

## 100% Recycled Landscape & Building Supplies

Creating jobs and a sustainable future on the Central Coast



## Fact Sheet

### About the development

Following the purchase of a sand and soil facility located inside the Somersby Industrial Park at 90 Gindurra Rd, family owned company Davis Earthmoving & Quarrying Pty Ltd has submitted an updated Development Application to transform the site into a state-of-the-art facility converting sand, soil and building materials into 100% recycled building and landscaping supplies. The facility aims to produce a number of building and landscape products, providing them for re-use mainly in the Central Coast region.

### Current status of the project

The Environmental Impact Statement (EIS) and development application was issued for public comment by the Department of Planning and Environment between February and March 2019. Davis Earthmoving & Quarrying have reviewed these comments in detail and an updated EIS has been prepared to demonstrate how the development will be built and operated to protect the community and the environment, whilst creating jobs and supporting the Central Coast economy.

To address community feedback on the project, Kariong Sand & Soil Supplies are proposing further site upgrades to ensure that no impacts

will occur on the environment or the community. This includes:

- Buildings to enclose the crushing and mulching operations to minimise dust and noise
- A three-sided building around the waste receival area to ensure that water quality is protected and dust is minimised
- Concrete kerbing on the exit to the site to prevent any trucks using Debenham Rd
- Further investigations to ensure that Aboriginal Heritage and biodiversity impacts are avoided or off-set
- Addition of an advanced water recycling & dust suppression system across the site
- A commitment that recycling will increase in stages, only after independent testing is done to prove the facility is performing to the highest environmental standards.

Our development application has been updated to reflect these changes. Please see the last page on how to provide comment.

### Why is a recycling facility needed on the Central Coast?

The NSW government has set ambitious targets to reduce the amount of construction and



demolition waste going to landfill. This facility will help the government achieve this target by 2021.

The Department of Planning Industry and Environment has labelled the project a 'state significant development' as it will greatly help the government reach its 80% recycling of construction and demolition waste targets by 2021. The project will also provide competitive recycling options for local businesses who currently have limited access to these facilities nearby. This should also lower the rates of illegal dumping in the area.

### **Will smelly or hazardous wastes be received?**

No. Kariong Sand & Soil Supplies will receive, process and store inert materials such as soil, sand and building materials which do not smell and are mainly from building sites. We do not accept any hazardous materials or chemicals such as asbestos, household rubbish or biodegradable waste.

### **Will neighbours be affected?**

Kariong Sand & Soil Supplies has undertaken numerous assessments to ensure that any potential impacts on neighbours and the environment will be negligible.

A noise and vibration assessment, including noise modelling, was conducted which found that the predicted **noise emissions to the surrounding environment are low**. The project fully complies

with the NSW Noise Policy for Industry (NPI) of the NSW EPA during site operating hours due to the planned noise controls.

An independent report by Northstar Air Quality Pty Ltd has shown **the facility will not impact air quality**, including dust and odour impacts, and will meet the EPA's strictest requirements. In addition, a range of voluntary measures will be implemented, such as fence line air quality monitoring to ensure the site continuously operates within air quality standards.

Vehicles coming to the site will only travel through the Somersby Industrial Park along Wisemans Ferry and Gindurra roads. Concrete kerbing will be installed on the exit to the site so trucks cannot turn onto local roads, such as Debenham Rd. The maximum number of vehicles entering the facility at maximum capacity will be no greater than 82 cars and trucks per day, mainly between the hours of 7am and 5pm. The maximum number of cars and trucks entering the site will be between 10-11am and 12-1pm during business hours.

We further note that Gindurra Rd is an approved heavy vehicle route for B-double trucks. Though the number of B-doubles using the site will be small, about 7 per day.

The traffic study done has shown that the project will not cause traffic congestion and will have minimal impact on road safety.

## How will the local environment be protected?

The Kariong Sand & Soil Supplies project will include the following controls to protect the environment:

- Sorting and processing within a controlled environment in the Secondary Sorting Warehouse
- Enclosure of the tipping and spreading bays, with misting systems during tipping
- Enclosure of the crushing, grinding and mulching operations with misting systems
- Advanced water recycling and misting systems on outdoor storage bays for landscaping and civil supply materials
- Additional management controls to cease operations on the site on windy days
- Sweeping, watering down and maintenance of all hard surfaces and roadways to keep surfaces clean
- Noise barrier and landscaping along the eastern side of the development to protect neighbouring properties

The air quality modelling has shown that the facility will use environmental best practices for controlling dust. The facility at maximum capacity will meet all EPA air quality standards to ensure

the community and environment is protected at all times.

Our updated air quality study has also looked into the issue of silica dust and if this has the potential to be a health issue. Modelling done has found that silica dust in the air will be well below health standards published by the Victorian EPA (there are no standards in NSW). This further demonstrates the facility will not impact on the health of residents in the area.

