

Our Reference: 20/0408 CF:kd

6 April 2021

Dear Sir / Madam

**RE: COMMUNITY ENGAGEMENT LETTER
CONSULTATION FOR THE PREPARATION OF A MODIFICATION REPORT
AND EIS**

INTRODUCTION

This letter has been prepared by Monteath & Powys on behalf of COLAS New South Wales Pty Ltd (COLAS) to advise their local community of upcoming proposals on their sites and allow for the opportunity for feedback to be considered during the preparation of assessments for the applications.

BACKGROUND

COLAS own and operate the *Asphalt Batching Plant* and *Materials Storage and Processing Yard* located at 25 to 57 and 31 to 33 Kennington Drive, Tomago, NSW. Refer to site plan, **Attachment 1**.

The two ventures operate in conjunction, to reuse reclaimed asphalt pavement (RAP) and produce asphalt pavement for various local and regional infrastructure projects.

As you may be aware, the *Materials Storage and Processing Yard* underwent assessment and approval last year (2020) through Port Stephens Council to consolidate existing consents and for the construction of a new weighbridge, stockpile and bin storage area, revised driveway entry / exit, associated civil works, landscaping and demolition of existing structures.

As part of this approval, the site underwent a thorough assessment which included acoustic, air quality, and traffic, with the development being approved subject to the assessment's recommendations. These design responses include a RAP processing area and water misting infrastructure. Refer to approved site plan, **Attachment 2**. The approved development will soon be undergoing construction of the approved works. Construction is anticipated to be completed during 2021.

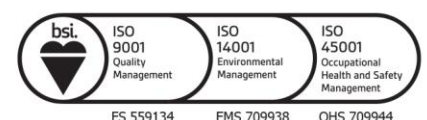
PROPOSAL

As part of COLAS' overall business planning, they are seeking to increase the throughput of both the sites. The proposal will act to enable COLAS to meet future market demands and to provide adequate supply of asphalt to support local and regional development projects.

PLANNING PROJECT MANAGEMENT SURVEYING 3D SPATIAL

ABN 94 000 861 110 13/125 Bull Street Newcastle West NSW 2302 info@monteathpowys.com.au
P (02) 4926 1388 PO Box 2270 Dangar NSW 2309 monteathpowys.com.au

Liability limited by a scheme approved under Professional Standards Legislation.



COLAS are currently undergoing the preparation stage for lodgement of two separate approvals being:

1. Modification Report – This allows for the assessment of the *Asphalt Batching Plant*.

This proposal involves the following:

- To increase the utilisation of the approved Asphalt Plant to up to 250,000 tonnes per year. This increase does not involve an increase in size of the overall plant, rather seeks to increase the utilisation of the plant's existing capability.
- No construction works or changes to the approved hours are sought as part of this proposal.

2. Environmental Impact Assessment (EIS) – This allows for the assessment of the *Materials Storage and Processing Yard*.

This proposal involves the following:

- To increase the currently approved waste threshold from 29,500 tonnes per year to 67,500 tonnes per year. This threshold is to include approval for 57,500 tonnes of RAP material to be crushed, screened, and stored on the site. The approval will also allow for 10,000 tonnes of steel furnace slag to be stored on site per year.
- Increase the currently approved utilisation threshold of aggregate material on site from 120,000 tonnes per year to 220,000 tonnes per year.
- No construction works or changes to the approved hours are sought as part of this proposal.

As part of the assessment of these applications, COLAS have engaged the following consultants to review the proposal against the relevant guidelines to ensure the operations comply with the relevant standards.

- Acoustic.
- Air quality.
- Planning.
- Traffic.

POTENTIAL IMPACTS AND MITIGATION

As part of the preliminary planning of the applications, the following potential impacts were identified and will be addressed as outlined below.

1. Amenity – Acoustic

An operational noise and vibration assessment were undertaken as part of the recently approved development application. Mitigation controls for the site include:

- Suitable structure around the crushing and screening area.
- Suitable setbacks from the street and side boundaries.

