



J A C K S O N
ENVIRONMENT AND PLANNING
STRATEGY | INFRASTRUCTURE | COMPLIANCE | PROCUREMENT



**REMONDIS Australia Pty Ltd
Tomago Resource Recovery Facility and
Truck Parking Depot
Community Consultation Report**

Jackson Environment and Planning Pty Ltd
Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060
T: 02 8056 1849 | E: admin@jacksonenvironment.com.au
W: www.jacksonenvironment.com.au

This report has been prepared by Jackson Environment and Planning Pty Ltd, Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060.

Report version	Authors	Date	Reviewer	Approved for issue	Date
FINAL	Dr J.Lethlean	30/08/2020	Dr M.Jackson	Dr M.Jackson	03/09/20

Executive Summary

REMONDIS Australia Pty Ltd is proposing to develop a Resource Recovery Facility and Truck Parking Depot at 21D (Lot 11, DP270328) and 21F (Lot 8, DP DP270328) and part of Lot 301, DP 634536 School Drive, Tomago. As part of this development project, REMONDIS will be relocating its existing truck parking depot and resource recovery facility in Thornton to the Tomago site. The new facility will expand the operations that REMONDIS currently performs, to help provide a broader range of critical recycling services for the Hunter region.

REMONDIS proposes to use the existing buildings at 21D School Drive for the receipt and processing of up to 98,201 tonnes per annum of solid and liquid waste materials. Waste materials include dry non-putrescible waste materials from domestic sources, commercial, industrial and construction sources. Each recycling operation will be established in discreet parts of the existing industrial warehousing, and collectively, the Tomago Resource Recovery Facility will provide a wide range of recycling services.

Consultation is a key component of establishing a new resource recovery facility. A Consultation Plan has been prepared that outlines the consultation and engagement activities during the pre-EIS, public exhibition and post-approval stages of the development application process. The aim of the consultation plan is to ensure all affected parties have the opportunity to provide feedback on the project.

All activities listed under the “Pre-EIS” stage of the Consultation Plan have been undertaken. The key activities for the pre-submission stage included:

- Preparation of a fact sheet to provide to interested parties (see Appendix B);
- Webpage hosted on Jackson Environment and Planning website;
- Letters to nearby properties and other key stakeholders;
- Web-based information session.

It should be noted that the web-based information session was cancelled due to a lack of response.

Only limited feedback on the proposed project has been received to date. It is anticipated that the majority of the feedback will occur during the public exhibition stage of the development approvals process.

CONTENTS

- 1. Introduction 1
- 2. Consultation Plan 1
- 3. Consultation undertaken to date..... 2
 - 3.1. General public 2
 - 3.2. Council and government agencies 2
 - 3.3. Neighbouring properties 3
 - 3.4. Others..... 4
- 4. Stakeholder feedback 5
- 5. Future consultation..... 5

Appendices

- Appendix A – Consultation Plan
- Appendix B – Project Fact Sheet
- Appendix C – List of properties contacted

1. Introduction

REMONDIS Australia Pty Ltd is proposing to develop a Resource Recovery Facility and Truck Parking Depot at 21D (Lot 11, DP270328) and 21F (Lot 8, DP DP270328) and part of Lot 301, DP 634536 School Drive, Tomago. As part of this development project, REMONDIS will be relocating its existing truck parking depot and resource recovery facility in Thornton to the Tomago site. The new facility will expand the operations that REMONDIS currently performs, to help provide a broader range of critical recycling services for the Hunter region.

REMONDIS proposes to use the existing buildings at 21D School Drive for the receipt and processing of up to 98,201 tonnes per annum of solid and liquid waste materials. Waste materials include dry non-putrescible waste materials from domestic sources, commercial, industrial and construction sources. The recycling operations will be established within Buildings 1 and 2 on the site. Each recycling operation will be established in discreet parts of the existing industrial warehousing, and collectively, the Tomago Resource Recovery Facility will provide a wide range of recycling services through:

- A fully integrated Materials Recovery Facility for sorting and processing:
 - Commercial and industrial mixed general solid waste (non-putrescible) (60%); and
 - Construction building waste from residential and commercial construction (non-putrescible) (40%);
- A Cardboard Baling Facility for source separated cardboard collected from businesses;
- A Drill Mud Recycling Facility for drill muds sourced from the mining and coal seam gas industry;
- A Packaged Food Recycling Plant, which will accept packaged foods and drinks, separating the food contents and packaging for recycling;
- A Garden Organics Primary Processing plant, which will receive, decontaminate, and shred woody garden organics for off-site composting;
- A Hazardous Waste Recycling Facility, for sorting and aggregating a range of spent solid materials and liquids containing oils and chemicals;
- A Copper Processing area; and
- A Metals Recycling Facility.

