24 March 2025

Emma Barnet
Town Planner
Cc: emma.barnet@planning.nsw.gov.au

Dear Madam,

Somersby Drill Mud and Oily Water Recycling Facility (SSD-62863964) (Central Coast)134 Somersby Falls Rd SOMERSBY) – Council Submission

I refer to your email sent on 25 February 2025 where you requested Council to provide a submission response regarding SSD-62863964 within the exhibition period being 25 February 2025 – 24 March 2025. The following commentary comprise Council's formal submission response.

PLANNING

State Environmental Planning Policy (Planning Systems) 2021

The proposed development is defined as waste and resource management facilities which accepts more than 1,000 tonnes per year of aqueous or non- aqueous liquid waste which triggers State Significant Development per Schedule 1, Chapter 2 of the *State Environmental Planning Policy (Planning Systems) 2021*.

Protection of the Environment Operations Act 1997 (POEO Act)

The Environment Protection Authority (EPA) issues environment protection licences to the owners or operators of various industrial premises under the *Protection of the Environment Operations Act 1997* (POEO Act). Licence conditions relate to pollution prevention and monitoring, and cleaner production through recycling and reuse and the implementation of best practice.

The development is defined under *Part 1 Premises – based activities* as Resource Recover, Waste processing (non-thermal treatment) and Waste storage and, is defined as Transportation of Trackable Waste under *Part 2 Activities not premises- based* per the POEO Act which is considered integrated development and will require an Environmental Protection License per Schedule 1 of the POEO Act.

National Parks and Wildlife Act 1974

An AHIMS search was undertaken which confirmed there were no identified items or places of aboriginal heritage within 200m of the proposed disturbance site.

Rural Fires Act 1997

The subject site is bushfire affected and was supported by a Bush Fire Assessment Report (BFAR) which has been referred to NSW Rural Fire Services (RFS) for comment. The NSW Rural Fire Service (NSW RFS)

has, under the *Rural Fires Act 1997*, a statutory obligation to protect life, property and the environment through fire suppression and fire prevention. Section 4.14 of the *Environmental Planning and Assessment Act 1979* indicates that all new development on bush fire prone land to comply with *Planning for Bush Fire Protection 2019* (PBP 2019).

State Environmental Planning Policy (Resilience and Hazards) 2021

- Chapter 4 – Remediation of Land

  The consent authority needs to be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purposes for which the development is proposed to be carried out. It is noted that a Contamination Assessment has been provided with the application. Refer to Environment and Health comments for further comments.

State Environmental Planning Policy (Transport and Infrastructure) 2021

- Clause 2.122 – Traffic Generating Development

  The proposed development will be considered integrated development under Schedule 3 Traffic generating development referred to Transport for NSW as the development proposes over 200 car parking spaces ancillary to the development with access to a road.

  The proposal was referred Transport for NSW (TfNSW) for their consideration. TfNSW has requested that a Traffic Impact Assessment (TIA) be prepared by suitably qualified person/s in accordance with the Austroads Guide to Traffic Management Part 12, the complementary TfNSW Supplement and RTA Guide to Traffic Generating Developments.

Central Coast Local Environmental Plan 2022

Permissibility

- The proposed waste or resource management facility is permitted within the E4 General Industrial zone per the *Central Coast Local Environmental Plan 2022* (CCLEP) with consent as *other development not specified in item 2 or 4.*

- In addition, the proposed waste or resource management facility is also permitted within a prescribed zone (E4 General Industrial zone) with consent per the Transport and Infrastructure SEPP. The proposed development is to demonstrate consistency with the objectives of the E4 General Industrial zone in accordance with Clause 2.3 of the CCLEP.

Relevant Clauses

- Clause 7.6 - Essential services:

The consent authority cannot grant consent unless it is satisfied that all services that are essential for the development are available or that adequate arrangements have been made to make them available when required. The site is currently serviced, and the development application must address the provisions of this Clause.

- Clause 7.12 – Development in Somersby Business Park:

  The site is located within the Somersby Business Park. The consent authority will need to be satisfied that the proposed development is being undertaken in accordance with the Somersby Industrial Business Park Plan of Management (SIP POM) and demonstrates how the development satisfies the provisions of the SIP POM. The Somersby Industrial Park Plan of Management is available via this link: Somersby Industrial Park Plan of Management.

s. 4.15(1)(a)(ii) of the *Environmental Planning and Assessment Act 1979:* Draft Environmental Planning Instruments

No draft Environmental Planning Instruments apply to this application.

s. 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*: Provisions of any development control plan

Central Coast Development Control Plan 2022

The Statement of Environmental Effects (SEE) must demonstrate compliance with the following development controls as relevant. Justification for any non-compliances will be required, demonstrating the proposal will still achieve objectives of the relevant clause(s) and the development will be assessed on a merit basis.

