

# FACT SHEET

## Proposed Resource Recovery Facility No. 16 Torrens Road, Gunnedah NSW

### An established industrial site

The Mackellar Group of companies is headquartered at No. 16 Torrens Drive, Gunnedah.

The project will utilise existing infrastructure at this location consisting of a main office, manager's residence along with associated storage sheds, weigh bridge, fuel storage, truck parking area and hardstand, as well as workshop and well-established landscaping.

### Benefits

The Project would facilitate the recycling of a wide range of wastes with much of this material to be re-used elsewhere in New South Wales and Australia.

The Project will support future industrial development in the Gunnedah region, without significant adverse environmental impacts.

The waste facility would directly employ up to 18 on site staff onsite during the day-to-day operation of the facility, not including 12 truck drivers employed by the company to transport waste ie up to 30 employees.

### Project Overview

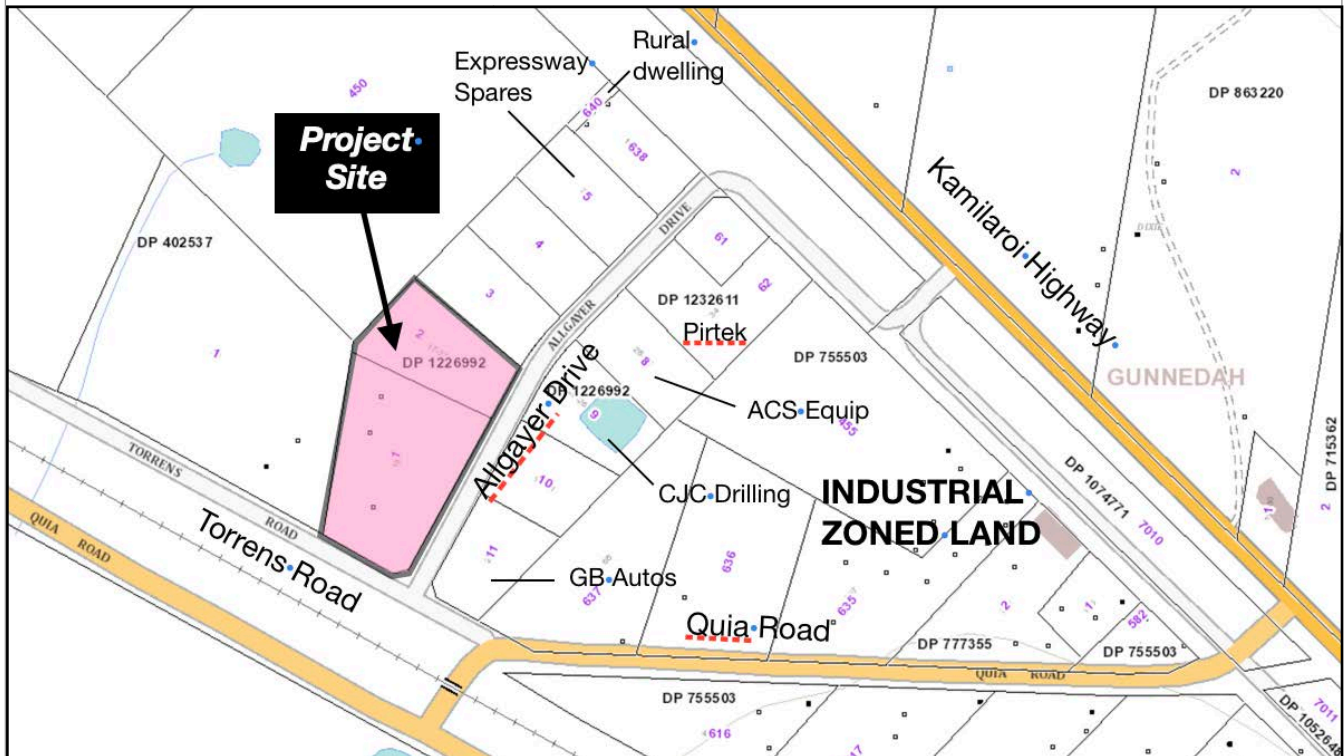
Mackellar Equipment Hire Pty Ltd proposes the establishment of a resource recovery facility that will handle up to 250,000 tonnes of waste per annum:

- Excavated natural material from bulk earthworks and infrastructure works, topsoils and excavated natural materials: approximately 50% of the intended waste stream ie. 125,000 tonnes per annum.
- Acid sulfate soils- approximately 10% of the intended waste stream ie. 25,000 tonnes per annum.
- Construction and Demolition (C&D) waste including bricks, concrete, tiles, sealed asbestos (for storage only), suitable slags and concrete batching waste, and asphalt: approximately 25-30% of the intended waste stream ie. 62,500-75,000 tonnes per annum.
- Commercial and Industrial (C&I) waste, including paper/ cardboard, rubber, plasterboard, ceramics, glass, metal, lithium batteries: approximately 15% of the intended waste stream ie. 37,500 tonnes per annum.

It is anticipated that small quantities only of appropriately sealed asbestos waste will be delivered to the proposed waste facility, to be stored in separate, secured storage facility until sufficient quantity is achieved in order that it be economically trucked to an authorised asbestos waste disposal facility elsewhere. Any unexpected finds asbestos will also be stored on site in a secure storage. No other types of hazardous or special waste will be accepted at the site. The recycled materials able to be produced include soils and mulched material suitable for landscaping or rehabilitation eg. mine rehabilitation purposes.

Hours of operation 7.00 am and 6.00 pm Monday to Saturday. The facility to be closed Sundays and public holidays.





### Suitability of the site for the resource recovery operation proposed

The site is considered to be suited to the proposed resource recovery facility for a number of reasons, including:

- The project site forms part of land that has been specifically developed to accommodate industrial uses such as the Project.
- The project is within an existing industrial area surrounded by other compatible developments and land uses, adequately separated from sensitive receivers.
- The project site has no significant constraints development generally, and can be developed for the purposes of the proposed waste facility.
- The site is readily accessible to major transport links, including the Oxley Highway.
- The proposed waste facility complies with relevant planning objectives, controls and guidelines. The use is permissible in the INI General Industrial zone under Gunnedah Local Environmental Plan 2012.

