

25 July 2019

DEPARTMENT OF PLANNING AND ENVIRONMENT
GPO Box 39
SYDNEY NSW 2001

Dear Sir/Madam

Subject: Modification Part 3A CiviLake Construction and Green Waste Recycling Project

Lake Macquarie City Council Response to Modification

Thank you for the opportunity to comment on the modification request for CiviLake Construction and Green Waste Recycling Project.

Council Staff have reviewed the documentation provided. The following comments are requested to be considered in your determination of the proposal.

State Environmental Planning Policy (Coastal Management) 2018 – The development would need to consider Impacts of the State Environmental Planning Policy (Coastal Management) 2018. The site is identified as adjoining Coastal Wetland. The site is within the Coast wetland buffer and within the Coastal Environment Area. As such relevant implication of the Coastal Management SEPP are to be considered.

Ecology – As the footprint is unchanged it is unlikely there would to be any additional impact. However it is noted that previous Ecological Report was complete in 2010 with surveys undertaken in 2007 and 2009 as such the data is considered to be out of date.

Although the proposed development has been designed to avoid and minimise impacts to native vegetation communities and threatened species, the data within the ecological report is out of date and the site conditions may have changed since previous surveys were undertaken. It is recommended that the Ecological assessment is updated to reflect the current site conditions and legislation.

Road Design – The proposed channelised right turn (CHR) intersection treatment is supported. Intersection plans presented, have been endorsed by the Traffic Facilities and Road Safety Committee and approved by Council in March 2019.

Air Quality – The changes to the site layout will have a very minor impact to the results of the Air Quality Impact Assessment prepared for the original application in 2010. Given that the original report indicated that dust and odour would be well below the impact assessment criteria, the original Air Quality Impact Assessment is still considered appropriate for the modification application.

Acoustic Impact – Whilst there will be a decrease in distance to Receiver 2 in Weir Road from 850 metres to 730 metres, the increase in noise levels will be less than 1.5 decibels, and therefore be imperceptible. Furthermore, the plant will be relocated close to the

proposed landscaped earth mound, which will assist in noise reduction to the abovementioned receivers.

No objection is raised to the proposed modifications in relation to acoustic considerations and amenity to the nearby residential areas.

Thank you again for the opportunity to provide comment. Should you require further information, please contact the undersigned on 4921 0399 or by e-mail on gmathews@lakemac.nsw.gov.au.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Glen Mathews', with a long horizontal stroke extending to the right.

Glen Mathews
Development Planner
Development Assessment and Certification