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Community Consultation Report
Kariong Sand and Soil Supplies
90 Gindurra Rd, Somersby

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This Consultation Report has been prepared by the following staff of Jackson Environment and Planning Pty Ltd, Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060:

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We declare that:

The statement has been prepared in accordance with clauses 6 and 7 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

The statement contains all available information that is relevant to the environmental assessment of the development, activity or infrastructure to which the statement relates, and the information contained in the statement is neither false nor misleading.

Report version	Authors	Date	Reviewer	Approved for issue	Date
FINAL	Dr J.Lethlean / Dr M.Jackson	13/12/19	Dr M.Jackson	Dr M.Jackson	13/12/19
ADEQUACY REVIEW UPDATE	Dr J.Lethlean / Dr M.Jackson	04/05/20	Dr M.Jackson	Dr M.Jackson	04/05/20

Executive Summary

About the project

The Davis Family are the owners of IN1 General Industrial zoned land at 90 Gindurra Rd, Somersby (Lot 4/DP227279), and are the proponents of the Kariong Sand and Soil Supplies development. This development will involve the construction and operation of a best practice recycling and landscape supplies facility that will enable the receipt of up to 200,000 tonnes of sand, soil and building materials each year. The project will transform the site into a state-of-the-art facility turning sand, soil and building materials into 100% recycled building and landscaping supplies. The facility aims to produce a number of building and landscape products, providing them for re-use mainly in the Central Coast region.

The proposed development will seek to expand the current facility into a best-practice recycling plant that will assist the Central Coast in achieving the NSW Government's target of an 80% recycling rate for construction and demolition waste by 2021.

How was consultation done?

Draft guidelines published by the Department of Planning and Environment (2017) *Community and Stakeholder Engagement – Draft Environmental Impact Assessment Guidance Series June 2017* were used to help inform the community consultation program. This report provides an overview of the community consultation and engagement program to inform the Environmental Impact Assessment (EIA) phase for this project.

A detailed Project Summary and Preliminary Environmental Assessment of the project was prepared to assist in reviewing the project with Central Coast Council through their pre-lodgement process. This consultation was done in July 2017. In late August 2017, the Department of Planning, Industry and Environment was consulted to obtain the Secretary's Environmental Assessment Requirements (SEARs). As part of this process, feedback on the key issues for assessment were obtained from Environment Protection Authority, Roads and Maritime Services, Central Coast Council, Office of Environment and Heritage, Department of Primary Industries, Ausgrid, NSW Fire and Rescue and Rural Fire Service.

Formal consultation with neighbours was performed in February 2018 to inform the EIA process. A letter and detailed Project Summary and Preliminary Environmental Assessment was mailed to 46 properties within 500m of the proposed development. Assistance was sought from Central Coast Council to issue our report to five owners of vacant property within 500m of the site. Additional feedback was also sought from Environment Protection Authority, Roads and Maritime Services, Central Coast Council, Office of Environment and Heritage, Department of Primary Industries, Ausgrid, NSW Fire and Rescue, and Rural Fire Service on the project. Feedback was sought via phone or in writing over a four-week period.

Community feedback prior to exhibition

There was little feedback received on the project beyond the original agency SEARs requirements. Of the 46 properties within 500m, three provided feedback. The main concerns were noise, dust and traffic. These issues were identified as key matters for detailed consideration in the EIA phase of the project during 2018.

Feedback post exhibition

The Environmental Impact Statement for the development was exhibited on 31 January 2019 for a seven-week period by the Department of Planning, Industry and Environment. In total, 1,329 submissions were received. These consisted of 1,308 public submissions and 21 submissions from organisations (including government agencies).

The large number of public submissions was due to an organised campaign by a local group (Save Somersby), which provided a form letter for members of the public to send in. An analysis of the public submissions received within the public exhibition period found approximately 1,150 individual (non-duplicate) submissions. Of these, 959 were submitted as a form letter and 191 were submitted as a written submission (letter or email). The form letter had a list of issues where people could tick a box against the issues that concerned them. The majority of public submissions were from people living in the Central Coast area. However, most of the respondents lived 1km or further from the proposed development.

Key issues raised by the community involved: area character / lifestyle; air quality / dust; traffic; land / property values; biodiversity; odour; proximity to sensitive uses; area reputation / loss of business; visual impact; health / asbestos; heritage; noise and vibration; water quality; waste management; and health/pollution.

Agency submissions were received from Central Coast Council; Department of Industry; Department of Planning, Industry and Environment; Environment Protection Authority; Fire and Rescue NSW; Transport for NSW; Water NSW; Office of Environment and Heritage; Roads and Maritime Services and NSW Health. Agency submissions focused on the need for additional information on: groundwater sampling and testing; fire safety; biodiversity study to include additional field investigations; additional Aboriginal Heritage studies and consultation with designated Aboriginal groups; further air quality assessment and modelling; additional noise modelling to reflect the upgraded site layout and design; additional traffic assessment and re-design of the site entrance; and re-design of the stormwater capture system and update of the Water Cycle Management Plan.

The Department of Planning, Industry and Environment and the NSW EPA also provided additional feedback on the updated EIS in February 2020. In response to this feedback, further modifications to the stormwater management system were made to better separate clean water from other operational areas of the site. The site is to be separated into two risk zones. A high-risk zone which includes the waste storage bays and timber processing area will be drained separately from the low risk zone (which is the rest of the site). This will allow for real time, 24/7 monitoring of water quality prior to discharge into the pond. If water quality is found to be unusually poor or there is an emergency spill or there is a fire and foam is used then the water quality probe will trigger an automated penstock to close the drainage line to the pond and direct the water to an emergency water management basin.

Further site upgrades assessed

Following the assessment of submissions, a review of additional infrastructure and environmental controls was done by the proponent to consider how key issues surrounding air quality, dust, silica, noise, vibration, water quality, and health can be further mitigated to provide confidence to the community that public health and the environment would be protected at all times. Additional controls assessed include:

- All waste materials to be received indoors, to minimise impacts on the outdoor environment (e.g. dust, litter, noise and water quality);
- Buildings to enclose the crushing and mulching operations to minimise dust and noise, including misting to maximise dust control;
- A three-sided building around the waste receival area with misting to ensure that water quality is protected and dust is minimised;
- Concrete kerbing on the exit to the site to prevent any trucks using Debenham Rd;
- A redesigned stormwater pond with floating wetland and a membrane filtration plant to supply the site with high quality water for dust control via sprinklers above all storage bays;
- A new emergency spill pond to enable the separation of high-risk stormwater from the waste storage bays and timber processing area from the low risk zone (which is the rest of the site). This will allow for real time, 24/7 monitoring of water quality prior to discharge into the pond;
- Further investigations to ensure that Aboriginal Heritage and biodiversity impacts are avoided or off-set;

- A commitment that recycling will increase in stages, only after independent testing is done to prove the facility is performing to the highest environmental standards. These stages proposed include:
 - Following development approval, waste receipt to increase over time to a threshold of 100,000 tonnes per annum;
 - Consent to increase waste receipt to 150,000 tonnes per annum;
 - Consent to increase waste receipt to 200,000 tonnes per annum;
- Continuous monitoring of air quality (dust) and noise at the site boundaries.

Updates to the following studies was then performed:

- Transport and traffic impact assessment;
- Air quality impact assessment;
- Water impact assessment;
- Biodiversity impact assessment;
- Aboriginal and Cultural Heritage assessment;
- Groundwater impact assessment;
- Noise and vibration impact assessment.

The updated investigations demonstrated that the proposed development will not negatively impact on the local environment or the health or amenity of neighbours, and health and environmental issues raised during in public submissions could all be comprehensively mitigated against and managed.

Community engagement strategy and outcomes

To help in engaging the community, seek feedback on the additional site enhancements and assist in building community understanding of the project, a comprehensive community engagement strategy was prepared and delivered between August and November 2019. The tools used included print, online, media and in person meetings were chosen to maximise participation, increase understanding and maximise engagement during this phase of the project.

As a result of the community engagement program, the following reach and participation was achieved:

- 1,000 households and businesses in the Somersby Industrial Estate received a four-page fact sheet on the proposed development, and further site enhancements proposed;
- 5,000 households in Somersby, Kariong and the surrounding districts through news stories published in community group newsletters (Kariong Connections and Mangrove Mountains & Districts Community News);
- 32 people including neighbours, community members and members of three community groups were consulted and a presentation provided on the proposed development, and further site enhancements proposed – this was achieved through direct meetings, two public meetings and one field day;
- Approximately 60,000 people living on the Central Coast and Sydney community were exposed to a media story published on the proposed development on 9th November 2019 in the Central Coast Express Advocate (online edition); and
- 233 unique visitors to the Kariong Sand and Soil Supplies web site between August and November 2019.

A detailed review of all matters raised and how they will be addressed as part of the development has been documented in this report. The consultation found that neighbours on surrounding rural properties were the most concerned in relation to the development, though perceived impacts on property values, dust and traffic were the three key issues most commonly cited as of concern. Properties outside of the vicinity of direct neighbours were less concerned in relation to the proposed development. Nevertheless, all matters raised as part of the community consultation process have been addressed and evaluated as part of the updated EIA.

Ongoing community engagement has been identified as a very important process that will need to be maintained post approval. Working closely with the community will be important to demonstrate and prove how the facility is being managed to protect the community and the environment. A post approval community engagement plan has been prepared as part of this report to assist with ongoing community engagement and involvement in the project post-approval, to ensure the development is built and operated to protect people and the environment at all times.

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1. Introduction

1.1. Background

The Davis Family 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 28/02/1992 (DA 15337). As part of the original approval, only the front section of the site was approved for this use.

In 2017, approval was provided by Central Coast Council to construct a warehouse, office building and driveway at the northern end of the site (DA52541/2017). The building design and location was modified and approved by Central Coast Council on 21/09/2018 under DA52541/2017.2.

The Kariong Sand and Soil Supplies development will involve the construction and operation of a best practice recycling and landscape supplies facility that will enable the receipt of up to 200,000 tonnes of sand, soil and building materials each year. The project transform the site into a state-of-the-art facility turning sand, soil and building materials into 100% recycled building and landscaping supplies. The facility aims to produce a number of building and landscape products, providing them for re-use mainly in the Central Coast region.

The proposed development will seek to expand the current facility into a best-practice recycling plant that will assist the Central Coast in achieving the NSW Government's target of an 80% recycling rate for construction and demolition waste by 2021.

The project will involve the development of a largely undeveloped industrial site, to enable the facility to be used to receive, process and recycle construction and demolition waste, as well as supply building and landscape supplies for local projects. All waste materials will be received and processed indoors, to minimise impacts on the environment and neighbours.

The front part that will be visible from Gindurra Rd will be the landscaping supply operations, including landscaping along the road frontage and landscape storage bays behind the set back area. A fully enclosed warehouse where sorting and recycling operations will be conducted will be visible from the front of the site (this warehouse has been approved under DA52541/2017). Along the eastern boundary, a noise barrier and a native landscape buffer will be planted to avoid noise impacts on nearby rural dwellings, and to provide an aesthetically pleasing interface between the edge of the Somersby Industrial Estate and nearby rural zoned lots and dwellings.

Waste processing and recycling operations for selected materials, including crushing and mulching will be done on the southern section of the site, where processing will also be done in dedicated buildings to avoid any impacts on nearby land uses. These operations are to be conducted at maximum distance from any sensitive receptors. The southern section of the site will be retained as bushland to provide a natural buffer between the development and other residential areas more than a kilometre away from the southern boundary of the site.

Advanced water capture, rainwater harvesting, water treatment and dust suppression systems will be integrated in all buildings and outdoor areas to prevent dust being formed. The site will also include an advanced membrane filtration plant to enable much of the water captured from the site to be fully reused across the site for operational uses. The site will also include its own weather monitoring station, high volume air samplers for continuous air quality and dust analysis, and continuous noise loggers to confirm compliance with consent and licence conditions. The site will be fully serviced with fire suppression systems.

1.2. Guidelines to help inform the delivery of our community consultation program

To help inform the development and delivery of the consultation program for the Kariong Sand and Soil Supplies development project, draft guidelines published by the Department of Planning and Environment (2017) *Community and Stakeholder Engagement – Draft Environmental Impact Assessment Guidance Series June 2017* were used.

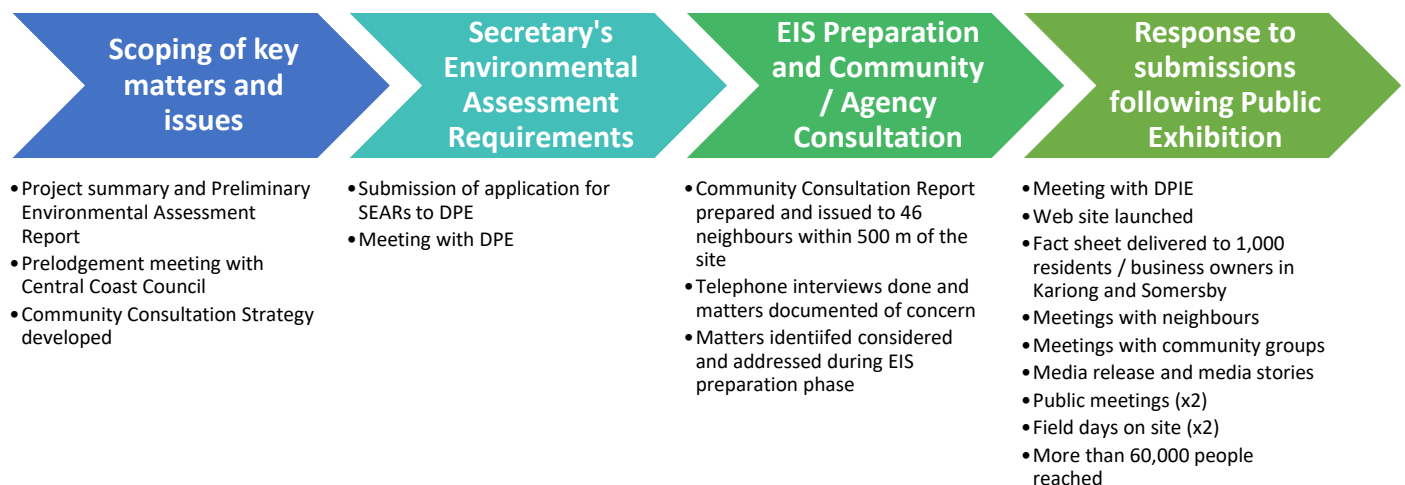
The purpose of this guideline is to describe how the Department expects proponents to engage with the community and other stakeholders during Environmental Impact Assessment (EIA) phase for State significant projects. It emphasises earlier engagement, commencing during the scoping phase, and improved participation throughout EIA, by focusing on what participation is to achieve and allowing proponents to choose from a range of techniques to best meet outcomes. We have used to guidelines to inform our community engagement strategy during the EIA process.