- Part 1.2 - Notification of Development Proposals

  The proposed development will be notified as per APPENDIX A – NOTIFICATION TABLE of Part 1.2.

- Part 2: Development Provisions

  2.9 Industrial Development

  It is understood a separate complying development application has been submitted (CDC/5596/01) for the construction of the shed and associated hardstand and car parking areas and does not form part of this application for the recycling facility. However, the application is to demonstrate compliance with the relevant provisions under this Chapter.

2.13 Transport and Parking

It is understood a separate complying development application has been submitted (CDC/5596/01) for the construction of the shed and associated hardstand and car parking areas and does not form part of this application for the recycling facility.

ENGINEERING

Complying Development Certificate CDC 5596/01

CDC 5596/01 issued by CD Certification on 04 September 2023. It is noted that works constructed under CDC 5596/01 included the construction of an industrial shed, external hardstand areas including access and car parking, retaining walls, stormwater management including on-site detention and water quality measures, and landscaping.

Road works

Somersby Falls Road is fully constructed with kerb and gutter on both sides of the road. Road works are not required for the subject development proposal.

Access

- Within the road reserve

  A vehicular access crossing was constructed under a Roads Act Application (SCC/22/2023 approved by Central Coast Council on 19/05/2023) associated with the development proposal under CDC 5596/01. No changes to this vehicular access crossing are required with the subject development proposal.

- Within the site

  Access driveway and parking areas within the site were constructed under CDC 5596/01. No changes to the existing access and parking arrangements are proposed with the subject development proposal apart from the installation of a bund under the proposed awning on the southern side of the existing industrial shed.

Drainage

- Within the road reserve

  A stormwater pipeline was constructed under a Roads Act Application (SCC/22/2023 approved by Central Coast Council on 19/05/2023) associated with the development proposal under CDC 5596/01. This stormwater pipeline connects stormwater from within the site to the existing kerb inlet pit in Somersby Falls Road located on the northern side of the vehicular access crossing to the site. No changes to this pipeline are required with the subject development.

- Within the site

  Stormwater management including on-site detention & water quality measures within the site were approved and constructed under CDC 5596/01. The application proposes no changes to those stormwater arrangements. However, on the basis that CDC 5596/01 indicates that the on-site detention was proposed within the hardstand areas, it is recommended that clarification be submitted from the applicant's stormwater engineer to:

  - Verify that the works constructed within the hardstand areas under CC 596/01 have provided the required above ground on-site detention volumes, and

  - Confirm that the proposed bunding under the proposed awnings on the southern side of the existing shed building will not impact on the on-site above ground detention volumes required under CC 5596/01.

Recommended Development Engineer Conditions

Subject to the above stormwater/OSD matters be satisfied, it is recommended that the following conditions be included in a development consent issued by the Department.

Prior to the Issue of Any Construction Certificate

- Submit to Council a dilapidation report detailing the condition of all Council assets within the vicinity of the development. The report must document and provide photographs that clearly depict any existing damage to the road, kerb, gutter, footpath, driveways, street trees, street signs, street lights or any other Council assets in the vicinity of the development. The dilapidation report will be required to be submitted to Council prior to the issue of the Section 138 Roads Act Works approval or the issue of any construction certificate for works on the site. The dilapidation report may be updated with the approval of Council prior to the commencement of works. The report will be used by Council to establish damage to Council's assets resulting from the development works.

Prior to commencement of works

- Prepare a Construction Traffic and Pedestrian Management Plan (CTPMP) for all activities related to works within the site. The plan must be prepared and implemented only by persons with Roads and Maritime Service accreditation for preparing and implementing traffic management plans at work sites.

  The CTPMP must describe the proposed construction works, the traffic impacts on the local area and how these impacts will be addressed.

  The CTPMP must address, but not be limited to, the following matters:

  - Ingress and egress of construction related vehicles to the development site.