A truck parking depot will be established on the adjacent vacant lot referred to as 21F School Drive to provide overnight parking for 24 rigid trucks and 9 semi-trailers.

The proposed development will provide a broader range of recycling options and make progress towards the NSW Government's recycling targets. It will also deliver on key priorities of the NSW Government to develop new recycling infrastructure to boost the recovery of municipal, commercial, industrial and construction waste in the Newcastle and Hunter region. The project will also provide 76 full time jobs and involve an investment of \$9.154M in site upgrades alone.

Consultation is a key component of establishing a new resource recovery facility. This report outlines the consultation and engagement activities undertaken to date and planned for the future of the project.

2. Consultation Plan

A Consultation Plan has been prepared for the project (see Appendix A). The consultation activities are divided into three stages:

1. Pre-EIS submission – to gather initial feedback on the proposed project and help inform the development of the EIS;

2. Public Exhibition – as a State Significant Development, the project is open for comments for a minimum of 28 days; and
3. Post-approval – follow up with stakeholder who provided input and ongoing engagement with interested parties.

The aim of the consultation plan is to ensure all affected parties have the opportunity to provide feedback on the project.

3. Consultation undertaken to date

All activities listed under the “Pre-EIS” stage of the Consultation Plan have been undertaken. The key activities for the pre-submission stage included:

- Preparation of a fact sheet to provide to interested parties (see Appendix B);
- Webpage to be hosted on Jackson Environment and Planning website;
- Letters to nearby properties and other key stakeholders; and
- Web-based information session.

It should be noted that the web-based information session was cancelled due to a lack of response.

3.1. General public

Only limited consultation with the general public has been undertaken to date. This consists of making information about the project available on the Jackson Environment and Planning website. In addition, details about the project are available on the DPIE Major Projects website.

It is anticipated that there will be more engagement with the general public during the public exhibition stage.

3.2. Council and government agencies

Through the SEARs process, input has been provided from;

- Port Stephens Council
- NSW Environment Protection Authority
- Biodiversity and Conservation Division, DPIE
- Water – Strategic Relations, DPIE
- Transport for NSW
- Fire & Rescue NSW
- Rural Fire Service NSW

In addition, letters inviting additional input were sent to the following agencies:

- Department of Planning, Industry and Environment - Environment, Energy and Science Group
- Department of Planning, Industry and Environment - Water Group
- Environment Protection Authority
- Fire and Rescue NSW
- Rural Fire Service
- Transport for NSW
- Hunter Water
- SafeWork NSW

- Port Stephens Council
- Department of Planning, Industry and Environment - Biodiversity and Conservation Division
- Department of Planning, Industry and Environment - Industry Assessments.

3.3. Neighbouring properties

A letter was sent to all properties within 500m of the proposed development (see Figure 3.1). The letter included the project Fact Sheet, an invitation to participate in the online information session and an invitation to provide feedback via email. A total of 44 Lots were identified within the consultation area, which corresponds to 38 mailing addresses, as some premises occupy multiple lots.

All efforts were made to identify the occupant of the premises. Where sites were empty, unoccupied and/or the letters were returned, the land owner was identified by land title search. Land owners were then contacted by mail.

Figure 3.1. Consultation area (500m around development site).



