ATTACHMENT A
Table 1: Updated Response to Submissions

RESPONSE TO SUBMISSIONS (2) SSD-8304 : Unanderra Liquid Waste Treatment Facility	RESPONSE FROM APPLICANT
Environment Protection Authority – Air Quality	
1. The following discharge points must be designed to allow air emission testing (stack testing) to be undertaken: i. Rotary Kiln Dryer Cyclone ii. Liquid Waste Treatment Plant (LWTP) Scrubber The final design of the exhaust stacks must have consideration for the requirements outlined in Australian Standard AS4323.1 Stationary source emissions - Selection of sampling positions.	Noted this will be implemented on site.
2. The exit of the Rotary Kiln Dryer Stack must be a minimum of 20 metres above ground level.	Noted . This will be complied with when constructed.
3. The exit of the Liquid Waste Treatment Plant (LWTP) Scrubber Stack must be a minimum of 20 metres above ground level, and discharge at a minimum velocity of 15 m/s.	Noted . This will be complied with when constructed.
4. The proponent must engage a suitably qualified person to undertake post-commissioning air emissions sampling to verify the emission performance of the installed pollution control identified as: 1) Rotary Kiln Dryer Cyclone 2) Liquid Waste Treatment Plant (LWTP) Scrubber.	Noted. This will be undertaken post commissioning.
5. The post-commissioning sampling must occur within 60 days of the commissioning of the Liquid Waste Treatment Plant (LWTP) at the Unanderra facility.	Noted. This will be implemented.

Wollongong City Council	
1. Planning The site is zoned IN3 – Heavy Industrial pursuant to Wollongong Local Environmental Plan (WLEP) 2009. The proposed liquid waste treatment plant is considered permissible in the zone.	Noted.
There is no maximum building height or floor space ratio for the subject allotment pursuant to WLEP 2009. It is noted that the proposal comprises of the installation of equipment and an internal fit out for the purposes of liquid waste treatment within the existing Building E. Whilst it is appears that no external or structural works are proposed to the existing building, any building works if proposed are to comply with the Building Code of Australia/NCC.	Noted. All building works will comply with the Building Code of Australia.
2. Development Engineering This application has been assessed with consideration to Chapters E13 (Floodplain Management) and E14 (Stormwater Management) of the Wollongong DCP2009. Should the consent authority choose to grant approval to the proposal, the following requirements should be applied: **Flood Level Requirements** The following requirements should be incorporated into the design and construction of the development: a) Industrial floor levels should be constructed at a minimum of RL 9.84 metres AHD. b) Habitable floor levels should be constructed at a minimum of RL 10.34 metres AHD. For the purpose of applying this requirement, a habitable floor means a floor area used for offices or to store valuable possessions susceptible to flood damage in the event of a flood. c) Any portion of the building or structure below RL 10.34 metres AHD should be built from flood compatible materials. Where materials are proposed and not listed in Appendix B of Chapter E13 of the Wollongong DCP2009, relevant documentation from the manufacturer should be provided demonstrating that	Noted. This can be achieved on site. Noted. Building E and Store B do not contain any habitable floors in accordance with this definition. Noted. This will be complied with during construction. Noted. This can be achieved on site.

the materials satisfy the definition of 'flood compatible materials' as stated in Chapter E13 of the Wollongong DCP2009. d) The building within which the development is proposed needs to be capable of withstanding the forces of floodwater, debris and buoyancy up to and including RL 10.43 metres AHD. Where works are required to achieve this, those works should be detailed on the construction plans. e) A bund wall should be provided around the perimeter of the building housing the liquid waste treatment plant, designed to ensure floodwater will not physically enter the building during a flood. The bund wall must satisfy the following criteria: – must be continuous around the permitter of the building; – must be impermeable; – must have a minimum top of wall level of RL 10.43 metres AHD; and – must be capable of withstanding the forces of floodwater, debris and buoyancy up to and including RL 10.43 metres AHD. f) The existing reinforced concrete wall around the perimeter of the building may be utilised in forming the bund wall where it can fulfil the above criteria or be modified to fulfil the above criteria. Any modification works required should be detailed on the construction plans.	Noted . This can be achieved for Building E containing the LWTP. Noted.
Site Filling Filling on the site within the floodplain should not be permitted.	Noted. No filling is proposed on the site as it is all hard stand.
Survey Report for Floor and Bund Wall Levels A Survey Report should be obtained from a registered surveyor, verifying that each floor and top of bund wall level accords with the levels required by this approval. The survey should be undertaken after the formwork has been completed and prior to the pouring of concrete for each respective level. All levels should relate to Australian Height Datum	Noted. A survey will be undertaken at the appropriate time in accordance with this condition.
Supervision of Engineering Works All engineering works associated with the development should be carried out under the supervision of a practicing engineer.	Noted.
No Adverse Run-off Impacts on Adjoining Properties It should be ensured that the design and construction of the development will not cause any adverse effects to adjoining properties, as a result of flood or stormwater run-off. Attention should be paid to ensure adequate protection for buildings against the ingress of surface run-off.	Noted.

