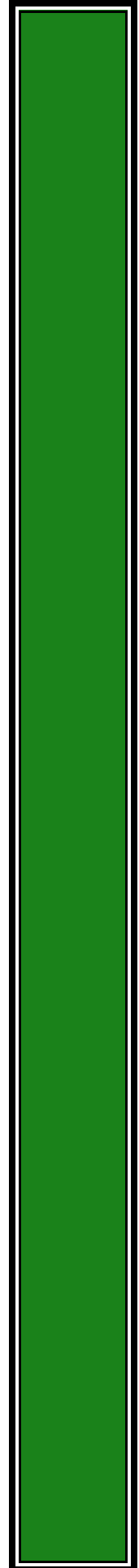


**Appendix 11**

**Consultation letter to Landowners**



Consultants in:

Town Planning  
Environmental Assessment

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

Tel: (02) 9736 1313  
Fax: (02) 9736 1306  
Email: kennan@ozemail.com.au

Principal:  
NEIL KENNAN  
B.A., Dip. Urb. Reg. Plan., MPIA,  
Ord 4, Dip. Cart.  
Certified Practising Planner

Our Ref: B3142

19 December 2015

Dear Resident/Business Owner,

**Proposed State Significant Development**  
**Lot 31, DP 589097**  
**No.35 Frank Street, Wetherill Park**

---

Our Client, ResourceCo RRF Pty Ltd (Sydney), proposes to establish a Resource Recovery Facility at:

- Lot 31, DP 589097.

The location of the site is No.35 Frank Street, Wetherill Park (**the Site**).

The Site is located on the northern side of Frank Street to the west of the intersection of Walter Street with Frank Street.

The Resource Recovery Facility will process dry waste material into a range of commodities for reuse including metal, aggregates, timber, soil and "*Processed Engineering Fuel*" (**PEF**). All processing of the material will occur within a purpose built building.

PEF is primarily a plastic and wood material with high calorific value, derived from dry waste streams such as Commercial and Demolition (**C&D**) waste and Commercial and Industrial (**C&I**) waste. There would be no putrescible or household waste processed at the facility.

PEF is an alternative fuel used in energy intensive industries to replace fossil fuels, such as coal and pet coke, and is most commonly used in the cement manufacturing industry.

The source material is comprised of mixed dry waste streams which usually contain a mix of timber, metals, plastics, cardboard and paper. The material stream may also include small amounts of concrete, bricks, rubble and soil.

The proposed facility would process more than 100,000 tonnes per year of waste and has been designed to ensure that it would not adversely impact the surrounding properties.

A Preliminary Environmental Assessment has been lodged with the NSW Department of Planning and Environment which provides more detail of the proposed development. A copy of the Preliminary Environmental Assessment is enclosed.

The proposed development is State Significant Development. As such, the Minister for Planning

is the consent authority.

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 January 2016.

Yours faithfully,

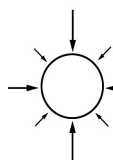
**NEXUS ENVIRONMENTAL PLANNING PTY LTD**

per:



**Neil Kennan**

**PRELIMINARY  
ENVIRONMENTAL ASSESSMENT  
WASTE AND RESOURCE MANAGEMENT FACILITY  
35 FRANK STREET  
WETHERILL PARK**



**NEXUS**

Environmental Planning Pty Ltd

**PRELIMINARY**  
**ENVIRONMENTAL ASSESSMENT**  
**WASTE AND RESOURCE MANAGEMENT FACILITY**  
**35 FRANK STREET**  
**WETHERILL PARK**

2 September 2015

Prepared by:  
Nexus Environmental Planning Pty Ltd  
Suite 29, 103 Majors Bay Road  
PO Box 212  
CONCORD NSW 2137  
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B3142

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Attachment 1: Letter from Simsmetal Holdings Pty Ltd.

Attachment 2: Schematic diagram of Adelaide facility.