- Details of the various vehicle lengths that will be used during construction and the frequency of these movement.
- Use of swept path diagrams to demonstrate how heavy vehicles enter, circulate and exit the site or Works Zone in a forward direction.
- Deliveries to the site, including loading / unloading materials and requirements for work zones along the road frontage to the development site. A Plan is to be included that shows where vehicles stand to load and unload, where construction plant will stand, location of storage areas for equipment, materials and waste, locations of Work Zones (if required) and location of cranes (if required).
- Works Zones if heavy vehicles cannot enter or exit the site in a forward direction.
- Control of pedestrian and vehicular traffic where pre-construction routes are affected.
- Temporary Road Closures.

Where the plan identifies that the travel paths of pedestrians and vehicular traffic are proposed to be interrupted or diverted for any construction activity related to works inside the development site an application must be made to Council for a Road Occupancy Licence. Implementation of traffic management plans that address interruption or diversion of pedestrian and/or vehicular traffic must only take place following receipt of a Road Occupancy Licence from Council or the Roads and Maritime Service where on a classified road.

Where a dedicated delivery vehicle loading and unloading zone is required along the road frontage of the development site a Works Zone Application must be lodged and approved by Council. A minimum of 3 months is required to allow Traffic Committee endorsement and Council approval.

The Construction Traffic and Pedestrian Management Plan must be reviewed and updated during construction of the development to address any changing site conditions.

A copy of the Construction Traffic and Pedestrian Management Plan must be held on site at all times and be made available to Council upon request.

Prior to Issue of Any Occupation Certificate

- Repair any damage to Council's infrastructure and road reserve as agreed with Council. Damage not shown in the dilapidation report submitted to Council before the development works had commenced will be assumed to have been caused by the development works unless the Developer can prove otherwise.

ENVIRONMENT AND HEALTH

Acid Sulfate Soils (ASS)

The land is mapped as unknown Acid Sulfate Soils. The proponent will not need to provide an Acid Sulfate Soil Assessment and or Management Plan.

Air Quality

The primary sources of air pollutants include the following activities:

- Minor dust emissions during construction (most works contained to inside shed)
- Loading and unloading of materials
- Movement and mixing of materials during processing.
- Truck movements on paved and unpaved roads
- Recovered aggregates stockpiles inside the shed.
- Vehicle exhaust
- Fugitive emissions during the transfer of oil water from trucks to holding tanks or inground pits.

Council has reviewed the sampling data, methodology and findings of the *Air Quality Impact and Odour Impacts Assessment* (AQIA) (RDWI, 24 September 2024). The Assessment assessed PM2.5, PM10, total suspended particulates (TSP), deposited dust and odour. The assessment assessed both construction impacts and operational impacts on sensitive receivers.

Air quality mitigation measures include:

- Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner and record the measures taken.
- Make the complaints log available to relevant authorities (e.g., Council, EPA)
- Ensure an adequate water supply is available on-site for effective dust suppression, using non-potable water where possible and appropriate.
- Ensure equipment is readily available on-site to clean any dry spillages as soon as reasonably practicable after the event using wet cleaning methods.
- Incoming drill mud will undergo laboratory testing of the soil as specified in the Waste Management Plan. Any soil that does not meet the criteria in *The treated drilling mud order 2014*, including for heavy metals, PAHs and benzo(a)pyrene, or that is found to contain asbestos, will not be brought to the Site.
- Effective preventative maintenance on all plant and equipment concerned with the control of emissions to air.
- Regular sweeping of pavements to ensure surfaces are clean.
- Avoiding unnecessary idling of truck engines on site.
- Ensuring truck maintenance is up to date.
- Limiting speed on site to less than 10 km/hr.
- Washing down of vehicles
- Developing and implementing an inspection regime for all dust control components
- Keeping records of complaints about odours and correlating them with weather conditions and deliveries of categories of oily water.

Modelling indicates compliance for all air quality contaminants of concern at all receivers. The assessment determined that project specific mitigation measures are not required; however, recommended that best practice dust and odour management measures be implemented during construction and operation to ensure no negative air quality impacts arise (Section 8 AQIA).

Acoustics

Construction Period: Construction will typically be undertaken during standard construction hours as recommended by the *NSW EPA Draft Construction Noise Guideline*. Construction noise was assessed and recommended noise managements measures included in *Noise and Vibration Impact Assessment* (RWDI, 17 January 2025) ('NVIA'). Exceedances are considered minimal and expected to last 1 to 2 weeks. These can be managed through consent conditions.