Allowance should be made for surface run-off from adjoining properties. It should be ensured that any redirection or treatment of that run-off will not adversely affect any other property.	
Flood Compatible Materials – Electrical All power service (metering) equipment, power outlets, switches etc. should be located above RL 10.34 metres AHD. All electrical wiring installed below this level should be suitable for continuous underwater immersion and should contain no fibrous components. Earth leakage circuit breakers shall also be installed. Any equipment installed below or partially below RL 10.34 metres AHD should be capable of disconnection by a single plug and socket assembly.	Noted .
Structural Soundness Certification A report from a suitably qualified and experienced structural engineer should be obtained, prior to the commencement of use of the development. This report should verify that the development (including the building and bund wall containing the liquid waste treatment plant) can withstand the forces of floodwater, debris and buoyancy up to and including RL 10.43 metres AHD.	Noted. This work will be undertaken prior to commissioning of the LWTP.
Storage of Goods and Materials An area should be provided within the building to store materials above the 1% AEP flood level plus 0.5m (freeboard), being above a level of RL 10.34 m AHD. During the operational phase of the development, all materials which may cause pollution or be potentially hazardous during a flood should be stored within the bunded building area. No part of the land outside the bunded building area should be used for purposes of storing materials which may cause pollution or be potentially hazardous during a flood.	Noted. The survey work on site will confirm this.
Development in Accordance with Flood Risk Management Study The proposed development (including construction and operation) should be undertaken generally in accordance with the report titled '*DGL Group Limited Proposed Liquid Waste Treatment Plant Flood Risk Management Study*' prepared by SitePlus (Reference 16151, Revision 3, dated August 2021).	Noted.
Flood Emergency Response Plan An effective Flood Emergency Response Plan (FERP) and procedure should be prepared by an appropriate consulting engineer. The report should incorporate an effective flood emergency response process and procedure for management of the site and evacuation during flood events.	Noted. This shall be incorporated into the site EMP.

3.Traffic It is noted that the site is accessed via the State Road network which is under the jurisdiction of TfNSW. Comments would need to be sought from TfNSW regarding the network and intersection impacts.	The Project has been referred to Transport for NSW and it has approved the Project and provided DPIE with conditions of consent .
From review of the DA, it can be seen that background traffic growth has been established from previous traffic counts using pre-COVID data to estimate current and future (10 year) traffic growth assumptions. This method is accepted due to the current downturn in traffic from COVID restrictions/lockdowns etc.	Noted.
The relevant intersections were assessed. The level of service at these intersections was found to exceed the operating capacity with background traffic alone.	Noted.
However, the additional development traffic (5 additional heavy vehicles per day, and 6 additional peak hour staff movements) were shown to have a minimal effect on the future operation of these intersections.	Noted.
Swept paths demonstrate that the design vehicle is able to enter and exit the site in a forward direction.	Noted.
The proposed expansion of the internal car parking area appears to be generally acceptable. During construction the layout would need to comply with AS 2890.1: · The parking dimensions, internal circulation, aisle widths, kerb splay corner clearance heights, ramp widths and grades of the car parking areas are to be in conformity with the current relevant Australian Standard AS 2890.1, except where amended by other conditions of this consent. Details of such compliance are to be reflected on the Construction Certificate plans. · Each disabled person's parking space must comply with the current relevant Australian Standard AS 2890.6 – Off-street parking for people with disabilities. This requirement shall be reflected on the Construction Certificate plans. · Any proposed structures adjacent to the driveway shall comply with the requirements of the current relevant Australian Standard AS 2890.1 to provide for adequate sight distance. This includes, but is not limited to, structures such as signs, letterboxes, retaining walls, dense planting etc. This requirement shall be reflected on the Construction Certificate plans.	Noted. This will be implemented on the site.