On-site stormwater and erosion control measures will ensure that all storm water is captured, treated and re-used on-site. Groundwater will be protected through operational areas being sealed. WaterNSW has assessed the potential for the proposal to impact water supply infrastructure as low.

Only 6.6 of the 10.8 hectares are part of the application, the rest of which will remain as bushland for the purpose of preserving local flora & fauna including pigmy possums. We are also contributing up to \$700,000 in biodiversity credits.

We are committed to keeping your waste out of landfill through our proposed advanced Recycling Facility.

## What about asbestos?

Kariong Sand & Soil Supplies will not accept any asbestos or any loads suspected of containing hazardous materials. Every load will undergo inspections before being accepted, and pre-screening will add an additional layer of scrutiny.



## What will the facility look like?

The facility will be a vast improvement to the current run-down lot and an important piece of infrastructure, adding value to the area. The building form and materials will blend structures into surrounding areas, and the retention of trees and use of endemic flora will integrate visually with the surrounding environment.

The existing landscape character is a mix of industrial development, rural properties and bushland ridgelines and corridors. Our facility will be small compared to existing industrial developments in the Somersby Industrial Area.

Artists impressions of the facility can be found in this document, and further views can be found on our website.

## How will the project benefit the local community?

The facility upgrade will represent an important piece of infrastructure that will assist in creating a number of jobs on the Central Coast. Kariong Sand and Soil Supplies will employ 20 staff at full operation, providing valuable skilled jobs for the Central Coast.

Our facility will bring a significant boost to the local economy of the Central Coast region. The operation will make an estimated economic contribution of \$407 million to the Central Coast economy over the next 25 years.

## Who is assessing the application?

The development application for the project is being assessed by the Department of Planning, Industry and Environment. Kariong Sand & Soil Supplies has re-lodged the development application.

The planning decision will be made by the Independent Planning Commission.

## How can I provide feedback?

We would greatly appreciate your support for this project which will benefit both the environment and the local economy.

More information about the development can be found on our website [kariongsandandsoil.com.au](http://kariongsandandsoil.com.au)

To support this project, please complete the enclosed reply paid postcard or go to [ksss.com.au/dpie](http://ksss.com.au/dpie)



## 100% Recycled Landscape & Building Supplies

A sustainable future on the Central Coast



We need  
your support!  
Comments close  
Sept. 24th

## SHOW YOUR SUPPORT FOR OUR PROJECT

Davis Earthmoving & Quarrying Pty Ltd have submitted a Development Application to create a state-of-the-art facility inside the Somersby Industrial Park at 90 Gindurra Rd to convert sand, soil and building materials into 100% recycled building and landscaping supplies.

### Some reasons for supporting the proposal are:

- Creating local jobs
- A boost to the local economy
- Diverting waste from landfill
- Helping to support a sustainable Central Coast
- A need to recycle building materials locally

You can support our project by making a submission to the Department of Planning, Industry & Environment using one of the methods below:

**Option 1:** Email [information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au) with the subject “**Submission for Kariong Sand And Soil Supplies Facility – SSD-8660**”. If you have email set up on your phone, scan this QR code to use our pre-filled email. Just open the camera app, point at the QR and click the prompt.

**Option 2:** Visit [ksss.com.au/dpe](https://ksss.com.au/dpe) to make a submission directly from our website.



**Thank you for your support!**



**Delivery Address:**  
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No stamp required  
if posted in Australia



**Help support our 100% recycled  
landscape & building supplies  
project in Somersby**



Davis Earthmoving & Quarrying Pty Ltd  
Kariong Sand & Soil  
Reply Paid 90217  
TERREY HILLS NSW 2084

Name: \_\_\_\_\_ Address: \_\_\_\_\_

☐ Please remove my personal details before publishing.

To the NSW Department of Planning - Major Projects, I would like to show my support for the development of the **Kariong Sand and Soil Supplies Facility** (SSD-8660). My reasons for supporting the proposal are:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Creating local jobs                                       | <input type="checkbox"/> Boost to local economy                      | <input type="checkbox"/> Diverting waste from landfill       |
| <input type="checkbox"/> A need for landscaping materials on the Central Coast     | <input type="checkbox"/> Helping support a sustainable Central Coast | <input type="checkbox"/> Prevent illegal dumping in the area |
| <input type="checkbox"/> A need to recycle building materials on the Central Coast | <input type="checkbox"/> It is an important piece of infrastructure  |  |
| <input type="checkbox"/> Helping the government achieve its recycling targets      |  |  |

Other: \_\_\_\_\_

Reportable political donations, if any, in the last 2 years (please circle):    YES   /   NO

Thank you for recording my response in support of this application on the planning portal on my behalf.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Fill in and  
drop in post box.  
No stamp  
required!**

**We need your support!**  
**Comments close**  
**Sept. 24th**

# COMMUNITY NEWS

No. 861 Ph: 4374 1039 Mo: 0412 669 649 Email: cnews@k3s.com.au Web: www.k3s.com.au/cnews.htm 18th September 2020

## Mountain community children's centre inc.

**Now Open at our Brand New Location 2829 Wisemans Ferry Road Mangrove Mountain.**

We are excited to announce that we have moved back into our new centre at Mangrove Mountain.