Date	Revision	Drawn By	Site description	Client	Remondis Australia Pty Ltd
13/05/2020	Revision A	J. Lethlean	21D & 21F School Drive, Tomago	Project	Tomago Resource Recovery Facility
				Title	Project consultation area
				Scale	Not shown
				Source	Esri

Jackson Environment and Planning Pty Ltd

Strategy | Infrastructure | Compliance | Procurement

A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060

E: admin@jacksonenvironment.com.au

T: 02 8056 1849

W: <http://www.jacksonenvironment.com.au>



3.4. Others

Letters outlining the project and requesting a meeting to discuss the project were sent to the Mayor of Port Stephen Council and the Member for Port Stephens, Kate Washington MP. No response was received.

It should be noted that consultation with local Aboriginal groups was undertaken by specialists as part of the Aboriginal Cultural and Heritage study.

4. Stakeholder feedback

Very little feedback was received during the pre-EIS stage of the project. Table 4.1 provides a summary of the feedback received.

Table 4.1. Stakeholder input during pre-EIS stage.

Stakeholder	Issues raised	Response
Redicrete 21B School Drive, Tomago	Redicrete dispatch loads of concrete from their facility, with peak times of 5am – 11am. Concern was expressed that additional traffic in the area would delay concrete trucks leaving the facility and the area, which would adversely impact the concrete.	The feedback was provided to the traffic consultant. Impact on traffic in the area caused by the proposed development would be minimal. It is expected that Redicrete trucks would not be delayed by Remondis's operations.
DPIE – Biodiversity & Conservation Division	Refer to comment provided through SEARs process.	Refer to comment provided through SEARs process.
NSW EPA	Refer to comment provided through SEARs process.	Refer to comment provided through SEARs process.
Port Stephens Council	Refer to comment provided through SEARs process.	Refer to comment provided through SEARs process.
Transport for NSW	Refer to comment provided through SEARs process.	Refer to comment provided through SEARs process.
Rural Fire Service	Refer to comment provided through SEARs process.	Refer to comment provided through SEARs process.
Hunter Water	<ul style="list-style-type: none"> EIS to describe expected water demands Site is adjacent to Tomago Sandbeds and is a source of drinking water. Water quality is of paramount importance. EIS should assess wastewater needs and ensure arrangements are adequate. EIS should demonstrate stormwater management system will divert contaminated stormwater away from drinking water catchment. Proponent will need to submit a hydraulic design assessment to Hunter Water. 	Comments addressed in EIS, specifically Soil and Water Management Plan.

5. Future consultation

As outlined in the Consultation Plan, Remondis Australia Pty Ltd intends to conduct additional consultation and engagement during the EIS exhibition period. This will include public information sessions, in addition to DPIE's own processes.

Appendix A – Consultation Plan

Remondis Resource Recovery Facility, Tomago

Consultation Plan

Key issues and affected parties

The key issues are likely to be traffic, noise and odour. Noise and odour will be managed by enclosing the facility indoors, and by distance to sensitive land uses. The most likely land users to be affected by the development are neighbouring properties. Properties within 500m of the proposed development should be the main focus of the consultation program.

Action Plan

Project stage	Target audience	Action	Responsibility	Progress
Pre-EIS	Neighbouring properties (within 500m)	Send letter with Fact Sheet informing neighbours of proposed development, including invitation to info evening (via videoconference given COVID-19 restrictions). Info session to be provided for neighbours via the JEP Zoom videoconference platform.	JEP to prepare for Remondis approval. JEP to mail out fact sheet and letter. JEP to coordinate and manage videoconference event. Remondis staff to attend – scheduled for Wed 22nd July, 7-8pm	Letter approved Fact sheet approved To be mailed by post 07/07/20 Videoconference date and time booked
	General public	Summary information on website; JEP to host at http://www.jacksonenvironment.com.au under "Latest News".	JEP to prepare content for Remondis approval. Website host to arrange uploading.	Web site content approved. To be uploaded on 07/07/20
	Council and government agencies	SEARs process – Scoping report to DPIE for review and issuing SEARs	JEP Remondis	Completed