Operational Period: The Proposal is in E4 General Industrial zone within the Somersby Industrial Park. The nearest dwelling is located to the south of the Site at 126 Somersby Falls Rd. This property has recently been approved for a rezoning to E4 General Industrial (RZ/1/2024). All other nearby dwellings are located more than 500m from the Site, within RU1 and C2 Environmental Conservation and are separated by other industrial developments and bushland. The Brisbane Water National Park is located approximately 600m west of the Site.

The proposed is to be operational 24/7 with liquid waste processing generally being conducted between 4am and 10pm, and maintenance and cleaning occurring from 10pm to 4am. However, deliveries may be received, and processing may be undertaken between 10pm and 4am if required.

The facility will operate over three shifts with four personnel per shift:

- Shift 1: 4am to 1pm;
- Shift 2: 1pm to 10pm;
- Shift 3: 10pm to 4am.

A maximum of four operational staff and two truck drivers are expected to be on-site at any one time.

Council has reviewed the sampling data, methodology and findings of the *Noise and Vibration Impact Assessment* (RWDI, 17 January 2025) ('NVIA') and am of the opinion the NVIA demonstrates compliance with the project specific noise criteria, subject to noise mitigation measures including building treatments and acoustic walls. Conditions will be recommended.

Note: The assessment location for the existing background noise levels were conducted at a representative monitoring location further west of the site due to ongoing construction activities at the site which have the potential to elevate the noise levels. This is considered appropriate in this instance in accordance with the Noise Policy for Industry (NPfI) (2017). The RBL used for the modelling were ultimately taken NPfI for the assessment.

Fuels and Chemical Storage

The Waste Management Plan (WMP) indicates the following is proposed to be stored onsite during the operation phase:

- Drill Mud (consisting of water, soils and waste i.e. organics) 100,000 tonnes per annum
- Oily Water (consisting of water, oil, waste e.g. litter) 50,000 tonnes per annum

Additionally, the OEMP provides Environmental Management Practices for the storage, bunding, spill response for all fuels and liquid chemicals on site. The OEMP also provides a spill response plan and emergency management plan for significant incidents.

State Environmental Planning Policy (Resilience and Hazards) 2021 (Hazards SEPP)

- Chapter 4 Contamination:

The current works on site (external concrete hardstand, industrial shed and offences, staff amenities, stormwater system) has been approved and constructed under Complying Development Certificate (CDC 5596/01).

A Detailed Site Investigation (DSI) (Down to Earth Geotechnical & Environmental Pty Ltd, 2022) was undertaken to support the Complying Development Certificate application (CDC 5596/01) for the existing industrial building, hardstand, and associated infrastructure. The DSI did not identify any potential sources of contamination and chemical analysis of soil samples did not identify any potential risks to human health.

- Chapter 3 Hazardous and Offensive Development:

The Proposal will accept drill mud from civil and construction sites where hydro-excavation and non-destructive digging methods have been employed.

The incoming material will consist of a slurry formed from water and soil. The Proposal will not accept material from sites known, or suspected, to be contaminated. For sites that do not have a site contamination assessment, the drill mud will be tested for asbestos contamination and compliance with the *NSW EPA's The treated drilling mud order 2014* prior to being accepted. Therefore, the soil is expected to consist of virgin excavated natural material (VENM), excavated natural material (ENM) and some inert fill materials (e.g. aggregates, sands). The proposal is expected to receive 100,000 tonnes per annum of drill mud.

The Proposal will also accept oily water from service station forecourts, mechanic workshops, car and truck washes, and other similar facilities where the oily contamination is from fuels and engine oils. The Proposal will not accept any oily water from the food and beverage industry or from sites where there may be a risk of contamination with transformer oils (containing hazardous chemicals such as poly-chlorinated biphenyls), such as transformer workshops and electrical substations. The proposal is expected to receive 50,000 tonnes per annum of oily water.

These volumes are broken down in the below Table 3.3 from the EIS.

Table 3.3. Average daily processing volumes and the maximum possible quantities of solid and liquid waste held on-site at any one time.