1.3 Structure of the community consultation program

An overview of the community consultation done for this project is summarized in Figure 1.1. It is noted that the structure of the community consultation program has been delivered in accordance with the Department of Planning and Environment (2017) *Community and Stakeholder Engagement – Draft Environmental Impact Assessment Guidance Series June 2017*.

Section 3 provides more detail in relation to specific community engagement and consultation activities undertaken, including feedback from the consultation process.

Figure 1.1. Structure of the community consultation program for the Kariong Sand and Soil Supplies development.



1.4 SEARs requirements, public exhibition and justification of changes to the proposal

Table 1.1 provides a summary of how this report has addressed the SEARs in relation to community consultation, including comments from community and agency consultation done during and following the public exhibition period. This table provides an overview of the changes made to the proposal as a result of the consultation program completed.

Table 1.1. Summary of how the SEARs have been addressed, including comments from community and agency consultation done during and following the public exhibition period.

SEARs, agency and community feedback	Section of the Report this requirement is addressed
SEARs – Consult with Gosford City / Central Coast Council	Section 3.2
SEARs – Consult with EPA	Section 3.3.2
SEARs – Consult with Department of Primary Industries	Section 3.3.7
SEARs – Consult with AusGrid	Section 3.3.8
SEARs – Consult with RMS	Section 3.3.4
SEARs – Required to consult with NSW Fire and Rescue	Section 3.3.6
SEARs – Required to consult with NSW Rural Fire Service	Section 3.3.5
SEARs – Required to consult with surrounding land owners and occupiers that may be affected by the development	Section 3.1
Concerns raised in public submissions during the public exhibition process	Section 4.3
Issues documented by agencies during the public exhibition process, including: + Central Coast Council + Department of Industry + Department of Planning, Industry and Environment + Environment Protection Authority + Fire and Rescue NSW + Transport for NSW + Water NSW + Office of Environment and Heritage + Roads and Maritime Services + NSW Health.	Section 4.3 (issues) and Section 5.3 (changes proposed to address submissions)
Outline and justification of changes to the proposal in response to public exhibition	Section 4.5 and Section 5.3
Feedback from Department of Planning, Industry and Environment and the EPA during the adequacy review process (prior to re-submission of the EIS) + Removal of references to ‘community education’ + Technical comments on the Water Cycle Impact Assessment, and management of water based on risk	Section 3.3.2 and throughout report

2. Scoping of matters for the Environmental Impact Assessment process

To help assess the range of matters that need to be considered in the Environmental Impact Assessment process for the Kariong Sand and Soil Supplies development, a range of matters were mapped in consultation with the proponent. This included:

- What is the nature of the project and the extent of its environmental impacts?
- Who will be interested in the outcomes of the project?
- Who may have information that could be of value to the project i.e. through previous involvement?
- Who is directly affected by the project or might think they are affected by the project and in what way?
- Who is likely to be upset if they are not informed or invited to participate?
- Who might be a person that others will look to for their opinions?

2.1. Scoping of matters to inform the community consultation process

To help inform the community engagement and consultation process for the project, we prepared a Project Summary and Preliminary Environmental Assessment of the project which was used as a basis for consulting Central Coast Council through their pre-lodgement process.

The report outlined a range of matters for discussion with Central Coast Council, including an introduction to the project, about the proponent, site description, history and approvals. The report also provided an overview of the proposed development, power and water requirements. The report provided a summary of planning and legislative requirements, including a project justification considering local and state planning policies and strategies. The report also provided an overview of the existing environment, key environmental issues that will require management as part of the development, a stakeholder and community consultation strategy.

The pre-lodgement meeting was held with Central Coast Council on 6 July 2017, and the pre-lodgement notes from this meeting are given in Attachment 1.

2.2 Request for Secretary's Environmental Assessment Requirements

Following the completion of the pre-lodgement meeting and consultation with Central Coast Council, an application for the Secretary's Environmental Assessment Requirements (SEARs) was made to the Department of Planning, Industry and Environment on the 27th July 2017.

An update to the report provided to Central Coast Council was done to inform the Department on key matters to help inform the assessment and consultation required to support the EIA process for the project. The report is provided in Attachment 2.

The SEARs for the project was issued by the Department of Planning, Industry and Environment on 23rd August 2017. These are provided as an attachment to the EIS and are not repeated here. The SEARs included the requirement to consult with key government agencies, Council and local residents and properties. This included:

- 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.

A copy of the SEARs (SSD 8860) is provided at Appendix C of the EIS.

Following the issue of the SEAR's, a meeting was held with the Department of Planning, Industry and Environment's Industry Assessments team and with the proponent. A background to the project was provided, including a discussion of issues that need to be considered during the EIS stage, as documented in the SEARs 8660.

2.3 Summary of matters to consider as part of the Environmental Impact Assessment process and community consultation

Following the completion of meetings with Central Coast Council and the Department of Planning, Industry and Environment, a series of key matters were identified that needed to be assessed during the preparation of the Environmental Impact Assessment process. A summary of these matters is provided as follows:

- As the development is less than 250m from a residential dwelling, the development will be Designated and impacts on these dwellings in the area need to be considered;
- Management of noise and vibration;
- Management of dust;
- Air quality and odour;
- Traffic and transport;
- Waste quantities and management;
- Sydney Regional Environmental Plan 20 – Hawkesbury Nepean River impacts need to be considered;
- Consider impacts from the life of the development;
- Mitigation measures;
- Measuring, monitoring and reporting criteria;
- Erosion and sedimentation controls;
- Acid sulfate soils;
- Gosford DCP requirements including Chapter 3.11 Industrial Development, Chapter 6.1 Acid Sulphate Soils, Chapter 6.3 Erosion Sedimentation Control, Chapter 6.5 On-Site Effluent Disposal, Chapter 6.6 Preservation of Trees and Vegetation, Chapter 6.7 Water Cycle Management, Chapter 7.1 Carparking, and Chapter 7.2 Waste management;
- Aboriginal heritage to be assessed and addressed, in detail;
- Economic and social impacts to be addressed;
- Property subject to Somersby Deed of Agreement re: contributions;
- Fire and Incident Management;
- Soil and water impacts;
- Flora and fauna;
- Hazards;

- Heritage; and
- Visual impact.

DPIE also listed the key stakeholders to be consulted during the preparation of the development application. The SEARs included the requirement to consult with key government agencies, Council and local residents and properties. This included:

- 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.

3. Community consultation during EIS preparation phase

Given the complex range of matters to engage NSW Government Agencies, neighbours and the broader community, a detailed Consultation Report was prepared. This was prepared to help brief neighbours, Council and agencies on the project and the key environmental issues.

The Consultation Report was posted or emailed to key stakeholders, including State Government agencies, Central Coast Council and 46 properties within 500m of the site. The covering letters are provided in Attachment 3 and the Consultation Report is given in Attachment 4. The consultation letters were issued via mail or email on 30 January 2018.

The consultation phase for the project addresses all of the SEARs requirements under SSD8660. Comments were requested in writing or via phone. Comments from were requested within a four week period, preferably by 28th February 2018.

3.1. Neighbours consulted

The SEARs required the proponent to consult with the surrounding land owners and occupiers that may be affect by the proposal. A copy of the Consultation Summary Report and a covering letter was mailed to all properties within 500m of the main processing area (see Attachment 3 and 4) on 30th January 2018. Property occupiers were encouraged to provide feedback within a four week period. Figure 3.1 shows the area encompassed by the 500m consultation distance. Table 3.1 provides a list of all the properties attempted to be contacted as part of the pre-submission consultation.

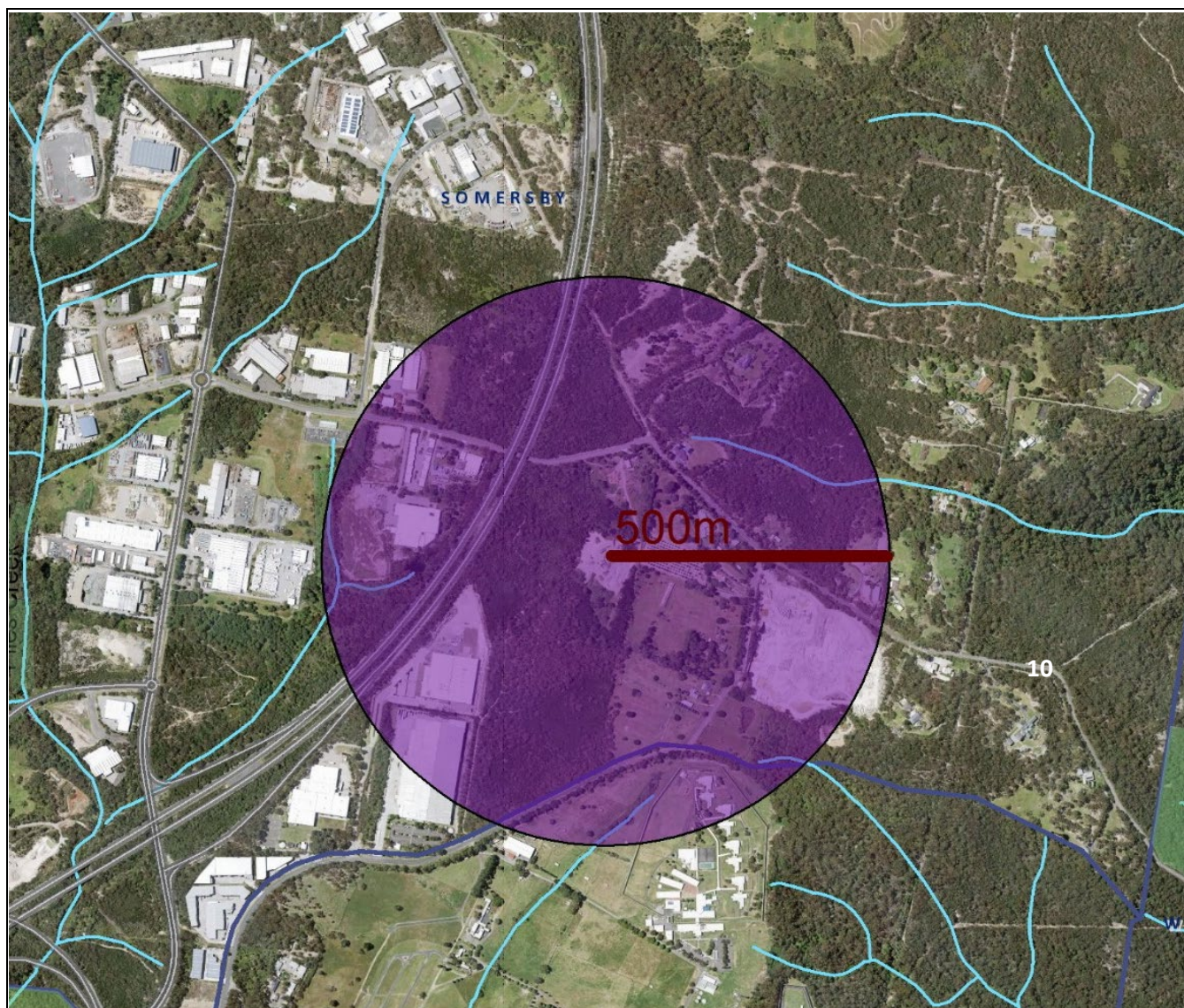
There are properties in the surrounding area that are currently vacant and undeveloped. Assistance was sought from Council to contact them to obtain feedback on the project. Of the five properties contacted by Council on our behalf, two property owners requested information on the project. No comments were received.

Table 3.1. List of properties within 500m that were contacted as part of the consultation program.