We have settled into our new routine and being back home again so quickly and smoothly.

The children, families and staff are all happy to use our new building. The ease of access to facilities and activities allows all children to be included and participate in all activities.

The Joey's room has been busy

cooking pizzas, cupcakes, and zucchini slice. Outside the new cubby house is extremely popular. The Lizards have been practicing their gross motor skills climbing the A Frames, balance beams and exploring the monkey bars. The snakes have been enjoying all the new Stem activities that were kindly donated by the families.

### Now taking enrolments for 2021

Please feel free to give us a call if you would like more information for enrolment now or for 2021. Hannah our very friendly administration officer would be more than happy to

post out an enrolment pack or organise a tour of the centre.

We look forward to welcoming you into our new environment.

*Louisa Foxford, Director  
Mountain Community Children's Centre  
2829 Wisemans Ferry Road  
Mangrove Mountain  
Ph: 43741239  
www.mountainchildren.com.au  
mountainchildren@bigpond.com*



*Millie and Loretta helping to make rainbow cupcakes*

## NSW FARMERS CENTRAL COAST HORTICULTURE BRANCH AGM

AGM to be held on Tuesday September 29.

This year we will be holding a online meeting via Zoom.

Please contact either RSM Dave Banham 0428 411 221 or Chair Tim Kemp 0400224588 for further details

**R**REPORT

**L**ILLEGAL

**D**UMPING

**HELP KEEP OUR AREA CLEAN**

Phone the RID hotline:

**131555**

Or lodge an online report to:

**<https://ridonline.epa.nsw.gov.au/#/home>**

## STOP !

Next issue Published  
2nd October 2020

**\*\* DEADLINE \*\***

**\*\* 25th September '20 \*\***

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email or post.

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enquiries

## Update on Kariong Recycling Facility

The Kariong Sand and Soil Supplies development, proposed for 90 Gindurra Rd, Somersby, is located on the eastern side of the Somersby Industrial Estate.

Development approval is being sought to turn the site into a best practice recycling facility for the Central Coast, creating at least 20 new jobs at the site and many more in the surrounding areas due to the flow-on effect. This will inject more than \$407 million in the local economy over the next 25 years.

The original development application was issued for public comment by the Department of Planning and Environment between February and March 2019. The Davis family, owners of the site, have reviewed these comments in detail and an updated application has been submitted to demonstrate how the development will be built and operated to protect the community and the environment, whilst creating jobs and supporting the Central Coast economy.

To address community feedback on the project, Kariong Sand & Soil Supplies are proposing additional site upgrades to ensure that no impacts will occur on the environment or the community.

This includes: a building to enclose recycling operations to minimise

dust and noise; a building around the waste receival area to ensure that water quality is protected and dust is minimised; an advanced water recycling and dust suppression system; concrete kerbing on the exit to the site to prevent any trucks using Debenham Rd; further investigations to ensure that Aboriginal Heritage and biodiversity impacts are avoided or off-set; a commitment that recycling will increase in stages, only after independent testing is done to prove the facility is performing to the highest environmental standards.

Mr Eric Davis, CEO of Davis Earthmoving & Quarrying said "Our development application has been updated to reflect these changes after we ran many public meetings and field days to listen the community."

"We believe the project is one of the best recycling projects of this

type in Australia, helping to create jobs and a sustainable environment on the Central Coast. By recycling, we avoid the need for new landfills, and recycled materials can be used in building and landscaping. This avoids the need to extract these materials from the natural environment" said Mr Davis.

Mr Davis added, "The population of the Central Coast is forecast to grow by up to 20% by 2036, resulting in a 26% increase in residential development, and this facility will help recycle materials from all this building work."

The NSW Government has set ambitious targets to reduce the amount of building waste going to landfill with recycling targets of 80% by 2021. The facility will also provide competitive options for local companies who currently have limited



*"Artists impression of the Kariong Sand and Soil Supplies facility at Gindurra Rd"*



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access to recycling facilities and has the potential to reduce illegal roadside dumping in the area.

"To make sure this project happens, we really need the support of the local community. You can help by making a positive submission by 24 September 2020. You can do this simply by going to our web site, [www.ksss.com.au/dpie](http://www.ksss.com.au/dpie)" said Mr Davis.

