ETHOS URBAN

Appendix H – Detailed Summary and Response Table

Organisation/Public Authority	Matter	Response
Further information not requested		
Environment, Energy and Science Group	Satisfied with BDAR and flooding.	No further action required
Water and the Natural Resources Regulator	N/A	No further action required
Further information requested		
Blacktown City Council*	**Planning** a) Update signage details on the proposed recycled shed. b) Clarify nature of information signage on the fence line. c) Screens or additional planting required adjacent the stormwater storage tanks to justify front setback variation. d) Justification of proposed hours of operation (24/7). e) Draft Plan of Management required re emergency action where contaminated materials are brought to the facility. f) Photomontages are required. **Engineering** a) Engineering Plan Submission is required in accordance with Council's Engineering Guide for Development 2005. b) Access to the water quality/OSD basin is to be provided and shown on the plans.	**Planning** a) Updated signage plans are provided at **Appendix A**. b) Updated signage plans are provided at **Appendix A**. c) Updated plans (see **Appendix A**) show tanks setback 10m from boundary, compliant with the DCP setback. d) Justification for the proposed hours of operation is provided in Section 4.1.3 of the RTS Report. e) An Operational Environmental Management Plan will be prepared prior to the commencement of operations. Hanson is happy to prepare this plan in consultation with Council and the EPA, to the satisfaction of the Secretary. f) Photomontages are provided at **Appendix B**. **Engineering** a) Updated engineering plans are provided at **Appendix D**. b) Access has been allowed for.

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	Traffic a) Concern the proposal will exacerbate traffic delays at the Wonderland Drive and Wallgrove Road intersection. Recognises need to consult with TfNSW. **Environmental health** a) Further information required regarding dust control on-site throughout construction and operational phases. **Flooding** a) An overland flow study is required to demonstrate the proposed development is adequately protected and can cater for an upstream overland flow path through the site. **Drainage** a) Detailed Engineering Hydraulic Plans required. b) Plans to assume equipment storage areas are paved. c) Number of inlet pits to be increased. d) Trenched grates and pits to be piped to the GPT. e) Combination of trench grates and pits are required for the ramp down from the end of the cul-de-sac. This is to be illustrated on plans. f) Overflow from RWT is to discharge to a stormwater tank if provided, or otherwise directed to the wetland. g) Engineering plans to detail flows discharge from Lots 3, 4 and 5 to the wetland/OSD system. h) Show all pits to be numbered on the plans. i) Show all pit sizes and levels on the engineering plans. j) Drainage plans to be at a suitable scale that is legible at size A3. k) Provide drawing scale and scale bar on the plans. l) Provide suitable RLs across the site surfaces and floor areas on the plans. **Water quality and conservation** a) GPT required.	**Traffic** a) Consultation with TfNSW occurred during EIS phase – no response was received **Environmental health** a) Detailed mitigation measures are provided in the Air Quality Impact Assessment (see Appendix E of the EIS) for construction, which would include the preparation of a Dust Management Plan. Further response is provided in Section 4.9 of the RTS Report and the addendum Air Quality Letter at **Appendix C**. **Flooding** a) An amended Water Cycle Management Plan has been prepared and is provided at **Appendix E** (see Section 5.3 for the overland flow study). **Drainage** a) Amended Water Cycle Management Plans have been prepared by Martens and provided at **Appendix E**. **Water quality and conservation (Martens)** An amended Water Cycle Management Plan has been prepared and is provided at **Appendix E**. Relevant responses are summarised below. a) GPTs included.

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	b) Minimum 80% non-potable water reuse is required. c) MUSIC model required. d) The toilet flushing requirement in the model is to be made through rainwater and not mains water. e) Clarification is required regarding the proposed reuse allocation of water from the wetland is to be split between various lots within the estate. Provide details of legal arrangements to enable utilisation of this resource. f) Details required to verify water from the wetland can be sourced white ensuring the wetland remains viable and healthy from pollutant materials. Review from an experienced wetland ecologist required. g) Detailed survey required of overflow pipe invert levels. The total area of the wetland available for storage is required to establish source volumes. h) If the wetland is viable as a water source, provide a location plan and an offtake pit detail showing a controlled weir inflow. i) Provide details of the proposed pump rate from the wetland, duration of pumping and whether this is to go to a holding tank. j) Consider SWT within Lot 5 to collect surface flows prior to discharge to the wetland to supplement wetland source water. k) Consideration should be given to wastewater recycling. l) For water sourced from the wetland or separate stormwater tank, provide details to Council of what levels of treatment and types are required to ensure water is fit for purpose. m) The water strategy is to demonstrate how the various non-potable water sources will be used for what end uses and integrate together to protect the wetland. n) An amended MUSIC model is required to address the reuse on site.	b) 81% achieved c) MUSIC Model will be provided. d) Toilet flushing will be serviced from rainwater tanks. e) No action – no longer relying on basin f) No action – no longer relying on basin g) No action – no longer relying on basin h) No action – no longer relying on basin i) No action – no longer relying on basin j) No action – no longer relying on basin k) There are no significant industrial wastewaters produced by the operation (mainly staff amenities wastewater). As such, wastewater recycling strategy is not considered necessary. l) No action – no longer relying on basin m) An amended Water Cycle Management Plan has been prepared and is provided at **Appendix E**. n) MUSIC Model will be provided.
NSW Environment Protection Authority	**Site activities and waste** Further details of waste streams and the processing of waste is required. a) Waste streams and processes • Where the waste will be sourced.	a) Detailed responses to these issues are provided in Section 4.3 of the RTS Report. • Hanson concrete returns, source separated aggregate products from the building and demolition waste stream, and previously processed recyclable materials from licensed recovery facilities such as Visy.

