



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



Project Summary for Consultation

Kariong Sand and Soil Supplies

90 Gindurra Rd, Somersby

Jackson Environment and Planning Pty Ltd
Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060
T: 02 8056 1849 | M: 0411 060 478 | E: admin@jacksonenvironment.com.au
W: www.jacksonenvironment.com.au

Executive Summary

Mr & Mrs Ray and Sue Davis are the owners of IN1 General Industrial zoned land at 90 Gindurra Rd, Somersby (Lot 4/DP227279). The site is currently used for storing and screening soil and sand, which is sold for landscaping. The site is referred to as the Kariong Sand and Soil Supplies (KSSS) site. The site was originally approved as a Sand and Metal Recycling Facility on 28 February 1992 (DA 15337).

The current development consent permits limited processing and storage at the site. Most of the site is bushland, with two areas cleared in use. Development approval is required to obtain consent to increase the permitted operational area to allow the design and construction of a resource recovery facility in line with best practice.

KSSS intends to develop the site as a recycling facility that will receive, process and store up to 200,000 tonnes per annum of soil, sand and building materials. The complete development will require: installation of security fencing; construction of a hardstand area for processing material; construction of storage bays for processed material; construction of on-site roads suitable for large vehicles; construction of a truck parking area; construction of an office, maintenance workshop and weighbridge.

The main operational area will be divided into two main areas; one for receiving and processing incoming material, and another area for storage of final product and sale of material to landscape supplies customers. It is anticipated that a total final area of the developed operational area on the site will be approximately 39,000 m².

The update of the site will be conducted in two stages. The first stage will be construction work at the front of the site, involving demolition of the existing buildings, construction of a front office and workshop, front parking areas, driveway and install the security fencing. This was approved by Central Coast Council as per DA52541/2017 on 17/11/2017. The second stage involves clearing of vegetation, earthworks to facilitate on-site drainage, construction of on-site roads, construction of a hardstand area, construction of a stormwater management system, construction of a noise barrier and construction of product storage bays.

Jackson Environment and Planning Pty Ltd is currently preparing a planning application to seek consent from the NSW Department of Planning and Environment to develop a recycling facility at the site. The development will include measures that will allow the recycling facility to operate effectively without impacting on neighbours, the community or the environment.

The proposed development will inject \$73.8M into the local economy over the next 20 years and will create 5 jobs in construction and 11 permanent ongoing jobs.

This Project Summary will help inform the consultation phase of EIS for the project. Feedback on the proposed development is sought to ensure the project is designed in a way that maximizes benefits for the Central Coast, and avoids impacts on neighbours, the community and the environment.

Your feedback would be appreciated in writing **by close of business Friday 23rd March 2018.** Please provide your feedback to via post or in email to:

Dr Jill Lethlean
Senior Consultant
Jackson Environment and Planning Pty Ltd
Suite 102, Level 1, 25-29 Berry St
North Sydney NSW 2060

T: 0400 171 480

E: jill@jacksonenvironment.com.au

Figure E1. Entrance to the current Kariong Sand and Soil Supplies.



CONTENTS

Executive Summary.....	2
1. About Kariong Sand and Soil Supplies	5
2. Overview of site and planned development.....	5
2.1. The Site and location.....	5
2.2. Industry and community benefits.....	9
2.3. The Recycling Process	10
2.3.1. Pre-sorting, sorting and recovery	11
2.3.2. Preparation & Processing.....	11
2.3.3. Despatch	11
2.4. Staging and timing of construction	11
2.5 Management of impacts and protection of the environment.....	12
2.4.1. Noise	12
2.4.2. Dust and air quality	12
2.4.3. Traffic	13
3. Sensitive receptors.....	14
4. Planning approvals pathway	17
4.1. Gosford Local Environment Plan 2014	17
4.2. Gosford Development Control Plan 2013.....	17
4.3. Other Relevant Local Policies and Documents	18
4.3.1. Draft Somersby Industrial Park Plan of Management	18
4.4. NSW Department of Planning and Environment.....	19
5. Consultation	21
Appendix A – List of premises within 500m of the proposed development	23

1. About Kariong Sand and Soil Supplies

Kariong Sand and Soil Supplies is owned by Mr Ray and Mrs Sue Davis, who also own Davis Earthmoving Pty Ltd.

The facility at 90 Gindurra Rd, Somersby, currently receives a limited amount of sand and soil, which is blended into specific landscape products.

The proposed development will seek to expand the current facility into a best-practice recycling plant that can process a range of sand, soil and building materials, and produce a wide range of landscape supplies. The proposed facility is ideally located to receive waste materials from the Central Coast region. This will assist in achieving the NSW Government's targets of an 80% rate for construction and demolition waste by 2021, as defined in the *NSW Waste Avoidance and Resource Recovery Strategy*¹.

2. Overview of site and planned development

The site was approved by Gosford City Council in 1992 as Sand and Metal Recycling Facility (DA 15337). In 1992, the site was owned by another party. The site was purchased by its current owners in January 2017.

2.1. The Site and location

The KSSS site is currently operated as a soil and sand recycling business, located at 90 Gindurra Rd, Somersby, NSW. Recycled sand and soil is sold for landscaping. The site's current development approval and infrastructure limits the amount of material that can be accepted and processed (screened and sorted) at the site.

