from the activity, please add an additional row.		Has this impact previously been investigated (on this or other project/s)?	If "yes - this project," briefly describe the previous investigation. If "yes - other project," identify the other project and investigation	Will this impact combine with others from this project (think about when and where), and/or with impacts from other projects (cumulative)?	If yes, identify which other impacts and/or projects	Will the project activity (without mitigation or enhancement) cause a material social impact in terms of its: You can also consider the various magnitudes of these characteristics					Level of assessment for each social impact	What methods and data sources will be used to investigate this impact?			Has the project been refined in response to preliminary impact evaluation or stakeholder feedback?	What mitigation / enhancement measures are being considered?
		Is the impact expected to be positive or negative					extent i.e. number of people potentially affected?	duration of expected impacts? (i.e. construction vs operational phase)	intensity of expected impacts i.e. scale or degree of change?	sensitivity or vulnerability of people potentially affected?	level of concern/interest of people potentially affected?		Secondary data	Primary Data - Consultation	Primary Data - Research		
health and wellbeing	Amenity impacts (air quality, noise)	Negative	Yes - other project	Bourke Small Stock Abattoir	Yes	HumeLink; Inland Rail - Illabo to Stockinbingal	No	No	Unknown	Unknown	Unknown	Standard	Required	Targeted consultation	Targeted research	No	Air Quality Impact Assessment, Noise and Vibration Assessment will be undertaken during EIS phase. Community and Stakeholder Engagement Strategy. Grievance Redress Mechanism
health and wellbeing	Stress and anxiety to those opposing the Project	Negative	Unknown	NA	Yes	HumeLink; Inland Rail - Illabo to Stockinbingal	Yes	Unknown	Yes	Yes	Yes	Standard	Not required	Not required	Targetd research	No	Community and Stakeholder Engagement Plan. Grievance Redress Mechanism. Project ammendments, where necessary.



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