

Minto Resource Recovery Facility Consultation Summary

APP Corporation Pty Limited

APP Project Number 10913

April 2017



Contents

1. Consultation Summary	3
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Attachment 1 Community Consultation Notification

Attachment 2 Community Consultation Map

1. Consultation Summary

Submission / Meeting	Issues raised	Response
Campbelltown City Council	<p>The proponent's agent (Skylife Properties) contacted Council's Planning Manager, Mr Brendan Leo on 10/08/2016. Mr Leo advised that it was unnecessary to meet if the matters raised in Council's email (15/01/2016) to the DPE for the preparation of the SEARs were addressed adequately in the EIS.</p> <p>These matters related to traffic, flooding, odour, dust, noise, asbestos, sealing of the site, stormwater management and landscaping. The proponent advised that these matters would be comprehensively addressed in the EIS. As a consequence of this conversation, no meeting was held.</p>	No further action is required.
EPA	General	
Meeting Held: 11/02/2016	The EIS and supporting technical reports should clearly outline any departures from guidelines.	Any departures from guidelines, are described in Section 6 of the EIS with further justification provided in the relevant technical report.
	The EIS should include a clear description of the types of wastes.	Section 4 of the EIS provides a clear description of the types of waste to be received and processed on site.
	The EIS should include a clear description on the waste processing methodology	Section 4 of the EIS provides a clear description of the processing methodology. The OEMP, provided at Appendix G of the EIS provides further information on waste processing.
	The supporting technical reports should justify how they have identified receptors / receivers	The Noise and Vibration Impact Assessment (Appendix N) and Air Quality Impact Assessment (Appendix O) describe how

Submission / Meeting	Issues raised	Response
		receptors have been identified with reference made to the relevant guidelines.
Noise and Vibration Impact		
	The EIS should include a clear list of all plant operating on site, processing areas, and if in an enclosed environment, describe the building materials (i.e. precast concrete / metal wall sheeting etc.).	Section 4 of the EIS provides a list of all plant and equipment to be used during operations. Section 4 of the EIS provides an overview of processing activities and includes a description of the building works.
	Confirmation that no crushing or grinding works are proposed.	Crushing or grinding works do not form part of the proposal and are not mentioned in Section 4 of the EIS or elsewhere in the proposal.
Dust Impact		
	AQIA would need to address stockpile heights, storage locations and composition of stockpiles	The location of all material storage areas is described in Section 4 of the EIS, Appendix F – Architectural Plans, and assessed in Appendix O – Air Quality Impact Assessment
Odour Impact		
	Acknowledged that odour sources would be limited to small quantities of green waste. Recommend that a percentage is nominated and odour source modelled in the AQIA.	Section 4 of the EIS describes waste types including the predicted quantities of green waste. While the AQIA does not model odour, justification for not modelling is provided in the AQIA.
Wastewater Impact and Leachate Management:		
	Leachate from greenwaste will need to be accounted for, even if being accepted in small quantities amongst other mixed building waste.	Leachate management is considered in Section 6.6 of the EIS and further in Appendix J – Soil and Water Management Strategy.

Submission / Meeting	Issues raised	Response
	<p>The EPA is taking a greater focus on water quality and may ultimately nominate a discharge point on the EPL which will need to be monitored.</p>	<p>Section 6.11 of the EIS provides a summary of commitments to manage water quality including a commitment to monitor at the point of discharge, should this be required in the EPL.</p>
RMS	<p>RMS raised no specific issues in SEARs issued for the project and advised that no further consultation required at this stage.</p> <p>TTPP consulted with RMS on 24/06/2016 and was advised that it had no additional assessment requirements for inclusion at this stage other than that mentioned in the SEARs.</p> <p>TTPP also consulted with RMS with respect to alternate routes for heavy vehicles on 12 April 2017. This advice has been considered in identifying the preferred heavy vehicle routes for the facility.</p>	<p>No specific response required as per SEARs .</p> <p>The EIS documents the location of the alternate Heavy Vehicle Routes. The TTPP TIA provides an assessment of all heavy vehicle routes including the alternate routes discussed with RMS.</p>
DPI – Water, Fisheries, Agriculture Land	<p>DPI – Water, Fisheries Agriculture, Land responded to the proposal when reviewing the SEARs request. Whilst no specific consultation has been undertaken with this agency, the EIS addresses those matters contained in the SEARs.</p>	<p>No further action is required.</p>
Community Consultation:	<ul style="list-style-type: none"> Written notification (Appendix A) was provided to potentially affected properties (Map provided at Appendix B) providing a two week window (28/10/2016 to 11/11/2016) to make comment on the proposal. A total of 258 letters were mailed out on 27/10/2016 to surrounding landowners by an independent mail-out company (Bigmailout). 	<p>The matters raised by Mr Andrea Kalambokas (16 and 18 Pembury Road), Minto have been addressed in the EIS. Specific details are provided below.</p>