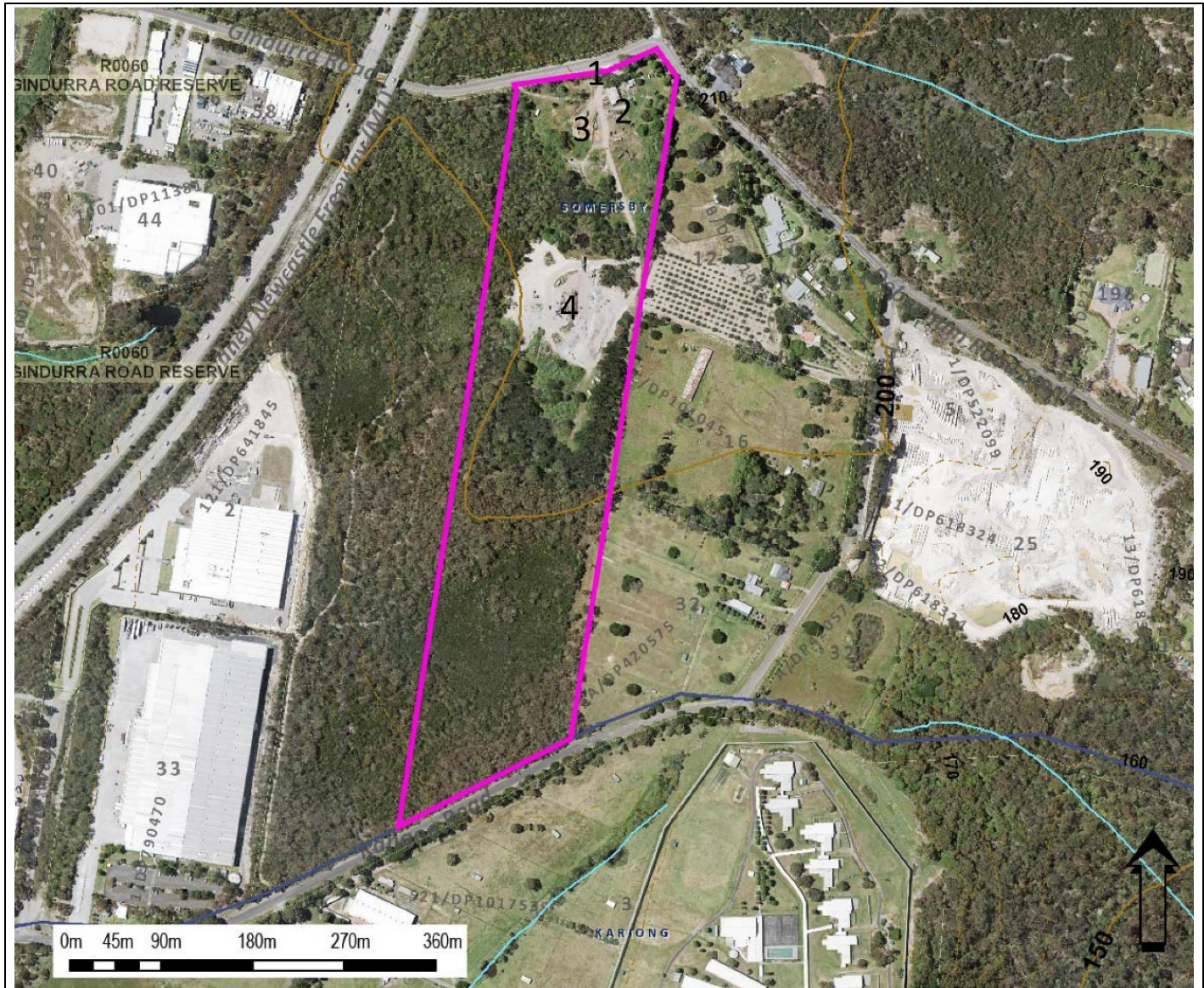
The site is within the IN1 General Industrial zone (see Figure 2.2) and currently has development consent as a 'Sand and Metal Recycling Facility', which was originally approved under DA 15337 on 28/02/1992. The current consent permits the receiving of soil and sand, screening, landscaping material storage in outdoor concrete block bays and machinery parking at the front of the site. The site does not have an Environment Protection Licence under the *Protection of the Environment Operations Act 1997*. There are some structures on the site.

The total site covers an area of approximately 10.8 hectares. However, only the front half of the site is in use. The remainder of the site is bushland. It is proposed that the back (Southern) half of the site remain bushland in the new development.

The proposed redevelopment of the site seeks to modify the current Development Consent to increase the maximum tonnage of waste processing to 200,000 tonnes per year and to extend the range of materials able to be received at the site to include concrete, asphalt, brick, tiles, wood, timber and metals from building and construction activities in the region.

¹ NSW Environment Protection Authority (2014). NSW Waste Avoidance and Resource Recovery Strategy, 2014-2021. Internet publication: <http://www.epa.nsw.gov.au/wastestrategy/warr.htm>

Figure 2.1. Aerial view of the entire subject site at 90 Gindurra Rd, Somersby. Lot boundaries are shown in orange. 1, entry; 2, existing site buildings; 3, current product storage; 4, main processing area. Source: Central Coast Council.



Date	Revision	Drawn By	Site description	Client	Kariong Sand and Soil Supplies
10/05/17	Revision A	J. Lethlean	90 Gindurra Rd, Somersby. Kariong Sand and Soil Supplies (Lot 4 / DP 227279)	Project	Upgrades to a Sand and Soil Supplies Facility
				Title	Aerial photograph with current operations marked
				Source	Central Coast Council

Jackson Environment and Planning Pty Ltd

Strategy | Infrastructure | Compliance | Procurement

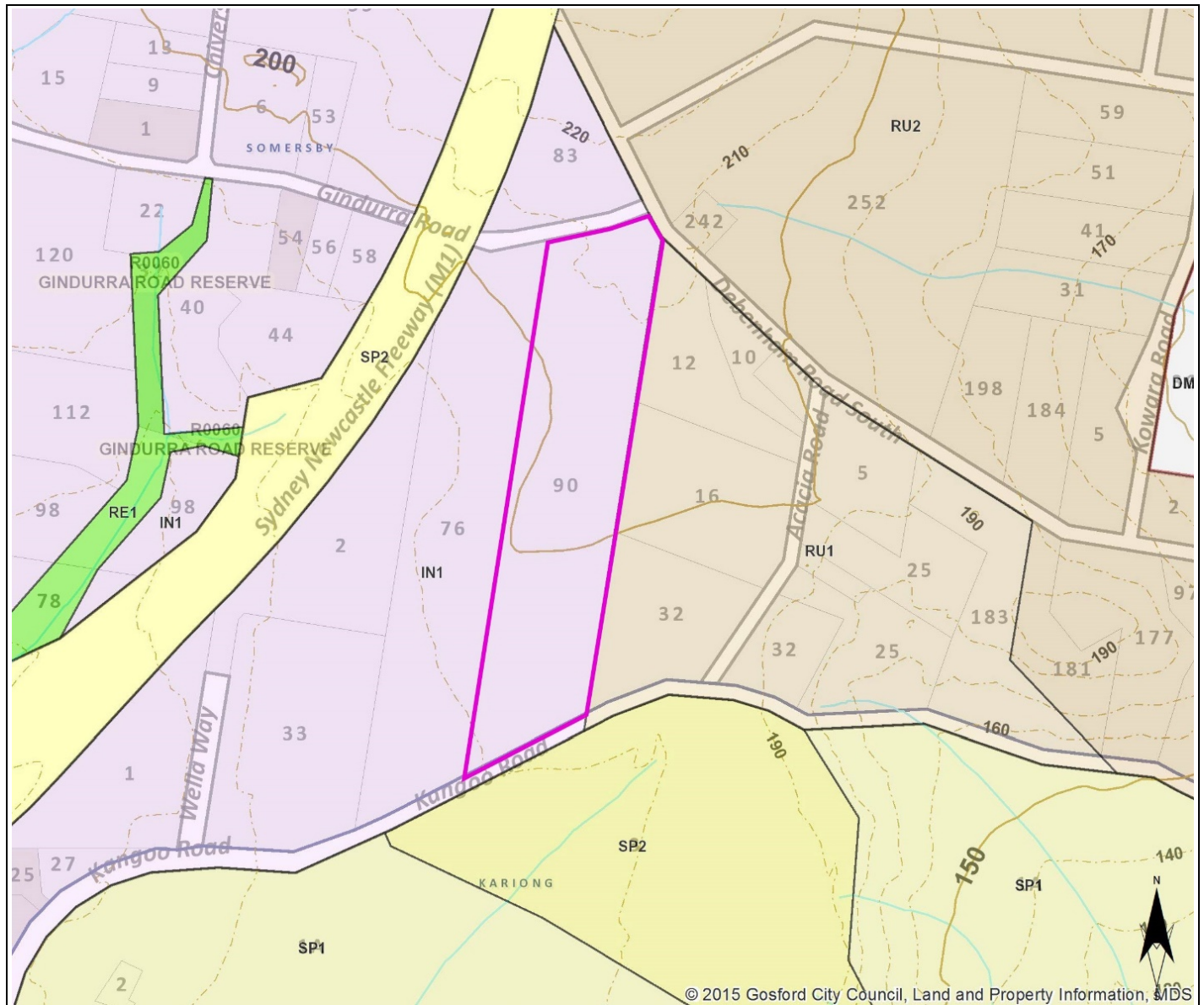
A: Suite 102, 25-29 Berry St, North Sydney NSW 2060