Some quick facts:

- The facility will see an estimated contribution of \$407 Million to the Central Coast economy over the next 25 years and will employ 20 staff at a minimum.

- There will be no hazardous materials or chemicals such as asbestos, no smelly household rubbish or biodegradable waste on site at any time.

- The proposed development will enable a comprehensive clean-up of the presently degraded site which is currently overrun with noxious weeds.

- Independent studies show that the facility will not impact air quality (including silica dust) and will meet the EPA's strictest requirements. Continuous fence line monitoring will ensure operations meet air quality standards.

- Noise emissions will be low ensuring any impacts on neighbours and the environment will be negligible. Recycling operations will only take place between 8am and 5pm Monday to Friday. The site will be open during

## Live green with online workshops

Central Coast Council's popular Green Living Workshops have moved online, allowing even more people than ever before to enjoy them.

Kicking off in honour of this week's National Organic Week, our first two interactive online workshops will be held this Saturday.

This year's Green Living workshop series will be delivered in two formats, allowing people with differing time commitments to learn how to Live Green:

- Short one-hour lunchtime workshops on weekdays

regular working hours of 7am-6pm Monday to Saturday.

- Vehicles to the site will only travel through the Somersby Industrial Park via Wisemans Ferry and Gindurra roads. Traffic studies show that the project will not cause traffic congestion.

- The project has been nominated as a State Significant Development by the NSW Government.

Further information and opportunity for feedback are available at [www.kariongsandandsoil.com.au](http://www.kariongsandandsoil.com.au).

*Phil Wagner*

*Kariong Sand and Soil Supplies*

- Longer workshops on weekends or evenings.

Two remaining workshops will be held during September, :

- Sustainable eating, Monday 21 September, 12-1pm
- Propagating your herb garden, Wednesday 30 September, 12-1pm.

Council's Acting Director Connected Communities, Phil Cantillon said the new format for the workshops means even more Coast residents can learn how to live sustainably.

"Our Green Living workshops can benefit anyone, whether they live in a house with a large backyard or in a unit," Mr Cantillon said.

Mayor Lisa Matthews praised Central Coast residents for their ongoing commitment to reducing waste and living in a sustainable way.

"We can all do little things which not only are healthier and greener, but also reduce our personal costs and benefit the environment around us," Mayor Matthews said.

Book in now for one of our Green Living Online workshops. For details, search "green living online" at [centralcoast.nsw.gov.au](http://centralcoast.nsw.gov.au).

*Cherie Mildwater  
Communication Officer  
Communication and Engagement  
Central Coast Council*

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# Kariong Sand and Soil Supplies

Info and response to questions from Kariong  
Progress Association

Dr Mark Jackson  
Director, Jackson Environment and Planning Pty Ltd

Mr Eric Davis  
CEO, Davis Earthmoving & Quarrying Pty Ltd



## About us

Jackson Environment and Planning is a specialist planning and infrastructure approvals firm

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

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

Kariong Sand and Soil Supplies is owned by family business Davis Earthmoving & Quarrying Pty Ltd (DEQ)

DEQ is a family company operating for more than 50 years, providing earthmoving and recycling services across NSW

# Overview of presentation

1. About the project and needs
2. Community feedback
3. The location and how the site will operate
4. Modifications to development application and benefits
5. Will neighbours be affected?
6. How will the environment be protected
7. The planning and assessment process
8. Questions and answers





# 1. About the project and needs

- The facility is needed as few recycling facilities exist in the Central Coast

- Recycling rates are stubbornly low in the Central Coast and Hunter – only 44%

- NSW Government target of 70% recycling for household and business waste and 80% for construction waste by 2021

- The Hunter and Central Coast has a shortfall of 461,000 tonnes per year of recycling capacity for construction materials and more than 250,000 tonnes per year of household waste to reach recycling targets

- Did you know?

- Recycling creates 9.2 jobs on average for 10,000 tonnes of waste

- Landfill creates only 2.8 jobs for every 10,000 tonnes of waste



## 2. Community feedback

- The State Significant Development application was submitted in January 2019
- Under assessment by Department of Planning, Industry and Environment
- The application was exhibited for 8 weeks for community feedback in Feb and March 2019
- Main community issues related to dust, silica, asbestos, noise, traffic, trucks and proximity to sensitive land uses
- Development application revised to consider this feedback and implement further environmental controls