· Approval, under Section 138 of the Roads Act must be obtained from Wollongong City Council's Development Engineering Team prior to any works commencing or any proposed interruption to pedestrian and/or vehicular traffic within the road reserve caused by the construction of this development. · The application form for Works within the Road Reserve – Section 138 Roads Act can be found on Council's website. The form outlines the requirements to be submitted with the application, to give approval to commence works under the roads act. It is advised that all applications are submitted, and fees paid, five (5) days prior to the works within the road reserve are intended to commence. The Applicant is responsible for the restoration of all Council assets within the road reserve which are impacted by the works/occupation. Restoration must be in accordance with the following requirements: a. All restorations are at the cost of the Applicant and must be undertaken in accordance with Council's standard document, "Specification for work within Council's Road reserve". b. Any existing damage within the immediate work area or caused as a result of the work/occupation, must also be restored with the final works.	
4.Environment <u>Stage 1 and Stage 2 Site Investigation</u> Stage 2 Detailed Site Investigation resulted from the Stage 1 Preliminary Site Investigation recommending a targeted soil and groundwater sampling program and Environmental Management Plan (EMP). Council agrees with Dr James Fox (Principal Geochemist) Land & Water Consulting review and assessment of the Stage 2 Detailed Site Investigation	Noted
<u>BDAR Waiver</u> There are no issues with the BDAR waiver as the site is entirely hardstand or existing buildings.	Noted
<u>Noise Impact Assessment</u> The Noise Impact Assessment and Modelling assumed a potential worst-case scenario with predicted results being within applicable criteria. Council agrees that proposed project can operate within acceptable noise criteria at the designated sensitive receivers.	Noted
<u>Air Quality and Greenhouse Gas Assessment</u> <u>*Air Quality*:</u>	Noted. Appropriate conditions of consent have been applied by the EPA.

CALPUFF predictive air dispersion modelling was used to assess the potential for off-site air pollutant impacts. The consultant has stated… *"It is predicted that the Project would have a negligible incremental and cumulative impacts at the surrounding residential receptor locations and would* comply *with the relevant air quality criteria.* *Nevertheless, the site would apply appropriate air quality mitigation and management measures to ensure it minimizes the potential occurrence of excessive air emissions from the site."*	
Greenhouse Gas Assessment: The consultant predicts annual contribution annual greenhouse emissions to be 0.0007percent of the estimated greenhouse gas emissions for Australia during 2016 which was 533.0Mt CO2-e (Department of the Environment and Energy, 2019). Council is of the opinion with continued vigilance and improvement that this contribution is negligible. Council agrees that proposed project can operate without causing significant air quality impact at residential receptors in the surrounding environment.	Noted.
Water and Land Pollution Incident – Flash Flooding It would be essential for the applicant to meet the responsibilities of the POEO Act (as a minimum the definition of water pollution).It is noted that updated flooding and stormwater comments account for mitigation of flood impacts for the proposal.	Noted.
Fire & Rescue NSW	
FRNSW have reviewed the RTS along with the Supplementary Preliminary Hazards Analysis (SPHA) and make the following comments: 1) FRNSW are satisfied with the SPHA. 2) FRNSW are satisfied that a comprehensive Fire Safety Study (FSS) would be a condition of consent.	Noted. This will be included in the over arching Environmental Management Plan (EMP)for the site.
Sydney Water	
Sent: Friday, 11 March 2022 11:04 AM **To:** Rebecka Groth <rebecka.groth@dpie.nsw.gov.au> **Subject:** RE: Reminder: Request for Advice - RtS - Unanderra Liquid Waste Treatment Facility (SSD-8304) (Wollongong City) Hi Rebecka,	Noted. As advised previously Cardno has been engaged by the Proponent as the Water Servicing Coordinator.

Apologies for missing your call earlier! I can confirm that the proponent has applied for a feasibility application with Sydney Water under our case number 195832 as requested in our response to the EIS exhibition dated 30 July 2021. This feasibility application is now in progress and will allow us to liaise directly with the proponent regarding servicing options beyond the timeframes of the state significant development assessment process. Therefore, we would not have any further comments to provide at this RtS stage, apart from of course to reconfirm the necessity of this development obtaining a Section 73 Compliance Certificate according to the usual processes. Kind regards, Thomas Mudgway Senior Development Consultant	Noted. A Section 73 Certificate will be obtained in accordance with the usual process.
Correspondence from Sydney Water dated 30 July 2021 in the assessment of the SSD.	Notes – already acknowledged and addressed in previous Response to Submissions dated December 2021.

Source: Planning Plus (NSW) Pty Ltd