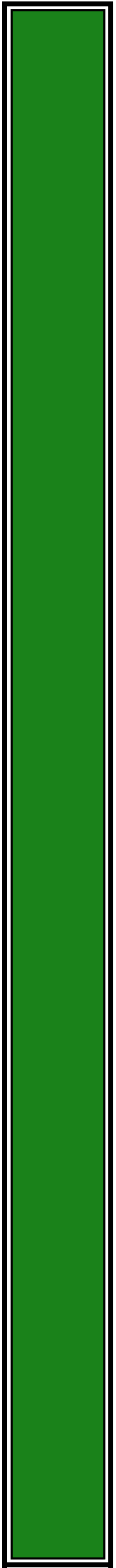


Appendix 2

Consultation Responses



Consultants in:

Town Planning
Environmental Assessment

Suite 29
103 Majors Bay Road
P.O. Box 212
CONCORD NSW 2137

Tel: (02) 9736 1313
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Principal:
NEIL KENNAN
B.A., Dip. Urb. Reg. Plan., MPIA, Ord 4,
Dip. Cart.
Certified Practising Planner

Our Ref: B3031

14 May 2018

Dear Resident/ Business Owner,

**Proposed Resource Recovery Facility
Lot 52, DP 618900, No.7 Montore Road, Minto**

Our client, Camolaw Pty Ltd, is the owner of the subject site and wishes to establish a Resource Recovery Facility on the site.

To assist, we provide, as **Figure 1** below, a map of the site location.



Figure 1: Aerial photograph with the site outlined in blue. © NearMap

The proposed development is classified as "*resource recovery facility*" which is defined in the Standard Local Environmental Plan as:

resource recovery facility means a building or place used for the recovery of resources

from waste, including works or activities such as separating and sorting, processing or treating the waste, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including re-manufacture or disposal of the material by landfill or incineration.

The objectives of the proposal are:

- (a) To establish a commercially viable Resource Recovery Facility which is capable of recovering recyclable concrete, brick, asphalt, sandstone and sand from the waste stream for reuse.
- (b) To assist the NSW State government in achieving its objectives for the recovery and recycling of waste.
- (c) To establish an environmentally responsible and sustainable industry which would create employment.

The site is located within the City of Campbelltown Council area and is zoned 4(a) General Industry pursuant to the Campbelltown (Urban Area) Local Environmental Plan 2002. A Resource Recovery Facility is permissible, with consent, in the 4(a) General Industry zone.

It is intended that the proposed facility caters for 450,000 tonnes per annum of material.

The proposed facility would receive concrete, brick, asphalt, sandstone and sand from the building and construction industry in the Sydney metropolitan area.

The key information requirements for the Environmental Assessment are:

- 1. Waste Management.
- 2. Stormwater and Wastewater Management.
- 3. Air Quality - Odour and Dust Management.
- 4. Noise Management.
- 5. Traffic management.

Individual studies are currently being prepare to ascertain the impact of the proposed development on the key issues identified above.

Sprinkler systems would be utilised to dampen the waste material in order to control dust to EPA requirements.

Concrete, brick, asphalt and sandstone would be processed through a crushing plant which would be contained within purpose built buildings of maximum height of 12 metres with a

fogging system employed to control dust.

Sand would be processed through a small washing plant.

All stormwater would be captured and utilised in dust control on the site. No water would be released from the site to the Council stormwater system.

The entire site would be appropriately landscaped to mitigate visual impact.

We are currently preparing an Environmental Impact Statement (**EIS**) to accompany the State Significant Development Application. Part of the preparation of the EIS requires consultation with residents/business owners in the locality to:

1. Provide details of the proposed development, and
2. Seek any comments from the general public relating to issues which should be addressed in the EIS process.

We look forward to receiving your comments and ask that any comments be forwarded to this office by close of business on 8 June 2018.

Once the EIS has been completed it will be placed on public exhibition to enable submissions to be made by the general public.

Should additional information be required, please do not hesitate to contact Mr Neil Kennan of this office.

Yours faithfully,

NEXUS ENVIRONMENTAL PLANNING PTY LTD

per:



Neil Kennan

Neil Kennan

From: Brad Harris <BHarris@wollongong.nsw.gov.au>
Sent: Wednesday, 6 June 2018 12:14 PM
To: kennan@ozemail.com.au
Subject: Proposed Resource Recovery Facility - 7 Montore Road MINTO

Hi Neil,

Thank you for your letter dated 14 May 2018 advising local residents of the subject proposal.