E: admin@jacksonenvironment.com.au

T: 02 8056 1849

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

Figure 2.2. Land use zoning of the subject site, showing the area zoned IN1 General Industrial. Lot boundaries are shown in pink. Source: Central Coast Council.



Date	Revision	Drawn By	Site description	Client	Kariong Sand and Soil Supplies
10/05/17	Revision A	J. Lethlean	90 Gindurra Rd, Somersby. Kariong Sand and Soil Supplies (Lot 4 / DP 227279)	Project	Upgrades to a Sand and Soil Supplies Facility
				Title	Land use zoning
				Source	Central Coast Council

Jackson Environment and Planning Pty Ltd

Strategy | Infrastructure | Compliance | Procurement

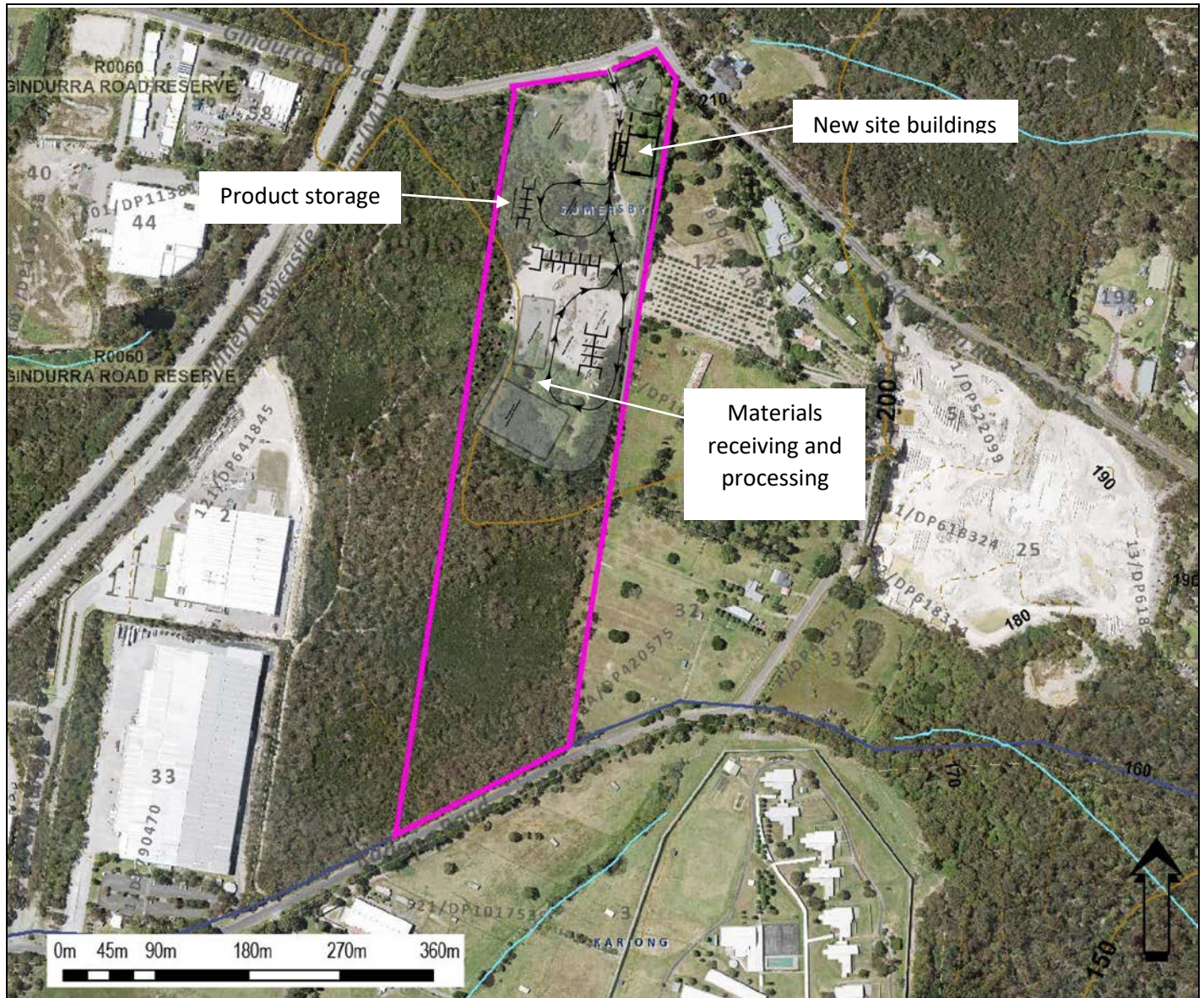
A: Suite 102, 25-29 Berry St, North Sydney NSW 2060

E: admin@jacksonenvironment.com.au

T: 02 8056 1849

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

Figure 2.3. Aerial view of the site with preliminary concept site layout overlay (site boundary in pink).



Date	Revision	Drawn By	Site description	Client	Kariong Sand and Soil Supplies
10/06/17	Revision A	J. Lethlean	90 Gindurra Rd, Somersby, Kariong	Project	Upgrades to a Sand and Soil Supplies Facility
			Sand and Soil Supplies (Lot 4 / DP 227279)	Title	Aerial view with preliminary site layout
				Source	Central Coast Council

Jackson Environment and Planning Pty Ltd

Strategy | Infrastructure | Compliance | Procurement

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

E: admin@jacksonenvironment.com.au

T: 02 8056 1849

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

2.2. Industry and community benefits

Kariong Sand and Soil Supplies will consult with the NSW EPA to maximise environmental, waste management and industry efficiency aspects of this development.

The facility upgrade will represent an important piece of infrastructure that will assist in creating jobs within the Central Coast region. The project has the capacity to inject \$73.8 million into the local economy over the twenty-year life of the project (comprising capital and operating expenditure from the plant, and product revenue).

The project will create 5 jobs in construction over a 3 month period, and 11 new jobs. The project will provide resource recovery options for local businesses who currently have limited access to these facilities in the area.