Material	Storage	Average Daily Volume	Maximum Quantity On-site
Incoming Oily Water	Pumped to underground holding tanks	142.9 tonnes	40,000 L
Recovered Oil	Underground holding tank	14.3 tonnes	20,000 L
Recovered Water from Oily Water	Internal aboveground tank	128,571 L	167,111 L
Residual Sludge from Oily Water	Aboveground tank	1,400 L	1,400 L
Incoming Drill Mud	Within the transport truck	285.7 tonnes	32 tonnes
Aggregates	11m^3 hook lift bin	71.43 tonnes	17.6 tonnes
Sand/Grit	11m^3 hook lift bin	71.43 tonnes	18.7 tonnes
Clays/Silts	11m^3 hook lift bin	25.71 tonnes	14.3 tonnes
Organics	15m^3 hook lift bin	2.86 tonnes	19.5 tonnes
Recovered Water from Drill Mud	External aboveground tank	91,429 L	92,969 L
Process Water	Within the thickening tank, buffer tanks and ground sump	-	230,000 L
		Total Amount of Liquids	550 kL
		Total Amount of Solids	102.1 tonnes

Dangerous goods stored on site include:

- Combustible liquids (oil and oily water) – 61,400kg

A SEPP 33 assessment has been undertaken and determined that the small quantities of dangerous goods expected to be stored at the Site are not applicable to the SEPP 33 screening. Therefore, the Proposal is not considered a 'potentially hazardous industry' and a PHA is not required.

Protection of the Environment Operations Act 1997

The proposed will require a licence from the NSW EPA under Clause 23(6)(b) of Schedule 1 of the *Protection of the Environment Operations Act 1997*. The following scheduled activities will be included in the licence:

- Resource recovery (Clause 34);
- Waste processing, non-thermal treatment of liquid waste (Clause 41);
- Waste storage (Clause 42).

The proposed development also includes the scheduled activity 'transportation of trackable waste' (Clause 48). A non-premises-based Environment Protection Licence is required for the transport of trackable waste, though this licence may be held by a specialist transport contractor rather than the proposed facility operator.

Soils (Sediment and Erosion/Water)/Earthworks

The area of potential soil disturbance is less than 250m^2 (approx. 195m2), therefore no formal erosion and sediment control plans area required.

Excavation for the installation of the underground storage tanks and inground equipment pit will occur within the building. This excavation, and subsequent backfilling around the tanks, will occur entirely undercover with no exposure to stormwater and minimal opportunities for wind-blown dust generation. Excavated material will be loaded directly into hook lift bins located within the building. The bins will be covered prior to off-site transport. The EIS states temporary sediment controls are to be installed around the excavation area during construction works. Standard erosion and sediment control and waste classification conditions will be recommended.

Water Quality Management/ Surface and Groundwater Impacts

The nearest mapped watercourse is approximately 200m north of the Site. The waterway commences within the industrial property at 168 Somersby Falls Road and flows in a north-westerly direction under Somersby Falls Road and 149 Somersby Falls Road. A first order stream is located 350m east of the Site within the Pile Road Reserve, flowing east to Piles Creek. Another first order stream is located approximately 400m west of the Site. It flows to the south and west through a series of farm dams towards Floods Creek. The Site is separated from these waterways by bushland to the east and partially cleared rural properties to the west.

The proposed includes an awning over all roller doors to ensure all loading, unloading, and processing of material occurs undercover. The proposed layout also ensures all processing and temporary material storage is conducted in the same area, ensuring the activities/processes at greatest risk of producing a spill are carried out within a fully bunded area.

Due to the significant volume of water to be recovered from the drill mud and oily water recycling processes, there is insufficient space within the building for all temporary water storage. Consequently, water recovered from the drill mud recycling process is proposed to be stored within a custom-built aboveground tank to be installed outdoors on the northern side of the building. The tank will be internally bunded to provide spill protection. Highlighted in yellow in Figure 1 below.