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	3 Central Coast Hwy	Kariong	SP1	Special Activities
8	1A Central Coast Hwy	Kariong	SP2	Infrastructure
9	6 Chivers Rd	Somersby	IN1	General Industrial
10	97 Debenham Rd South	Somersby	RU2	Rural Landscape
11	183 Debenham Rd South	Somersby	RU2	Rural Landscape
12	184 Debenham Rd South	Somersby	RU2	Rural Landscape
13	198 Debenham Rd South	Somersby	RU2	Rural Landscape
14	223 Debenham Rd South	Somersby	RU1	Primary Production
15	239 Debenham Rd North	Somersby	RU2	Rural Landscape
16	242 Debenham Rd South	Somersby	RU2	Rural Landscape

No.	Address	Suburb	Zone	Zone description
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	44 Gindurra Rd	Somersby	IN1	General Industrial
21	53 Gindurra Rd	Somersby	IN1	General Industrial
22	Unit 1, 54 Gindurra Rd	Somersby	IN1	General Industrial
23	Unit 2, 54 Gindurra Rd	Somersby	IN1	General Industrial
24	Unit 3, 54 Gindurra Rd	Somersby	IN1	General Industrial
25	Unit 4, 54 Gindurra Rd	Somersby	IN1	General Industrial
26	Unit 5, 54 Gindurra Rd	Somersby	IN1	General Industrial
27	Unit 6, 54 Gindurra Rd	Somersby	IN1	General Industrial
28	Unit 7, 54 Gindurra Rd	Somersby	IN1	General Industrial
29	Unit 8, 54 Gindurra Rd	Somersby	IN1	General Industrial
30	Unit 9, 54 Gindurra Rd	Somersby	IN1	General Industrial
31	Unit 10, 54 Gindurra Rd	Somersby	IN1	General Industrial
32	Unit 11, 54 Gindurra Rd	Somersby	IN1	General Industrial
33	Unit 12, 54 Gindurra Rd	Somersby	IN1	General Industrial
34	55 Gindurra Rd	Somersby	IN1	General Industrial
35	56 Gindurra Rd	Somersby	IN1	General Industrial
36	58 Gindurra Rd	Somersby	IN1	General Industrial
37	76 Gindurra Rd	Somersby	IN1	General Industrial
38	83 Gindurra Rd	Somersby	IN1	General Industrial
39	21 Kangoo Rd	Somersby	IN1	General Industrial
40	25 Kangoo Rd	Somersby	IN1	General Industrial
41	27 Kangoo Rd	Somersby	IN1	General Industrial
42	33 Kangoo Rd	Somersby	IN1	General Industrial
43	31 Kowara Rd	Somersby	RU2	Rural landscape
44	2 Wella Way (Borg Manufacturing)	Somersby	IN1	General Industrial
45	2 Wella Way (Hunter Lasertek)	Somersby	IN1	General Industrial
46	2 Wella Way (3S Lighting)	Somersby	IN1	General Industrial

Figure 3.1. Aerial map showing 500m consultation 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

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3.2. Consultation with Central Coast Council

A pre-lodgement meeting was held with Central Coast Council on 6 July 2017. A pre-lodgement summary of the project was prepared that provided an overview of the proposed development and identified the most likely environmental issues arising from the development. The pre-lodgement report was provided to Central Coast Council ahead of the meeting and used as the basis for discussion.

In addition, Council provided input into the SEARs. In addition to the points raised at the pre-lodgement meeting, Council requested that the development application provide an analysis of the economic and social benefits of the project, and the need for the project at that location.

Council confirmed that the site does have a water connection, and connection to sewer is available (following resolution of developer contributions, which has now been resolved). Any development application would need to address either connection to sewer or on-site waste water treatment.

Council confirmed the management areas in the Somersby Industrial Park Plan of Management, which includes areas at the back of the site, which are not to be developed. The southern end of the site includes protected biodiversity areas. A flora and fauna assessment is required for the proposed development area. In addition, an Aboriginal Heritage due diligence assessment would be required.

Council confirmed that impact assessments and management plans would be required to address the key issues of noise, dust, soil, water, stormwater and traffic. In addition, a plan showing the management of any hazardous materials, such as hazardous waste and chemicals, should be prepared.

The site is in a bushfire prone area. This needs to be taken into consideration for any building design.

It should be noted that the proponent has had ongoing contact with Central Coast Council regarding development at the site while the development approval process for Stage 1 of the project was proceeding.

3.3. Agency consultation

Consultation with a number of different State Government agencies was a requirement of the SEARs. In the first instance, a SEARs summary report was prepared, and submitted to the Department of Planning, Industry and Environment. This was circulated to various agencies for their comments and for them to provide input into the SEARs.

In addition, each of the agencies were sent a copy of the consultation summary report, to provide the agency with the opportunity to provide any additional input, as they saw fit.

The section below summarises the key requirements in the SEARs from each agency. Full details of the requirements by each agency is provided in the SEARs at Appendix C of the EIS.

3.3.1. NSW Department of Planning, Industry and Environment

The Department of Planning, Industry and Environment (DPIE) required that an Environmental Impact Statement (EIS) be prepared, which specifically addressed the following issues:

- Waste management;
- Traffic and transport;
- Air quality and odour;
- Fire and Incident Management;
- Noise and Vibration;
- Soil and water;
- Flora and fauna;
- Hazards;
- Heritage; and
- Visual impact.

DPIE also listed the key stakeholders to be consulted during the preparation of the development application. DPIE confirmed no additional issues need to be considered in the EIS.

We note that the Department conducted an adequacy review of the updated EIS following the public exhibition period. These comments were issued by email on 18th February 2020. A meeting was held with the Department and representatives from the EPA Newcastle Office to provide feedback on the updated Water Cycle Impact Assessment on 12th March 2020. In response to the additional feedback provided, additional changes to the management of stormwater were adopted into the civil design. This included:

- A new emergency spill pond to enable the separation of high-risk stormwater from the waste storage bays and timber processing area from the low risk zone (which is the rest of the site). This will allow for real time, 24/7 monitoring of water quality prior to discharge into the pond.

3.3.2. NSW Environment Protection Authority

The NSW Environment Protection Authority (EPA) provided comprehensive details of the requirements of the EIS. In addition, it specifically highlighted the following issues to be addressed:

- The management, processing of storage of waste received at the premises;
- Impacts on water quality and site water management;
- Potential noise impacts during construction and operations;
- Potential odour issues during operation; and
- Impacts on air quality.

EPA also highlighted the need for the development to include a weighbridge for the purpose of recording waste received. It also required that a Pollution Incident Response Management Plan be prepared. As a result of the consultation, the EPA confirmed they have no additional issues that need to be considered in the EIS.

It is further noted that the EPA was formally consulted to help inform the Water Cycle Management Plan in December 2018 (Mr Tristan Hinchcliffe, NSW EPA, Newcastle Office). The EPA was also consulted on 12th March 2020 in relation to the updated Water Cycle Management Plan, and provided further feedback on the updated plan in May 2020 prior to re-submission.

3.3.3. Office of Environment and Heritage

The Office of Environment and Heritage (OEH) recommended that the EIS specifically address the following issues:

- Biodiversity and offsetting;
- Aboriginal culture heritage;
- Water and soils; and
- Flooding.

OEH provided details on how to investigate and address each of the above issues. In addition, the Heritage Council of NSW required that a historical archaeological assessment be prepared. OEH confirmed no additional issues need to be considered in the EIS.

3.3.4. Roads and Maritime Services

The Transport Division of NSW Roads and Maritime Services (RMS) required that a traffic and transport study be prepared. The study should be consistent with the Road and Related Facilities section within the DPIE's EIS Guidelines and the Traffic Impact Studies section within the RMS's Guide to Traffic Generating Developments (2002).

Specific requirements by RMS included:

- Assessment of all relevant vehicular traffic routes and intersections for access to/from the subject property;
- Current traffic counts for all relevant traffic routes and intersections;
- The anticipated additional vehicular traffic generated from both the construction and operational stages of the project;
- The distribution on the road network of the trips generated by the proposed development;
- Consideration of the traffic impacts on existing and proposed intersections, in particular, the intersection of Central Coast Highway and Kangoo Rd, and the capacity of the local and classified road network to safely and efficiently cater for the additional vehicular traffic generated by the proposed development during both the construction and operational stages;
- Identify the necessary road network infrastructure upgrades that are required to maintain existing levels of service on both the local and classified road network for the development;
- Traffic analysis of any major / relevant intersections impacted, using SIDRA or similar traffic model;
- Any other impacts on the regional and state road network including consideration of pedestrian, cyclist and public transport facilities and provision for service vehicles; and
- Details of any measure proposed to manage and/or mitigate impacts as a result of the proposal identified in the traffic and transport study.

As a result of the consultation process, RMS confirmed they have no more additional issues that need to be considered in the EIS.

3.3.5. NSW Rural Fire Service

The NSW Rural Fire Service required that a Bush Fire Assessment report be prepared that demonstrates compliance with the guideline *Planning for Bush Fire Protection 2006*.

3.3.6. NSW Fire and Rescue

NSW Fire and Rescue did not provide any specific requirements beyond those identified by DPIE.

3.3.7. NSW Department of Primary Industries

The NSW Department of Primary Industries (DPI) recommended that the EIS specifically address the following issues:

- Water – Identification of an adequate and secure water supply for the life of the project; a site water balance; assessment of the impact on ground and surface water and details of ongoing water monitoring; and
- Biosecurity – Biosecurity risk assessment and a Biosecurity Response Plan.

3.3.8. AusGrid

The key issue for AusGrid is that any changes to traffic, dust and vibration at the site do not impact on the operation of the Ausgrid warehouse located at Lot 11 Kangoo Rd, Somersby, which is located South-west of the site.

The various studies show that the likely impact on the AusGrid warehouse will be negligible.

3.4. Consultation outcomes

There was little feedback received on the project beyond the original agency requirements of the SEARs. Of the 46 properties within 500m, three provided feedback (see Figure 3.2). The main concerns are noise, dust and traffic. In particular, the neighbouring property at 12 Acacia Rd, Somersby raised a strong objection to the development, citing

concerns about noise, dust, groundwater and traffic. Table 3.2 provides a summary of the feedback received during the consultation.

These issues have been assessed in detail as part of the EIS investigations. The impact assessment studies conducted show that the environmental and amenity impacts on surrounding properties will be minimal, and within acceptable thresholds.

Table 3.2. Summary of consultation feedback during the EIS preparation stage.

Neighbour / Organisation	Reason for consultation	Issue	How issue has been addressed in EIS
NSW Department of Planning, Industry and Environment	SEARS Requirement	No further feedback beyond SEARS requirements	Fully addressed in the EIS
NSW EPA	SEARS Requirement	No further feedback beyond SEARS requirements	Fully addressed in the EIS
NSW Roads and Maritime Services	SEARS Requirement	No further feedback beyond SEARS requirements	Fully addressed in the EIS
Central Coast Council	SEARS Requirement	No further feedback beyond SEARS requirements	Fully addressed in the EIS
Rural Fire Service	SEARS Requirement	No further feedback beyond SEARS requirements	Fully addressed in the EIS
NSW Fire and Rescue	SEARS Requirement	No further feedback beyond SEARS requirements	Fully addressed in the EIS
Department of Primary Industries	SEARS Requirement	No further feedback beyond SEARS requirements	Fully addressed in the EIS
Office of Environment and Heritage	SEARS Requirement	No further feedback beyond SEARS requirements	Fully addressed in the EIS
Ausgrid	SEARS Requirement	No further feedback beyond SEARS requirements. Expressed specific concern that dust, traffic and vibration are properly managed.	Fully addressed in the EIS
Surrounding Properties			
Somersby Unit Trust 54 Gindurra Rd	Nearby property	Concerned about dust and traffic to be generated by the facility. There is another facility near to this property with large stockpiles of soil that generate dust problems for surrounding properties. Further, the amount of heavy traffic, especially on weekends, was seen as a safety concern.	<p>Air quality issues have been addressed in the Air Quality Impact Assessment (See Chapter 9 of the EIS).</p> <p>Traffic issues have been addressed in The Traffic Impact Assessment (see Chapter 10 of the EIS).</p> <p>It should be noted that 54 Gindurra Rd is on the Western side of the Sydney-Newcastle Freeway. Therefore, it is unlikely to be impacted by dust</p>

Neighbour Organisation /	Reason for consultation	Issue	How issue has been addressed in EIS
			and traffic generated by the proposed development site.
Borg Manufacturing 2 Wella Rd	Nearby property	Confirmed that they had received the consultation report and were satisfied that environmental issues were being addressed. No concerns raised.	None required.
Mr F.Tripolone 12 Acacia Rd	Nearby property	<p>Raised concerns about excessive noise and dust, and its impact on both their own amenity and the value of the property. The proposed mitigation measures were thought inadequate. The owner also raised concerns about the impact on groundwater quality. The increase in traffic was considered excessive.</p> <p>The owner also noted that their property was already impacted by a neighbouring quarry, and that the proposed development would compound those impacts.</p>	<p>The impact assessment studies conducted in preparation of the development application, which are attached to this report, indicated that all impacts are within acceptable limits. Mitigation measure will be taken to reduce the impact of dust and noise, in particular.</p> <p>The proposed use is appropriate for IN1 zoned land. The proponent believes that all impacts have been fully addressed in the EIS.</p>
Mr G.Leng 31 Kowara Rd	Nearby property	Mr Leng owns a (currently not operating) motel business at the site. He has concerns about noise impacting on the motel business if it re-opens.	<p>The noise mitigation measures and the distance of 31 Kowara Rd from the development site will minimise the noise impacts.</p> <p>See Chapter 11 of the EIS.</p>

Figure 3.2. Map of properties consulted and “stars” indicate properties that provided feedback during the consultation phase.



Date	Revision	Drawn By	Site description	Jackson Environment and Planning Pty Ltd		Client	Kariong Sand and Soil Supplies
26/03/2019	Revision A	J. Lethlean	90 Gindurra Rd, Somersby Kariong Sand and Soil Supplies (Lot 4 / DP 227279)	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		Project	Upgrades to a Sand and Soil Supplies Facility
						Title	Aerial photograph with site boundary and location of properties consulted
						Scale	As shown
						Source	ESRI and DFSI

3.5. Conclusions

Consultation with Central Coast Council, Agencies and 46 properties within 500m of the proposed development site did not highlight any additional issues beyond that already specified in the SEAR's. The EIS prepared has considered all matters raised, including traffic and transport; air quality and odour; fire and incident management; noise and vibration; soil and water; flora and fauna; hazards; heritage; and visual impact.