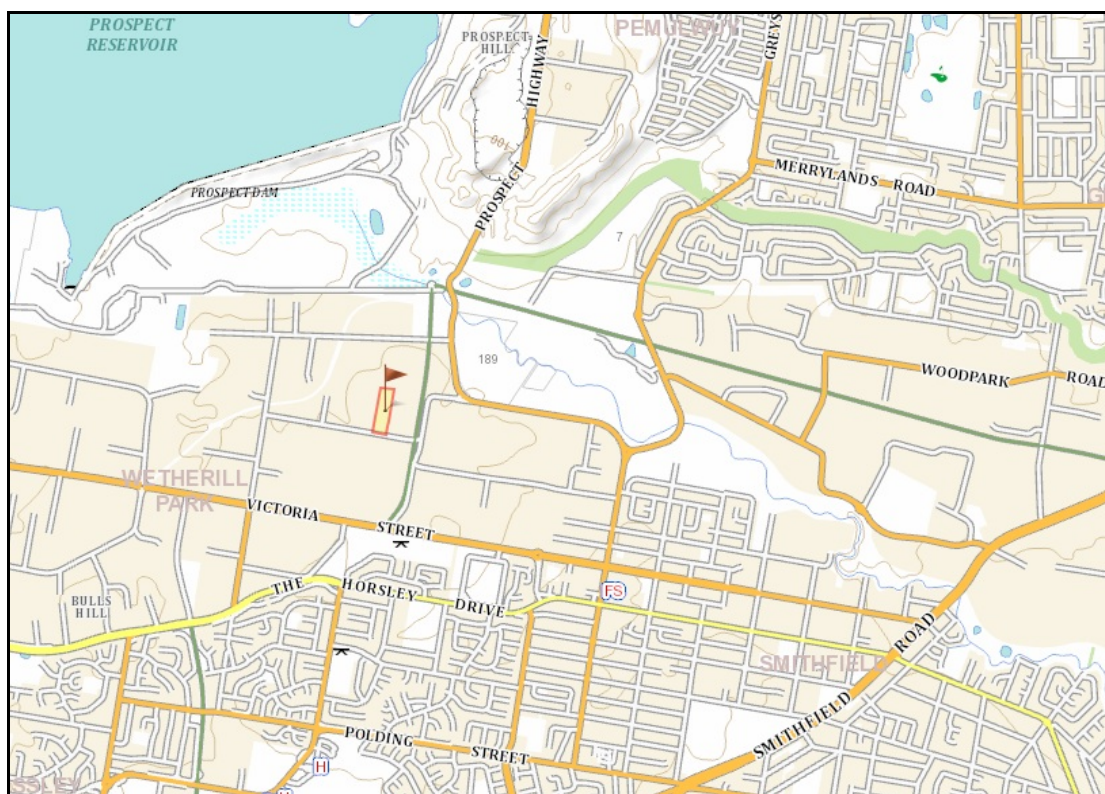
## 1. INTRODUCTION

Resourceco RRF Pty Ltd (Sydney) proposes to establish a Waste and Resource Management Facility at:

- Lot 31, DP 589097.

The location of the site is No.35 Frank Street, Wetherill Park (**the Site**).

**Figure 1** shows the location of the Site.



**Figure 1:** Location of the Site (© Google Maps).

The Site is located on the northern side of Frank Street to the west of the intersection of Walter Street with Frank Street.

**Figure 2** is an extract from an aerial photograph of the Site.

**Figure 3** shows the cadastral detail of the Site and surrounding land. The Site is in the ownership of Simsmetal Holdings Pty Ltd. A letter from Simsmetal Holdings Pty Ltd granting consent to the lodgement of the Preliminary Environmental Assessment is at **Attachment 1**.



**Figure 2:** Aerial photograph showing the Site and the existing extraction operation on the Site.



**Figure 3:** Plan showing the borders of the Site and cadastral details (© SIX Maps 2015).

The Site is zoned IN1 General Industrial pursuant to the Liverpool Local Environmental Plan 2013 (LEP 2013). An extract from the Map is at **Figure 4**.