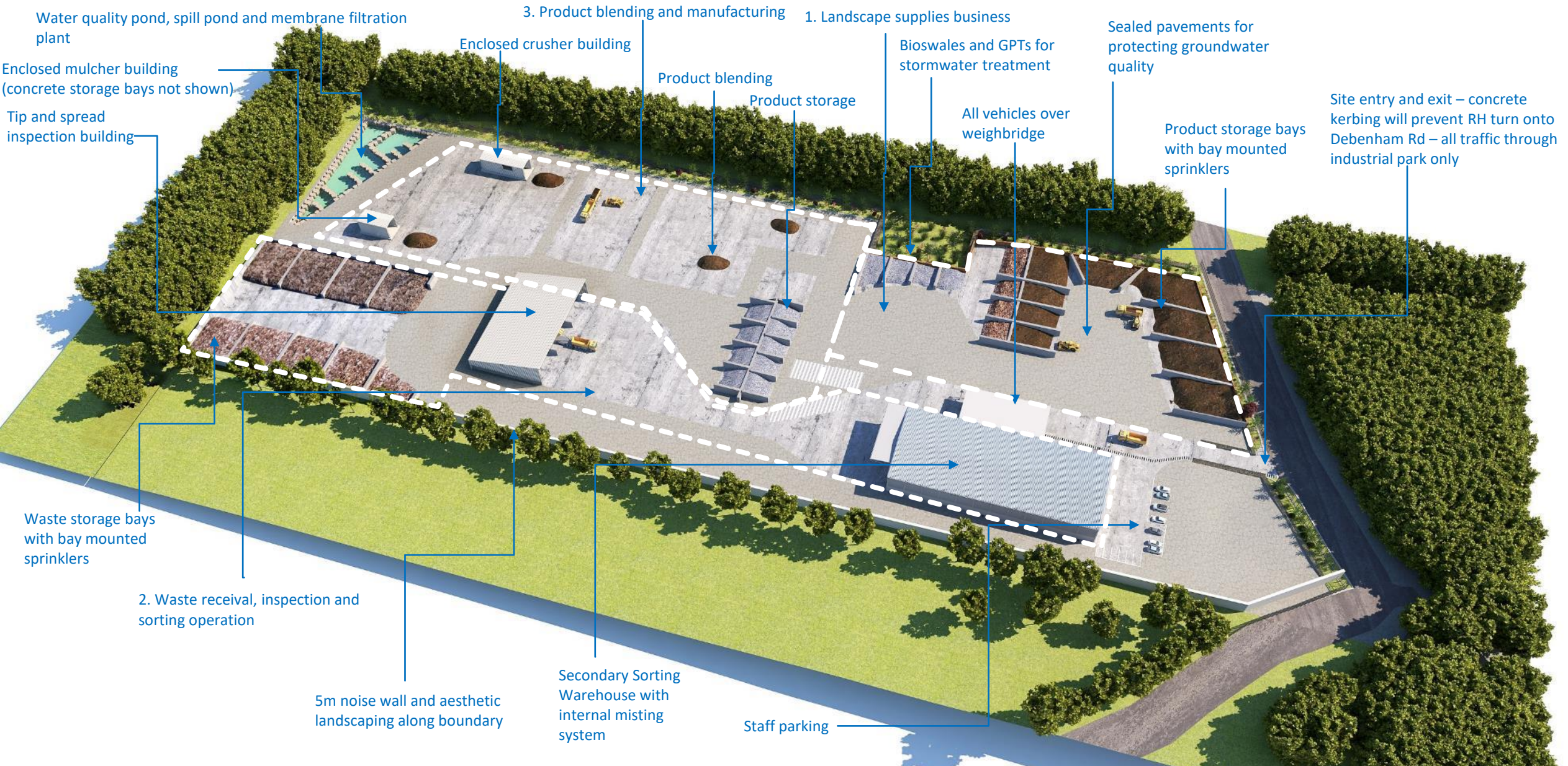
### 3. The location

- Located on eastern side of the Somersby Industrial Estate
- Zoned IN1 General Industrial
- Development of a resource recovery facility on the site is lawful under *Gosford Local Environmental Plan 2014* and *State Environmental Planning Policy (Infrastructure) 2007*
- Site has been used as a landscape supplies facility since development approval in 1992
- Stockpiled concrete from previous owner needs to be cleaned up
- The site is surrounded by bushland to the south (on lot), rural residential properties to the east and north, industrial land (vacant to the north and west)
- Warehouse built on front part of the site as approved by Central Coast Council

# Proposed development – view from Gindurra Rd



# Proposed development – aerial view to west – how it will operate



# Proposed development – aerial view to north east



## 4. Modifications to development application

- In response to community feedback, we have listened and further environmental controls and modelling performed to demonstrate the environment and human health is protected at all times:
  - Buildings to enclose the crushing and mulching operations to minimise dust and noise
  - A three-sided building around the waste receival area to ensure that water quality is protected and dust is minimised
  - Concrete kerbing on the exit to the site to prevent any trucks using Debenham Rd
  - Further investigations to ensure that Aboriginal Heritage and biodiversity impacts are avoided or off-set
  - A commitment that recycling will increase in stages, only after independent testing is done to prove the facility is performing to the highest environmental standards.
- We have modified the application in response to community feedback