The EIS process, including Stakeholder Consultation will also ensure that the social and cultural environment, visual catchment, and the local community is protected from any adverse impacts.

Stakeholder Consultation is based on the strategy shown below in Table 2.1, in accordance with Department of Planning and Environment requirements. The primary focus of the stakeholder consultation strategy is to consult with all relevant stakeholders to ensure that the proposed development is conducted to meet all community and regulatory concerns.

Table 2.1. Stakeholder consultation strategy.

Organisation or Group	Reason for Involvement	Description of their Interest	Type of Engagement	Is this an Existing Relationship	Tools
Central Coast Council Planning Department	EIS consultation, compliance with LEP and DCPs	Statutory	Involve, Consult	Yes	Development application and EIS
CCC Mayor and Councillors	Political, organisational	Policy and community support	Empower	Yes	Reports, briefings
NSW EPA	Administration of the POEO Act	Statutory	Consult	Yes	Development assessment EPL variation
NSW Department of Planning and Environment	Administration of the <i>Environmental Planning & Assessment Act 1979</i> (as amended); <i>Environmental Planning and Assessment Regulation 2000</i>	Statutory	Consult	Yes	State Significant Development planning approval

Organisation or Group	Reason for Involvement	Description of their Interest	Type of Engagement	Is this an Existing Relationship	Tools
NSW Office of Environment and Heritage	Administration of <i>Threatened Species Conservation Act 1995, Water Management Act 2000, Protection of the Environment Operations Act 1997, Heritage Act 1977</i> and others	Statutory	Consult	Yes	Development application and EIS
Roads and Maritime Services	<i>Roads Act 1993</i>	Statutory	Consult	Yes	Development application and EIS
NSW Fire and Rescue	<i>Fire Brigades Act 1989; Rural Fires Act 1997</i>	Statutory	Consult	Yes	Development application and EIS
NSW Rural Fire Service	Compliance with <i>Planning for Bush Fire Protection (2006); Rural Fires Act 1997</i>	Statutory	Consult	Yes	Development application and EIS
NSW Department of Primary Industry	<i>Water Management Act 2000; Biosecurity Act 2015</i>	Statutory	Consult	Yes	Development application and EIS
AusGrid	Owner of electricity assets in the area	Statutory	Consult	Yes	Development application and EIS
Adjoining and nearby businesses	Local business interest	Potential to be impacted by the development	Consult	Yes	Direct mail, interviews, public exhibition of EIS
Local Residents	Local community interest, support for recycling	Potential to be impacted by the development	Consult	No	Direct mail, interviews, public exhibition of EIS

2.3. The Recycling Process

The facility will receive, recycle and blend a number of different materials. Most of the material received at the site will be sand and soil, which will be blended into landscaping soils for resale.

The facility will also receive source-separated (i.e. clean and not mixed) timber, concrete, metals and asphalt. Where necessary, these materials will be crushed or shredded, and sorted into different size categories, ready for recycling.

The facility will receive and process some mixed construction and demolition waste. This material will be sorted into its different components, then crushed/shredded and sorted for re-use or recycling.

2.3.1. Pre-sorting, sorting and recovery

All material will arrive at Facility and be unloaded in the Material Receiving Area. All material, particularly mixed loads, will be inspected and any contamination removed for lawful recycling and/or disposal. Inspected and cleaned material will be stored in concrete bunkers, awaiting further processing.

2.3.2. Preparation & Processing

Material that has been inspected and had the contaminated removed can then be processed. Depending on the material, it will be processed in the crusher or shredder. It will then be sorted by size, using screens and sieves. The sorted material is then transferred to the product storage and sales area. It is envisaged that nearly 100% of materials received at the site will be fully recycled.

2.3.3. Despatch

The facility will produce a range of products, some of which will be sold directly from the site for use, and others that will be transferred to other facilities for recycling.

2.4. Staging and timing of construction

The proposed development will be staged, consisting of two defined project phases. Stage 1 will involve demolishing the existing sheds on the property and constructing an office building and warehouse.

Stage 2 will involve installing a hardstand area for all operational areas, installing roads, constructing concrete bunkers for feedstock and product storage, and installing environmental controls for stormwater and noise. A weighbridge will also be installed at the front of the property.

The two-stage development approach will enable the proponent in Stage 1 to occupy the site on a more permanent basis, by having an office building for staff to be based.

Table 2.2. Summary of Staging.

Stage 1	Description	Consent status				
i.	Demolish existing corrugated iron sheds	Approved under DA52541/2017				
ii.	Construct office building and warehouse					
iii.	Construct car park next to buildings and new entrance					
iv.	Install fence at front of site					
Stage 2						
i.	Excavation works to level site in preparation for construction	Approved sought under State Significant Development application				
ii.	Construct hardstand across operational areas					
iii.	Construct onsite roads					
iv.	Construct stormwater drainage system					
v.	Install weighbridge					
vi.	Construct noise barrier					
vii.	Construct storage bunkers					
viii.	Install processing equipment					
ix.	Commissioning – up to 30,000 tpa throughput for 3 months					
	Fully operational – ramp up to 200,000 tpa throughput.					

There are no further plans for expansion at this site.

2.5 Management of impacts and protection of the environment

The key potential impacts for this development have been identified as noise, dust and traffic. Studies investigating the potential impacts of the development with respect to these issues have now been completed. A brief summary of the findings of each study are presented below.

2.4.1. Noise

A noise and vibration assessment, including noise modelling, was conducted for the proposed development. The assessment found that the predicted noise emissions from the site to the surrounding environment are low. The proposed development satisfies the Project Noise Trigger Levels (PNTLs) of the NSW Noise Policy for Industry (NPI) of the NSW Environment Protection Authority during all the time periods, providing the following noise mitigation measures are included:

- 5m high noise barriers along the eastern site boundary;
- 3m high noise barriers inside the site – one adjacent to the processing zone and another adjacent to the landscaping storage zone;
- Office/warehouse building façade construction to provide sound insulation.

The study concluded that the proposed materials processing facility is a complying development with respect to noise and vibration impacts and is, therefore, suitable for construction and operation.

2.4.2. Dust and air quality

It should be noted that the site won't accept any putrescible or readily-biodegradable wastes. Therefore, odour should not be an issue for this site. The main air quality issue associated with this type of recycling facility is dust.

An air quality assessment has been performed in accordance with the NSW EPA (2016) *Approved methods for the modelling and assessment of air pollutants in NSW*. The assessment found that the operations can be performed with no exceedances of the relevant air quality criteria.

A risk-based assessment of the potential construction phase air quality impacts indicates that the implementation of a range of mitigation measures would be required to ensure that the risks (both health and amenity) to the surrounding community would be low or not significant. The developer has committed to implementing these mitigation measures, which includes regular monitoring, speed limits for vehicles on site, management of stockpiles, and frequent watering of roads.

The dispersion model predictions associated with the operational phase of the project indicate that the existing and proposed operations can be performed without additional exceedances of the air quality criteria at any residential or non-residential receptor location surrounding the project site.

