



Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Katelyn Symington

26 August 2022

Dear Katelyn,

Re: Response to Submission – Application Number SSD-8530563 – Gunnedah Recycling & Resource Recovery Facility

I refer to the Response to submissions Report and amended Appendixes to this report exhibited on the NSW Planning Portal and provide the following submission on behalf of the Gunnedah Shire Council.

Council acknowledges the alterations that have been made to the development proposal including, reduction in annual processing limits and the removal of concrete crushing occurring onsite. Upon review of the exhibited documentation council notes that the majority of the matters raised within its submission, to the original development exhibition, have been addressed and have resolved Council submission with regards to these aspects of the development.

Council does wish to note that no commentary was made to the identified disposal location of waste which would be rejected at the facility and what impact this may have on local or state road networks. Council brings attention to the 'Gunnedah Shire Council Waste Management (Waste Generated Outside the Gunnedah Shire Council Local Government Area)', which states that no waste generated outside of the Gunnedah LGA is able to be disposed of to the Gunnedah Waste Management Facility operated by Gunnedah Shire Council. This would require that any unacceptable waste brought to the Gunnedah Recycling & Resource Recovery Facility (GRRRF) be taken to another suitably licensed facility.

In review of the original development proposal and the amended development proposal listed in the 'Response to Submissions Report' and Appendixes, Council offers the following suggested conditions in the event that the Department of Planning & Environment would determine to approved the development:

1. The development should be conducted in accordance with the amended development documentation and plans.
2. Development allotments Lots 1 & 2 DP 1226992 should be consolidated into one allotment to ensure that vehicle access and utilities are not provided over lot boundaries and that building structures will comply with provisions of the National Code of Construction Building Code of Australia.
3. Sediment and erosion controls should be implemented for the extent of construction works.

4. The Traffic Management Plan should be implemented for the extent of construction and life of the facility.
 5. Any damage caused to Council infrastructure in, on or under the road reserve as a result of works undertaken for the development site shall be rectified by the Developer to the satisfaction of the Council so as to ensure the integrity of Council's infrastructure.
 6. Dust suppression is to be undertaken to ensure there is no dust emitted. This should be in the form of frequently applied water spray or other natural based propriety dust suppressant, to ensure that dust caused by any vehicles moving in, out or within the development site does not cause a nuisance to surrounding properties.
 7. All loading/unloading, internal driveways and parking areas should be hardsealed to a suitable depth to suit design traffic.
 8. Operating hours are to be restricted in accordance with the hours listed within the EIS and subsequently amended 'Response to Submissions Report'.
 9. An easement shall be created to encompass the onsite detention systems to ensure that they are maintained and operational, with Gunnedah Shire Council to be named a beneficiary.
 10. All parking areas shall be line marked as to comply with Australian Standard 2890.1-2004 'Off-street car parking'.
 11. A Section 138 application is to be submitted to Council under the Roads Act 1993 for the purposes of new kerb crossings which shall be constructed in accordance with Council's urban access design.
 12. Section 64 headwork contributions are to be paid to Council in accordance with the Gunnedah Water and Sewerage Development Services Plan 2019. These contributions have been calculated* as being:
 - a. Water – \$18,035.63
 - b. Sewerage – \$15,020.63
- *amended development proposal may result in variation to these contributions.

If you have any questions regarding this matter please contact Council's Senior Development Officer, Wade Hudson on 6740 2100.

Yours faithfully



Andrew Johns
DIRECTOR PLANNING AND ENVIRONMENTAL SERVICES

Contact: 02 6740 2100

Reference: 1586280

wh:bg