## 4. Benefits

- Best practice recycling facility to support local business and the community
- Accepting sand, soil and building materials for recycling – including, wood, concrete, brick, tiles, metals, asphalt and stumps / rootballs
- No asbestos or hazardous wastes accepted
- It is a recycling centre – not a disposal facility
- All parking to be provided on site
- Contemporary warehouse and office design
- Facility will bring new customers to the business park
- Project will contribute \$407 million to local economy over a 25 year period
- 20 new full time jobs for operational phase
- Help meet recycling infrastructure gaps for the Central Coast

## 5. Will neighbours be affected?

- Negligible impacts on neighbouring businesses or rural dwellings nearby
- A very detailed Environmental Impact Statement has been updated for the development application
- EPA environmental standards for noise and air quality (including dust) met at all times (including peak production)
- As the waste receipt and processing is all done indoors, there will be negligible impacts on noise, air or water quality in the surrounding area
- Minor impacts on traffic, no more than 82 cars and trucks using the site on a daily basis between 7am and 5pm; peak period is 10-11am
- Gindurra Rd is an approved B-double route – only 7 B-doubles per day at max capacity
- All parking for the development will be provided on site. No on-street parking is required for staff or visitors.

## 6. How will the environment be protected

- All waste materials will be received indoors, to minimise impacts on the outdoor environment (e.g. dust, litter, noise)
- Advanced sorting and processing technology to maximise the diversion of waste from landfill in warehouse
- Sealed hardstand and roadways to avoid soil disturbance and to improve the quality of runoff water
- Enclosures over processing equipment with misting for superior dust control
- Dust control systems above bays (sprinklers)
- 5m noise wall with aesthetic landscaping in eastern site of site for protecting amenity of neighbours
- Stormwater pond for runoff capture and re-use

## 6. How will the environment be protected...

- Only the front half of the site will be developed; the rear half of the site will remain as a bushland buffer
- Fauna and flora to be protected and credits of \$700,000 to be contributed to Biodiversity Conservation Fund to offset some clearing
- Proponent will conduct continuous monitoring of air quality and to prove air quality standards are met before increasing production above 100,000 tpa and 150,000 tpa
- Concrete kerbside to prevent any vehicles turning right onto Debenham Rd – all vehicles enter and leave via the business park
- Silica in air investigated and scientific modelling has proven silica dust will be well below health standards
- The facility will be a vast improvement to the current run-down lot, adding value, jobs and providing benefits to the community

## 7. Planning and assessment process

- The planning application has been updated and re-submitted for assessment
- The development is State Significant and will be determined by the Independent Planning Commission
- NSW Environment Protection Authority will also assess the development, and will licence it following approval
- Kariong Sand and Soil Supplies appreciates your feedback and support – more info at <https://www.kariongsandandsoil.com.au/>