2.4.3. Traffic

The proposed level of operation, by 2025, is estimated to generate up to 164 vehicle trips per day consisting of staff operational vehicles, 12 tonne tippers, 32 tonne truck and dog or semis and 40 tonne B-Doubles. Over an average 8 hour working day this equates to 21 trips per hour.

The site operator is anticipating that 25% of materials entering the site will come from Sydney while the remainder will be sourced locally on the Central Coast. It is expected that 100% of the products leaving the site will be used in the local area. These will be bulk loads transported in the various heavy vehicle classes listed above. There will be no sales direct to the public.

The existing road network and major intersections are currently operating at a good level of service with spare capacity and the traffic generated by the proposed development will be distributed to the road network over an 8 hour working day. The additional traffic is expected to have only a minor impact on each of these roads and they will still be operating within their existing capacity.

From the route nominated it is also clear that these additional trips will not have any significant impact on the operational performance of the intersections at Central Coast Highway / Kangaroo Road. The intersections of the Central Coast Highway / Wisemans Ferry Road and Wisemans Ferry Road / Gindurra Road have been assessed and as each of these intersections is currently operating at acceptable levels of service with sufficient spare capacity to cater for the additional traffic generated by this proposed development the impact on the future development is acceptable.

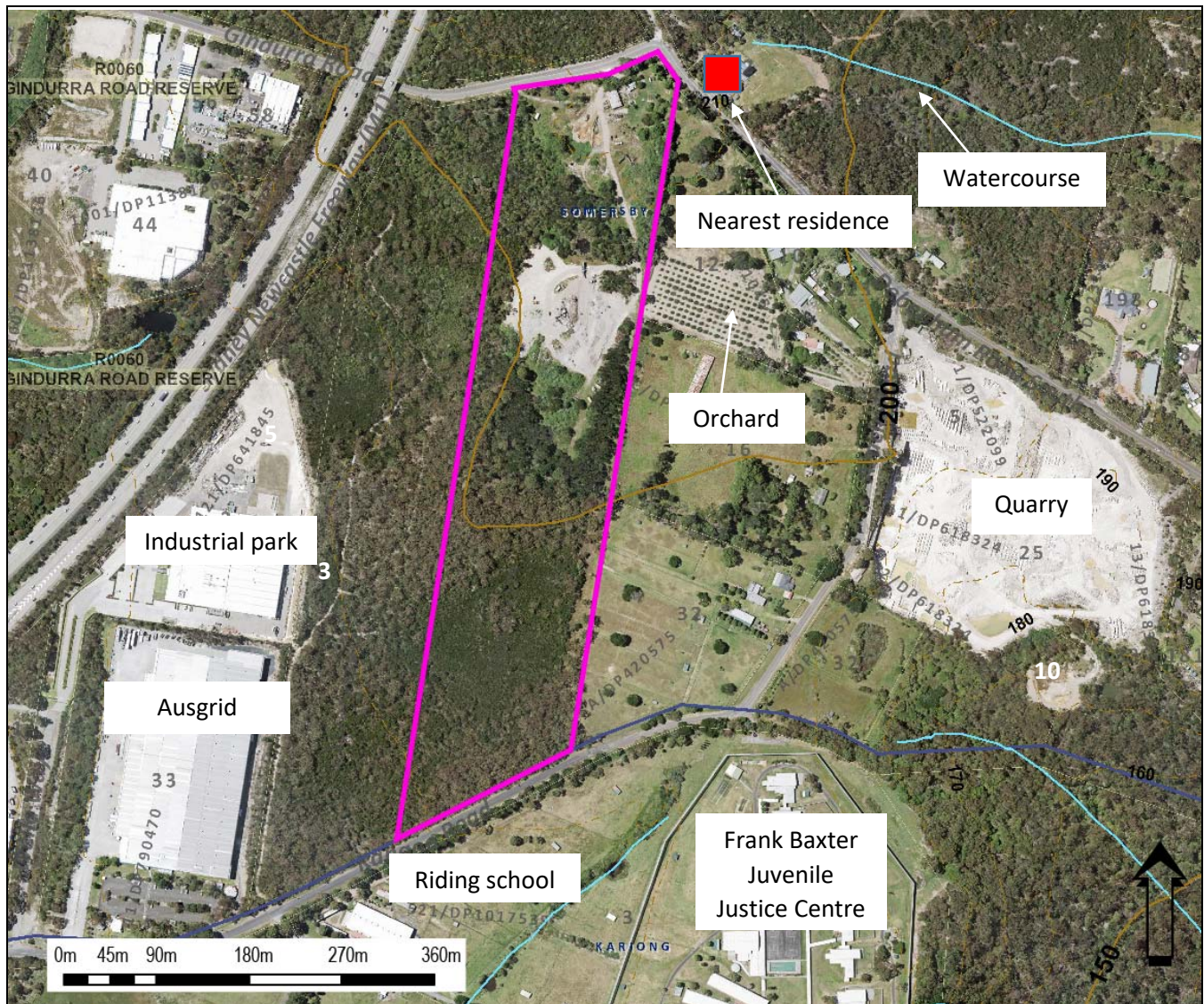
To facilitate the right turn movement into the site it is recommended that the existing centre line marking in Gindurra Road be relocated a minimum of 3 metres south (towards the site) to provide sufficient width for a right turn lane into the site. The right turn lane shall provide sufficient storage for two B-Doubles (60 metres) with No Stopping signs installed.

It is therefore recommended that with the minor works at the access that the proposed development be approved due to the minimal impact on traffic, access and safety.

3. Sensitive receptors

The subject site is located on the edge of the Somersby Industrial Area (see Figure 3.1). The site is also surrounded by a mix of commercial premises and rural properties, with residential dwellings located approximately 200-300m from the proposed processing area. The site is located approximately 200m from the Sydney Newcastle Motorway (M1).

Figure 3.1. Area surrounding the proposed development site.



Date	Revision	Drawn By	Site description	Client	Kariong Sand and Soil Supplies
10/06/17	Revision A	J Lethlean	90 Gindurra Rd, Somersby. Kariong Sand and Soil Supplies (Lot 4 / DP 227279)	Project	Upgrades to a Sand and Soil Supplies Facility
				Title	Adjoining premises
				Source	Central Coast Council

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 9956 3866
W: <http://www.jacksonenvironment.com.au>

Under the *Gosford Local Environmental Plan 2014*, the following land uses are permitted with consent:

Permitted types of development in IN1 General Industrial Zones (<i>Gosford Local Environmental Plan 2014</i>)	
Recreation areas	Neighbourhood shops
Depots	Places of public worship
Freight transport facilities	Restaurants or cafes
Garden centres	Roads
General industries	Rural supplies
Hardware and building supplies	Timber yards
Industrial training facilities	Vehicle sales or hire premises
Landscaping material supplies	Warehouse or distribution centres
Light industries	Any other use not prohibited in the LEP (including a recycling facility).