### The Proposed Waste Operation

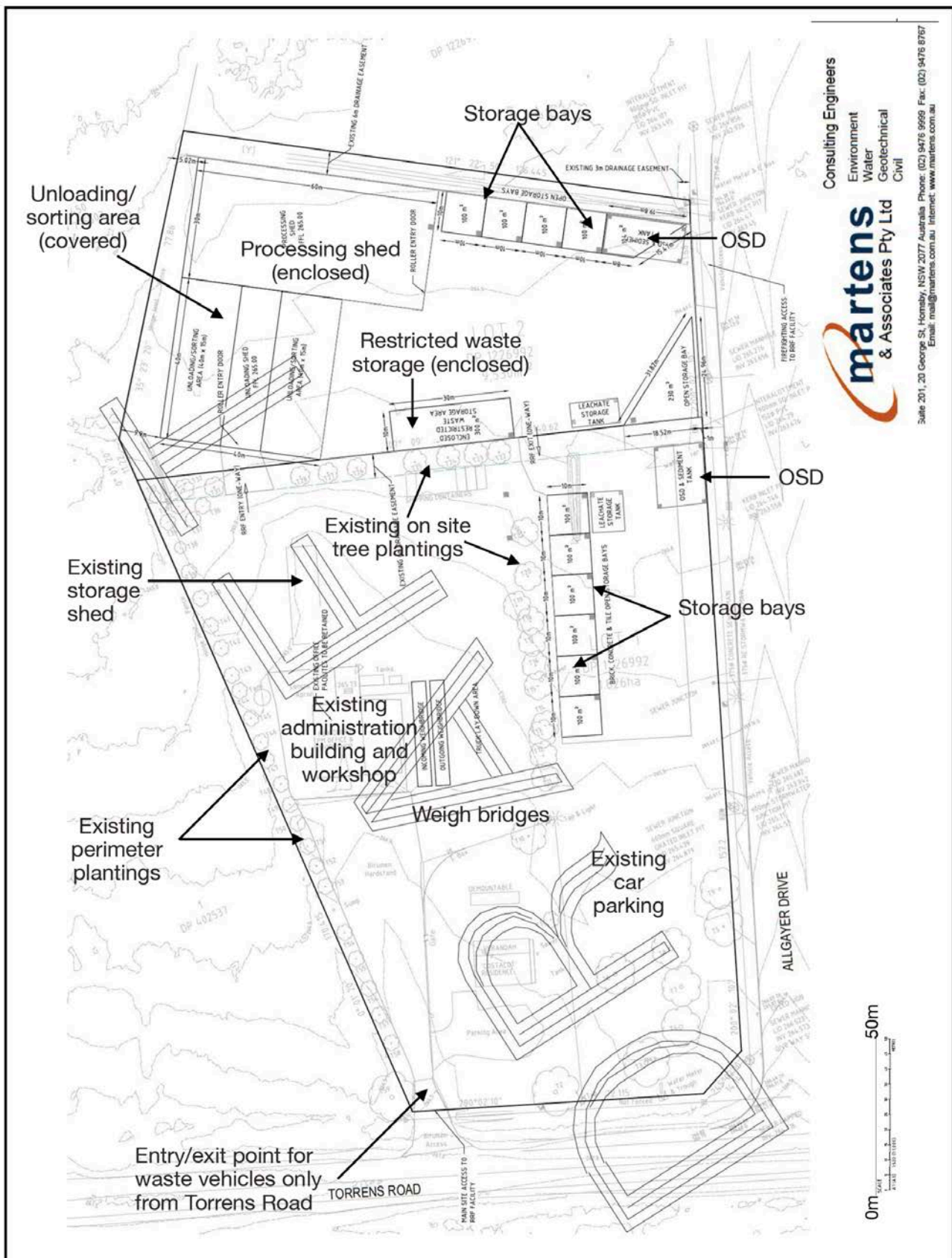
The major features of the waste facility proposed include:

- Effective waste management measures. Each load presented at the facility is to be inspected and accepted/rejected. Waste vehicles access Torrens Road only.
- The unloading, sorting and recycling of waste will occur within covered sheds to minimise dust and noise and reduce the potential for wastewater runoff.
- Covering of loads to minimise the potential for waste spreading to surrounding locations during transport.
- Waste to be managed in accordance with Fire and Rescue NSW Fire safety in waste facilities guideline. [NOTE: The facility is not expected to be handling any significant volume of combustible waste ie fire hazardous waste].
- On-site detention (OSD) to be employed.
- In terms of built form, the structures will be in keeping with the existing industrial area steel portal frame clad structures

### HOW TO CONTACT US:

**Further information: Mackellar Equipment Hire Pty Ltd:**

Contact Brendon or Tim Mackellar on 02 6742 4222 or by email [brendon@mackexc.com.au](mailto:brendon@mackexc.com.au) or [tim@mackexc.com.au](mailto:tim@mackexc.com.au)