In particular, the development needs to consider how impacts are managed as there is residential dwellings 200 – 300m from the proposed processing area of the operations. Management of noise and dust were identified as priorities, including traffic, safety and groundwater impacts.

Given the level of feedback from neighbours was minimal, more widespread engagement with community groups and the broader Central Coast Community was not done to inform the EIS. The level of consultation and feedback received was considered adequate to prepare a robust Environmental Impact Assessment to assess the suitability of the proposed development for this site.

4. Response to submissions and broader community consultation / engagement

This section provides an overview of the public exhibition process, submissions and further community consultation and engagement work done as part of the EIS re-submission process.

4.1. Public exhibition

The EIS for the proposed development was uploaded to the Department of Planning, Industry and Environment's Major Projects Portal, and local advertising was conducted seeking public submissions on the development. Neighbours were issued with a letter from the Department of Planning, Industry and Environment on 31 January 2019. The public exhibition period was opened for initially a four-week period, then this was extended by another three weeks by the Department. The development application was on public exhibition for a period totalling seven consecutive weeks (ending 21/3/19).

4.2 Submissions received

A review of submissions received is provided in detailed in the Response to Submissions Report which has been prepared as part of the updated EIS package. A summary is presented here. In total, 1,329 submissions were received; 1,308 public submissions and 21 submissions from organisations (including government agencies).

The large number of public submissions is due to an organised campaign by a local group (Save Somersby), which provided a form letter for members of the public to send in. It should be noted that there were duplicate submission from some people.

An analysis of the public submissions received within the public exhibition period found approximately 1,150 individual (non-duplicate) submissions. Of these, 959 were submitted as a form letter and 191 were submitted as a written submission (letter or email). The form letter had a list of issues where people could tick a box against the issues that concerned them. It should be noted that some of the written submissions were duplicates submitted by different people, which also indicates a level of co-ordination in some written submissions.

The majority of public submissions were from people living in the Central Coast area. However, most of the respondents live approximately 1km or further from the proposed facility. As identified in the EIS, the residential area of Kariong is over 1km from the proposed development site.

4.3 Concerns raised in the submissions

The Response to Submissions Report provides a detailed overview of the concerns raised during the public exhibition process. The issues most submissions raised a concern about were the ones listed in the form letter. However, a number of written submissions raised these issues separately. Also, several form letters raised other issues, such as the impact on water quality and the need to better manage waste resources.

It should be noted that at least some misinformation about the project was spread through the organised community campaigns, such that the proposal was for a landfill, not a best practice recycling

facility for sand, soil and building materials. This was reflected in some of the comments and feedback received on the project.

A summary description of the issues raised by the public submissions is as follows.

- Area character / lifestyle – Some respondents were concerned that the development was not consistent with the overall character of the area. Many respondents had moved to the Central Coast for its semi-rural lifestyle and large tracts of undeveloped bushland;
- Air quality / dust – Most respondents were concerned about dust generated at the site, and the impact this would have on surrounding properties, as well as the surrounding environment. The issue of silica in the dust was specifically raised;
- Traffic – The increased traffic, particularly large vehicles, on local roads was a concern to residents. Respondents felt this was an increased traffic hazard;
- Land / property values – Many respondents were concerned that the development would negatively impact the value of their property, causing the value of their land and property to fall;
- Biodiversity – Concerns were raised about the land clearing required for the development, and specifically about the impact on the pygmy possum, which is found in the area;
- Odour – Odour was raised as a concern. This seems to be from the misunderstanding of the type of waste to be received at the site;
- Proximity to sensitive uses – Some respondents were concerned that the facility was too close to sensitive land uses, including the riding school to the south of the property and nearby residences;
- Area reputation / loss of business – This is related to the impact on the overall character of the area, but specifically about the potential impact on tourism and other businesses in the area through the area losing its reputation as a non-industrial area;
- Visual impact – Some people expressed concern over the potential negative visual impact of the development. This was mainly through the tick box form. Therefore, it is not possible to know what the specific visual impacts they are concerned about are;
- Health / asbestos – Asbestos was raised as a specific concern, with many strongly worded submissions raising concerns about asbestos dust emissions from the site;
- Heritage – This related to heritage values at the site, and specifically to the potential impact on aboriginal heritage in the area;
- Noise and Vibration – This mainly related to noise generated by increased traffic and large vehicles. However, a number of respondents mentioned noise generated at the site;
- Water quality – A few respondents raised concerns about the potential negative impact on groundwater and surface water run-off;

- Waste management – A few submissions expressed concerns about the Central Coast receiving “outside” waste, i.e. waste from Sydney. They were concerned that the Central Coast was being used as a “dumping ground” for Sydney waste. Others were raised the more general issue of how waste is managed in NSW, with a preference for recycling over disposal. The latter comment may relate to the misinformation that the development was a landfill, rather than a recycling facility.
- Health/pollution general – A number of submissions expressed a general concern that the development would generate pollution, which would have a negative impact on the health of people in the area.

Agency submissions were received from Central Coast Council; Department of Industry; Department of Planning, Industry and Environment; Environment Protection Authority; Fire and Rescue NSW; Transport for NSW; Water NSW; Office of Environment and Heritage; Roads and Maritime Services and NSW Health.

Agency submissions focused on the need for additional information on: groundwater sampling and testing; fire safety; biodiversity study to include additional field investigations; additional Aboriginal Heritage studies and consultation with designated Aboriginal groups; further air quality assessment and modelling; additional noise modelling to reflect the upgraded site layout and design; additional traffic assessment and re-design of the site entrance; and re-design of the stormwater capture system and update of the Water Cycle Management Plan.

These matters have been addressed in the updated EIS package. This report focuses principally on community issues that have been raised as part of the public exhibition process.

4.4 Engagement with Department of Planning, Industry and Environment

Following the closure of the public exhibition process, a meeting was arranged with the Department of Planning, Industry and Environment to discuss the scope, background and issues raised in the submissions.

Advice was provided on a range of matters which are of concern to the community. The Department provided guidance on further community engagement to address matters of concern, and guidance on addressing matters which are not relevant to the proposal.

Guidance was provided on additional mitigation measures that could be considered in an updated EIS submission, including increased enclosure of operations to contain noise and dust; staging of the development subject to proof of compliance with environmental standards, and managing heavy vehicle traffic on Gindurra Rd.

4.5 Identification and assessment of further site enhancements

Following the assessment of submissions, a review of additional infrastructure and environmental controls was done by the proponent to consider how key issues surrounding air quality, dust, silica,

noise, vibration, water quality, and health can be further mitigated to provide confidence to the community that the environment and health will be protected at all times.

These additional controls include a commitment to:

- Receive all waste materials indoors, to minimise impacts on the outdoor environment (e.g. dust, litter, noise and water quality);
- Buildings to enclose the crushing and mulching operations to minimise dust and noise, including misting to maximise dust control;
- A three-sided building around the waste receival area with misting to ensure that water quality is protected and dust is minimised;
- Concrete kerbing on the exit to the site to prevent any trucks using Debenham Rd;
- A redesigned stormwater pond with floating wetland and a membrane filtration plant to supply the site with high quality water for dust control via sprinklers above all storage bays;
- A new emergency spill pond to enable the separation of high-risk stormwater from the waste storage bays and timber processing area from the low risk zone (which is the rest of the site). This will allow for real time, 24/7 monitoring of water quality prior to discharge into the pond;
- Further investigations to ensure that Aboriginal Heritage and biodiversity impacts are avoided or off-set;
- A commitment that recycling will increase in stages, only after independent testing is done to prove the facility is performing to the highest environmental standards. These stages proposed include:
 - Following development approval, waste receival to increase over time to a threshold of 100,000 tonnes per annum;
 - Consent to increase waste receival to 150,000 tonnes per annum
 - Consent to increase waste receival to 200,000 tonnes per annum
- Continuous monitoring of air quality (dust) and noise at the site boundaries.

Updates to the following environmental impact assessment investigations was performed to assess the effectiveness of these additional environmental control measures and to address key community concerns, as well as agency comments.

Updates to the following studies was then performed:

- Transport and traffic impact assessment;
- Air quality impact assessment;
- Water impact assessment;
- Biodiversity impact assessment;
- Aboriginal and Cultural Heritage assessment;
- Groundwater impact assessment;
- Noise and vibration impact assessment.

The updated investigations demonstrated that the proposed development will not negatively impact on the local environment or the health or amenity of neighbours, and health and environmental issues raised during in public submissions could all be comprehensively mitigated against and managed.

To help in engaging the community, seek feedback on the additional site enhancements and assist in building community understanding of the project, a comprehensive community engagement strategy was prepared and delivered between August and November 2019. This is described in Section 4.6.

4.6 Community engagement strategy

A strategy for engaging and seeking feedback from nearby residents, business operators within the Somersby Industrial Estate and residents in Kariong, Somersby and the broader Central Coast was developed and implemented between August and November 2019.

A number of community engagement tools were prepared and delivered. The tools used for the different stakeholder groups is summarized in Table 4.1. A range a print, online, media and in person meetings were chosen to maximise participation, increase understanding and maximise engagement during this phase of the project.

Table 4.1. Summary of community engagement tools used between August and November 2019 to seek feedback on the project and build community understanding.

Stakeholder group	Tools used to engage group, build understanding and seek feedback	Outcome sought
Neighbours	+ Face to face meetings + Fact sheet via mail + Web site + Media + Public meetings (x2) + Field days (x2)	Build relationship, build understanding, document issues and feedback on additional mitigation measures proposed
Kariong residents and business operators within the Somersby Industrial Estate	+Fact sheet via letter box drop and covering letter (1,000 delivered in August 2019) + Web site + Media + Public meetings (x2) + Field days (x2)	Build understanding, document issues and feedback on additional mitigation measures proposed
NSW Member of Parliament for Central Coast	+ Face to face meeting + Fact sheet	Build relationship, build understanding, document issues and feedback on additional mitigation measures proposed
Kariong Progress Association	+ Face to face meeting with Executive + Public meeting + Field days (x2)	Build relationship, build understanding, document issues and feedback on additional mitigation measures proposed
Mangrove Mountain & Districts Community Group	+ Face to face meeting with Executive + Fact sheets to members + Public meeting + Field days (x2)	Build relationship, build understanding, document issues and feedback on additional mitigation measures proposed
Central Coast Plateau Chamber of Commerce	+ Face to face meeting with Executive + Fact sheet to members + Field days (x2)	Build relationship, build understanding, document issues and feedback on additional mitigation measures proposed

4.2 Community engagement activities delivered

Table 4.2 provides a summary of the print, online, media and in-person meetings delivered following the updates to the environmental impact assessment investigations. The dates that these activities were conducted is also given, with the outcome sought from each engagement activity listed.

Table 4.2. Community engagement activities delivered between August and November 2019 to seek feedback on the project and build community understanding.

Community engagement activity	When did this occur?	Stakeholder group reached	Engagement sought?
Kariong Sand and Soil Supplies web site https://www.kariongsandandsoil.com.au/ See Figure 4.1 for selected screenshots	Launched on Monday 19 th August	+ Business operators in Somersby Industrial Estate + Neighbours + Central Coast and broader community	+ Improve community understanding of project + Feedback via phone or via online form
Fact sheet and covering letter delivered across Somersby and Kariong See Figure 4.2 (for page 1 of fact sheet) and Attachment 5 (for full fact sheet and letter)	Wed 4 th September – 1,000 letters and fact sheets were hand delivered to business operators in Somersby Industrial Estate, neighbours and residents in northern part of Kariong township.	+ Business operators in Somersby Industrial Estate + Neighbours + Residents in northern part of Kariong township	+ Improve community understanding of project + Feedback requested via phone, email, web or in writing
Letters inviting neighbours to meet and meetings with neighbours See Attachment 6	Letters hand delivered to neighbours 11 th September 2019 (Borg letter emailed)	Letters delivered to: + 12 Acacia Rd + 223 Debenham Rd + 16 Acacia Rd + 32 Acacia Rd + 252 Debenham Rd + 242 Debenham Rd + 2 Wella Way (Borg)	+ Face to face meetings held with: + 12 Acacia Rd + 242 Debenham Rd + 252 Debenham Rd + Improve community understanding of project + Feedback
Meeting with members of Mangrove Mountains & Districts Community Group	Face to face meeting on site at 90 Gindurra Rd, with a tour of the site on 26 th September 2019	+ Secretary and members of the group	+ Improve community understanding of project + Feedback + Strategy for working with the community
Meeting with MP for Gosford, The Hon. Liesl Tesch	Face to face meeting in Woy	+ Member of Parliament	+ Improve community

Community engagement activity	When did this occur?	Stakeholder group reached	Engagement sought?
	Woy Office, 2 nd October 2019		understanding of project + Feedback
Meeting with Executive of Kariong Progress Association	Face to face meeting on site at 90 Gindurra Rd, with a tour of the site	+ Meeting with executive team	+ Improve community understanding of project + Feedback + Strategy for working with the community
Newsletter story advertisement in Mangrove Mountains & Districts Community News See Figure 4.3, Figure 4.4 and Attachment 7	Newsletter printed and distributed on 25 th October.	+ Issued to 3,000 business and residents. The Community News is delivered to letter boxes in the Mt White, Somersby, Central Mangrove, Mangrove Mountain, Peats Ridge, Calga, Kulnura, Bucketty, Yarramalong, Dooralong and Jilliby areas. Bulk quantities are sent to Spencer, Mooney Mooney, Wyong, Kariong, Laguna, Wollombi and Gosford CBD and Council Offices.	+ Improve community understanding of project + Feedback + Story sought to provide background on project and advertise a public meeting and field day for residents
Newsletter story and advertisement in Kariong Connections Newsletter See Figure 4.5 and Attachment 8	Newsletter printed and distributed on 26 th October.	+ Issued to 2,000 business and supported by KPA Facebook advertising	+ Improve community understanding of project + Feedback + Story sought to provide background on project and advertise a public meeting and field day for residents
Public meeting – Mangrove Mountain Public Hall See presentation at Attachment 9	Wed 30 th October (6.30-7.30pm)	Members of Mangrove Mountains & Districts	+ Improve community understanding of project