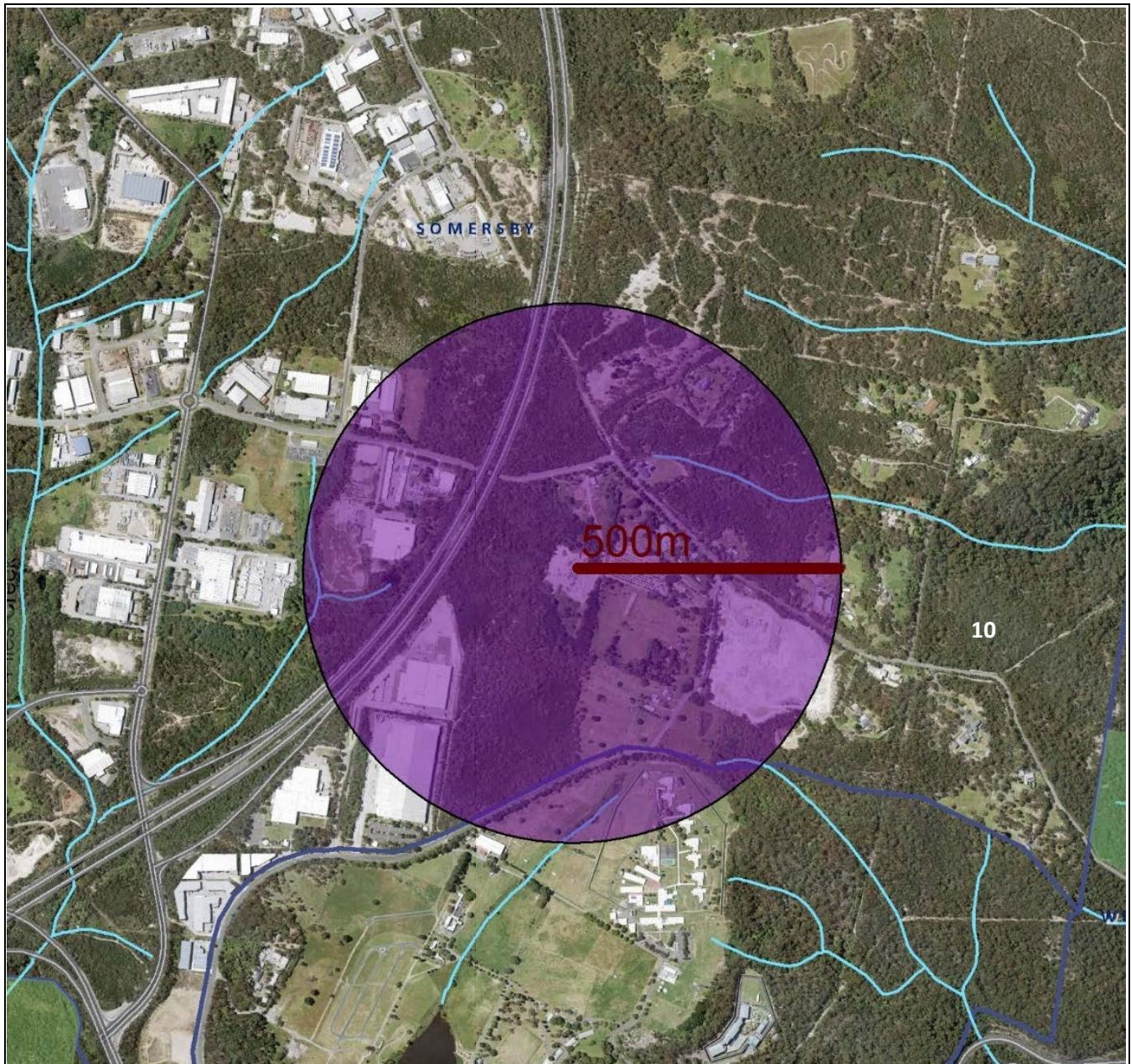
Sensitive receptors are considered in the Environmental Impact Statement along with other issues as raised by the Department of Planning and Environment and other regulatory authorities, to ensure the proposed development will provide an environmentally acceptable and valuable recycling facility to support the Central Coast community.

The adjoining and nearby premises/activities can be considered as sensitive receptors, and impacts on these properties will be carefully considered and mitigated as part of the environmental planning investigations in preparing the Environmental Impact Statement for the development. The nearest sensitive receptor is a residential property to the North-East of the site entrance. It is noted that as part of the consultation process, we are consulting properties within a 500m radius of the development site (see Figure 3.2).

A key issue associated with the development is potentially noise generated by the crushing and shredding equipment. It is proposed to mitigate the noise using a series of aesthetically designed noise barriers and landscaping; two around the processing area and one along the site's Eastern boundary to mitigate noise from on-site traffic. As discussed below, the modelling indicates that there will be no significant impact on the amenity of surrounding properties.

Consequently, as part of the consultation process, we are seeking feedback on the development from all potential sensitive receptors as identified in Table A.1 in Appendix A.

Figure 3.2. Aerial map showing 500m radius around the proposed development site.



Date	Revision	Drawn By	Site description	Client	Kariong Sand and Soil Supplies
29/01/2018	Revision A	J Lethlean	90 Gindurra Rd, Somersby. Kariong Sand and Soil Supplies (Lot 4 / DP 227279)	Project	Upgrades to a Sand and Soil Supplies Facility
				Title	500m Consultation Radius
				Source	Central Coast Council

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 9956 3866

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

4. Planning approvals pathway

Under Section 89(c) of the *Environmental Planning and Assessment Act 1979* and Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011*, the proposed development is considered to be a State Significant Development. The determining authority will be the Minister for Planning. An Environmental Impact Statement (EIS) will be required as part of the planning and approvals process for this project to comply with the requirements of Section 112 of the *Environmental Planning and Assessment Act 1979*. The proposed State Significant Development requires an Environment Protection Licence from the NSW Environment Protection Authority where quantities of waste processed exceed 6,000 tpa (Stage 2), pursuant to the provisions of the *Protection of the Environment Operations Act 1997*.

4.1. Gosford Local Environment Plan 2014

The proposed development of the KSSS Resource Recovery Facility is permitted under the *Gosford Local Environmental Plan 2014* with consent. The proposed development will focus on upgrading the resource recovery activities on land zoned as IN1 General Industrial. The objectives of the IN1 zoning are as follows:

1. To provide a wide range of industrial and warehouse land uses.
2. To encourage employment opportunities.
3. To minimise any adverse effect of industry on other land uses.
4. To support and protect industrial land for industrial uses.
5. To promote ecologically, socially and economically sustainable development.
6. To ensure that retail, commercial or service land uses in industrial areas are of an ancillary nature.
7. To ensure that development is compatible with the desired future character of the zone.

