

Hi Fiona,

Council considers our previous comments supplied on the 3<sup>rd</sup> of August 2015 to remain current for this modification.

I have attached a copy of the previous correspondence for your records.

Thank you,

**Roxy White**

Town Planner

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Roxy White

03 August 2015

Emma Barnett  
Infrastrucutre and Industry Assessments  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Ms Barnett

**RE: MP 05\_0037 - MOD 5 Request for Secretary Environmental Assessment Requirements (SEARs) for Lot 223 in DP1037300**

Council has received correspondence from the Department of Planning and Environment (DoPE) dated, 20 July 2015 seeking its comments in relation to a modification of the Project Approval currently held by Transpacific Industries Pty Ltd.

The supporting documentation included correspondence from AECOM to the DoPE, dated 6th July 2015 and a Presentation overview by Transpacific Industries Group Ltd, dated June 2015. The documentation seeks to request a modification of the existing project approval to permit product diversification onsite, and gives a summary of the proposed modifications proposed.

The initial Project Approval and its modifications overtime has resulted in the development of the Transpacific Site to be predominately used for the purpose of an Oil Refinery for Grade I oils, and no longer includes a mix of land uses such as Industrial Cleaning services and an environmental recovery services depot. It's understood that there are other locally approved uses on site for an amenities building, staff parking and a truck depot ancillary to the Major Project Approval operating concurrently.

This modification is to permit the manufacture and production of Grade I base oils as well as Grade II base oils onsite and will include the installation of associated new plant equipment, a new burner and existing burner upgrades.

Council has concerns relating to the modification, which should be addressed by the Environmental Assessment and are recommended as follows:

- It is noted the annual production capacity (40,000TPA) is not proposed to be increased as part of this modification, but current production rates will be increased as a result of the new facilities to be installed onsite;
- Trucks and traffic movements to and from the site will not exceed the truck movements assessed and approved under the original project approval. Truck

movements on the site, are reduced as the mixed-use developments on the site are no longer proposed as part of the project approval and were removed under a previous modification application (MOD 1). The EA should provide assessment of the current and newly proposed traffic impacts current for the site and any future development subject to this Modification Application (MOD 5);

- A comprehensive assessment of the intensification of the use of the site as part of the EA should consider the impact upon the development of land in the Rutherford vicinity and should consider:
  - A number of concerns and complaints have been received within the recent past relating to odour/dust amenity in the Rutherford Area. Despite not being directly related to the operating facility on Lot 223, the need for appropriate consideration of cumulative impacts within the area, and the combined contribution of the site and its expansion should be comprehensively considered. The potential impacts to sensitive receivers by way of noise, odour and air quality amenity should form a major component of the EA and should interpret and make contingency for future industrial and residential growth expected in the vicinity.
  - Assessment of Odour should be considered at the site boundary as well as the nearest sensitive receivers to ensure appropriate assessment of odour and its impact is assessed against where people are likely to work or reside.
- An assessment of the proposal against relevant local policies and strategies of the Council and the trends in recent development growth should be addressed in the EA. The Maitland Urban Settlement Strategy and recent and proposed land rezoning's highlight the significant role that the Rutherford area is playing in the broader growth of the city.
  - Newly developed lands in the vicinity include Heritage Parc residential development and Signature Gardens Seniors Living Development. There is also the potential in the near future for new residential development at Farley (located south of site) that will see the creation of approximately 1500 lots in the near future, Windella's expansion (located north-west) for an additional six (6) large rural living lots and the Anambah Urban Release Area (located north of the subject site) of approximately 3100 new lots.

We trust the comments provided will be of assistance to you. Please do not hesitate to contact Council on (02) 4934 9700 should you have any further questions or queries.

Yours faithfully

Roxy White  
Town Planner  
Planning Environment & Lifestyle