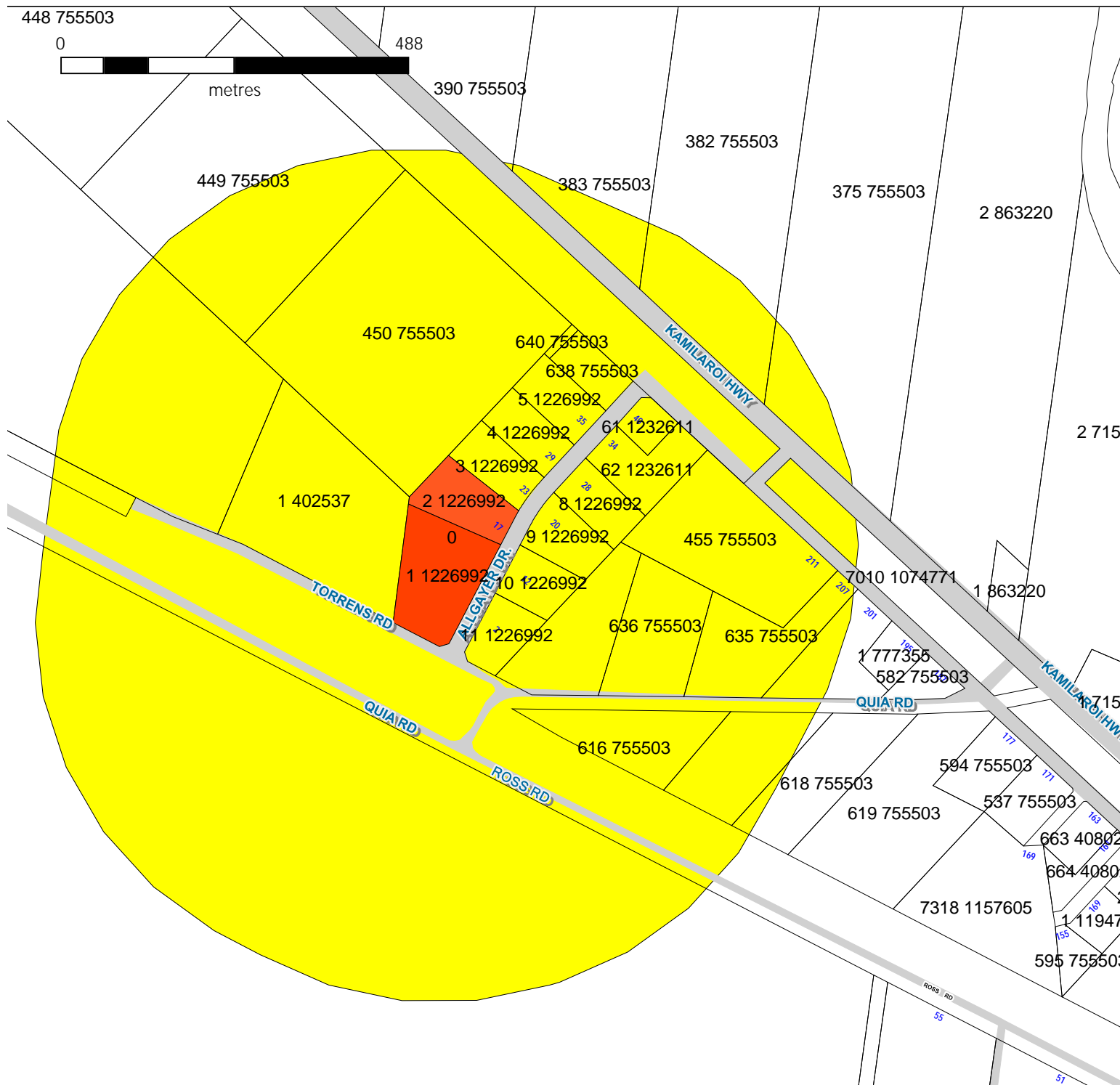


**FIGURE: The proposed waste facility and main features**

(Source: Martens & Associates, consulting engineers)







Proposed Development

Lots 1 & 2 DP 1226992

500m buffer zone



**Gunnedah**  
Shire Council  
Open New Horizons



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Proposed Resource Recovery Facility No. 16 Torrens Road, Gunnedah NSW

**An established industrial site**

# Project Overview

Mackellar Equipment Hire Pty Ltd proposes the establishment of a resource recovery facility that will handle up to 250,000 tonnes of waste per annum:

- Soil from bulk earthworks and infrastructure works, as well as acid sulphate soils, topsoils and excavated natural materials (ENMs) including virgin natural excavated material (VNEM), approximately 50% of the intended waste stream ie, 125,000 tonnes per annum.
- Construction and Demolition (C&D) waste including bricks, concrete, tiles, sealed asbestos (for storage only), suitable slags and concrete batching waste, and asphalt; approximately 30% of the intended waste stream ie,

## Benefits

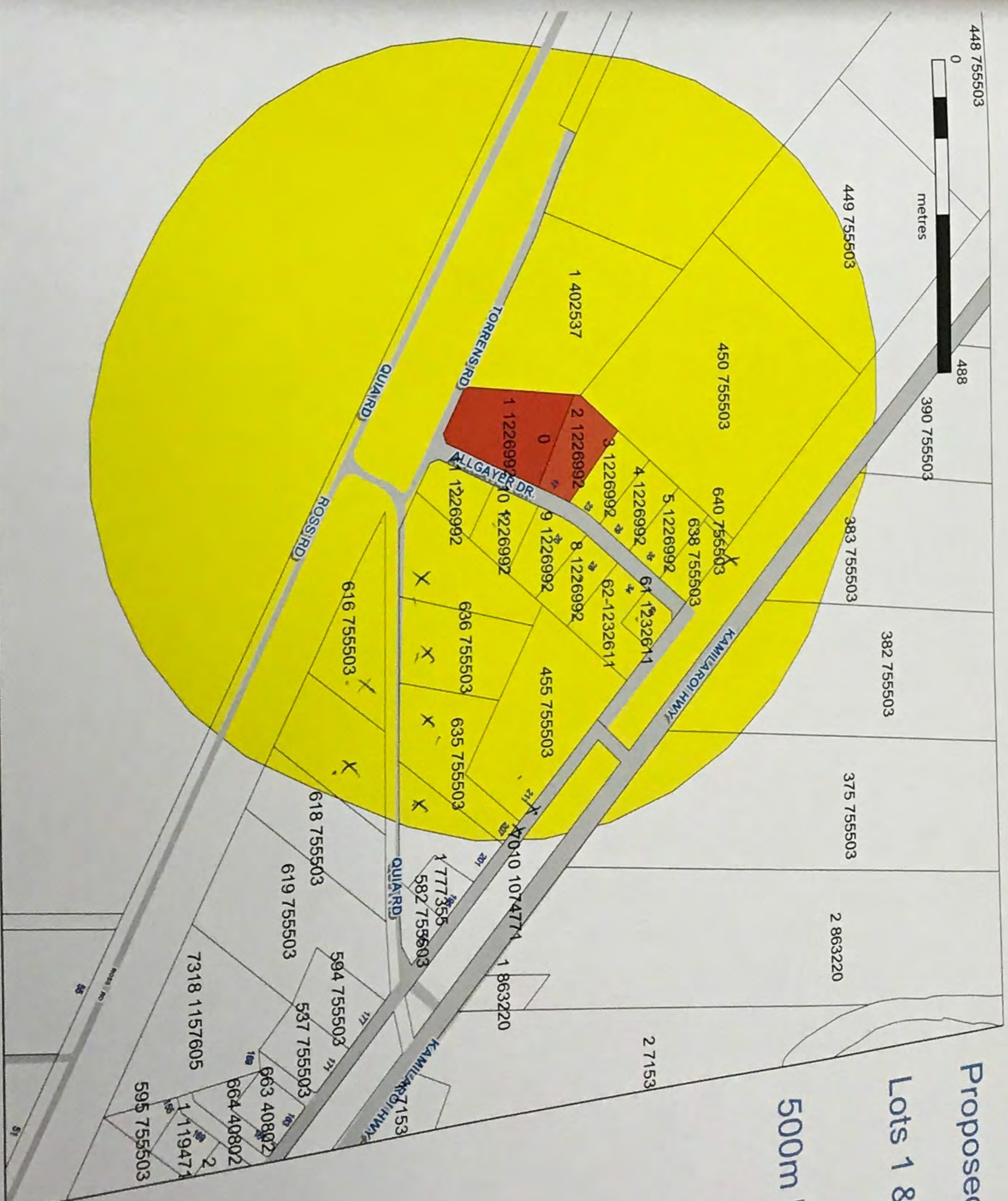
*The Project will support future industrial development in the Gunnedah region, without significant adverse environmental impacts. It will generate a construction and operational jobs over the life of the project.*