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	• Whether source separated waste will be provided by other resource recovery facilities or exclusively sources from Hanson and Visy following processing. • Details and flow diagrams for each waste stream (concrete, glass, brick, asphalt) • How waste will be tracked when being delivered to and from the premises. • Details on where non-conforming waste will be stored and managed.	• It is intended to source from Visy, but this has to be subject to market demand. All source separated materials will be supplied from a licensed resource recovery facility. • Flow diagrams are provided in Section 4.3 of the RTS Report. • Non-conforming loads will not be stored at the premises. Rejected loads will be recorded and a rejected loads register will be maintained.
	b) Tip and spread inspection • Indicate dedicated tip and spread area on the floor plan and description in accordance with Standards for Management Construction Waste in NSW. • Clarification is sought on acceptance/rejection procedures given the potential for receiving non-recyclable materials/other unexpected finds.	b) • Tip and spread area is shown in the revised plans at **Appendix A**. • Inspection, rejection and management procedures for non-conforming loads and non-recyclable materials is described in detail in Section 4.3 of the RTS Report.
	c) Pugmill • Details of construction and operation of the pugmill, particularly inputs, processing and outputs of waste.	c) The pugmill is further described in Section 4.3.4 of the RTS Report. In summary, the pugmill mixes and blends aggregates with water and cement to create a uniformly moist aggregate product with additional properties in relation stability. It does not crush, grind or separate.
	d) Dust Suppression: EPA recommends: • Concrete or asphalt across roads and working platforms. • Bunded hardstand. • A mandatory, unavoidable wheel wash for vehicles entering / exiting. • A water cart employed on roads within and immediately surrounding the premises.	d) All operations are undercover/inside shed. All haulage roads and working areas will be hardstand with appropriate bunding or kerbs and gutters. A wheel wash and water cart will not be effective and is therefore not necessary. A street sweeper is proposed.
	e) Further waste storage management details required.	e) All waste is stored inside the processing building, as shown in the updated plans (see **Appendix A**). Office waste will be subject of

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		source separation for recycling and collected by a licensed waste removal contractor.
	f) Authorised amount and annual throughput at the premises • Details on annual throughput. • Details on the maximum amount of waste, management of stockpile heights, and indicative number and volume of stockpiles in the proposed shed.	f) • Annual throughout will be up to 136,000 tpa. • Maximum amount of waste stored in stockpiles will be 33,000 tonnes (including raw feeds and outputs) and stockpiles will be up to 6m high.
	g) Dust suppression within the shed • Details on how dust suppression will occur • Confirm operational controls to minimise and prevent dust emissions from the shed.	g) Further details of operational dust mitigation measures are provided in and the addendum Air Quality Letter at **Appendix C.**
	Contamination Updated Detailed Site Investigation required.	**Contamination** A Supplementary Detailed Site Investigation is provided at **Appendix J** and summarised in Section 4.8 of the RTS Report.
	Noise and vibration Review of Noise Impacts is requested.	**Noise and vibration** A Noise and Vibration Impact Assessment is provided at **Appendix H** and summarised in Section 4.4 of the RTS Report.
Transport for NSW Roads and Maritime Services (2x of the same submission)	Recommends imposition of a condition to provide bicycle parking and end of trip facilities.	Hanons would accept the recommended conditions.
Heritage NSW	Aboriginal Cultural Heritage Assessment Report (ACHAR) is requested.	Given the very low likelihood of there being present any Aboriginal items within the works area that could impact on the proposed works, and that the Heritage NSW request is focussed on clarifying the current condition of AHIMS#45-5-0556 (an item that will not be subject to any impacts as a result of the development), it is considered reasonable that this requirement be imposed as a condition of consent to be completed prior to the commencement of construction.

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		Hanson will also carry out consultation with Aboriginal stakeholders in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010) in order to document the significance of cultural heritage values for Aboriginal people who have a cultural association with the land.
Sydney Water	Discrepancies in documentation - clarification is sought as to what the correct intended average daily reticulated water demand and proposed reticulated wastewater discharge.	An amended Water Cycle Management Plan has been prepared and is provided at **Appendix E**, which clarifies the intended average daily reticulated water demand and proposed reticulated wastewater discharge
Lite n' Easy	**Air quality** Concern for contamination and requests an Air Quality Management Plan be prepared. **Traffic** Concern for safety as a result of increased traffic. Requests a Traffic Management Plan.	Dust management measures will be included in the Operational Environmental Management Plan. A Traffic and Parking Impact Assessment submitted at Appendix G of the EIS. A Traffic Management Plan will be included in the Operational Environmental Management Plan.
Jacfin Pty Ltd	Concern for silica dust exposure on human health. A Human Health Risk Assessment is requested.	A detailed response to silica dust exposure is contained within the Air Quality Letter (**Appendix C**). The assessment concluded that any respirable crystalline silica levels would be unlikely to be detectable and significantly below levels that may be of concern.