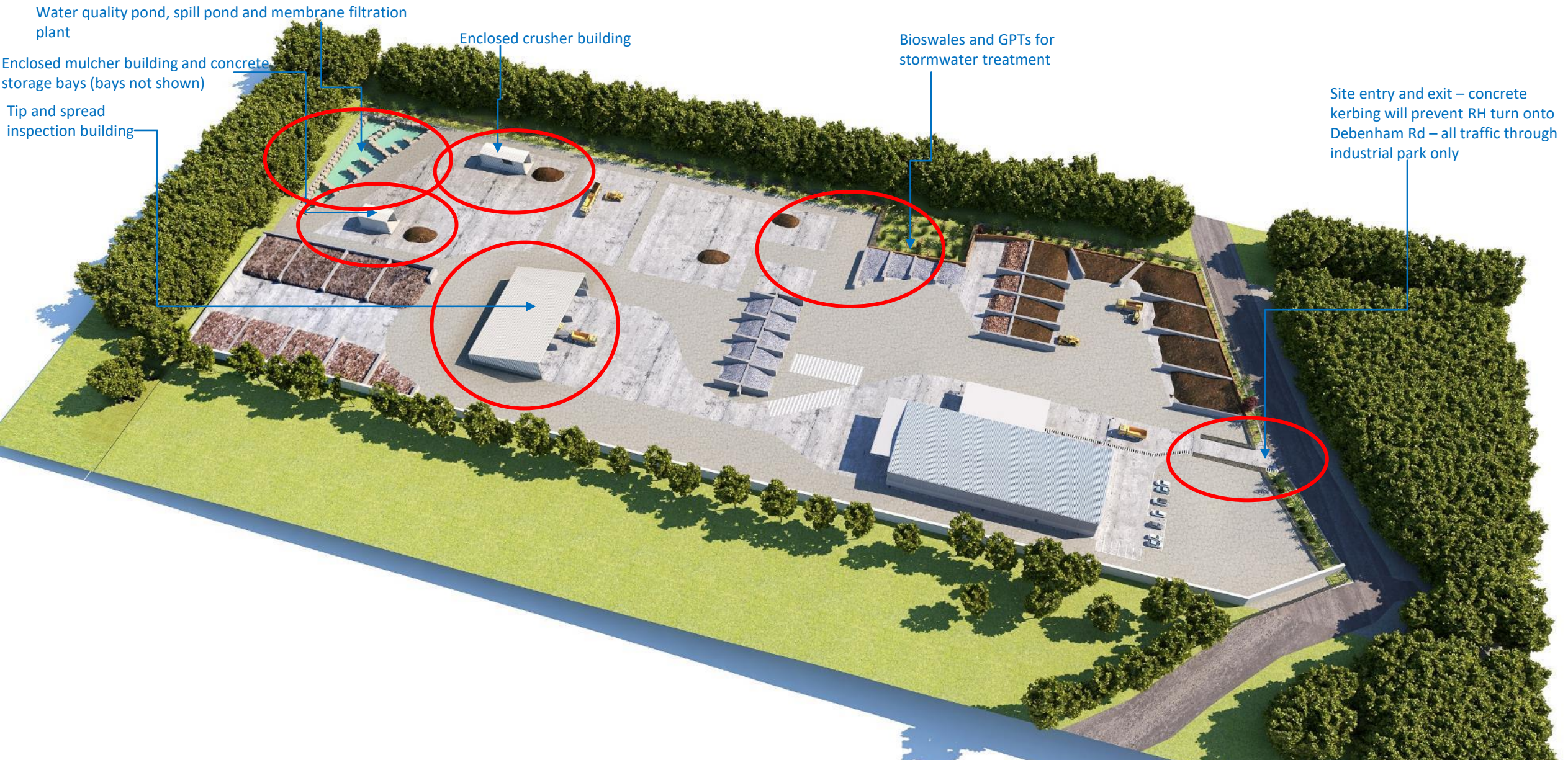
## 8. Questions & Answers

Q: Can you please help us compare the original proposal (which you outlined to a small group of us last year) and the current proposal, eg the current proposal is for 200,000 tonnes of material per year. What was scale of the original proposal?

A: The scale of the project is unchanged – still 200,000 tpa. Key changes in response to community feedback include:

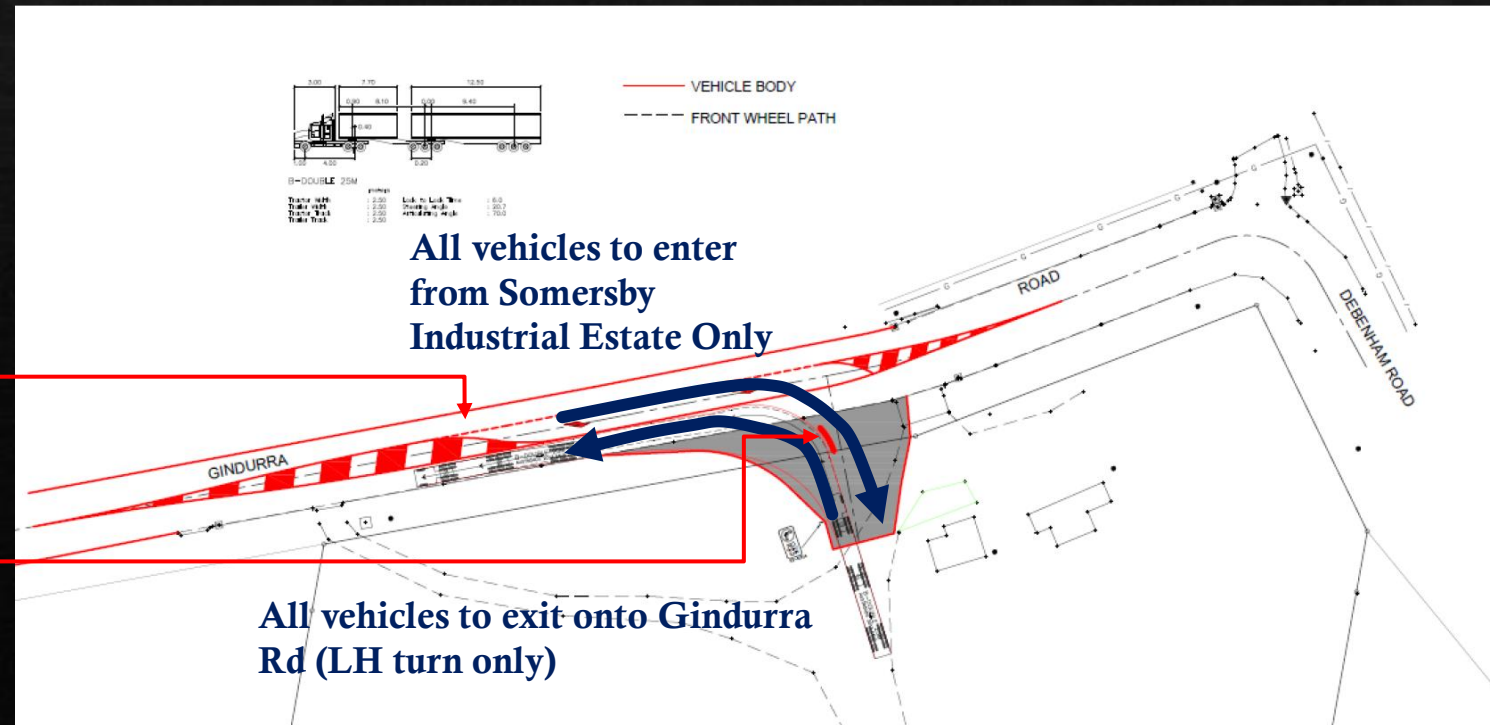
- Buildings to enclose the crushing and mulching operations to minimise dust and noise
- A three-sided building around the waste receival area to ensure that water quality is protected and dust is minimised
- Concrete kerbing on the exit to the site to prevent any trucks using Debenham Rd
- Updated stormwater pond system, to include emergency spill pond and membrane filtration plant to supply quality water for dust suppression
- A commitment that recycling will increase in stages, only after independent testing is done to prove the facility is performing to the highest environmental standards