*The design of the new waste facility should create satisfactory operational and amenity outcomes for the locality.*

## Project Overview

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- Soil from bulk earthworks and infrastructure works, as well as acid sulphate soils, topsoils and excavated natural materials (ENMs) including virgin natural excavated material (VNEM); approximately 50% of the intended waste stream ie 125,000 tonnes per annum.
  - Construction and Demolition (C&D) waste including bricks, concrete, tiles, sealed asbestos (for storage only), suitable slags and concrete batching waste, and asphalt; approximately 30% of the intended waste stream ie 75,000 tonnes per annum.
  - Commercial and Industrial (C&I) waste, including paper/cardboard, rubber, plasterboard, ceramics, glass, tyres, metal, lithium batteries and wood; approximately 20% of the intended waste stream i.e. 50,000 tonnes per annum.
- No other types of hazardous or special waste will be accepted at the site.
- No crushing will be undertaken on sites. The recycled materials able to be produced include soils and mulched material suitable for landscaping or rehabilitation eg. mine rehabilitation purposes.
- Hours of operation 7.00 am and 6.00 pm Monday to Saturday. The facility to be closed Sundays and public holidays.



Proposed Development  
Lots 1 & 2 DP 1226992  
500m buffer zone



lotNumber	planNumber	planLotArea	planLotArea Hou_num	Street	Town
10	1226992	7011.84 Sq Metre	12	Allgayer DR	GUNNEDAH
2	1226992	9530.78 Sq Metre	17	Allgayer DR	GUNNEDAH
11	1226992	6935.66 Sq Metre	2	Allgayer DR	GUNNEDAH
9	1226992	8126.52 Sq Metre	20	Allgayer DR	GUNNEDAH
3	1226992	7624.41 Sq Metre	23	Allgayer DR	GUNNEDAH
8	1226992	7577.57 Sq Metre	28	Allgayer DR	GUNNEDAH
4	1226992	7434.95 Sq Metre	29	Allgayer DR	GUNNEDAH
62	1232611	1.09 Hectares	34	Allgayer DR	GUNNEDAH
5	1226992	7705.2 Sq Metre	35	Allgayer DR	GUNNEDAH
61	1232611	3775.51 Sq Metre	40	Allgayer DR	GUNNEDAH
7010	1074926	24.6 Hectares		Kamilaroi HWY	GUNNEDAH
7010	1074771	2.29 Hectares		Kamilaroi HWY	GUNNEDAH
375	755503	15.85 Hectares	10152	Kamilaroi HWY	GUNNEDAH
382	755503	15.03 Hectares	10176	Kamilaroi HWY	GUNNEDAH
640	755503	624.13 Sq Metre	10193	Kamilaroi HWY	GUNNEDAH
638	755503	6012.59 Sq Metre	10193	Kamilaroi HWY	GUNNEDAH
383	755503	22.79 Hectares	10200	Kamilaroi HWY	GUNNEDAH
450	755503	10.52 Hectares	10221	Kamilaroi HWY	GUNNEDAH
390	755503	22.35 Hectares	10230	Kamilaroi HWY	GUNNEDAH
449	755503	10.36 Hectares	10255	Kamilaroi HWY	GUNNEDAH
1	119957	37.32 Hectares	10409	Kamilaroi HWY	GUNNEDAH
1	723509	5.41 Hectares	10409	Kamilaroi HWY	GUNNEDAH
2	777355	1.43 Hectares	201	Mathias RD	GUNNEDAH
635	755503	2.02 Hectares	207	Mathias RD	GUNNEDAH
455	755503	3.58 Hectares	211	Mathias RD	GUNNEDAH
24	1235089	142.21 Hectares	131	Quia RD	GUNNEDAH
618	755503	2.1 Hectares	19	Quia RD	GUNNEDAH
617	755503	1.9 Hectares	37	Quia RD	GUNNEDAH
616	755503	1.73 Hectares	47	Quia RD	GUNNEDAH
636	755503	2.06 Hectares	59	Quia RD	GUNNEDAH
637	755503	2.06 Hectares	68	Quia RD	GUNNEDAH
1	1226992	1.83 Hectares	16	Torrens RD	GUNNEDAH
1	402537	4.95 Hectares	28	Torrens RD	GUNNEDAH

