



18 October 2023

Zoe Marchant  
Environmental Assessment Officer  
Department of Planning and Environment  
Via email [zoe.marchant@dpie.nsw.gov.au](mailto:zoe.marchant@dpie.nsw.gov.au)

Dear Zoe,

**Re: Major Projects –Request for SEARs Advice - Somersby Drill Mud and Oily Water Recycling (SSD-62863964) on Lot 1 DP 787857 at No. 134 Somersby Falls Road, SOMERSBY**

I refer to your email of 16 October 2023 and provide the following comments on the proposed development, noting the time to make a submission was extended until 23 October 2023. Council has identified the following matters should be taken into consideration and addressed in the proposed development:

**PLANNING**

1. A Bush Fire Assessment Report (BFAR) is required that explains how compliance with PBP 2019 is to be achieved.
2. The development will require an Environmental Protection Licence.
3. Details regarding the storage of fuels and other liquid chemicals onsite should be provided, as well as bunding for these storage areas that includes provision for the refuelling and delivery areas. Details on how leaks, spills and other escapes of fuels and liquid chemicals will be managed should be provided in the Preliminary Hazard Analysis.
4. The land has been used for various industrial land uses which are considered to be potentially contaminating. The application should address any contamination issues that currently exist on the site, as well as any potential sources of contamination from the proposed activity and any proposed mitigation control measures in the Site Contamination Assessment.



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5. The site is located within the Somersby Business Park. The consent authority will need to be satisfied that a 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.
6. Address relevant planning controls including; *Rural Fires Act 1997*, *Protection of the Environment Operations Act 1997 (POEO Act)*, *State Environmental Planning Policy (Planning Systems) 2021*, *State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)*, *State Environmental Planning Policy (Transport and Infrastructure) 2021*, *State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP)*, *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, *Central Coast Local Environmental Plan 2022*, *Central Coast Development Control Plan 2022*.
7. The site is located within the Somersby 2: Employment Estate and Land character area of the *Central Coast Development Control Plan 2022*. The character statement is to demonstrate that the proposed development is consistent with the desired character of the area as per the [Scenic Quality and Character Statements](#).

## **ENGINEERING**

### Traffic, Roadwork and Access

A Traffic and Parking Impact Assessment will be required from a suitably qualified experienced consulting traffic engineer. This assessment must certify roads, access and carparks to be in accordance with Australian Standard 2890 (AS 2890), Central Coast DCP 2022, traffic movements and safety aspects, including conflicts at the vehicle access off Somersby Falls Road and include following:

- Sight lines and distances for vehicle access and pedestrians are to be shown.
- Sight triangles are to be provided within the site in accordance with Fig 3.3 of AS 2890.
- All proposed access roadways, parking aisles and car parking dimensions to be shown.
- Provide manoeuvring template paths (include 300mm clearances from structures and landscaping) for all vehicles in accordance with AS 2890 to loading/unloading and carparking areas and enter and exit the site in a forward direction.
- Vehicle access driveway centreline and both edges long sections and cross sections design from the centreline of the road to the proposed car parking spaces in accordance with Australian Standard 2890 and Council's Design Specification are to include reduced levels (RL), chainages / distances along the driveway/car parking spaces and grades expressed as percentages.

Notes: The design RL level at the back of the layback is 50mm below the top of kerb RL; the driveway cross fall at the site boundary is to parallel the gutter/layback slope. The longitudinal access profiles are to include the required layback at the kerb line and 2% footway formation in the road reserve.

### Water Cycle Management and Stormwater Discharge

A Water Cycle Management Plan consisting of a written report and plans in accordance with Central Coast DCP 2022 Chapter 3.1 Water Cycle Management must accompany the application and address:

- Retention.
- Stormwater Quality.
- Onsite Detention Requirements.
- Local overland drainage.
- Stormwater discharge to Council's stormwater system.
- Water Conservation.
- Plan must include rainwater tank for reuse, nutrient controls & OSD.

### **TRAFFIC ENGINEER**

A Traffic and Parking Impact Assessment is required and address the following:

- What is the largest truck and its frequency to use the site?
- What is composition and frequency of all traffic?
- It is to be demonstrated that vehicles that access the site can manoeuvre into a designated car parking spaces or any proposed truck loading facilities.
- For ingress and egress movements demonstrate there is carpark space / area for all vehicles to access the site and manoeuvre in accordance with AS28901 and AS2890.2 – 2002.
- Codes AS28901 and AS2890.2 – 2002 require for ingress and egress manoeuvres for cars and trucks to provide sweep manoeuvring turning layout design templates for all vehicles types that access the site.