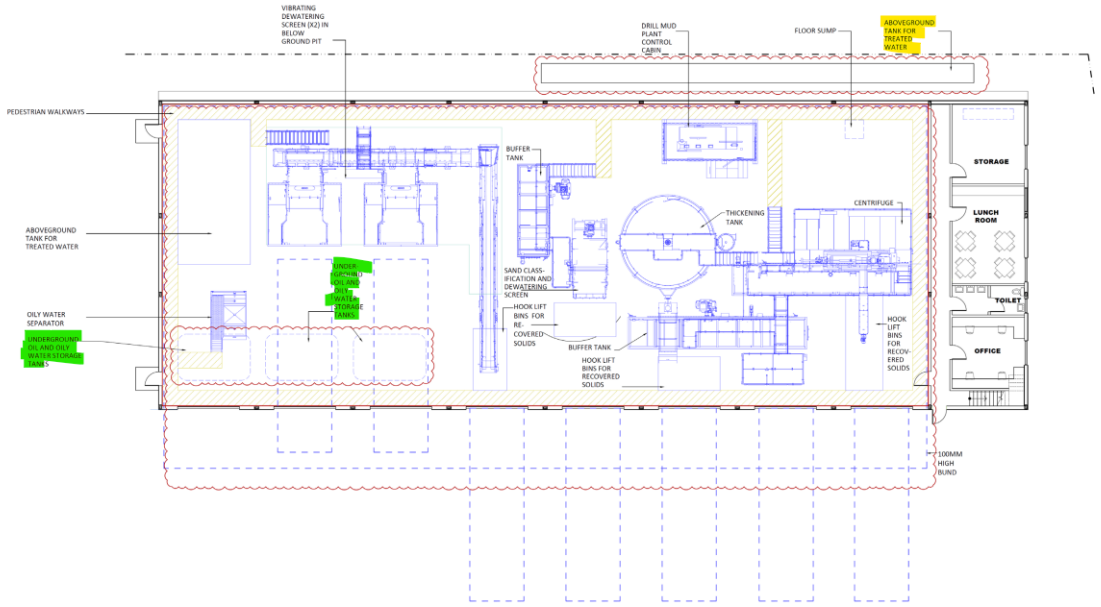

Figure 1 – *Proposed layout and location of aboveground tank to be installed outdoors on the northern side of the building*

The incoming oily water and the recovered oil is proposed to be temporarily held within tanks that comply with *AS4897-2008 The design, installation and operation of underground petroleum storage systems*. The proposed tanks are constructed from fibreglass to provide protection against corrosion of the tank. The tanks are double-walled and constructed to allow continuous monitoring of the integrity of the internal and external walls and leak detection (tanks highlighted in green in Figure 1 above). Standard conditions will be recommended.

The current stormwater management system includes the following:

- Two 7,500L rainwater tanks to capture water from the roof for use in toilets and landscape irrigation;
- On-site detention (OSD) within the concrete hardstand with a capacity of 350m3;
- A 12.6m2 bioretention basin;
- An isolation valve within the OSD control pit to prevent contaminated water entering the Council stormwater system in the event of a major spill or other incident that may affect water quality (e.g. fire fighting water).

A ground sump is to be provided within the building, that is not connected to the stormwater network, to allow regular washing down of the bunded area to further minimise the accumulation and tracking of soil materials out of the Site. The sump will be pumped out and the material disposed off-site at a licensed facility.

The Proposal will include the installation of 200µm mesh litter baskets into all stormwater inlet pits upstream of the bioretention basin.

In the event of fire, the bunding will capture potentially contaminated fire water and/or firefighting foams containing PFAS. In the event the internal bunded area is overwhelmed, the isolation valve on the OSD

control pit will be activated to retain contaminated water within the Site. The Worst Credible Case Fire Scenario (WCCFS) was identified to be a combustible liquid tank pool fire. The scenario would require the application of two 10L/s hydrant hoses. Assuming an operating period of 90 minutes, the total contaminated water retention required at the Site is 108m3. A 100mm bund will be constructed around the internal perimeter of the building, extending 3.8m into the hardstand, giving a containment capacity of 119m3. The OSD provides 350m3 of storage.

Waste (weighbridge)

Under Schedule 1, Part 1, Clause 34 (b) of the *Protection of the Environment Operations Act 1997* the proposed is considered a resource recovery facility and requires an Environmental Protection Licence from the NSW EPA.

Under Part 3, Division 2, Clause 36 of the *Protection of the Environment Operations (Waste) Regulation 2014* an occupier of a scheduled waste facility who is required to pay contributions under Section 88 of the *Protection of the Environment Operations Act 1997* (that is a waste facility that are required to be licenced under the Act) must install a weighbridge at the waste facility. The proposed resource recovery facility falls into this category and as such a weighbridge must be installed at the facility. A weighbridge is not provided on plans. Further information is requested.

The Waste Management Plan indicates the transport of oil and oily water will be tracked using the NSW EPA's Integrated Waste Tracking Solution (IWTS).

Insufficient Information

The following information is to be provided before further assessment:

1. Provide detailed site plans of the weighbridge required by the SEARS and in accordance with Part 3, Division 2, Clause 36 of the *Protection of the Environment Operations (Waste) Regulation 2014*.