**Figure 4:** Extract from the LEP 2013 Map with the Site outlined in red.

The proposed development is permitted in the IN1 General Industrial zone.

## 2. PROPOSED DEVELOPMENT

It is proposed to establish a Waste and Resource Management Facility on the Site which will process waste material to produce "Processed Engineering Fuel" (PEF) and other reusable commodities including aggregates, metal, timber and soil.

PEF is primarily a plastic-based material with high calorific value, derived from waste streams such as Commercial and Demolition (C&D) waste, Commercial and Industrial (C&I) waste and pre-processed Municipal Solid Waste (MSW). This project will process dry non-putrescible C&I and mixed C&D waste streams.

PEF is an alternative fuel used in energy intensive industries to replace fossil fuels, such as coal and pet coke, and is most commonly used in the cement manufacturing industry.

The recycling combustible waste into PEF brings the following benefits:

- Diversion of waste from landfill

- Conservation of natural fossil fuel by replacing it with sustainable green fuel
- Achieving carbon emission reduction in the cement manufacturing process
- Cost saving for industry through replacement of fossil fuel with PEF.

The source material is comprised of dry mixed light loads which usually contain a mix of timber, metals, plastics, cardboard and paper. The material stream may also include small amounts of concrete, bricks and rubble.

The source material is sorted and the ferrous and non-ferrous metals, inert fractions such as aggregates, soil, bricks and concrete, and non-recyclables are removed from the combustible portion of this material stream. The combustible material is then processed for manufacturing of PEF.

All salvaged metals are recycled and ResourceCo further processes the inert fractions such as aggregates and soil for resupply to the civil construction market.

The manufacture of PEF is carried out using a fully automated process, although some manual picking is undertaken in the process. A similar facility to that which is proposed for the Site currently operates in Adelaide. A schematic diagram of that facility is provided as **Attachment 2**.

The proposed facility has the capability to convert up to 250,000 tonnes of raw material per annum into approximately 100,000 tonnes of PEF and over 100,000 tonnes of reusable commodities. All raw materials are separated during processing and over 90% of the material is recycled.

PEF has significant calorific value and can be used as a fuel substitute for coal and gas in high combustion facilities. The use of PEF can benefit end-users in two ways:

- the energy replacement value from utilising PEF instead of traditional fossil fuels
- the carbon and renewable energy benefits:
  - through reduced fossil fuel use
  - the reduction in landfill emissions.

Material would arrive at the Site and would be taken over a weighbridge. Visual inspection of the load would take place at this time to determine the category of material. The driver would be issued with a docket and directed to the relevant section of the Site for placement of the material for processing.

No wet or putrescible waste would be processed at the facility.

Pursuant to State Environmental Planning Policy (State and regional Development) 2011:

- (1) *Development is declared to be State significant development for the purposes of the Act if:*
  - (a) *the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and*
  - (b) *the development is specified in Schedule 1 or 2.*

Schedule 1 of the State Policy defines a *Waste and resource recovery facility* as:

***Waste and resource management facilities***

- (1) *Development for the purpose of regional putrescible landfills or an extension to a regional putrescible landfill that:*
  - (a) *has a capacity to receive more than 75,000 tonnes per year of putrescible waste, or*
  - (b) *has a capacity to receive more than 650,000 tonnes of putrescible waste over the life of the site, or*
  - (c) *is located in an environmentally sensitive area of State significance.*
- (2) *Development for the purpose of waste or resource transfer stations in metropolitan areas of the Sydney region that handle more than 100,000 tonnes per year of waste.*
- (3) *Development for the purpose of resource recovery or recycling facilities that handle more than 100,000 tonnes per year of waste.*
- (4) *Development for the purpose of waste incineration that handles more than 1,000 tonnes per year of waste.*
- (5) *Development for the purpose of hazardous waste facilities that transfer, store or dispose of solid or liquid waste classified in the Australian Dangerous Goods Code or medical, cytotoxic or quarantine waste that handles more than 1,000 tonnes per year of waste.*
- (6) *Development for the purpose of any other liquid waste depot that treats, stores or disposes of industrial liquid waste and:*
  - (a) *handles more than 10,000 tonnes per year of liquid food or grease trap waste, or*
  - (b) *handles more than 1,000 tonnes per year of other aqueous or non-aqueous liquid industrial waste.*