## **WATER & SEWER**

Council sewer main has limited capacity in this area. Based on the submitted information, it is unclear for Council without further investigation of the sewer system capacity. The applicant is required to provide the following information to assist in the capacity of existing infrastructure to support the proposal:

- Amount of average daily water usage in kilolitres.
- Amount of average daily discharge to sewer in kilolitres.
- Amount of peak daily discharge to sewer in kilolitres.
- Amount of annual discharge to sewer in kilolitres.
- Peak flow rate in litre per second.
- Wastewater characterisation (Types and amount of chemical/gas)
- Proposed operation hours.

## **TRADE WASTE**

A Liquid Trade Waste (LTW) application is required to be submitted to Council for assessment, with the application form accessed [here](#).

The following critical information is to be provided with the LTW application for further assessment:

- Maximum daily discharge to sewer (kL)
- Details of proposed trade waste treatment facility
- Description of waste:
  - List of all expected pollutants including substances contained in wash down detergents, boiler and cooling water and other sources
  - Expected maximum and average concentrations of pollutants
  - Sample analysis results of the proposed waste.
- Details and location of all processes, tanks, pits and apparatus associated with the generation of industrial waste.
- Flow diagram and hydraulic profile of proposed treatment apparatus.

- Measures proposed for diverting stormwater away from the liquid trade waste generating area.
- Details of management arrangement of waste streams / wastes that are not permitted or not intended to be discharged to the sewerage system.

## **WASTE**

- The applicant is to include in the Waste Management Plan (WMP) the residual office/ employee waste and how this will be managed.
- The applicant is to include the expected amount of waste generated by the employees.
- Size and number of bins required to service the site.
- Bin storage area location.
- Expected service frequency.
- Travel path for waste from interim storage areas such as offices and kitchen areas to the bin storage area.

## **ENVIRONMENTAL HEALTH**

The proposed development will seek to process up to 100,000 tonnes per annum of drill mud from the civil, construction and mining industries and up to 50,000 tonnes per annum of oily water from mechanic workshops, service station forecourts and car and truck washes.

The proposal is State Significant Development and is also Integrated Development and will require an Environmental Protection License from the NSW EPA for waste processing, waste storage and transportation of trackable waste.

### Air Quality

The application should address *Clause 2.9.2.18 Air Quality and Odour Control of the Central Coast DCP*. An air quality assessment should be prepared in accordance with the NSW EPAs guidelines.

### Acid Sulfate Soils (ASS)

The site is mapped as Class 5 non known occurrence ASS. Notwithstanding this the application should address *Clause 7.1 of the Central Coast LEP 2022*.

### Asbestos/ Contamination/ SEPP (Resilience and Hazards) 2021

The land has been used for various industrial land uses which are considered to be potentially contaminating. The application should address *Clause 2.9.22 Contaminated Sites of the Central Coast DCP*. The application should address any contamination issues that currently exist on the site, as well as any potential sources of contamination from the proposed activity and any proposed mitigation control measures. All site contamination assessments must be prepared in accordance with the NSW EPAs Guidelines.

### Fuels and Chemical Storage

*Chapter 3 (Hazardous and Offensive Development) of SEPP Resilience and Hazards 2021* should be addressed in the development application. A Preliminary Hazard Analysis should be provided.

Details regarding the storage of fuels and other liquid chemicals onsite should be provided, as well as bunding for these storage areas that includes provision for the refuelling and delivery areas. Details on how leaks, spills and other escapes of fuels and liquid chemicals will be managed should be provided.

### Noise

The site is proposing to operate 24/7. The application must address *Clause 2.9.2.19 Noise Generation of the Central Coast DCP*. An Acoustic Report should be prepared in accordance with the NSW EPAs guidelines. An assessment of potential vibration impacts is also required.

### Operational Environmental Management Plan

A site specific operational environmental management plan should be prepared that details how potentially noise and vibration, air quality (dust and odour), surface and groundwater contamination impacts will be managed for the life of the development.

### Soils and Construction

A Complying Development Certificate will be sought for the industrial building. The DA is for the establishment of use therefore information on soils and construction will not be required.

### Surface and Groundwater Impacts

The application should clearly detail the stormwater and wastewater treatment system treatment systems and demonstrate that controls will be in place to prevent surface water and ground water contamination.

## Conclusion

Subject to satisfying the matters outlined above, Council raises no concerns in relation to the proposed development.

Should you have any questions please contact **Senior Development Planner, Kirra Hartley** on 0436 522 371 or via email [kirra.hartley@centralcoast.nsw.gov.au](mailto:kirra.hartley@centralcoast.nsw.gov.au)

Regards



Antonia Stuart

**Section Manager**

**DEVELOPMENT ASSESSMENT**

Our Reference: D15907750