TRADE WASTE

Council proposes that all other suitable reuse opportunities are explored prior to applying to connect to Council's sewerage system. Council's sewerage system is to be the last resort of disposal of wastewater from the drillers mud and oily water recycling facility.

Batch discharge will be required. Monitoring sensors for the quality will not be approved to release. Upon receiving a complete analysis NATA analysis report for all acceptance criteria. The batch will be able to be released to sewer.

Capacity to allow the storage of the processed wastewater until the analytical report is issued will need to be considered in the design and operational planning.

PFAS is prohibited to enter council's sewerage system.

The proposal includes a Coalescing Plate interceptor for the separation of the oily water mixture. Is this the most appropriate pre-treatment device for the removal of the pollutants. Any process engineering reports will need to be included when assessing the Trade Waste application.

WATER AND SEWER

- Water and Sewer is available to the land. Building in the Proximity of Water & Sewer Pipelines Procedure is applicable due to the proposed plan.
- Sufficient capacity exists in Council's sewerage network for the proposed development for 220 kL/d.
- Sewer relining is required between Manhole PE17 to Manhole PE18.
- The trade wastewater needs to meet a specific quality before discharging to the sewer system, the developer needs to be in touch with Trade Waste team to find about the details of the effluent quality.
- There is a DN150 Unknown Lined Water Carrier Main near to the front boundary in Somersby Falls Road. The depth and location of this water main is required for DA stage due to any proposed Retaining wall and proposed driveway.
- The standard condition will be applied. The applicant needs to get a section 307 certificate of compliance under the Water Management Act 2000. Water & sewer contribution fees applicable.

TRAFFIC ENGINEER

The Guide to Traffic Generating Developments published by TfNSW does not provides advice on traffic movements for the operational characteristics of the subject site.

The subject site offers a very specific development. The project team has assessed the projected traffic movements for the site, based on the intention to process up to 100,000 tonnes/year of drill mud and 50,000 tonnes/year of oily water.

Over the full 24 hour period, daily truck movements are 100 per day, split equally inbound and outbound (50 inbound and 50 outbound movements). Whilst the site will operate 24 /7, the traffic demands will be busier during the traditional standard working hours Monday to Friday (80 truck movements), with lesser (20) truck movements occurring of an evening and night.

Based on the operational analysis, during the typical working day (6am-6pm) the hourly truck movements shall be 6- 8 truck movements (3-4 inbound and 3-4 outbound) being 12.5m Heavy Rigid Vehicles, a mix of tankers and hook-lift skip trucks. In addition, there will be 12 inbound light vehicle movements associated with staff per day across three shifts (4 inbound and 4 outbound per shift). These do not coincide with typical road peaks being between 4-5am, 1- 2pm and 10-11pm.

ECOLOGY

The applicant is to avoid, minimise and mitigate potential biodiversity impacts. This will include providing sufficient controls and setbacks to adjoining ecologically sensitive land, which includes known threatened flora and fauna habitat.

CONTRIBUTIONS

Section 7.11 and 7.12 Contribution Plans

- A detailed contributions quote can be obtained from Council's Section 7.11 Contributions Officer. Please note that fees are required to be paid prior to issue of the construction certificate and that contributions will be adjusted to the amount applicable at the time of payment.
- Refer to the link for access to full copies of the Section 7.11 and 7.12 Plans.

Housing and Productivity Contribution (HPC)

- The HPC applies to the whole of the Central Coast Local Government area and to the following types of development:

Region	HPC class of development	Amount	HPC unit
Greater Sydney	Residential subdivision	$12,000	new dwelling lot
	Medium or high-density residential development	$10,000	new dwelling
	Commercial development	$30	square metre of new GFA
	Industrial development	$15	square metre of new GFA
Central Coast Illawarra-Shoalhaven Lower Hunter	Residential subdivision	$8,000	new dwelling lot
	Medium or high-density residential development	$6,000	new dwelling
	Manufactured home estate	$6,000	new dwelling site
	Commercial development	$30	square metre of new GFA
	Industrial development	$15	square metre of new GFA

- The HPC will be required to be paid prior to issue of a construction certificate/CDC/Subdivision Certificate, depending on the type of work consented to.

Should you wish to discuss any of the above, please contact **Kirra Hartley, Senior Development Planner**, on 02 4306 7900 or email kirra.hartley@centralcoast.nsw.gov.au

Antonia Stuart
Section Manager
DEVELOPMENT ASSESSMENT