4.2. Gosford Development Control Plan 2013

The purpose of the *Gosford Development Control Plan 2013* is:

- To identify Council's expectations and requirements for development within Gosford local government area and build upon the Gosford LEP 2014, the Gosford Planning Scheme Ordinance and Interim Development Order No. 122 by providing detailed objectives and controls for development;
- To ensure that all development is consistent with the desired character for the surrounding neighbourhood;
- To identify approaches and techniques which promote quality urban design and architectural outcomes in Gosford local government area;
- To promote best practice and quality environmental outcomes.

The development is required to demonstrate full compliance with the following elements of the *Gosford Development Control Plan 2013*:

1. Chapter 3.11 Industrial Development: This chapter sets out constraints for industrial developments, including lot sizes, road widths, stormwater drainage, setbacks, building height, carparks, landscaping and pollution control.
2. Chapter 6.1 Acid Sulphate Soils: Under this chapter, a preliminary soil assessment to determine the extent of acid sulfate soils at the site will be required. If acid sulfate soils are present, an Acid Sulfate Soils Management Plan will need to be prepared for submission with the development application.
3. Chapter 6.3 Erosion Sedimentation Control: Under this chapter an Erosion and Sediment Control Plan (ESCP), developed to the Soils and Construction Managing Urban Stormwater Standards (Landcom 2004)

standards, will be required to gain development consent or building approval. The ESCP must be approved before commencement of site works.

4. Chapter 6.5 On-site Effluent and Greywater Disposal: This chapter outlines the requirements for any on-site waste water treatment systems. This includes the requirement for systems to comply with *AS1547 On-site Domestic-Wastewater Management* and *Gosford City Council On Site Sewage Guidelines and Policies*. Any report to Council needs to be prepared by a suitably qualified engineer.
5. Chapter 6.6 Preservation of Trees or Vegetation: This chapter sets out when Council consent or permission is required to remove trees in areas not already defined as protected by other legislation. The flora and fauna study will need to comply with this chapter, and assess the vegetation on the site against criteria listed in this chapter of the DCP.
6. Chapter 6.7 Water Cycle Management: This chapter requires a Water Cycle Management Plan strategy to be prepared to address the management of all water on site, including stormwater and waste water. The Water Cycle Management Plan strategy must incorporate water sensitive urban design principles and development control targets.
7. Chapter 7.1 Car Parking: This chapter sets out the required number of carparking spaces and the design criteria for carparking areas.
8. Chapter 7.2 Waste Management: Under this chapter, a Waste Management Plan is required to be prepared. The Waste Management Plan is to be submitted with the development application, and is to cover the construction and ongoing operational phases of the development.

The following studies and supporting documentation is being prepared for the proposed development. Minimum requirements are:

- Streetscape perspective
- Landscape concept plan and report
- Arborist report
- Noise impact assessment report
- Geotechnical Report
- Preliminary Soils Assessment or Acid Sulfate Soil Management Plan
- Drainage Management Plan
- Erosion and Sediment Control Plan
- Traffic impact assessment report
- Heritage impact assessment report
- Aboriginal archaeological assessment report
- Bushfire assessment report
- Flora & Fauna Impact Assessment Report
- Threatened species impact assessment report
- Demolition work plan
- On-Site Wastewater Disposal Report
- Water Cycle Management Plan
- Waste management plan.

4.3. Other Relevant Local Policies and Documents

4.3.1. Draft Somersby Industrial Park Plan of Management

The draft Somersby Industrial Park Plan of Management² was prepared for the City of Gosford in 2005. The Plan identifies key environmental values in the Somersby area, and identifies areas that should be protected.

² As defined in Connell Wagner Pty Ltd (2005). *DRAFT Plan of Management Somersby Industrial Park*. NSW Premier's Department and Gosford City Council. June 2005. Internet publication: <http://search.gosford.nsw.gov.au/documents/00/01/81/47/0001814731.pdf>

The draft Plan identifies a small area of land on the adjacent lot that is an Aboriginal management zone. However, this should not be impacted by the proposed development.

Appendix B of the draft Somersby Industrial Park Plan of Management contains a series of maps showing various key environmental values within the Somersby study area. The draft Plan identifies much of the existing vegetation on the proposed development site as being significant habitat. However, the recommended management areas are confined to the back area of the site, which would be unaffected by the proposed development (see Figures 4.1, 4.1a and 4.9 in Appendix B of the draft Plan²).

4.4. NSW Department of Planning and Environment

Under NSW Planning legislation, the proposed development is a State Significant Development and a Designated Development. As such, the developer is required to prepare an Environmental Impact Statement as part of the development application.

The development is considered to be a State Significant Development under Schedule 1 of *State Environmental Planning Policy (State and Regional Development)* 2011.

State Significant Development is development for which a development application is to be submitted to the Minister for Planning with an Environmental Impact Statement (EIS). Under Clause 89D of the *Environmental Planning and Assessment Act 1979*, the Minister may delegate the function of consent authority to the Planning Assessment Commission, the Secretary of the NSW Department of Planning and Environment or to any other public authority.

As part of the development assessment process, an Environment Protection Licence (EPL) for the site will be required under the *Protection of the Environment Operations Act 1997*. As part of the approvals process, the Proponent will apply for an EPL that reflects the waste materials that can be lawfully received on site for recycling, total annual processing limit, the authorised amount (that is, the amount of waste that can be stored on-site at any one point in time) and environment protection licence discharge limits.

A Preliminary Environmental Assessment has been undertaken, and the NSW Department of Planning and Environment has issued its list of requirements to be considered in the planning application process. This is referred to as the Secretary's Environmental Assessment Requirements (SEARs). Key issues we are considering in the EIS are given in Table 5.1.

Table 5.1. Summary of the Secretary's Environmental Assessment Requirements (SEARs) and the relevant section within this EIS.

Secretary's Environmental Assessment Requirements (SEARS SSD 8660 – August 2017)	
Key issues	
The EIS must include an assessment of all potential impacts of the proposed development on the existing environment (including cumulative impacts if necessary) and develop appropriate measures to avoid, minimise, mitigate and/or manage these potential impacts. As part of the EIS assessment, the following matters must also be addressed:	
Strategic context - including: <ul style="list-style-type: none"> - detailed justification for the proposal and suitability of the site for the development; - a demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), or justification for any inconsistencies; - a list of any approvals that must be obtained under any other Act or law before the development may lawfully be carried out. 	
Waste management - including: <ul style="list-style-type: none"> - details of the type, quantity and classification of waste to be received at the site; - details of the resource outputs and any additional processes for residual waste; - details of waste handling including, transport, identification, receipt, stockpiling and quality control; - details of how the EPA's record keeping and reporting requirements will be met; and 	

Secretary's Environmental Assessment Requirements (SEARS SSD 8660 – August 2017)

- the measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the *NSW Waste Avoidance and Resource Recovery Strategy 2014-21*.