It is proposed to undertake an operational noise and vibration assessment for the proposals. The assessment will include analysis of both operational and road noise.

Guidelines include but are not limited to:

- *NSW Road Noise Policy (RNP).*
- *NSW Noise Policy for Industry (NPFI).*
- Vibration Guidelines: Human Exposure.

DECCW's *Assessing Vibration: a technical guideline*, which is based on guidelines contained in British Standard (BS) 6472-1992, *Evaluation of human exposure to vibration in buildings (1-80 Hz)*.

- Building Damage.

British Standard BS7385.2 - 1993 *Evaluation and Measurement for Vibration in Buildings*, Part 2 - Guide to damage levels from ground borne vibration; and German Standard DIN 4150-3: 1999-02 Structural Vibration – Part 3: *Effects of vibration on structures*.

2. Access – Road Network

A Traffic Impact Assessment was undertaken as part of the recently approved development application. Mitigation controls for the site include:

- Suitably sized site which includes on-site parking.
- Existing restrictions regarding on street parking.
- Adequate swept paths for truck movements.

It is proposed to undertake a Traffic Impact Assessment in accordance with RMS's (2002) *Guide to Traffic Generating Development*.

The assessment will include analysis of the following:

- Access arrangements.
- Sight distances.
- Impact on the local and regional road network.
- Parking arrangements.

3. Air – Particulate Matter

An Air Quality Assessment was undertaken as part of the recently approved development application. Mitigation controls for the site include:

- Air Quality Management Plan.
- Hardstand road around the site.
- Regular cleaning of hardstand areas.
- Water misting system for crushing and screening activities.
- Water misting system incorporated into stockpile areas.

It is proposed to undertake an Air Quality Impact Assessment. The assessment will assess the impacts of the proposed increase in operations including the following:

- Material transport.
- Material unloading.
- Material handling.
- Material storage.
- Material processing.
- Material loading operations.

Assessment will be carried out in accordance with the relevant provisions including but not limited to the NSW Environmental Protection Authority guidelines.

4. Cumulative Impacts

In preparation of the abovementioned reports, consideration will also be given to the surrounding industrial operations.

CONCLUSION

To help facilitate the preparation of the Modification Report and the EIS, it would be appreciated that if you have any comments regarding the proposals, that you kindly advise COLAS in writing within 28 days from the date of this letter. These comments can then be incorporated within the assessments at an early stage.

Comments are to be sent to the COLAS representative on the following details:

Attention: Nigel Little

COLAS New South Wales Pty Ltd
PO Box 388
WINSTON HILLS NSW 2153

Email: nlittle@colas.com.au

We thank you for your consideration of the above. Should you require any further information, please do not hesitate to contact the undersigned or the COLAS representative. Thank you for your assistance in this matter.

Yours faithfully

MONTEATH & POWYS PTY LIMITED




Clint Forrester
Planner

c.forrester@monteatpowys.com.au

Attachment 1: Site Plan



LEGEND
[Red Box] ASPHALT BATCHING PLANT
[Blue Box] MATERIAL STORAGE AND PROCESSING YARD

M & P Monteath & Powys										PLANNING PROJECT MANAGEMENT SURVEYING 3D SPATIAL										COLAS NSW PTY LTD										Sheet No	1/1
COPYRIGHT NOTICE THIS DOCUMENT REMAINS THE PROPERTY OF MONTEATH & POWYS PTY LTD ©										monteathpowys.com.au										Client										1/1	
CONDITIONS OF USE THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT FOR THE PROJECT AND SITE SPECIFIC PURPOSES IT IS NOT PERMITTED TO REPRODUCE, REUSE, RENT, OR BE LOANED OUT OF THE PROJECT SITE WITHOUT THE WRITTEN APPROVAL OF MONTEATH & POWYS PTY LTD																				Drafted KE										1/1	
DATE										DATE										Checked CF										1/1	
SW										SW										Original Size										1/1	
DFT										DFT										DO NOT SCALE										1/1	
CHK										CHK										A3										1/1	
DATE										DATE										Ref No										1/1	
27/11/20										27/11/20										20/04/08										1/1	
NEWCASTLE										NEWCASTLE										MAP FILE: 2004.088.mxd										1/1	
SYDNEY										SYDNEY										Date										1/1	
GUNNEDAH										GUNNEDAH										27/11/2020										1/1	
MUSWELLBROOK										MUSWELLBROOK																				1/1	