**From:** Lands Ministerials Mailbox [lands.ministerials@dpi.nsw.gov.au](mailto:lands.ministerials@dpi.nsw.gov.au)   
**Subject:** Re: Proposed Gunnedah Waste Facility Torrens Road, Gunnedah SSD 8530563  
**Date:** 2 September 2020 at 9:03 am  
**To:** Gary Peacock [gpeacock@outline.com.au](mailto:gpeacock@outline.com.au), DPI Landuse Enquiries Mailbox [landuse.enquiries@dpi.nsw.gov.au](mailto:landuse.enquiries@dpi.nsw.gov.au),  
[lands.ministerials@industry.nsw.gov.au](mailto:lands.ministerials@industry.nsw.gov.au)

LM

Dear Mr Peacock

Crown Lands' advice is that transfer of the Crown roads to Gunnedah Shire Council is in line with the Department's current policy regarding the administration of Crown roads – a copy is attached for your information.

Reference is made to section 1 of the policy which details the circumstances in which it would be appropriate for a Crown road to be transferred to Council where:

*(b) The formed Crown road provides road access to urban or rural areas or provides access within country towns, villages, local communities and public areas*

*(d) Development consent has been granted by a council that requires use of the Crown road to service a traffic generating development.*

Transfer of a road to Council can be initiated by Council submitting a Transfer Crown Road Application Form to the Department.

Thank you

#### Lands Stakeholder Relations

Crown Lands | Department of Planning, Industry and Environment  
[E \[lands.ministerials@dpi.nsw.gov.au\]\(mailto:lands.ministerials@dpi.nsw.gov.au\)](mailto:lands.ministerials@dpi.nsw.gov.au)  
Level 4, 437 Hunter Street Newcastle NSW 2295  
[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



Planning,  
Industry &  
Environment

**Our Vision:** Together, we create thriving environments, communities and economies.

*The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

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**From:** Gary Peacock <[gpeacock@outline.com.au](mailto:gpeacock@outline.com.au)>  
**Sent:** Tuesday, 25 August 2020 7:18 PM  
**To:** DPI Landuse Enquiries Mailbox <[landuse.enquiries@dpi.nsw.gov.au](mailto:landuse.enquiries@dpi.nsw.gov.au)>;  
[lands.ministerials@industry.nsw.gov.au](mailto:lands.ministerials@industry.nsw.gov.au) <[lands.ministerials@industry.nsw.gov.au](mailto:lands.ministerials@industry.nsw.gov.au)>  
**Subject:** Proposed Gunnedah Waste Facility Torrens Road, Gunnedah SSD 8530563

Dept. Planning Industry & Environment  
Energy and Science Group  
& Crown Lands Division

To whom it may concern,



The Dept. Planning Industry & Environment's SEARS requires consultation with the Department's Environment, Energy and Science Group, as well as with the Crown Lands Division.

Following receipt of the advice from Alistair Drew, Project Officer, Assessments Water strategic Relations we wish to clarify that the proposed waste facility is situated within an industrial estate provided with the full urban services, including stormwater drainage, the provision of fire hydrants for fire fighting purposes and reticulated sewage and town water- the latter being an adequate and secure water supply for the life of the project.

