

Appendix C: Summary of Public Consultation Issues

Site	Issue	No. of Comments	Criterion Affected
9	Incorrect site location description	1	Description only
9	Total site area vs area to be used as landfill requires clarification	2	7
9	Adequacy of buffer zone – odour/litter/visual	4	4,10
9	Proximity to Gara River/Dam as drinking water supply	3	1,3
9	Surface water issues/erosion pathway/dispersive soils	3	3
9	Location of nearest dwellings/effects on leaseability/land prices	3	10
9	Access road upgrade issues	1	5,8
9	Comment on recent bushfire/grass fire activity	1	5,6
9	Adequacy of size of site to be landfilled to accept long term waste volumes	1	7,8
9	Visual Amenity	2	4
9	Future development potential	1	10
9	Tourist danger	1	10
9	Predators-threat to stock	1	4,10
7	Cost of land	2	8
General	Typographical/grammatical errors	1	General
General	Consistency of descriptions	4	General
General	Terminology and units used	1	General
General	Definition of "Regional Landfill"	1	General
General	Definition of methodology	1	General
General	Inclusion in text of consideration of volume of waste from Guyra/ Distance from Guyra	3	7
General	Use of colour plans/GIS/Site location plans	1	General
General	Description of vehicle types	1	General
9	Substrata issues	1	3
General	Level of detail used in Infrastructure costs	1	8
General	Site areas not included for all sites	1	Description only
10	Ownership details required	1	Description only
General	Presentation of Site Evaluation Worksheets	3	General
General	Level of rigour used in Economic analysis	1	General
3&4	Cost of land	1	8
General	Vectors/vermin/noxious weeds	2	4
8	Identification of nearby residences	1	4,10
8	Site orientation	1	4
General	Uralla not currently using Armidale Landfill nor have signalled intention	1	5,7
General	Use of term ranking rather than rating	2	General
General	Questioning of methodology used/lacks objective descriptions/lack of external validation (use rank order/weighted rank order)	4	General
General	Geological area suitability	1	3
4 & 9	Availability of clay	1	8
4 & 9	Land capability definition/capacity/use	1	3
4 & 9	Leachate control	1	3
4 & 9	Flooding	1	3
4	Ministry of fisheries interest	1	4
9	Platypus habitat	1	4
General	USEPA report on all landfills leaking	1	3
General	Comment on low weighting of social issues	3	10
9	Sensitive land uses	1	1
9	Tourism	2	10
9	Heritage	1	10
4 & 9	Comparative re-evaluation	1	3, 10
3 & 4	Prevailing wind issues (dust/litter/odour)	5	4
3 & 4	Visibility from neighbouring property	3	4

Site	Issue	No. of Comments	Criterion Affected
3 & 4	Unsuitable soil type	4	3
3 & 4	Located within a watercourse (Duval Creek)-water & GW Supply	4	3
3 & 4	Reduced Land Values	5	10
3 & 4	Potential for commercial quarry	1	
3 & 4	Spoil potential for future development	2	10
3 & 4	Tourism/Heritage	3	10
General	Landfill is inappropriate technology	3	General
3 & 4	Increased Traffic/Danger	3	5
3 & 4	Vermin	1	4
3 & 4	Incorrect Geology type	1	3
3 & 4	No consultation with neighbouring landowners	2	General
3 & 4	No mention of locally used GW bores (Note-None registered with DIPNR)	3	3
3 & 4	No proper site hydrogeological data	3	3
General	Issues with use of previous data being unreliable	1	
7	Slope doesn't satisfy SA EPA or PRLSS criteria	1	3,5,8
7	Adequacy of Buffer zone	1	4
7	Contradiction of site location on geological map	1	3
7	Site located on fault line	1	3
7 & 9	Consistency in soil types	1	3
3 & 4	Located within target CSX not as stated (P38 PRLSS)	1	3
9	Difference in description between Mackney & Maunsell on visual	1	4
7	Distance to Quaife house 900m not 1.1km	1	4
7	Quaife property can be seen from Waters Property (site 7) not mentioned	1	4
7	Proximity to Gara River	1	4
7	Disruption to wildlife corridor	1	4
7	Consistency of wording re remoteness from Uralla/pass through Armidale	1	5
7	Incorrect data on construction materials	1	9
7	Query in site boundary change from 1 st to 2 nd draft and location of access road	1	Site Description
7	Distances from Armidale/Uralla Incorrect	1	Site Description
8	Transcription error, criteria in Criterion 9 rating	2	9
8	Transcription error, criteria in Criterion 10 rating	2	10
3 & 4	Change of name to neighbouring property	2	Site Description
3 & 4	Approved building site overlooking sites	1	10
General	Lack of use of Land Classes	1	4
General	Lack of empirical study to develop data to set weightings-weighting model is judgmental	1	General
3 & 4	Prime agricultural land-not as described	1	4
3 & 4	Weighting of initial cost too high vs operational costs	1	8,9
3 & 4	Requirement for transfer vehicles to traverse centre of Armidale	1	5
3 & 4	Expensive resumption of land from adjoining properties for construction vehicles	1	8
3 & 4	Remoteness from Walcha	1	5
3 & 4	No mention of Snake Gully in report as neighbouring property	1	4
8	Platypus Habitat	1	4
8	Land values	1	10
3 & 4	Local amenity	1	4,10
3 & 4	Organic status/EU accreditation	1	10
9	Incorrect site area stated in report	1	Description, 8