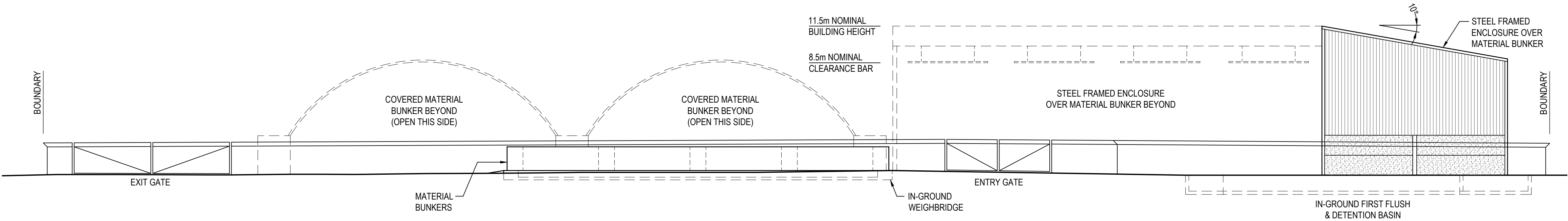
Attachment 2: Approved Site Plan

PROJECT
MATERIALS STORAGE YARD ALTERATIONS
LOTS 31 & 33 KENNINGTON DRIVE
TOMAGO, N.S.W.