As the project site is within a township, and not in a rural area, there will be no reliance on water bores, groundwater etc. In this context we query the need for any water balance, current market depths, or need for any surface water or groundwater monitoring measures- assessments more relevant to a rural location than to the serviced urban location that we are dealing with.

I am not sure what additional information is required from the Energy and Science Group however, we will be guided by the Group on this matter.

The Crown Lands Division submission was one that we certainly have not encountered before. The project will rely on vehicular access to the site via the local road system, including Quia Road, Torrens Road and Kamilaroi Highway, in particular. It is an absurdity to suggest that these roads will need to be transferred to Gunnedah Council arising from our development project.

Thanking you in anticipation of your cooperation and comments on the above.

Kind regards,

**Gary Peacock**

Managing Director

OUTLINE PLANNING CONSULTANTS PTY LTD

TOWN PLANNING & PROJECT MANAGEMENT

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No. 4 DAYDREAM STREET

WARRIEWOOD NSW 2102

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Admini...lity.pdf



Tim Mackellar

FW: Proposed Resourced Recovery Facility

To: Gary Peacock

Inbox - gpeacock - outline.com.au 10 November 2020 at 11:34 am

FYI. See below.

Cheers,



**Tim MacKellar**  
**General Manager**

**Cert IV WHS**

**Cert IV T&A**

**Dip. Project Management**

MacKellar Excavations Pty Ltd

Gunnedah Quarry Products Pty Ltd

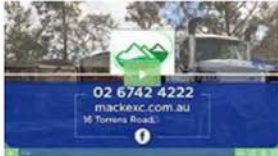
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0438 614 856

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[www.facebook.com/mackellarexcavations](https://www.facebook.com/mackellarexcavations)

Watch a short video about us by clicking on the photo below.



**From:** Leigh Wilson <[leigh.w@gbauto.com.au](mailto:leigh.w@gbauto.com.au)>

**Sent:** Tuesday, 10 November 2020 10:01 AM

**To:** Tim Mackellar <[tim@mackexc.com.au](mailto:tim@mackexc.com.au)>

**Subject:** Proposed Resourced Recovery Facility

Hi Tim,

We have reviewed the Proposed Resource Recovery Facility at 16 Torrens Rd Gunnedah across the road from our w/shop and also near a house we rent at 10193 Ka Rd & have no concerns regarding traffic, dust or noise that may increase with this project.

We wish you the best of luck with this new venture & pls let us know if we can assist in any way.

Tks.

Regards

**Leigh Wilson**  
Regional Manager – New England

2-10 Allgayer Drive Gunnedah NSW 2380

p: 02 6749 5891 m: 0439 628 257

e: [leigh.w@gbauto.com.au](mailto:leigh.w@gbauto.com.au) w: [gbauto.com.au](http://gbauto.com.au)



Services  
Products  
Technology



## Whitehaven Email Transcript

**From:** Tim Muldoon <[TMuldoon@whitehavencoal.com.au](mailto:TMuldoon@whitehavencoal.com.au)>  
**Sent:** Monday, 25 March 2019 5:14 PM  
**To:** Tim Mackellar <[tim@mackexc.com.au](mailto:tim@mackexc.com.au)>  
**Subject:** RE: Depot project

Hi Tim

Whitehaven Coal does not have any objection to proposed "Transfer Station" development on the basis the development is undertaken in accordance with conditions of consent.

Regards

**Tim Muldoon**

Group Manager - Community Relations & Property

**Whitehaven Coal Limited**

231 Conadilly Street, Gunnedah NSW 2380 Australia

**Tel:** +61 2 6741 9302 **Mobile:** +61 427 043 176

**Email:** [TMuldoon@whitehavencoal.com.au](mailto:TMuldoon@whitehavencoal.com.au) [www.whitehavencoal.com.au](http://www.whitehavencoal.com.au)

