



016

Ms Susan Fox
Senior Planning Officer – Industry
Assessments
Department of Planning & Environment
GPO BOX 39
SYDNEY NSW 2001

APPLICATION

DE-2018/215

Date

19 December 2018

Dear Ms Fox

STATE SIGNIFICANT DEVELOPMENT – KEMBLA GRANGE RESOURCE RECOVERY FACILITY (SSD 5300 MOD 2) – RESPONSE TO NOTIFICATION OF MODIFICATION

Thank you for your letter dated 3 December 2018 inviting Council with the opportunity to comment on the above Modification Request.

The Modification Request and supporting documentation has been reviewed and Council provides detailed comments at Attachment A.

If you have any enquiries or wish to discuss these matters, please contact Vivian Lee, Senior Development Project Officer on (02) 4227 7314.

Yours faithfully

David Farmer
General Manager
Wollongong City Council

Attachment A - Comments on Modification Request

1. Regularisation of unapproved works

The modification seeks approval for a number of existing structures that situated on the subject site identified as:

- the rainwater storage tanks;
- firewater storage tanks and a pump room on the premises; and
- construction and operation of an outdoor picking station and associated processing equipment (including de-stoning screen and generator).

It is noted that these structures are also associated with or located upon a concrete slab.

Prior to granting consent to the use of these existing structures, it is considered evidence is should be provided to demonstrate these structures are structurally sound and comply with the relevant standards including the National Construction Code (NCC).

In the event, that the evidence submitted identifies that work is required to be carried out to comply with the specified requirements, the works should be detailed and carried out as a condition of consent prior to its use. It is unclear whether the works would warrant the requirement for a modified Construction Certificate and/or Occupation Certificate.

2. Car Parking & Traffic

The modification request seeks the installation of an indoor processing plant in the processing shed. The Statement of Environmental Effects prepared by Jackson Environment and Planning provides in section 2.5.4 that the indoor processing plant will involve “12 persons to sort and separate waste to products.”

In addition, the proposed modification will include the use of the outdoor picking station and whilst it is noted this will replace a mobile plant it is unclear if this will affect staff numbers.

Clarification is sought on whether the proposed modification will result in an increase of staff required for the operations of the facility on site at any one time and whether the existing car parking provision will cater for the staff or additional car parking spaces will be required.

The ‘Blown Material Cage’ associated with the outdoor picking station appears to interact with the turning movements and site access arrangement for the site. The location of the proposed “Blown Material Cage’ or any other proposed facility should not impact on site manoeuvring for the existing approved uses. Reference is made to Drawing C18, Revision I, dated 25 October 2018 of the KFW plan set.

It is unclear whether the proposed ‘Indoor Processing and Storage Shed’ requires internal vehicle/machinery servicing. Where internal servicing is required it should be demonstrated that the required vehicle can access the servicing locations based on the proposed layout.

Generally, any proposed infrastructure should not impact on existing vehicle movements within the site.

Where the proposal will increase vehicle movements/traffic generation from the site an updated traffic impact assessment should be undertaken giving consideration to the entire development.

3. Stormwater

Stormwater generated from proposed processing equipment and additional buildings should be directed to the existing stormwater system on the site.

Additional impervious area should be considered in the design of the OSD system to ensure it is sized appropriately to achieve the OSD outcomes of Chapter E14 Stormwater Management in Wollongong Development Control Plan 2009.

4. Environment Protection Licence (EPL)

The operations of the facility are also regulated by an Environmental Protection Licence (EPL) (Licence No. 20601) which has been issued by the Environment Protection Authority (EPA). Comments should be sought from the EPA to determine if any variations to the licence are required.