Project stage	Target audience	Action	Responsibility	Progress
	Local Aboriginal Groups	To be consulted through an Aboriginal heritage consultant.	JEP to manage engaging the consultant. Consultant responsible for engaging local Aboriginal groups.	Currently underway by Heritage Now
	Port Stephens Mayor (Ryan Palmer) and West Ward Councillor	Remondis to advise if this is required.	JEP to prepare letter and issue fact sheet	Letter approved Fact sheet approved To be mailed by post 07/07/20
	Local State MP (Kate Washington, Labour)	Remondis to advise if this is required.	JEP to prepare letter and issue fact sheet	Letter approved Fact sheet approved To be mailed by post 07/07/20
EIS Public Exhibition Period	Neighbouring properties (within 500m)	Follow up letter informing neighbours the formal consultation period has commenced and how to make a submission.	JEP to prepare for Remondis approval. JEP to mail out	
	General public	Notice in local newspaper	JEP to prepare for Remondis approval. JEP to arrange placement?	
		Send letter to local groups informing them of the project and avenues of engagement. (Chambers of commerce, community groups)	JEP to prepare for Remondis approval. JEP to mail out?	
		Public information session	JEP to prepare PPT for Remondis approval. JEP to organise and conduct information session.	
Post-Approval	Neighbours	Final letter notifying neighbours of determination and approximate timeframe for project completion	JEP to draft letter for Remondis approval. JEP to mail out?	
	All respondents and attendees.	Letter to all members of the public and local groups who participated in the community consultation to thank them for their input and	JEP to draft letter for Remondis approval. JEP to mail out?	

Project stage	Target audience	Action	Responsibility	Progress
		inform them of any changes to the project as a result of the consultation.		

Appendix B – Project Fact Sheet

TOMAGO RESOURCE RECOVERY FACILITY FACT SHEET

>> ABOUT THE DEVELOPMENT

REMONDIS is planning to develop a Resource Recovery Facility at 21DSchool Drive, Tomago. The facility will receive, sort, process and recycle up to 98,200 tonnes per annum of waste materials each year when at full capacity.

The recycling operations will be fully enclosed. Equipment will be installed in the existing buildings. There will also be a truck parking depot developed on the next door lot at 21F School Drive.



















>> WHAT WILL BE RECYCLED AT THE NEW FACILITY?

The new recycling facility will have different sections that can process different wastes. Within the two buildings at the site, there will be:

- ✓ A fully integrated Materials Recovery Facility for sorting and processing dry recycling
- ✓ A Cardboard Baling Facility for cardboard collected from businesses
- ✓ A Drill Mud Recycling Facility for drill muds sourced from the mining and coal seam gas industry
- ✓ A Packaged Food Recycling Plant, which will accept packaged foods and drinks, separating the food contents and packaging for recycling
- ✓ A Garden Organics Primary Processing plant, which will receive, decontaminate and shred woody garden organics for off-site composting
- ✓ A Hazardous Waste Recycling Facility, for sorting and aggregating a range of spent solid materials and liquids containing oils and chemicals
- ✓ A Copper Processing area
- ✓ A Metals Recycling Facility.

The proposed facility will sort, process and recycle a lot of common waste materials from households and businesses, helping to keep them out of landfill and protect the environment. These materials will

then be transferred to other facilities for recycling or remanufacturing

- | | |
|--|--|
|  Paper |  Drill Muds |
|  Cardboard |  Soils |
|  Plastics |  Used Oils |
|  Glass |  Batteries |
|  Metals |  Drums |
|  Wood |  Paints |
|  Concrete |  Thinners |
|  Garden Organics |  Fire Extinguishers |
|  Packaged Food And Drinks |  Used Electronic Goods (e.g. Tv's Computers etc). |

The truck parking depot will be for use by REMONDIS vehicles, which are used to collect waste for recycling and deliver the sorted material to other sites for further recycling.

>> WHY IS A RECYCLING FACILITY NEEDED?

Recycling rates for waste materials in the Hunter are low, with limited recycling facilities to help residents and businesses recycle better. The recycling rate in the region is 44%¹.

A huge amount of work is needed to reach the NSW Government mandated recycling targets of 70% for household and business waste, and 80% for construction waste by 2021.

The facility will fill a critical gap in recycling services, and will be operated within a fully enclosed warehouse to ensure no impacts on people or the local environment.

¹Hunter Joint Organisation of Councils (2017). Hunter / Central Coast Waste Avoidance and Resource Recovery Strategy 2017-2021.



>> WHAT ARE THE BENEFITS?