The proposed facility would be a "resource recovery or recycling facility" which handles more than 100,000 tonnes per year of waste. A "resource recovery facility" is defined 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, composting, 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.*

*Note. Resource recovery facilities are a type of waste or resource management facility.*

A "waste or resource management facility" is defined as:

*waste or resource management facility means any of the following:*

- (a) a resource recovery facility,*
- (b) a waste disposal facility,*
- (c) a waste or resource transfer station,*
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)-(c).*

Having regard to the above, the proposed development is State Significant Development.

### 3. KEY ISSUES

Key issues for environmental assessment of the proposed development relate to:

- Truck numbers and Traffic Impact
- Air Quality
- Acoustic Impact
- Soil and Water Management
- Hazard and Risk Assessment
- Rehabilitation of the Site.

#### **Truck Numbers and Traffic Impact**

The truck movements associated with the proposed development have the potential to impact on the local road network.

A detailed traffic impact assessment would be conducted as part of the Environmental

Impact Statement for the proposed development.

### **Air Quality Impact**

The proposed development would have the potential to impact on the air quality of the locality.

A detailed air quality impact assessment would be undertaken as part of the Environmental Impact Statement for the proposed development.

### **Acoustic Impact**

The proposal would generate noise which has the potential to impact on the amenity of the locality.

A detailed acoustic impact assessment would be undertaken as part of the proposed development.

### **Soil and Water Management**

A detailed water balance analysis together with soil and water management plans would be developed as part of the Environmental Impact Statement for the proposed development.

### **Rehabilitation**

The Site has been used for many years by Simsmetal Holdings Pty Ltd. As such, the Site is potentially contaminated. A Preliminary Contamination Assessment has been undertaken by Simsmetal Holdings and would form part of the Environmental Impact Statement.

### **Consultation**

In the preparation of the Environmental Impact Statement, consultation would be undertaken with:

- Fairfield Council.
- NSW EPA.
- The NSW Office of Environment and Heritage.
- NSW Office of Water.
- NSW Department of Industry and Investment.
- NSW Roads and Maritime Services.

## **Attachment 1**



43 Ashford Avenue  
Milperra NSW 2244  
Locked Bag 7  
Milperra NSW 2244  
Australia

Telephone 612 9774 8700  
Facsimile: 612 9774 4641  
info@simsmm.com  
www.simsmm.com  
ABN 37 008 634 526

Ben Sawley  
COO ResourceCo  
ResourceCo Pty Ltd  
Corner Wingfield and Hines Roads  
WINGFIELD SA 5013

Dear Ben

**Submission of State Significant Development Application  
Waste Management Facility  
Lot 31, DP 589097  
35-37 Frank Street, Wetherill Park**

Simsmetal Holdings Pty Limited, the registered landowner of the subject site, grants landowner's consent to ResourceCo Pty Ltd and its agents to lodge a development application and any required accompanying documents for a resource management facility on the subject land.