Community engagement activity	When did this occur?	Stakeholder group reached	Engagement sought?
		Community Group and general community	+ Feedback
Meeting with Central Coast Plateau Chamber of Commerce See presentation at Attachment 10	Tues 5 th November (7-8pm)	Members of Central Coast Plateau Chamber of Commerce committee	+ Improve community understanding of project + Feedback
Public meeting – Kariong Hall See presentation at Attachment 11	Wed 6 th November (6.30 to 7.30pm)	Members of Kariong Progress Association and general community	+ Improve community understanding of project + Feedback
Media release See Attachment 12 for the media release See media story published in Central Coast Express Advocate at Attachment 13	Media release issued on 4 th November 2019	+ Central Coast Express Advocate + Central Coast Newspapers + ABC Radio Erina + 2GO radio + NBN TV Central Coast + SEA FM + Star FM + Leisl Tesch MP	+ Motivate attendance at field days + Improve community understanding of project + Feedback
Field day 1 on site, 90 Gindurra Rd, Somersby	Sat 9 th November 11–12pm (followed by sausage sizzle)	Mangrove Mountain and districts residents	+ Improve community understanding of project + Feedback
Field day 2 on site, 90 Gindurra Rd, Somersby	Sat 16 th November 11 – 12.00pm (followed by sausage sizzle) – event cancelled – no RSVPs	Kariong and Somersby residents	+ Improve community understanding of project + Feedback

Figure 4.1. Selected screenshots from the web site launched in August 2019, <https://www.karionsandandsoil.com.au/>.

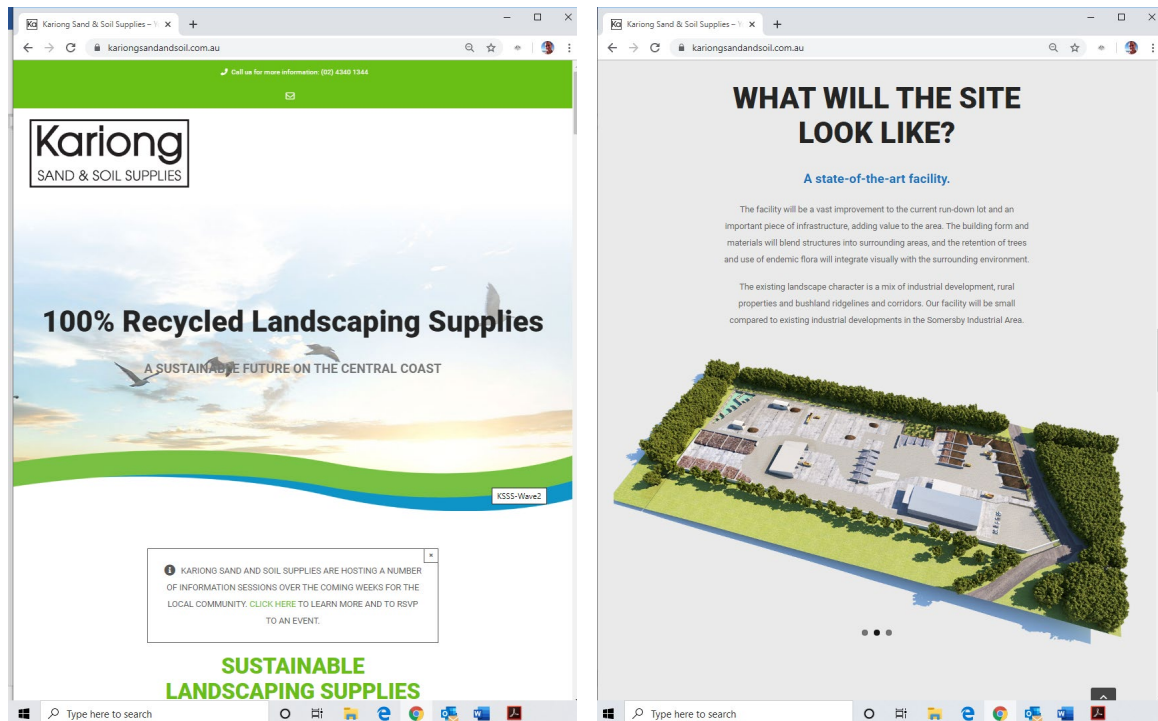


Figure 4.1 (continued). Selected screenshots from the web site launched in August 2019, <https://www.karionsandandsoil.com.au/>.

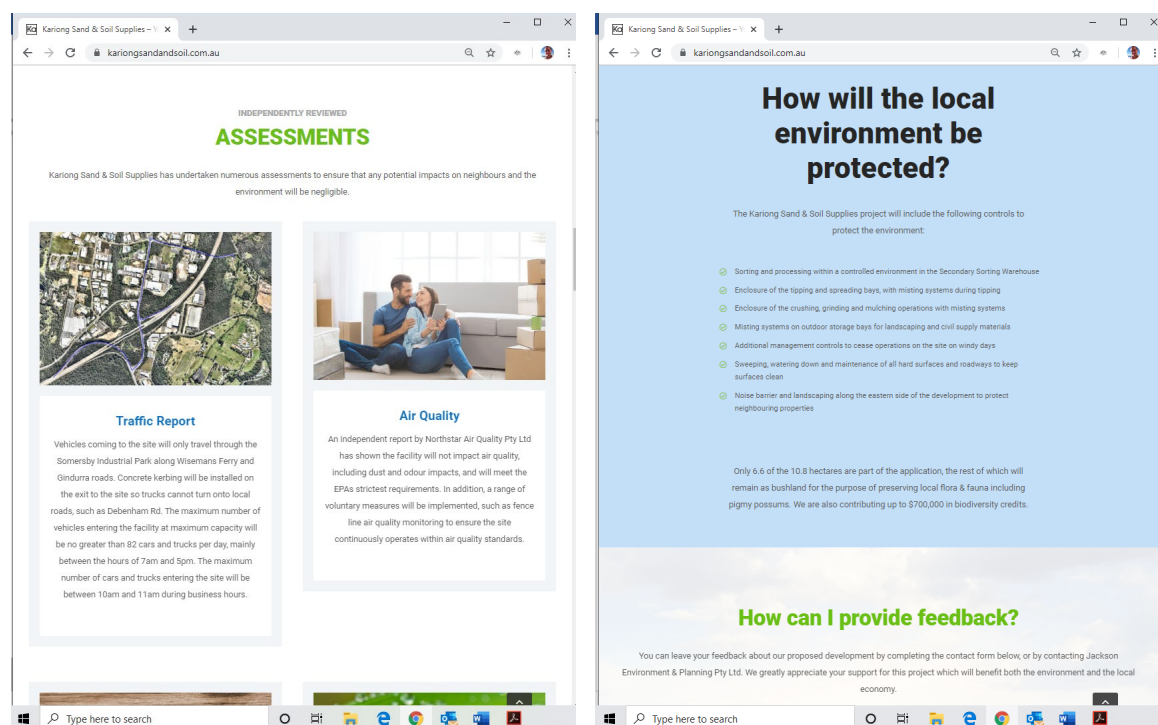




Figure 4.2. Fact sheet distributed to 1,000 properties in Somersby and Kariong in August 2019.



Kariong
SAND & SOIL SUPPLIES

100% Recycled Landscape & Building Supplies

A sustainable future on the Central Coast



Fact Sheet

About the development

Following the purchase of a sand and soil facility located inside the Somersby Industrial Park at 90 Gindurra Rd, family owned company Davis Earthmoving & Quarrying Pty Ltd recently submitted a Development Application to transform the site into a state-of-the-art facility transforming sand, soil and building materials into 100% recycled building and landscaping supplies. The facility aims to produce a number of building and landscape products, providing them for re-use mainly in the Central Coast region.

Current status of the project

The Environmental Impact Statement (EIS) and development application was issued for public comment by the Department of Planning and Environment between February and March 2019. Davis Earthmoving & Quarrying have reviewed these comments in detail and an updated EIS has been prepared to demonstrate how the development will be built and operated to protect the community and the environment, whilst creating jobs and supporting the Central Coast economy.

To address community feedback on the project, Kariong Sand & Soil Supplies are proposing some further site upgrades to ensure that no impacts will occur on the environment or the community. This includes:

- Building covers to enclose the crushing and mulching operations to minimise dust and noise
- A three-sided building around the waste receival area to ensure that water quality is protected and dust is minimised
- Concrete kerbing on the exit to the site to prevent any trucks using Debenham Rd
- Further investigations to ensure that Aboriginal Heritage and biodiversity impacts are avoided or off-set
- A commitment that recycling will increase in stages, only after independent testing is done to prove the facility is performing to the highest environmental standards.

Our development application has been updated to reflect these changes and we are seeking your feedback prior to the final assessment by the Independent Planning Commission. Please see the last page on how to provide comment.

Why is a recycling facility needed on the Central Coast?

The NSW government has set ambitious targets to reduce the amount of construction and demolition waste going to landfill. This facility will help the government achieve this target by 2021.

The Department of Planning and Environment has labelled the project a 'state significant development' as it will greatly help the government reach it's 80% recycling of construction and demolition waste targets by 2021. The project will also provide competitive recycling options for local businesses who currently have limited access to these facilities nearby. This should also lower the rates of illegal dumping in the area.

Figure 4.3. Newsletter story published in the Mangrove Mountain & Districts Community News on 25th October 2019 (circulation 3,000). See also Attachment 7.

Best Practice Recycling Project Proposed for the Central Coast – Kariong Sand and Soil Supplies

Good things are happening on the Central Coast with the proposed development of a state-of-the-art facility to turn sand, soil and surplus building materials into 100% recycled landscaping supplies.

The Kariong Sand and Soil Supplies development is proposed for 90 Gindurra Rd, Somersby. The site is located on the eastern side of the Somersby Industrial Estate and was approved in 1992 as a sand and soil recycling facility.

The Davis Family purchased the site in 2017 with a vision to turn the old, run-down recycling facility into an advanced facility for recycling left over materials from civil construction and building projects for the Central Coast. Mr Eric Davis, CEO of Davis Earthmoving & Quarrying said “The facility will accept and recycle sand/



Artists impression of the Kariong Sand and Soil Supplies facility from Gindurra Rd.

soil, timber, metals, concrete, bricks, tiles, asphalt, stumps and rootballs. No asbestos, smelly or hazardous wastes will be accepted.”

“The development will include the clean-up and enhancement of the front 6 hectares of the site, into a professional landscape supplies business supplying local builders, landscapers and trades with quality aggregates, soil and mulches for building projects” Mr Davis said.

The rear 4 hectares of the site will be retained as bushland, to preserve important vegetation and fauna which have been identified as important for the area. “The whole site has been designed with environmental best

Horse Agistment Centre Manager

- Full Time • Central Coast location
- Excellent conditions, working environment and variety of work
- Local primary schools and high schools (bus services available) and major shopping centres within 15-20mins.
- Onsite house available for rent.

Glenworth Valley is Australia's largest horse agistment, horse riding and outdoor adventure centre. We require the services of an outstanding, multi skilled person who is passionate about providing high quality customer service to our agistment customers in a friendly, professional manner and supervising the wellbeing and care of the 200+ pasture based horses agisted here. The successful applicant will also be responsible for the day to day operation and management of our agistment business and the general appearance of our agistment property and facilities.

Ideal applicants for this position will have:

- A genuine passion and love for all aspects of working with and caring for horses
- Strong commitment to delivering quality customer service in a friendly, professional manner
- Employment background working with horses and/or an extensive knowledge of caring for horses
- Excellent communication skills
- Outstanding organisational skills and attention to detail
- Strong time management practices

Glenworth Valley is situated on a 3000 acre wilderness property located 15 minutes from Gosford or 20 minutes from Hornsby and is situated 4kms off the M1 Motorway near Peats Ridge. Employment at Glenworth Valley makes for a great lifestyle and ideal work environment due to the magnificent natural surroundings and the enjoyable type of work we do.

The successful applicant will be rewarded with a generous salary and best of all will be joining a high quality, well established business working with a friendly team of people in a satisfying and rewarding role.

For further information including a Job Description and Application Form, please go to www.glenworth.com.au

Resumes will not be considered for this role unless they are accompanied by a completed Glenworth Valley Application Form.

Visit www.glenworth.com.au/employment to download our Application form.

practice and sustainability in mind” said Mr Davis. “This includes keeping all recycling operations indoors, with strict control of dust and noise. All areas will have a hardstand to protect soils and water quality. Noise barriers are in place to avoid sound impacting neighbours. An advanced water capture and recycling system has been designed to treat and reuse precious water received on the site for operations and dust controls.”

“We expect 75% of the materials we recycle to come from the Central Coast and close to 100% of recycled landscaping supplies will be used in the region”, said Mr Davis.

“The population of the Central Coast is forecast to grow by up to 20% by 2036, resulting in a 26% increase in residential development, and this facility will help recycle materials from all this building work.”