The proposed development will help keep recyclable materials out of landfill, and protect the environment from the disposal of waste.

The operation will employ 76 people, helping to support the community and the local economy. The development will be a best practice recycling facility to help in the sustainable development of the Hunter region.

>> WILL NEIGHBOURING BUSINESSES BE AFFECTED?

There will be negligible impacts on neighbouring businesses in the Tomago Industrial Estate.

The REMONDIS Tomago Resource Recovery Facility will be fully enclosed within the two buildings, with strict environmental controls. So, there will be negligible impacts on noise, air or water quality in the surrounding area.

A very detailed Environmental Impact Statement will be prepared for the development application. This will detail the waste management, water, air, noise, traffic, heritage, biodiversity and fire safety issues associated with the site.

>> WHO IS ASSESSING THE PLANNING APPLICATION?

Under the State Environmental Planning Policy (State and Regional Development) 2011, the development is considered a State Significant

Development. Therefore, the Department of Planning, Industry and Environment (DPIE) will assess the development application, and the Minister for Planning will be the consent authority.

>> HOW CAN I PROVIDE COMMENT ON THE APPLICATION?

Jackson Environment and Planning Ltd will be arranging an online information session. Please contact us to register.

>> HOW CAN I FIND OUT MORE INFORMATION?

More detailed information on the proposed development is available in our scoping report, which is available on the Department of Planning, Industry and Environment's web site, <https://www.planningportal.nsw.gov.au/major-projects/project/30156>

We welcome your questions and comments
Please contact

Dr Mark Jackson
Jackson Environment and Planning Pty Ltd on
02 8056 1849
or
mark@jacksonenvironment.com.au



JACKSON
ENVIRONMENT AND PLANNING

Appendix C – List of properties contacted

Lot//DP	Address
462//DP713942	10 McIntyre Road Tomago 2322
45//DP264360	11 McIntyre Road Tomago 2322
461//DP713942	12 McIntyre Road Tomago 2322
1//DP862582	13A School Drive Tomago 2322
2//DP862582	13B School Drive Tomago 2322
82//DP525174	15 School Drive Tomago 2322
312//DP633701	15A School Drive Tomago 2322
3//DP1261466	15B School Drive Tomago 2322
83//DP525174	17 School Drive Tomago 2322
3021//DP1031095	19 School Drive Tomago 2322
10//DP270328	21 School Drive Tomago 2322
2//DP270328	21A School Drive Tomago 2322
3//DP270328	21B School Drive Tomago 2322
4//DP270328	21C School Drive Tomago 2322
7//DP270328	21G School Drive Tomago 2322
9//DP270328	21H School Drive Tomago 2322
1411//DP582135	23 School Drive Tomago 2322
2//DP813672	23 School Drive Tomago 2322
1//DP813672	23A School Drive Tomago 2322
132//DP775002	27 School Drive Tomago 2322
131//DP774444	29 School Drive Tomago 2322
130//DP774416	31 School Drive Tomago 2322
100//DP804835	33 School Drive Tomago 2322
3232//DP618103	35A School Drive Tomago 2322
70//DP634535	35A School Drive Tomago 2322
301//DP634536	35A School Drive Tomago 2322
104//DP1125747	35A School Drive Tomago 2322
202//DP1173564	35A School Drive Tomago 2322
1001//DP1127780	365 Tomago Road Tomago 2322
60//DP774446	37 School Drive Tomago 2322
5//DP38904	39 School Drive Tomago 2322
43//DP264360	4 McIntyre Road Tomago 2322
4//DP38904	41 School Drive Tomago 2322
1//DP111486	421 Tomago Road Tomago 2322
1//DP770610	423 Tomago Road Tomago 2322
3//DP38904	43 School Drive Tomago 2322
2//DP38904	45 School Drive Tomago 2322
1//DP38904	47 School Drive Tomago 2322
122//DP793493	49 School Drive Tomago 2322
120//DP793493	51A School Drive Tomago 2322

Lot//DP	Address
121//DP793493	51A School Drive Tomago 2322
44//DP264360	6 McIntyre Road Tomago 2322
463//DP713942	8 McIntyre Road Tomago 2322
322//DP604169	9A McIntyre Road Tomago 2322