Submission / Meeting	Issues raised	Response
	<ul style="list-style-type: none"> Landowners were also encouraged to view details relating to the proposal on-line and to lodge a submission through the website created at www.mintorecyclingcentre.com.au or to telephone or email APP's planner for the duration of the exhibition process; One submission was received from Mr Andrea Kalambokas, a local landowner (16 and 18 Pembury Road) 	
<p>Owner Mr Andrea Kalambokas, 16 and 18 Pembury Road</p>	<ul style="list-style-type: none"> Impact on the road network and condition of road pavement with particular regard to dirt being tracked onto road; Has no concerns with noise or hours of operation; and Believes the facility should have its own independent road access. 	<p>The proponent contacted Mr Kalambokas on 4/11/2016. Mr Kalambokas was advised that a wheel wash will be constructed at the existing exit weighbridge in early 2017.</p> <p>No further action is required.</p> <p>The traffic study identified satisfactory arrangements for road infrastructure and intersections. No further action is required in this regard.</p>

Attachment 1

Community Consultation Notification



28 October 2016



Resident Name
Address
Address

Dear Sir/Madam,

Proposed Alterations and Additions to an Existing Resource Recovery Facility at 13 Pembury Road, Minto

Over the coming weeks you will have the opportunity to provide feedback on this proposal to upgrade and improve the existing waste recovery facility located at 13 Pembury Road, Minto. The purpose of this letter is to inform you of our intention to lodge a State Significant Development (SSD) application with the Department of Planning and Environment (DP&E) for alterations and additions to the existing facility.

The facility has been in the area for over ten years and the new owners are committed to processing building, demolition and commercial waste within the existing sheds to the highest industry standards. To enable this investment, an application has been made to the State Government to enable increased throughput. There is significant demand for waste and recycling facilities in NSW, especially as a result of increased housing and infrastructure projects across the State. The owner intends to increase the recycling capacity of the site to allow for more waste to be recycled through the facility as opposed to going directly to landfill.

All the appropriate technical reports and studies will assess the proposal and include a description of measures to manage or off-set any potential impacts of the proposed development on the surrounding environment. A description of the proposed development is attached for your interest.

Once the planning application in the form of an Environmental Impact Statement (EIS) is submitted to the DP&E, the EIS including technical studies and reports will then be placed on formal public exhibition for a minimum of 28 days, providing you with a further opportunity to comment on the proposal.

This is the first stage of consultation required for the proposal. If there are any matters which you believe should be considered in the technical studies or wish to provide any feedback on the proposal, please contact myself or Anthony Williams on 0484 694 122 or email anthony.williams@app.com.au by 11 November 2016. You may also lodge a submission on-line at www.mintorecyclingcentre.com.au.

Kind Regards,

A handwritten signature in black ink that reads 'Elise Cramer'.

APP Corporation Pty Ltd

Elise Cramer, Principal Planner

elise.cramer@app.com.au

ATTACHMENT A – PROJECT DESCRIPTION

STATE SIGNIFICANT DEVELOPMENT APPLICATION: MINTO RESOURCE RECOVERY FACILITY

1.0 THE SITE AND LOCALITY

1.1 The Site

The site is located at 13 Pembury Road, Minto and is located within the Minto Industrial Estate. It is surrounded by other industrial land uses such as manufacturing, storage and warehouses (Figure 1).