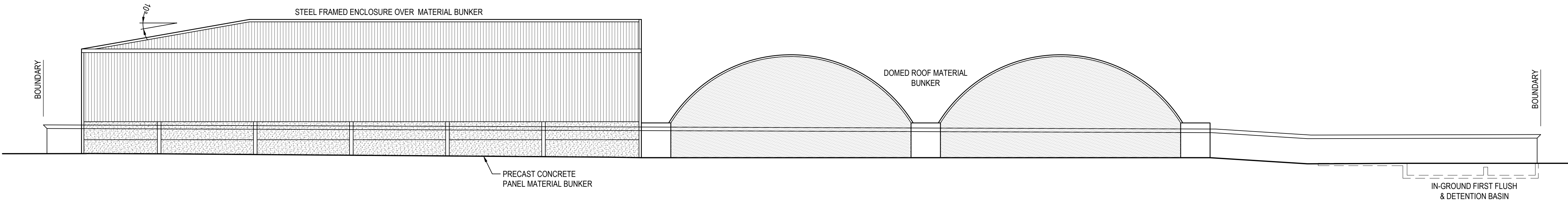
CLIENT
COLAS / TROPIC ASPHALT

NOTES

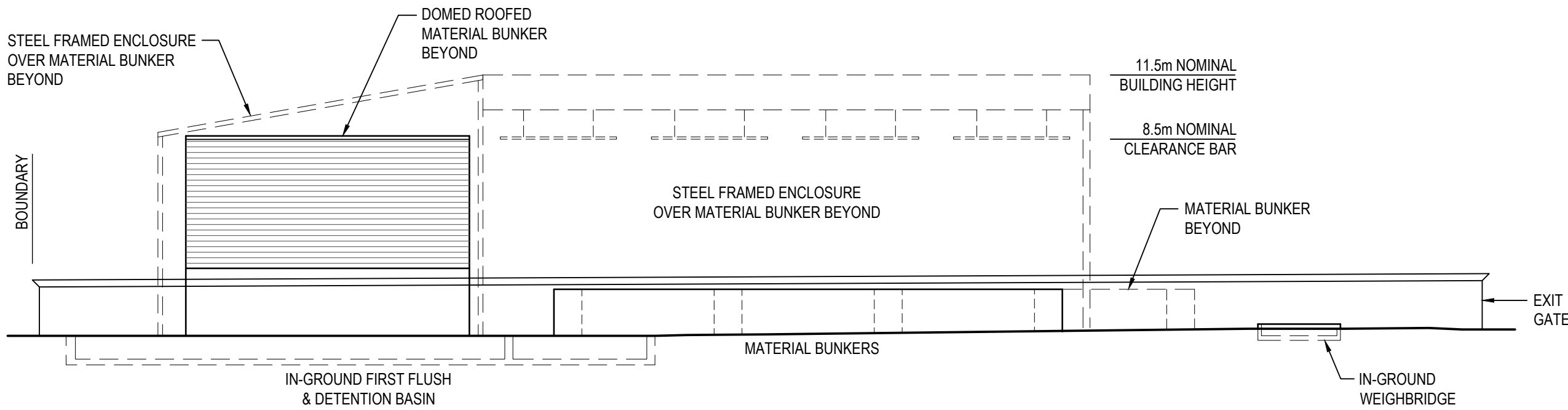
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH
DRAWING NUMBER 13666 - 4/5 - SK01



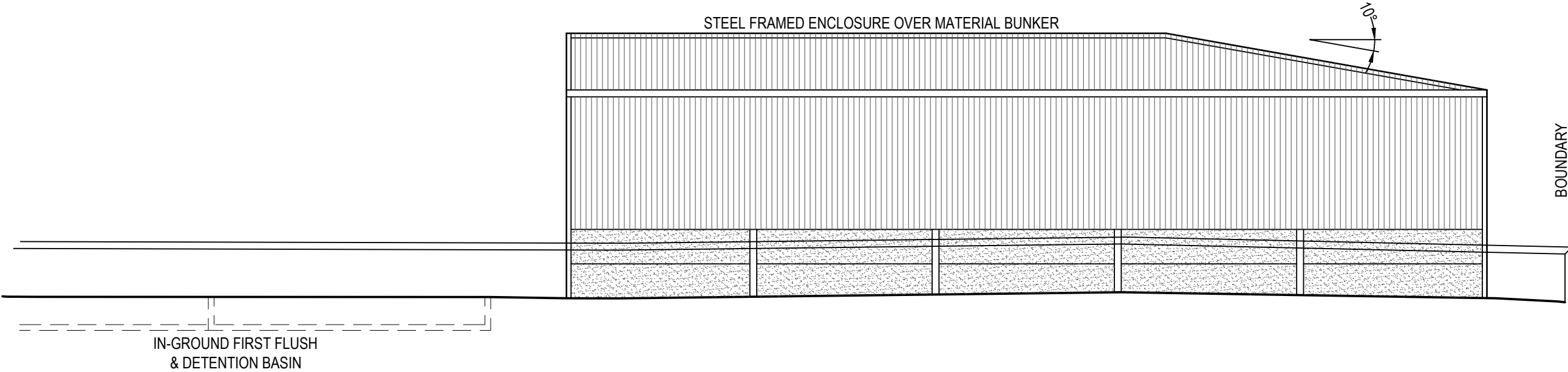
NORTH ELEVATION
(FROM KENNINGTON DR)
SCALE 1:200



SOUTH ELEVATION
SCALE 1:200



EAST ELEVATION
SCALE 1:200



WEST ELEVATION
SCALE 1:200

PORT STEPHENS COUNCIL

**This plan relates to
Development Consent No.**

16-2020-171-1

**and is subject to conditions
as shown on that Consent**

A	27.07.20	ISSUED FOR REVIEW	M.S.	A.T.
REV	DATE	DRAWING STATUS	DRN	APP
TITLE				

SITE ELEVATIONS

DRAWING STATUS			SHEET SIZE	
FOR APPROVAL			A1	
DRAWN	DESIGNED	APPROVED	SCALE	
M. Sim	T. Walton	T. Walton	1:200	
PROJECT No.		DRAWING No.	REVISION	
13666		4/5 - SK50	A	

NOT FOR CONSTRUCTION