# Key changes in updated proposal – see details as shown



A: Concrete kerbing is proposed as part of the entry / exit driveway to prevent trucks turning right into Debenham Rd. Slip lane to be marked on Gindurra Rd to assist in safe turning. See drawing below.

## Concrete kerbing (no right turn on Debenham Rd)



## 8. Questions & Answers

Q: How many days of the week will Kariong Sand & Soil be operating?

A: Proposed operating days / hrs are shown below:

Opening hours (staffed)	7:00am - 6:00pm Monday to Saturday. Closed Sunday.
Waste deliveries	7:00am to 6:00pm Monday to Saturday. Closed Sunday.
Waste processing (sorting, crushing, grinding, screening)	8:00am to 5:00pm Monday to Friday.
Product sales (commercial only)	7:00am to 6:00pm Monday to Saturday. Closed Sunday.

## 8. Questions & Answers

Q: When will you be opening to the public?

A: The site will open after it is fully built.  
Construction is expected to take at least 3 months  
after the planning approval.

Note the site is open only to commercial customers,  
not householders.

## 8. Questions & Answers

Q: How will stormwater be managed? (last year you showed us how the water will be retained on site, is this still the same? You will certainly need a lot for misting!) What will the impact be of reduced natural flows ie the hard surfaces vs the rain soaking into the earth?

A: A summary of the stormwater system is as follows:

- Stormwater runoff from open areas will travel through a treatment system; firstly bioswales (special grassed filter zones), gross pollutant traps (below ground devices to clean stormwater) then captured in the stormwater pond for treatment.
- Membrane filtration plant to provide high quality water for misting and irrigation.
- Stormwater overflow from pond in large rainfall events will travel into 50m rock 'level spreader' to allow water to support bushland to the rear – frequency of runoff into bushland will be similar with “pre-European” conditions – no significant impact on bushland or water cycle expected.
- Site is sealed with impervious liner – groundwater is protected in line with best practice.

Q: How will the air quality monitoring prevent poor air quality (we know dust can travel a long way)? Who will be monitoring it? What will happen when the levels are above what is acceptable? How quickly can it be remedied? Will you be penalised? How will you make amends? (I know we asked questions like this last year but the answers are not included in the fact sheet)

## 8. Questions & Answers

A: Summary is provided below:

1. The purpose of air quality monitoring is to ensure the facility complies with conditions of approval and EPA licence
2. Where an exceedance is likely to occur, more controls to be used to ensure air quality is protected (e.g. misting, water cart, sweeping, cease operations on site)
3. Air quality to be monitored by operator supported by consultant
4. Any air quality exceedances to be remedied immediately
5. Any breaches can result in fines from EPA
6. Whilst modelling under worst case scenario conditions shows the facility will not impact air quality, immediate controls to be put into place under any extreme weather conditions (e.g. misting, water cart, sweeping, cease operations on site)

Thankyou for  
taking the time  
to learn about  
this project

Further  
information is  
available:

Please review our fact sheet and our web site,  
<https://www.kariongsandandsoil.com.au/>

Or contact us at [info@kariongsandandsoil.com.au](mailto:info@kariongsandandsoil.com.au)