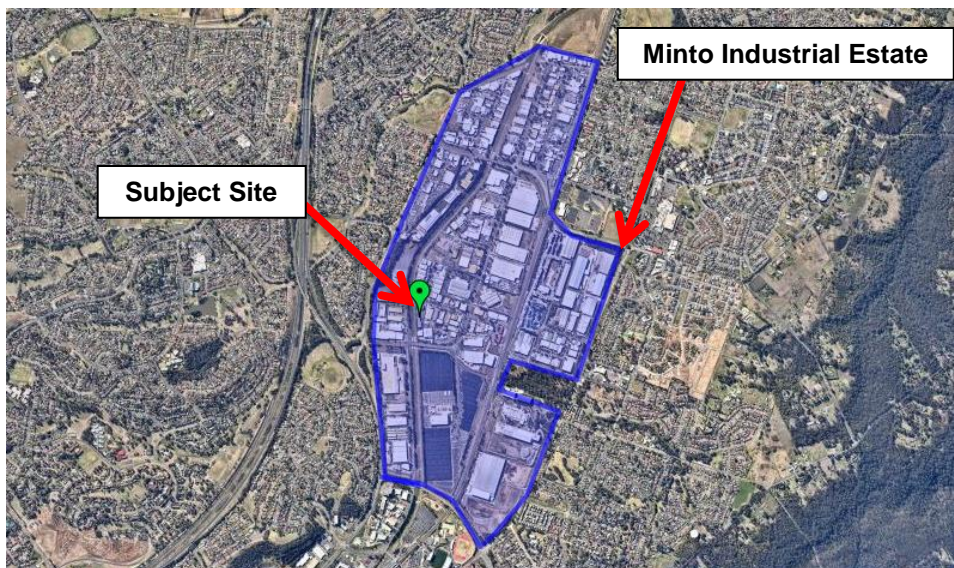


Figure 1 – Minto Industrial Estate

1.2 Legal Description

The site's legal description is Lot 1 in DP 1013852. It has an area of 8,957m², is owned by Pembury Street Pty Ltd and occupied by Minto Recycling Pty Ltd.

1.3 Approvals and Current Operation

On 14 December 2004, a Development Application (DA) was approved by Council for the development of a waste transfer station on the subject property. The current operation handles up to 30,000 tonnes per annum of non-putrescible waste. Only general solid waste (non-putrescible) is accepted at the facility. The facility separates suitable non-putrescible waste into different recyclable materials, with the exact proportion of these recyclable materials being dependent upon the waste characteristics and market conditions. Any residual waste from that process is transferred to a licensed landfill.

2.0 THE PROJECT

2.1 Permissibility

The site is zoned IN1 General Industrial under Campbelltown Local Environmental Plan 2015. In accordance with Division 23, subclauses (1) and (2) of State Environmental Planning Policy (Infrastructure) 2007, development for the purpose of a resource recovery facility may be carried out on land zoned IN1 General Industrial.

In accordance with clause 8 of State Environmental Planning Policy (State and Regional Development) 2011, development is declared to be State Significant Development if the development is specified in Schedule 1 or 2 of the State and Regional Development SEPP. Clause 23 of Schedule 1 of the State and Regional Development SEPP relates to waste and resource management.





2.2 Overview

The State Significant Development Application (**Figure 2**) will seek to utilise existing improvements within the site. Approval is sought for:

- 300,000 tonnes of waste per annum;
- a new in-ground weighbridge;
- a new electrical substation, a site office, amenities block;
- 13 car parking spaces for approximately 12 employees;
- hours of operation from 6am -10pm Monday to Saturday; and
- 24-hour access, Monday to Saturday for loading and unloading.

A predicted breakdown of the 300,000 tonnes of waste as a percentage is as follows:

- 2% wood waste;
- 2% non-chemical waste from manufacturing;
- 1% asphalt;
- 10% soils;
- 0.5% paper and cardboard;
- 0.5% glass, plastic, rubber, plasterboard etc.;
- 2% household waste from clean up;
- 2% office and packaging waste;
- 5% VENM (Virgin Excavated Natural Material); and
- 75% building and demolition waste.