Following feedback earlier this year the facility’s design has been amended to take into account community concerns and recycling will increase in stages following independent testing that the facility is performing to the highest environmental standards.

These commitments were discussed in a meeting with executive of the Mangrove Mountain and Districts Community Group on Thursday 26th September. This meeting was attended by Mr Eric Davis, Davis Earthmoving & Quarrying, and Dr Mark Jackson of Jackson Environment and Planning, who has been leading the planning application for the development.

The NSW Government has set ambitious targets to reduce the amount of building waste going to landfill with recycling targets of 80% by 2021. The Somersby facility will also provide competitive options for local companies who currently have limited access to recycling facilities and has potential to reduce illegal roadside dumping in the area.

Some quick facts:

- The proposed development will enable a comprehensive clean-up of

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Figure 4.4. Advertisement published in the 25th October 2019 edition of the Mangrove Mountain & Districts Community News to promote a public meeting and field day for the community (circulation 3,000). See also Attachment 7.

Members and friends of the Mangrove Mountain and Districts Community Group are invited to attend information sessions on the proposed development of a state-of-the-art facility to turn sand, soil and surplus building materials into 100% recycled landscaping supplies. The **Kariong Sand and Soil Supplies** development is proposed for 90 Gindurra Rd, Somersby.



Some quick facts:

- The proposed development will enable a clean-up of the presently degraded site currently overrun with noxious weeds.
- The facility will see an estimated contribution of \$407 Million to the Central Coast economy over the next 25 years and will employ 20 staff at full operation.
- There will be no hazardous materials or chemicals such as asbestos, no smelly household rubbish or biodegradable waste on site at any time.
- Independent studies show that the facility will not impact air quality (including silica dust) and will meet the EPA's strictest requirements. Continuous fence line monitoring will ensure operations preserve air quality standards.
- Noise emissions will be low ensuring impacts on neighbours and the environment will be negligible. The site will operate during regular working hours of 7am-6pm Monday to Saturday. Recycling only between 8am-5pm Monday to Friday.
- Vehicles to the site will only travel through the Somersby Industrial Park via Wisemans Ferry and Gindurra roads. Traffic studies show that the project will not cause traffic congestion.

Wednesday 30th October 6.30-7.30pm

Mangrove Mountain Public Hall
Cnr Wisemans Ferry Rd & Waratah Rd

Saturday 9th November 11am-12pm

90 Gindurra Road, Somersby
(followed by sausage sizzle)

To attend, please RSVP by emailing admin@jacksonenvironment.com.au or calling 02 8056 1849.
Further information and opportunity for feedback are available at www.kariongsandandsoil.com.au.

Figure 4.5. Newsletter story and advertisement to promote a public meeting and field day in the Kariong Connections News 26th October 2019 (circulation 2,000). See also Attachment 8.

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KARIONG NEIGHBOURHOOD CENTRE
November 2019

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The Kariong Sand and Soil Supplies development is proposed for 90 Gindurra Rd, Somersby. The site is located on the eastern side of the Somersby Industrial Estate and was approved in 1992 as a sand and soil recycling facility.

The Davis Family purchased the site in 2017 with a vision to turn the old, run-down recycling facility into an advanced facility for recycling left over materials from civil construction and building projects for the Central Coast. Mr Eric Davis, CEO of Davis Earthmoving & Quarrying said “The facility will accept and recycle sand/soil, timber, metals, concrete, bricks, tiles, asphalt, stumps and rootballs. No asbestos, smelly or hazardous wastes will be accepted.”

“The development will include the clean-up and enhancement of the front 6 hectares of the site, into a professional landscape supplies business supplying local builders, landscapers and trades with quality aggregates, soil and mulches for building projects” Mr Davis said.

The rear 4 hectares of the site will be retained as bushland, to preserve important vegetation and fauna which have been identified as important for the area. “The whole site has been designed with environmental best practice and sustainability in mind” said Mr Davis. “This includes keeping all recycling operations indoors, with strict control of dust and noise. All areas will have a hardstand to protect soils and water quality.

Noise barriers are in place to avoid sound impacting neighbours. An advanced water capture and recycling system has been designed to treat and reuse precious water received on the site for operations and dust controls.”

“We expect 75% of the materials we recycle to come from the Central Coast and close to 100% of recycled landscaping supplies will be used in the region”, said Mr Davis.

“The population of the Central Coast is forecast to grow by up to 20% by 2036, resulting in a 26% increase in residential development, and this facility will help recycle materials from all this building work.”

Following feedback earlier this year the facility’s design has been amended to take into account community concerns and recycling will increase in stages following independent testing that the facility is performing to the highest environmental standards.

These commitments were discussed in a meeting with executive of the Kariong Progress Association on Monday 16th September. The meeting was attended by Mr Eric Davis, Davis Earthmoving & Quarrying, and Dr Mark Jackson of Jackson Environment and Planning, who has been leading the planning application for the development.

The NSW Government has set ambitious targets to reduce the amount of building waste going to landfill with recycling targets of 80% by 2021. The Somersby facility will also provide competitive options for local companies who currently have limited access to recycling facilities and has potential to reduce illegal roadside dumping in the area.

“We look forward to discussing the project with residents at the following information sessions and I thank the Kariong Progress Association for this opportunity to reach the local community,” said Eric Davis.

Further information and opportunity for feedback are available at www.kariongsandandsoil.com.au.

Information sessions:

- Wednesday 6th November 6.30-7.30pm Kariong Hall, Corner of Woy Woy Rd & Dandaloo St, Kariong
- Saturday 16th November 11am-12pm, followed by sausage sizzle, 90 Gindurra Road, Somersby

To attend, please RSVP by emailing admin@jacksonenvironment.com.au or calling 02 8056 1849.

Members and friends of the Kariong Progress Association are invited to attend information sessions on the proposed development of a state-of-the-art facility to turn sand, soil and surplus building materials into 100% recycled landscaping supplies. The Kariong Sand and Soil Supplies development is proposed for 90 Gindurra Rd, Somersby.

Some quick facts:

- The proposed development will enable a clean-up of the presently degraded site currently overrun with noxious weeds.
- An estimated contribution of \$407 Million to the Central Coast economy over the next 25 years and employing 20 staff at full operation.
- There will be no hazardous materials such as asbestos, no smelly household rubbish or biodegradable waste on site at any time.
- Independent studies show that the facility will not impact air quality (including silica dust) and will meet the EPA’s strictest requirements.
- Low noise ensuring negligible impacts on neighbours and the environment. Regular working hours of 7am-6pm Monday to Saturday.
- Vehicles to the site will only travel through the Somersby Industrial Park via Wisemans Ferry and Gindurra roads.



Wednesday 6th November 6.30-7.30pm
Kariong Hall, Corner of Woy Woy Rd & Dandaloo St, Kariong

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5. Community feedback

5.1. Introduction

To help understand the key community issues that need to be addressed by the project, we have analysed in detail the feedback from the substantial community engagement process delivered between August and November 2019.

In this part of the report, we provide an overview of the key issues, feedback on the adequacy of the proposed enhanced site design, and additional mitigation measures proposed to protect community health and the environment. We have also assessed where additional site design changes or mitigation measures are required in the EIS to address key community concerns.

In this section of the report, we provide a summary of:

- Community understanding of project and perceptions;
- The issues raised, and detail on how these have been addressed through project changes;
- Where issues raised have not been addressed and why not; and
- Overview of how the required outcomes from participation have been achieved including evaluation and measures of success.

Please note that the list of community stakeholders and community groups engaged as part of the consultation program is provided in Table 4.1. Detailed notes from meetings are provided in Attachment 14.

We also provide an overview of the planned approach to engaging the community and other stakeholders through construction and operation, if the proposed project is approved.

5.2 Community understanding of project and perceptions

The community consultation program commenced with meetings with individual neighbours surrounding 90 Gindurra Rd. This was an important opportunity to seek direct feedback on the project, to understand their key concerns, seek feedback on further proposed site enhancements and mitigations measures and to address ways of involving and engaging the community on the project.

The meetings with the executive of the Kariong Progress Association, members of the Mangrove Mountain and Districts Community Group and the Central Coast Plateau Chamber of Commerce also provided an opportunity to understand broader community understanding and perceptions of the project.

The following provides a summary of general community understanding of the project:

- Generally, community understanding of the project was considered low.
- Most neighbours and members of the community's understanding was based on media reports and information promoted online and through the template Save Somersby campaign objection form during the public exhibition process.

- A common perception was that the project will be similar to the Mangrove Mountain landfill, with the site being a significant source of odour, with hazardous waste being stored, with the potential for significant environment and health impacts.
- The project will be a significant source of dust which will impact on the health of neighbours and the community.
- A general understanding that the site will be crushing 200,000 tonnes of concrete per annum, which will have a big impact on the area close to rural residential properties.
- The project was connected with the proponent of a facility to process up to 500,000 tonnes per annum of construction and demolition waste, commercial and industrial waste, green waste, soils and timber waste at 83 Gindurra Rd, Somersby.
- Heavy vehicle traffic will have significant impacts on rural properties east of the subject site.
- The facility will be a dumping ground for Sydney's rubbish.
- The facility will destroy the reputation of the Central Coast, and residential home values will fall.
- Community understanding of the recycling process, environmental controls proposed and how this site will be managed to avoid impacts on neighbours and the broader local community was low.
- Members of the community in some cases were concerned about Central Coast Council being "bypassed" in the assessment process and local communities don't have a say on the project.
- Generally perceived that there aren't many good recycling projects on the Central Coast and this project will just be another "bad" project.

Overall, the consultation program highlighted that there was a high level of concern over recycling projects, and that the experience of the Central Coast with the Mangrove Mountain site had heavily influenced community understanding and perceptions of the project.

As a result, a key focus on the community consultation and engagement program delivered was to improve community understanding of the project, its potential role in supporting recycling and sustainable development on the Central Coast, and what best practice recycling looks like. We also focused on discussing how the planning system works, how these types of sites are regulated to ensure they perform well, and how the community can have a say in the ongoing performance of these types of projects.

It was broadly found that this process helped to improve community understanding of the project, aiding in a discussion about further site enhancements and mitigation measures to ensure the community and the environment is protected at all times.

5.3 The issues raised and how these will be addressed

A detailed overview of the key issues and concerns is provided in Attachment 14. These issues are summarised by stakeholder group in Table 5.1. It is important to note that this list provides a summary of key issues, and not necessarily a full and complete list of all issues expressed by each stakeholder or group.

In this analysis, we also provide a summary of feedback on the additional site enhancements and mitigation measures proposed to ensure the environment and community are protected at all times (Table 5.2).

Table 5.1. Issues raised during the consultation and engagement program. These are listed generally in order of importance and frequency the issues were raised through the consultation meetings.

Key issue of concern	How issues are to be addressed?	Section of EIS where the issue has been addressed?
Land / property values – concern that the development would negatively impact the value of their property, causing the value of their land and property to fall	<ul style="list-style-type: none"> + 3D visuals of the street view to the project was presented to stakeholders – view from Gindurra Rd was of a professional looking landscape supplies business. Generally well supported. + Land values cannot be controlled through this process, though once project is approved and operational, community trust is expected to grow and community confidence / land values are likely to improve. + Ongoing community engagement during construction and operational phase will be critical. + Proponent to establish a Community Consultative Committee to meet quarterly to review performance of site, provide feedback and address any issues of concern. + Reduction in height of noise wall from 5m to 2m proposed at front part of site to reduce visual impact of wall on neighbouring rural residential properties, with colour to blend with the landscape. + Advanced tree plantings in landscape buffer between noise wall and surrounding properties to be implemented to soften the interface between the development and neighbouring rural properties. 	<ul style="list-style-type: none"> + Visual impact assessment (Chapter 15) + N/a + Statement of Commitments (Chapter 17) + Statement of Commitments (Chapter 17) + Visual impact assessment (Chapter 15) + Statement of Commitments (Chapter 17)
Proximity to sensitive dwellings – concern that the facility was too close to rural residential properties	<ul style="list-style-type: none"> + Feedback was based on an assumption that rural residential properties would be impacted by dust, noise and traffic. + These impacts will be controlled by: <ul style="list-style-type: none"> • Receiving of all waste materials indoors, to minimise impacts on the outdoor environment (e.g. dust, litter, noise and water quality); • Buildings to enclose the crushing and mulching operations to minimise dust and noise, including misting to maximise dust control; • A three-sided building around the waste receiving area with misting to ensure that water quality is protected and dust is minimised; 	<ul style="list-style-type: none"> + Air Quality Impact Assessment (Chapter 9) and Appendix E (Civil and architectural plans). + Air Quality Impact Assessment (Chapter 9) and Appendix E (Civil and architectural plans). + Air Quality Impact Assessment (Chapter 9) and Appendix E (Civil and architectural plans).

