

29 January 2021

Department of Planning Industry & Environment  
GPO Box 39  
Sydney NSW 2001

**APPLICATION NO:** (Our Ref. 25-2020-3-1)

**PROPOSAL:** Tomago Resource Recovery Facility and Truck Depot (SSD-10447)

**PROPERTY:** 21D School Drive TOMAGO, 21F School Drive TOMAGO (LOT: 11 DP: 270328, LOT: 8 DP: 270328)

ATTN: Deana Burn

Dear Deana,

Thank you for your correspondence dated 15 December 2020 requesting Council's comments for the above development.

In April 2020 Council provided comment in response to the applicants request for Secretary's Environmental Assessment Requirements (SEARs) relating to this proposal. The comments previously made by Council, including requests for the submission of specialist reports appear to have been largely accommodated by the applicant.

Following further review of the proposal and supporting information, Council makes the following comments:

- **Traffic** - The intersection of McIntyre Road and Tomago Road may be affected by increased congestion in future however, traffic modelling indicates that it will still operate satisfactorily up to 2030.
- **Stormwater Design** – The proposed stormwater design does not appear to be supported by any water quantity modelling. A Drains model should be provided to demonstrate the Infiltration system is designed to cater for all 1% AEP post development flows. The natural catchment has high infiltration and it is believed that the subject site won't produce any significant runoff even for the major storm events. Accordingly the Drains model should use the assumption that the pre-development flows, for up to and including 1% AEP event are zero
- **On site Sewer Management** – The EIS indicates that an onsite sewage treatment plant with onsite subsurface irrigation of the landscaping areas services the subject site. However, Council records identify an Effluent Pump Out

system services the property. Due to this discrepancy it is recommended that further clarification be requested from the applicant.

In addition, Council's comments on the SEARs requested a Waste Management Report be provided to demonstrate that the existing on-site sewer management and trade waste systems are appropriate for the proposed development. This report has not been provided. The site is mapped as being very high hazard, indicating the site contains or is located in proximity to sensitive environmental constraints. The EIS notes that the existing system would be sufficient for the new development however, little justification has been given to support this claim. To confirm the adequacy of the existing system, or otherwise, it is recommended that a Waste Management Report, prepared by a suitably qualified person, be provided by the applicant.

As the proposal involves a change of use, an approval to operate an onsite sewage management system from Council is required in accordance with Section 68 of the *Local Government Act 199*. It is recommended that this requirement be included as a condition of consent.

Thank you for the opportunity to comment on the proposed development. If you wish to discuss the matters raised above or have any questions, please contact me on the number below and I will be happy to help.

Yours Faithfully,

**DYLAN MITCHELL**  
**SENIOR DEVELOPMENT PLANNER**

**Port Stephens Council**

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