	<p>LEGEND</p> <p>NEW STORAGE AREA - </p> <p>NEW PROPOSED SUBSTATION - </p> <p>NEW PROPOSED WALLS/ROOF - </p>	<p>SITE AREA: 887.45</p> <p>SHED A: 2371.92</p> <p>SHED - B: 1,149.162</p> <p>SHED - C: 561.7942</p> <p>SITE OFFICE: 1676.66</p> <p>LUNCH/ROOF: 31.8242</p> <p>ADMIN BLDG: 25.8242</p>	<p>DE W C A P E</p> <p>REGISTERED ARCHITECT</p> <p>General Notes The builder shall check all dimensions and levels on site prior to construction. Verify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction.</p> <p>Do not scale drawings. All boundaries and corners subject to survey.</p> <p>Client: Skyline Properties Pty Ltd. Project Name: MINTO SSD MINTO SSD</p>	<p>Drawing Title: SITE PLAN</p> <p>Scale: 1:200 (A4) Date: 28/07/2016 Status: SSD Drawn By: MJ Paper: A0 Checked By: MJ Project No.: Drawing Rev No.: MI1004 SSD-00 B6</p>
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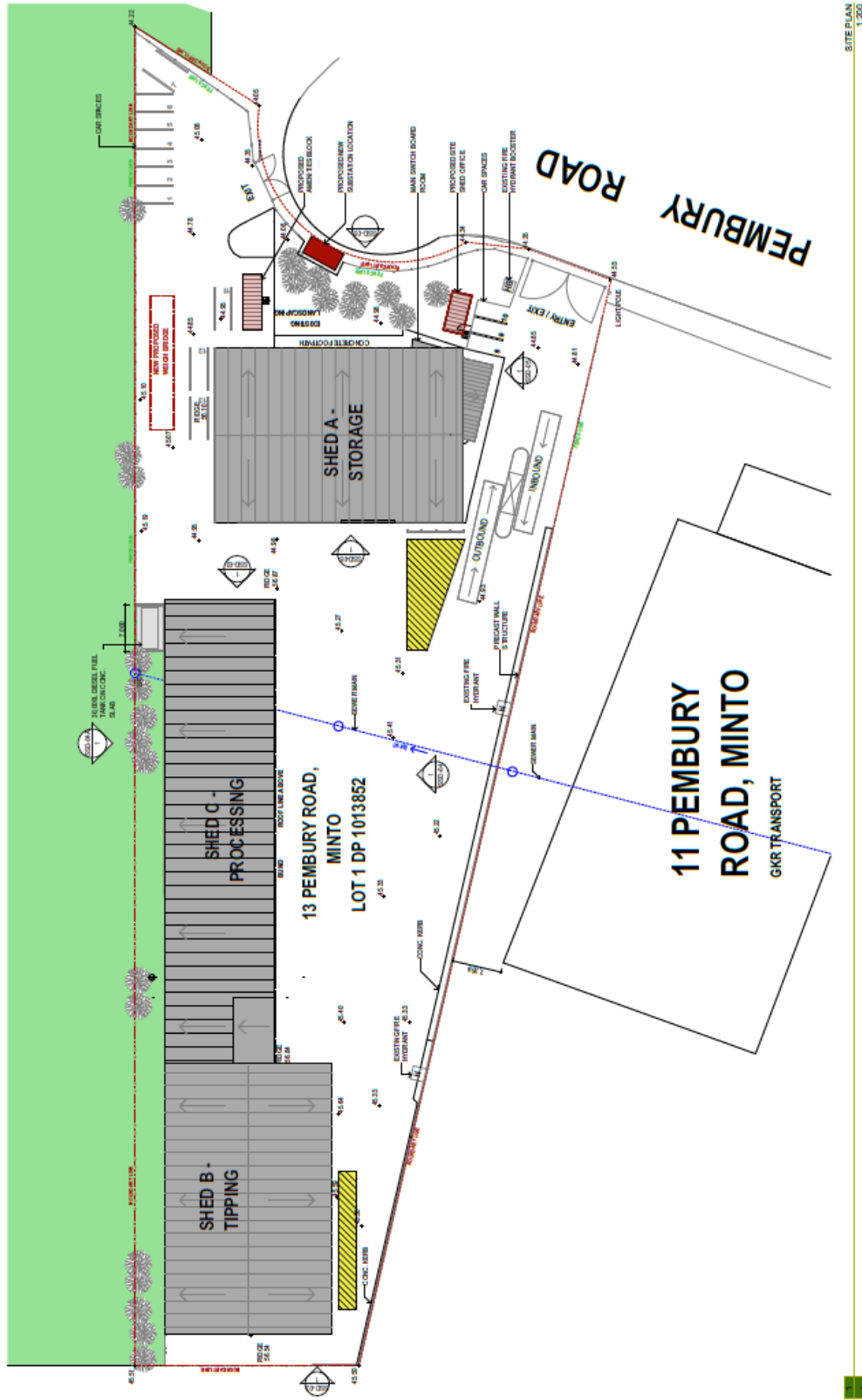


Figure 2 – Subject Site Plan



Attachment 2

Community Consultation Map



APP

Program & Project Delivery | Design & Technical Services | Real Estate | Independent Assurance Services | Consulting & Advisory

Minto Resource Recovery Consultation Map