Key issue of concern	How issues are to be addressed?	Section of EIS where the issue has been addressed?
Area character / lifestyle – concern that the development was not consistent with the overall character of the area	<ul style="list-style-type: none"> Enclosure of operations and street presentation will be consistent with the surrounding Somersby Industrial Estate and character of area will not be affected. A commitment that recycling will increase in stages, only after independent testing is done to prove the facility is performing to the highest environmental standards. These stages proposed include: <ul style="list-style-type: none"> Following development approval, waste receipt to increase over time to a threshold of 100,000 tonnes per annum; Consent to increase waste receipt to 150,000 tonnes per annum Consent to increase waste receipt to 200,000 tonnes per annum Continuous monitoring of air quality (dust) and noise at the site boundaries. 	<ul style="list-style-type: none"> + Visual impact assessment (Chapter 15) + Statement of Commitments (Chapter 17) + Statement of Commitments (Chapter 17)
Visual impact – visual impact of noise barrier and adjacent rural properties	<ul style="list-style-type: none"> + Reduction in height of noise wall from 5m to 2m proposed at front part of site to reduce visual impact of wall on neighbouring rural residential properties, with colour to blend with the landscape. + Advanced tree plantings in landscape buffer between noise wall and surrounding properties to be implemented to soften the interface between the development and neighbouring rural properties. 	<ul style="list-style-type: none"> + Visual impact assessment (Chapter 15) + Statement of Commitments (Chapter 17)
Air quality / dust – concerned about dust generated at the site, and the impact this would have on surrounding properties, as well as the surrounding environment. The issue of silica in the dust was specifically raised	<ul style="list-style-type: none"> + These impacts will be controlled by: <ul style="list-style-type: none"> Receival of all waste materials indoors, to minimise impacts on the outdoor environment (e.g. dust, litter, noise and water quality); Buildings to enclose the crushing and mulching operations to minimise dust and noise, including misting to maximise dust control; A three-sided building around the waste receipt area with misting to ensure that water quality is protected and dust is minimised; A redesigned stormwater pond with floating wetland and a membrane filtration plant to supply the site with high quality water for dust 	<ul style="list-style-type: none"> + Air Quality Impact Assessment (Chapter 9) and Appendix E (Civil and architectural plans). + Water Impact Assessment (Chapter 7)

Key issue of concern	How issues are to be addressed?	Section of EIS where the issue has been addressed?
	<p>control via sprinklers above all storage bays;</p> <ul style="list-style-type: none"> A commitment that recycling will increase in stages, only after independent testing is done to prove the facility is performing to the highest environmental standards. These stages proposed include: <ul style="list-style-type: none"> Following development approval, waste receipt to increase over time to a threshold of 100,000 tonnes per annum; Consent to increase waste receipt to 150,000 tonnes per annum Consent to increase waste receipt to 200,000 tonnes per annum Continuous monitoring of air quality (dust) and noise at the site boundaries. <p>+ Modelling conducted within the Air Quality Impact Assessment to understand impacts on silica. Silica dust emissions very low and well below published health standards in Victoria and California.</p>	<p>+ Statement of Commitments (Chapter 17)</p> <p>+ Air Quality Impact Assessment (Chapter 9)</p>
Noise – impacts of vehicles, plant and equipment, including noise impacts from crushing and mulching operations	<p>+ Concrete kerbing on the exit to the site to prevent any trucks using Debenham Rd to avoid impacts on nearby rural residential properties.</p> <p>+ Receipt of all waste materials indoors, to minimise noise.</p> <p>+ Buildings to enclose the crushing and mulching operations to minimise noise.</p> <p>+ A three-sided building around the waste receipt area to minimise noise.</p> <p>+ Noise wall along eastern side of property.</p> <p>+ Continuous monitoring of noise and dust at the site boundaries.</p>	<p>+ Traffic Impact Assessment (Chapter 10)</p> <p>+ Noise & Vibration Impact Assessment (Chapter 11) and Appendix E (Civil and architectural plans).</p> <p>+ Statement of Commitments (Chapter 17)</p>
Number of heavy vehicles using the site during the day and evening	<p>+ Concrete kerbing on the exit to the site to prevent any trucks using Debenham Rd to avoid impacts on nearby rural residential properties.</p> <p>+ Gindurra Rd is an approved B-double access route.</p> <p>+ Vehicles to access the site only 7am to 6pm Monday to Saturday. Closed Sunday.</p>	<p>+ Traffic Impact Assessment (Chapter 10)</p>

Key issue of concern	How issues are to be addressed?	Section of EIS where the issue has been addressed?
Area reputation / loss of business – impact on the overall character of the area, but specifically about the potential impact on tourism and other businesses in the area through the area losing its reputation as a non-industrial area	<ul style="list-style-type: none"> + 3D visuals of the street view to the project was presented to stakeholders – view from Gindurra Rd was of a professional looking landscape supplies business consistent with the Somersby Industrial Estate. Generally well supported. + Area reputation cannot be controlled through this process, though once project is approved and operational, community trust is expected to grow and community confidence / community reputation is likely to be unaffected. + Ongoing community engagement during construction and operational phase will be critical. + Proponent to establish a Community Consultative Committee to meet quarterly to review performance of site, provide feedback and address any issues of concern + Advanced tree plantings in landscape buffer between noise wall and surrounding properties to be implemented to soften the interface between the development and neighbouring rural properties. 	<ul style="list-style-type: none"> + Visual impact assessment (Chapter 15) + N/a + Statement of Commitments (Chapter 17) + Statement of Commitments (Chapter 17) + Statement of Commitments (Chapter 17)
Hazardous waste receipt and how this could impact on neighbouring properties	<ul style="list-style-type: none"> + No hazardous wastes to be received at the facility. + Operational Environmental Management Plan to be prepared to safely manage any non-compliant waste received and to be published on the Kariong Sand and Soil Supplies web site. + Pollution Incident Response Management Plan to be maintained and published on the Kariong Sand and Soil Supplies web site 	<ul style="list-style-type: none"> + Waste Management Plan (Chapter 6) + Statement of Commitments (Chapter 17) + Pollution Incident Response Management Plan (Appendix T)
Health impacts – concern over silica dust and potential impacts on human health	<ul style="list-style-type: none"> + Modelling conducted within the Air Quality Impact Assessment to understand impacts on silica. Silica dust emissions very low and well below published health standards in Victoria and California. + Silica dust to be monitored at boundaries on a continuous basis. 	<ul style="list-style-type: none"> + Air Quality Impact Assessment (Chapter 9) + Statement of Commitments (Chapter 17)
Impacts on water quality and local waterways and groundwater	<ul style="list-style-type: none"> + Site is lined with an impervious geotextile membrane to fully protect groundwater; + Extensive use of concrete pavements and hardstands across the site; + A redesigned stormwater pond with floating wetland and a membrane filtration plant to supply the site with high quality water for dust control via sprinklers above all storage bays. 	<ul style="list-style-type: none"> + Appendix E (Civil and architectural plans. + Water Impact Assessment (Chapter 7)

Key issue of concern	How issues are to be addressed?	Section of EIS where the issue has been addressed?
	+ Overflows from the stormwater pond to release high quality water to the vegetation buffer at the rear of the site at a frequency similar to pre-European settlement conditions.	

Table 5.2. Community feedback on the additional site enhancements and mitigation measures proposed to ensure the environment and community are protected at all times.

Additional site enhancements and mitigation measures	Summary of community feedback
Receive all waste materials indoors, to minimise impacts on the outdoor environment (e.g. dust, litter, noise and water quality)	Community pleased to see as much of the potentially dust and noise generating activities to be enclosed.
Buildings to enclose the crushing and mulching operations to minimise dust and noise, including misting to maximise dust control	<p>Community pleased to see that crushing and mulching activities will be enclosed, with dust suppression systems to enhance dust control.</p> <p>Feedback received that backup town water or groundwater may need to be used for dust suppression within these buildings is recycled water is exhausted on the site.</p> <p>This has been added as an additional Statement of Commitment, in that town water or groundwater (subject to approval) will be used as an emergency backup water supply.</p>
A three-sided building around the waste receipt area with misting to ensure that water quality is protected and dust is minimised	Community pleased to see as much of the potentially dust and noise generating activities to be closed.
Concrete kerbing on the exit to the site to prevent any trucks using Debenham Rd	<p>Community pleased that no heavy vehicles will use local roads east of the development site.</p> <p>This will need to be closely monitored to ensure ongoing compliance.</p>
A redesigned stormwater pond with floating wetland and a membrane filtration plant to supply the site with high quality water for dust control via sprinklers above all storage bays	Community supportive of this proposed approach.
Further investigations to ensure that Aboriginal Heritage and biodiversity impacts are avoided or off-set	Community is supportive that these matters have been addressed.
<p>A commitment that recycling will increase in stages, only after independent testing is done to prove the facility is performing to the highest environmental standards. These stages proposed include:</p> <ul style="list-style-type: none"> Following development approval, waste receipt to increase over time to a threshold of 100,000 tonnes per annum; 	Community is supportive that the scale up of operations will be subject to independent assessment and verification that the site has been operating satisfactorily in accordance with its conditions of consent.

Additional site enhancements and mitigation measures	Summary of community feedback
<ul style="list-style-type: none"> Consent to increase waste receipt to 150,000 tonnes per annum Consent to increase waste receipt to 200,000 tonnes per annum 	
Continuous monitoring of air quality (dust) and noise at the site boundaries.	<p>Community supportive of this proposed approach to prove that the site is operating in accordance with its consent and is not impacting on neighbours or the local environment.</p> <p>Monitoring to include silica dust.</p>

5.4 Issues raised that have not been addressed and why not

All of the main issues addressed in the community consultation and engagement process have been addressed. However, it should be noted that the proponent has limited influence over land and property values should the development be approved.

As stated in Section 5.3, land values cannot be controlled through this process, though once the project is approved and operational, community trust is expected to grow and community confidence / land values are likely to be unaffected by the development.

5.5 Review and evaluation of participation process

A detailed strategy for engaging and seeking feedback from nearby residents, business operators within the Somersby Industrial Estate and residents in Kariang, Somersby and the broader Central Coast was developed and implemented between August and November 2019.

A number of community engagement tools were prepared and delivered. This included print, online, media and in person meetings to maximise participation, increase understanding and maximise engagement during this phase of the project.

An evaluation of participation as a result of the community consultation and engagement program is provided in Table 5.3. The following reach and participation was achieved:

- 1,000 households and businesses in the Somersby Industrial Estate received a four-page fact sheet on the proposed development, and further site enhancements proposed;
- 5,000 households in Somersby, Kariang and the surrounding districts through news stories published in community group newsletters (Kariang Connections and Mangrove Mountains and Districts Community News);
- 32 people including neighbours, community members and members of 3 community groups were consulted and a presentation provided on the proposed development, and further site enhancements proposed – this was achieved through direct meetings, two public meetings and one field day;

- Approximately 60,000 people living on the Central Coast and Sydney community were exposed to a media story published on the proposed development on 9th November 2019 in the Central Coast Express Advocate (online edition); and
- 233 unique visitors to the Kariong Sand and Soil Supplies web site between August and November 2019.

Table 5.3. Evaluation of participation in the community consultation and engagement program for the Kariong Sand and Soil Supplies development.

Community engagement activity	Stakeholder group reached	Evaluation of participation process
Kariong Sand and Soil Supplies web site https://www.kariongsandandsoil.com.au/	+ Business operators in Somersby Industrial Estate + Neighbours + Central Coast and broader community	+ 233 unique visits to the web site and 439 page views between August 2018 and end of November 2019 + Positive feedback from members of community that the web site is informative
Fact sheet and covering letter delivered across Somersby and Kariong	+ Business operators in Somersby Industrial Estate + Neighbours + Residents in northern part of Kariong township	+ Convenient method for delivering factual information on the project + 1 phone call received between August and November 2019 providing comment (Delta Laboratories) + Useful method for communication, though few members of the community took up the opportunity to provide any feedback
Letters inviting neighbours to meet and meetings with neighbours	Letters delivered to: + 12 Acacia Rd + 223 Debenham Rd + 16 Acacia Rd + 32 Acacia Rd + 252 Debenham Rd + 242 Debenham Rd + 2 Wella Way (Borg)	+ Face to face meetings with 3 neighbours held + Very useful to help understand issues + Ongoing engagement required post-approval to build and maintain community support
Meeting with members of Mangrove Mountains & Districts Community Group	+ Secretary and members of the group	+ On-site meeting was extremely useful and helped to build understanding of members of the group that attended + Four members of the group attended the on-site meeting + Briefing later provided to Committee of group and further fact sheets were distributed
Meeting with MP for Gosford, The Hon. Liesl Tesch	+ Member of Parliament	+ Face to face meeting was held + Very useful to help understand issues

Community engagement activity	Stakeholder group reached	Evaluation of participation process
		+ Ongoing engagement required post-approval to build and maintain community support
Meeting with Executive of Kariong Progress Association	+ Meeting with executive team	+ Meeting was extremely useful and helped to build understanding of members of the group that attended + 3 executive members of the group attended + Subsequent Facebook posts done to promote further community engagement activities
Newsletter story ad in Mangrove Mountains & Districts Community News	+ Issued to 3,000 business and residents. The Community News is delivered to letter boxes in the Mt White, Somersby, Central Mangrove, Mangrove Mountain, Peats Ridge, Calga, Kulnura, Bucketty, Yarramalong, Dooralong and Jilliby areas. Bulk quantities are sent to Spencer, Mooney Mooney, Wyong, Kariong, Laguna, Wollombi and Gosford CBD and Council Offices.	+ 3,000 newsletters distributed + Useful in communicating updates for the community + Useful way of promoting the public meetings and field days held
Newsletter story and ad in Kariong Connections Newsletter	+ Issued to 2,000 business and supported by KPA Facebook advertising	+ 2,000 newsletters distributed + Useful in communicating updates for the community + Useful way of promoting the public meetings and field days held
Public meeting – Mangrove Mountain Public Hall	Members of Mangrove Mountains & Districts Community Group and general community	+ Presentation and questions provided an excellent opportunity for public involvement + Very limited attendance despite newsletter advertising to over 3,000 households / businesses + Event attended by 2 members of the Mangrove Mountain and Districts Community Group

Community engagement activity	Stakeholder group reached	Evaluation of participation process
Meeting with Central Coast Plateau Chamber of Commerce	Members of Central Coast Plateau Chamber of Commerce committee	+ Presentation and questions provided an excellent opportunity for public involvement + Event attended by 8 members of the Committee + Good engagement and opportunity to respond to questions
Public meeting – Kariong Hall	Members of Kariong Progress Association and general community	+ Presentation and questions provided an excellent opportunity for public involvement + Event attended by 8 members of the community + Excellent engagement and opportunity to respond to questions
Media release	+ Central Coast Express Advocate + Central Coast Newspapers + ABC Radio Erina + 2GO radio + NBN TV Central Coast + SEA FM + Star FM + Leisl Tesch MP	+ One media story printed in the Central Coast Express Advocate (online edition) + Publication has a reach of 60,000 people and businesses on the Central Coast + Very effective tool to promote community understanding and involvement in the project
Field day 1 on site, 90 Gindurra Rd, Somersby	Mangrove Mountain and districts residents	+ On-site meeting was extremely useful and helped to build understanding of community members that attended + Five members of the community attended
Field day 2 on site, 90 Gindurra Rd, Somersby	Kariong and Somersby residents	+ No people attended this event and event was cancelled due to no RSVPs

Generally, meetings and field day events with neighbours and members of the community groups provided the best engagement and opportunity for members of the community to provide feedback and perspectives on the proposed project. Whilst the reach achieved through the project through the web site, print media delivered direct to households (fact sheet and newsletters) was very high (more than 65,000 people potentially reached), the project team was surprised by the extremely low levels of feedback despite the consultation program running for almost four continuous months.