My wife and I live at 7 Indaal Place St. Andrews. Whilst I would not anticipate being unduly affected by the proposal, having been subjected to extreme noise impacts from a glass crushing plant in Swaffham Road Minto, (which Council in its wisdom approved for 24 hours operation) I nonetheless wish to ensure that noise impacts are adequately addressed. The glass crushing plant is operating in flagrant disregard of conditions of consent and I will be making a complaint to Council in this regard.

Knowing that Industrial developments regard themselves as 'out of sight, out of mind' and rarely fully comply with conditions of consent, I encourage you to ensure the impact on residential properties in St. Andrews to the west of the site is carefully addressed and hours of operation recommended to reflect the potential for noise impacts associated with truck movements and crushing of materials. A Plan of Management should be prepared which requires post-approval monitoring of noise levels (at least for a period of time) to ensure anticipated noise levels are complied with.

In relation to traffic impacts the route of trucks exiting the site and intending to travel north on the Hume Motorway should be carefully assessed. If these trucks head north along Airds Road, west along Ben Lomond Road, south along Campbelltown Road and then west along Raby Road in order to access the Motorway, they will contribute to the increasingly heavy traffic flows on Raby Road resulting from traffic westbound toward newly developed residential estates in the South West Growth Sector. The constant stream of traffic heading west on Raby Road during the PM peak makes it almost impossible for cars wishing to turn right at the roundabout at the Motorway entry/Campbelltown Road exit point to find a break in traffic. This roundabout is hopelessly inadequate because of its location and the imbalance in traffic flows. One reason is that there is only one entry point onto Raby Road and this does not result in enough breaks in the east-west flow of traffic to enable cars entering from the Campbelltown Road off-ramp. Cars travelling west on Raby Road do not even slow down presuming (incorrectly) that they have right of way.

The roundabout at Raby Road/Stromeferry Crescent/Stranraer Drive is also problematic having regard to the imbalance of east-west and north-south traffic. Again, Raby Road traffic assumes it has right of way and there is little chance for local St. Andrews residents to break into the stream of traffic in Raby Road.

In my opinion, trucks from the proposed facility, should by way of an adopted Management Plan, require drivers travelling north on the Hume Motorway to exit south along Airds Road in order to enter Campbelltown Road (and then onto the Motorway) via Rose Paten Drive.

Please let me know if you require any clarification of the above concerns.

Regards,

Brad Harris
7 Indaal Place
ST ANDREWS NSW 2566
0410 405 166
bradharris@ozemail.com.au

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www.wollongong.nsw.gov.au

Neil Kennan

From: angharad anderson <angharad.anderson@gmail.com>
Sent: Friday, 1 March 2019 3:39 PM
To: kennan@ozemail.com.au
Subject: 7 Montore Rd Minto

Dear Neil

I write as General Manager of Swaffham Logistics Park No 1 Pty Ltd, the owner of 19 Swaffham Rd Minto. Our property is located to the South West of 7 Montore Rd, Minto. We have the following questions:

Disposal of fill generated

What will happen to the building material deemed unsuitable for recycling? Will this material contain any harmful or hazardous substances? If so, how will risks to human health in the surrounding areas be eliminated?

Dust

What is the composition of the dust generated on site? At what levels are those particles considered harmful to humans? What is the maximum concentration of any harmful or hazardous substance stored on site? How does this compare to the maximum concentrations permitted under regulations?

Asbestos

Will asbestos be received on site?

If not, what measures will be instituted to ensure asbestos is not received on site?

If asbestos is received on site, even unlawfully, how will that asbestos be identified, treated and relocated? How will the effects of asbestos on any stockpiles be remediated?

If asbestos is to be received on site,

Wind

How much dust will spread to the surrounding areas?

Flooding

Propensity of the canal to flood due to weather events commensurate with those experienced in the last 12 months – what would happen if the site was flood. Provide information on any ability of flood water to spread of material stored on site. How will this be mitigated?

Risk to human health

Does any material received on site pose a risk to human health?

Impact on surrounding zoning

Will any or all of the proposed operations restricted future use of surrounding sites?

I look forward to reading a report that addresses these issues.

Kind regards
Angharad Anderson
General Manager
Swaffham Logistics Park No. 1 Pty Ltd