

7 December 2021

Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

APPLICATION NO: (Our Ref. 25-2007-2-2)

PROPOSAL: S 4.55(2) - increase the total output of the approved Asphalt Batching Plant

PROPERTY: 25 Kennington Drive TOMAGO, 27 Kennington Drive TOMAGO
(LOT: 14 DP: 270494, LOT: 15 DP: 270494)

ATTN: Jeffrey Peng

Dear Sir,

Thank you for your correspondence dated 22 November 2021 requesting Council's comments for the above development. Council understands the proposed modification seeks to amend the State Significant Development 07_0031 to increase the total output of the approved asphalt plant from 150,000 tonnes per year to 250,000 tonnes per year.

Council has given consideration to the likely impacts of the proposal and makes the following comments.

Air Quality

The report identifies that the increased utilisation at the asphalt plant will result in minimal impacts or increases on air quality.

Existing approval conditions relevant to air quality/odour controls should remain and a revised Air Quality Management Plan should be requested.

Noise

The report by RAPT consulting identifies that noise outputs from the increased utilisation would be minimal, in particular impact on residential receivers and the nearby caravan park as a potentially sensitive receiver. No concerns are raised in this regard.

Flooding

It is noted that the site is flood prone. All habitable areas and polluting material should be located above the flood planning level (FPL). It is noted that the FPL is 5.1m AHD.

It is recommended that conditions regarding flood compatible design be included on the consent.

Access

Concern is raised regarding the existing access arrangements between the subject site and the Materials Storage and Processing Yard at 31 Kennington Drive. It is understood that both sites operate in conjunction with each other however, there is no direct connection between them. Council has concerns that the proposed increase to output of the batching plant will adversely impact the road network by exacerbating the following existing issues:

- Impacts to road safety created by the conflict with on street parking due to the swept paths required for the heavy vehicles to achieve the manoeuvres between the two sites.
- Creating accelerated damage to the public road due to increased traffic movements, evident by the abnormal wearing of the road surface, the amount of debris being dropped on the road, the transport vehicles being parked on road and the wear and tear from the turning movements into and out of the storage yard. Increasing these traffic movements further will lead to accelerated damage to the public road and increased costs to Council for repairs.

Consideration should be given to the creation of a direct access between the sites, or alternatively, further operational details be provided to clarify the relationship between the two sites, including number and frequency of truck movements between the sites and swept path diagrams to illustrate the manoeuvre trucks would perform to exit the materials yard and enter the plant site. Details should also be provided to demonstrate vehicle access, parking and manoeuvrability should comply with Australian Standards AS2890.

Please be advised, Council is currently assessing a designated development application for a materials storage and processing yard located on the adjacent site – 31 Kennington Drive, Tomago (DA No. 16-2021-1019-1). Plans for the proposed materials storage and processing yard located on 31 Kennington Drive, Tomago can be provided at the request of DPIE. It is noted that the plans and associated documentation will also be available on Council's DA tracker from 7 December 2021 – 26 January 2022.

Thank you for the opportunity to comment on the proposed development. If you wish to discuss the matters raised above or have any questions, please contact me on the number below and I will be happy to help.

Yours Faithfully,

COURTNEY SARGENT
Senior Development Planner

Port Stephens Council

Phone: 4988 0263

Email: courtney.sargent@portstephens.nsw.gov.au

Web: www.portstephens.nsw.gov.au