Hazards and risk – including:

The Environmental Impact Statement must include a preliminary risk screening completed in accordance with State Environment Planning Policy No 33 – Hazardous and Offensive Development and Applying SEPP 33 (DoP, 2011), with clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should preliminary screening indicate that the project is “potentially hazardous” a Preliminary Hazard Analysis (PHA) must be prepared in accordance with *Hazardous Industry Planning Advisory Paper No. 6 Guidelines for Hazard Analysis (DoP, 2011)* and *Multi-level Risk Assessment (DoP, 2011)*

Air quality and odour - including:

- a description of all potential sources of air emissions;
- an air quality impact assessment in accordance with relevant Environment Protection Authority Guidelines; and
- a description and appraisal of air quality impact mitigation and monitoring measures.

Traffic and transport – including:

- details of road transport routes, access to the site and parking;
- road traffic predictions for the development during construction and operation; and
- as assessment of the impacts to the safety and function of the road network; and
- the details of any road upgrades required for the development

Soil and water – including:

- the details of stormwater, waste water and leachate management;
- the details of soil and erosion controls during construction and operation; and
- an assessment of surface water, flooding and soil impacts

Noise and vibration - including:

- a description of all potential noise and vibration sources during construction and operation, including road traffic noise;
- a noise and vibration assessment in accordance with the relevant Environment Protection Authority Guidelines; and
- a description and appraisal of noise and vibration mitigation and monitoring measures

Biodiversity – including a description of any potential vegetation clearing needed to undertake the proposal and any impacts on flora and fauna.

Fire and incident management – including an assessment of bushfire risks in accordance with NSW Rural Fire Service Guidelines.

Heritage – including a detailed assessment of Aboriginal cultural heritage and environmental heritage at the site.

Visual – including an assessment of the potential visual impacts of the project on the amenity of the surrounding area.

Environmental Planning Instruments and other policies

The EIS must assess the proposal against relevant environmental planning instruments, including but not limited to:

- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No, 33 Hazardous and Offensive Development
- State Environmental Planning Policy No. 55 Remediation of Land;
- Gosford Local Environmental Plan 2014; and
- Relevant development control plans and section 94 plans

Guidelines

During the preparation of the EIS we must consult the Department's Register of Development Assessment Guidelines which is available on the Department's website planning.nsw.gov.au under Development Proposals/Register of Development Assessment Guidelines. Whilst not exhaustive, the Register contains some of the guidelines, policies, and plans that must be taken into account in the environmental assessment of the proposed development.

Secretary's Environmental Assessment Requirements (SEARS SSD 8660 – August 2017)

Consultation

- During the preparation of the EIS, we must consult with relevant local, State and Commonwealth government authorities, service providers and community groups, and address any issues they may raise in the EIS. In particular, we should consult with:
- Environment Protection Authority;
- Roads and Maritime Services;
- Central Coast Council;
- Office of Environment and Heritage;
- Department of Primary Industries;
- Ausgrid
- NSW Fire and Rescue;
- Rural Fire Service; and
- The surrounding land owners and occupiers that are likely to be impacted by the proposal
- Details of the consultation carried out and issues raised must be included in the EIS.

5. Consultation

Consultation will be based on the strategy shown in Table 2.1, in accordance with the requirements of the Department of Planning and Environment. The primary focus of the stakeholder consultation strategy is to consult with all relevant stakeholders to ensure that the proposed development is conducted to meet all community and regulatory concerns.

The preparation of the Environmental Impact Statement will involve consultation with a number of government organisations, interest groups and neighbours. The consultation to be undertaken will identify the views and concerns of interested/affected parties with respect to the likely environmental, infrastructure and amenity impacts of the proposed development. Key stakeholders to be consulted include:

- Nearby residences
- Neighbouring businesses
- Central Coast Council
- NSW Department of Planning and Environment
- NSW Environment Protection Authority
- NSW Office of Environment and Heritage
- NSW Roads and Maritime Services
- NSW Department of Primary Industries
- NSW Rural Fire Service
- NSW Fire and Rescue
- AusGrid

Your feedback on potential issues associated with the upgrade of this facility is an important part of the EIS process. This will help us to identify any potential issues, so we can prepare strategies to avoid these impacts on the surrounding area.

Your feedback on the issues listed in Table 5.1 and any other potential issues would be appreciated in writing **by close of business Wednesday 28th February 2018**. Please provide your feedback to via post or in email to:

Dr Jill Lethlean
 Senior Consultant
 Jackson Environment and Planning Pty Ltd
 Suite 102, Level 1, 25-29 Berry St
 North Sydney NSW 2060

T: 0400 171 480

E: jill@jacksonenvironment.com.au

Should you wish to discuss the project, please call Jill Lethlean on 0400 171 480.

Appendix A – List of premises within 500m of the proposed development

Table A.1. Identified potential sensitive receptors within 500m of the proposed development site.

No.	Address	Suburb	Zone	Zone Description
1	5 Acacia Rd	Somersby	RU1	Primary Production
2	10 Acacia Rd	Somersby	RU1	Primary Production
3	12 Acacia Rd	Somersby	RU1	Primary Production
4	16 Acacia Rd	Somersby	RU1	Primary Production
5	25 Acacia Rd	Somersby	RU1	Primary Production
6	32 Acacia Rd	Somersby	RU1	Primary Production
7	32 Acacia Rd	Somersby	RU1	Primary Production
8	3 Central Coast Hwy	Kariong	SP1	Special Activities
9	1A Central Coast Hwy	Kariong	SP2	Infrastructure
10	6 Chivers Rd	Somersby	IN1	General Industrial
11	97 Debenham Rd South	Somersby	RU2	Rural Landscape
12	183 Debenham Rd South	Somersby	RU2	Rural Landscape
13	184 Debenham Rd South	Somersby	RU2	Rural Landscape
14	198 Debenham Rd South	Somersby	RU2	Rural Landscape
15	223 Debenham Rd South	Somersby	RU1	Primary Production
16	242 Debenham Rd South	Somersby	RU2	Rural Landscape
17	252 Debenham Rd South	Somersby	RU2	Rural Landscape
18	22 Gindurra Rd	Somersby	IN1	General Industrial
19	40 Gindurra Rd	Somersby	IN1	General Industrial
20	53 Gindurra Rd	Somersby	IN1	General Industrial
21	54 Gindurra Rd	Somersby	IN1	General Industrial
22	55 Gindurra Rd	Somersby	IN1	General Industrial
23	56 Gindurra Rd	Somersby	IN1	General Industrial
24	58 Gindurra Rd	Somersby	IN1	General Industrial
25	21 Kangoo Rd	Somersby	IN1	General Industrial
26	25 Kangoo Rd	Somersby	IN1	General Industrial
27	27 Kangoo Rd	Somersby	IN1	General Industrial
28	33 Kangoo Rd	Somersby	IN1	General Industrial
29	31 Kowara Rd	Somersby	RU2	Rural Landscape
30	2 Wella Way	Somersby	IN1	General Industrial
31	2 Wella Way	Somersby	IN1	General Industrial
32	2 Wella Way	Somersby	IN1	General Industrial