However, members of the community that did take the time to attend a meeting generally found the meetings informative and the majority of their key concerns were addressed when the proposed development and operations were explained, including the numerous mitigation measures proposed to protect people and the environment. Understanding of the project is considered critical in achieving community acceptance, and ongoing community involvement and participation is considered critical in the post approval phase.

The consultation found that neighbours on surrounding rural properties were the most concerned in relation to the development, though perceived impacts on property values, dust and traffic were the three key issues most commonly cited as of concern. Evidence suggests that properties outside of the vicinity of direct neighbours were less concerned in relation to the proposed development.

The issue of declining property values could not be addressed within the context of the environmental impact assessment process. However, it was explained that the best practice facility, presenting as a professional landscape supplies facility from Gindurra Rd will help improve visual aesthetics of the edge of the Somersby Industrial Estate. The development will also help to improve what is otherwise a run-down and poorly maintained site. Once the facility is built and the operation's environmental performance is validated, it is expected that the development will not negatively impact on property values.

Whilst the proposed mitigation measures to control dust were explained, including the air quality modelling to show that impacts on neighbours would be negligible under worst case scenario conditions, neighbours felt that this can only be demonstrated once the facility is built and these claims can be validated. Continuous boundary monitoring of dust (and noise) will help to demonstrate to the community that the facility is being managed to avoid impacts on neighbours or the surrounding environment. The Community Consultative Committee will be an important vehicle to provide this information and to build community trust over time.

An increase in traffic and heavily vehicles using Gindurra Rd as a result of the development was expressed as a concern by neighbours. However, when it was explained that the traffic surveys on Gindurra Rd found that 4,800 vehicles use the road on a daily basis, and that the development would result in an additional 164 vehicle trips per day when the operation is at peak capacity (or an increase in vehicle trips of 3.4%), this issue was generally found to be of lower importance. It was also explained that Gindurra Rd is an approved B-double route, and the number of B-doubles accessing the site on a daily basis at peak capacity would be extremely low, amounting to an estimated 7 vehicles per day.

5.6 Planned approach to community engagement post approval

Ongoing community engagement has been identified as a very important process that will need to be maintained post approval. Working closely with the community will be important to demonstrate and prove how the facility is being managed to protect the community and the environment. This can be done through the proposed Community Consultative Committee, however, community groups such as the Mangrove Mountain and Districts Community Group recommends this can be supplemented by regular field days and events with the community.

Regular engagement with neighbours and the community will help build trust and confidence over time. The following community engagement activities in Table 5.4 are recommended post approval.

Table 5.4. Planned approach for ongoing community engagement post approval.

Community engagement activity	Stakeholder group reached	Frequency	Engagement sought
Community Consultative Committee with independent chair	+ Neighbours (rural residents and business park representatives) + Representative(s) from community groups (e.g. Kariong Progress Association and Mangrove Mountains & Districts Community Group)	Meeting quarterly or as agreed	+ Forum for reviewing performance of facility + Forum for engagement and dialogue with key members of the community
Publication of ongoing environmental monitoring	+ Neighbours + Kariong residents + Somersby Industrial estate + Broader Central Coast community	+ Publication of results from environmental monitoring of the site on a monthly basis (including dust, noise and water quality) + Results published on the Kariong Sand and Soil Supplies website	+ Provision of information on independent monitoring results for review by the community
Annual field day and community group newsletters	+ Neighbours + Kariong residents + Somersby Industrial estate + Broader Central Coast community	+ Annually	+ Direct engagement with the community through inspection of the site and operations + Newsletter story in Kariong Connections and Mangrove Mountains & Districts Community News on general review of operations for the year and advertising of the field day
School and Community Group tours	+ Primary and high school children + Members of key community groups (Kariong Progress Association and Mangrove Mountains & Districts Community Group)	+ Minimum of 3 on-site tours or events per year	+ Direct engagement with the community through inspection of the site and operations + Build community understanding of the facility and its contribution to the environment

6. Conclusions

The Davis Family are the owners of IN1 General Industrial zoned land at 90 Gindurra Rd, Somersby (Lot 4/DP227279), and are the proponents of the Kariong Sand and Soil Supplies development. This development will involve the construction and operation of a best practice recycling and landscape supplies facility that will enable the receipt of up to 200,000 tonnes of sand, soil and building materials each year. The project will transform the site into a state-of-the-art facility turning sand, soil and building materials into 100% recycled building and landscaping supplies. The facility aims to produce a number of building and landscape products, providing them for re-use mainly in the Central Coast region.

Draft guidelines published by the Department of Planning and Environment (2017) *Community and Stakeholder Engagement – Draft Environmental Impact Assessment Guidance Series June 2017* were used to help inform the community consultation program. This report provides an overview of the community consultation and engagement program to inform the Environmental Impact Assessment (EIA) phase for this project.

A detailed Project Summary and Preliminary Environmental Assessment of the project was prepared to assist in reviewing the project with Central Coast Council through their pre-lodgement process. This consultation was done in July 2017. In late August 2017, the Department of Planning, Industry and Environment was consulted to obtain the Secretary's Environmental Assessment Requirements (SEARs). As part of this process, feedback on the key issues for assessment were obtained from Environment Protection Authority, Roads and Maritime Services, Central Coast Council, Office of Environment and Heritage, Department of Primary Industries, Ausgrid, NSW Fire and Rescue and Rural Fire Service.

Formal consultation with neighbours was performed in February 2018 to inform the EIA process. A letter and detailed Project Summary and Preliminary Environmental Assessment was mailed to 46 properties within 500m of the proposed development. Assistance was sought from Central Coast Council to issue our report to five landholders of vacant property within 500m of the site. Additional feedback was also sought from Environment Protection Authority, Roads and Maritime Services, Central Coast Council, Office of Environment and Heritage, Department of Primary Industries, Ausgrid, NSW Fire and Rescue, and Rural Fire Service on the project. Feedback was sought via phone or in writing over a four-week period.

There was little feedback received on the project beyond the SEARs requirements. Of the 46 properties within 500m, three provided feedback. The main concerns were noise, dust and traffic. These issues were identified as key matters for detailed consideration in the EIA phase of the project during 2018.

The Environmental Impact Statement for the development was exhibited on 31 January 2019 for a seven week period by the Department of Planning, Industry and Environment. In total, 1,329 submissions were received. These consisted of 1,308 public submissions and 21 submissions from organisations (including government agencies).

The large number of public submissions was due to an organised campaign by a local group (Save Somersby), which provided a form letter for members of the public to send in. An analysis of the public submissions received within the public exhibition period found approximately 1,150 individual (non-

duplicate) submissions. Of these, 959 were submitted as a form letter and 191 were submitted as a written submission (letter or email). The form letter had a list of issues where people could tick a box against the issues that concerned them. The majority of public submissions were from people living in the Central Coast area. However, most of the respondents lived 1km or further from the proposed development.

Key issues raised by the community involved: area character / lifestyle; air quality / dust; traffic; land / property values; biodiversity; odour; proximity to sensitive uses; area reputation / loss of business; visual impact; health / asbestos; heritage; noise and vibration; water quality; waste management; and health/pollution.

Agency submissions were received from Central Coast Council; Department of Industry; Department of Planning, Industry and Environment; Environment Protection Authority; Fire and Rescue NSW; Transport for NSW; Water NSW; Office of Environment and Heritage; Roads and Maritime Services and NSW Health. Agency submissions focused on the need for additional information on: groundwater sampling and testing; fire safety; biodiversity study to include additional field investigations; additional Aboriginal Heritage studies and consultation with designated Aboriginal groups; further air quality assessment and modelling; additional noise modelling to reflect the upgraded site layout and design; additional traffic assessment and re-design of the site entrance; and re-design of the stormwater capture system and update of the Water Cycle Management Plan.

Following the assessment of submissions, a review of additional infrastructure and environmental controls was done by the proponent to consider how key issues surrounding air quality, dust, silica, noise, vibration, water quality, and health can be further mitigated to provide confidence to the community that public health and the environment would be protected at all times. Additional controls assessed include:

- All waste materials to be received indoors, to minimise impacts on the outdoor environment (e.g. dust, litter, noise and water quality);
- Buildings to enclose the crushing and mulching operations to minimise dust and noise, including misting to maximise dust control;
- A three-sided building around the waste receival area with misting to ensure that water quality is protected and dust is minimised;
- Concrete kerbing on the exit to the site to prevent any trucks using Debenham Rd;
- A redesigned stormwater pond with floating wetland and a membrane filtration plant to supply the site with high quality water for dust control via sprinklers above all storage bays;
- A new emergency spill pond to enable the separation of high-risk stormwater from the waste storage bays and timber processing area from the low risk zone (which is the rest of the site). This will allow for real time, 24/7 monitoring of water quality prior to discharge into the pond;
- Further investigations to ensure that Aboriginal Heritage and biodiversity impacts are avoided or off-set;
- A commitment that recycling will increase in stages, only after independent testing is done to prove the facility is performing to the highest environmental standards. These stages proposed include:

- Following development approval, waste receipt to increase over time to a threshold of 100,000 tonnes per annum;
- Consent to increase waste receipt to 150,000 tonnes per annum;
- Consent to increase waste receipt to 200,000 tonnes per annum;
- Continuous monitoring of air quality (dust) and noise at the site boundaries.

Updates to the following studies was then performed:

- Transport and traffic impact assessment;
- Air quality impact assessment;
- Water impact assessment;
- Biodiversity impact assessment;
- Aboriginal and Cultural Heritage assessment;
- Groundwater impact assessment;
- Noise and vibration impact assessment.

The updated investigations demonstrated that the proposed development will not negatively impact on the local environment or the health or amenity of neighbours, and health and environmental issues raised during in public submissions could all be comprehensively mitigated against and managed.

To help in engaging the community, seek feedback on the additional site enhancements and assist in building community understanding of the project, a comprehensive community engagement strategy was prepared and delivered between August and November 2019. The tools used included print, online, media and in person meetings were chosen to maximise participation, increase understanding and maximise engagement during this phase of the project.

As a result of the community engagement program, the following reach and participation was achieved:

- 1,000 households and businesses in the Somersby Industrial Estate received a four-page fact sheet on the proposed development, and further site enhancements proposed;
- 5,000 households in Somersby, Kariong and the surrounding districts through news stories published in community group newsletters (Kariong Connections and Mangrove Mountains & Districts Community News);
- 32 people including neighbours, community members and members of three community groups were consulted and a presentation provided on the proposed development, and further site enhancements proposed – this was achieved through direct meetings, two public meetings and one field day;
- Approximately 60,000 people living on the Central Coast and Sydney community were exposed to a media story published on the proposed development on 9th November 2019 in the Central Coast Express Advocate (online edition); and
- 233 unique visitors to the Kariong Sand and Soil Supplies web site between August and November 2019.

A detailed review of all matters raised and how they will be addressed as part of the development has been documented in this report. The consultation found that neighbours on surrounding rural properties were the most concerned in relation to the development, though perceived impacts on property values, dust and traffic were the three key issues most commonly cited as of concern.

Properties outside of the vicinity of direct neighbours were less concerned in relation to the proposed development. Nevertheless, all matters raised as part of the community consultation process have been addressed and evaluated as part of the updated EIA.

Ongoing community engagement has been identified as a very important process that will need to be maintained post approval. Working closely with the community will be important to demonstrate and prove how the facility is being managed to protect the community and the environment. A post approval community engagement plan has been prepared as part of this report to assist with ongoing community engagement and involvement in the project post-approval, to ensure the development is built and operated to protect people and the environment at all times.

Attachment 1: Prelodgement notes from Central Coast Council

Attachment 2: Request for SEARs

Attachment 3: Consultation letters issued to agencies and nieghbours

Attachment 4: Consultation report

Attachment 5a: Letters to neighbours and Kariong residents

Attachment 5b: Fact sheet

Attachment 6: Letters to neighbours – meeting invitation

Attachment 7: Mangrove Mountains & Districts Community News

Attachment 8: Kariong Connections Newsletter

Attachment 9: Mangrove Mountains public meeting presentation

Attachment 10: Central Coast Plateau Chamber of Commerce meeting presentation

Attachment 11: Kariong public meeting presentation

Attachment 12: Media release

Attachment 13: Media story – Central Coast Express Advocate

Attachment 14: Notes from consultation meetings