Yours sincerely,

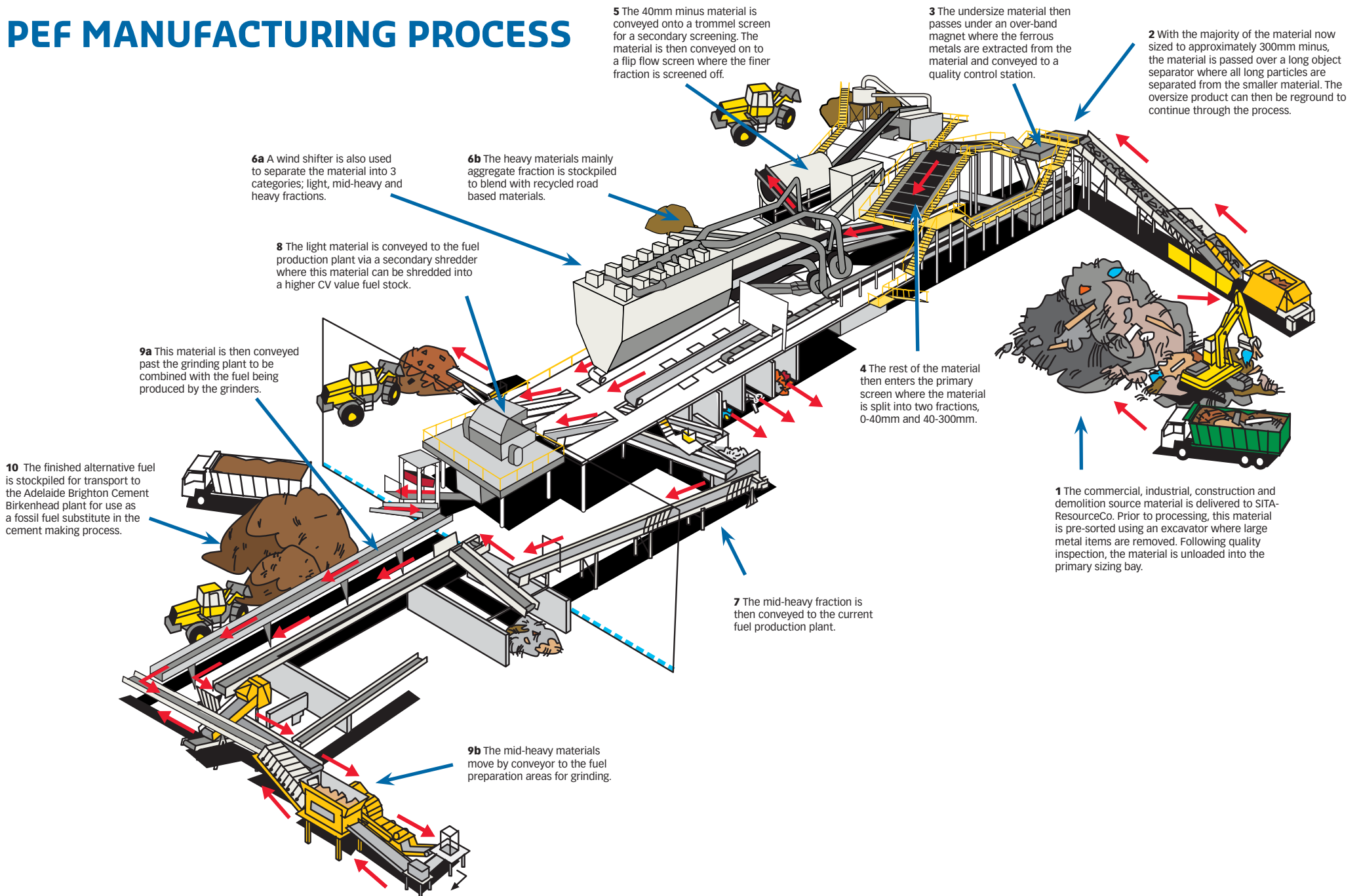
Per

A handwritten signature in black ink, appearing to read 'Rod Bonnette', written over a light blue horizontal line.

Rod Bonnette  
General Manager – NSW & ACT  
Sims Metal Management

## **Attachment 2**

# PEF MANUFACTURING PROCESS



**Appendix 12**  
**Landscape Plan**

