



18 November 2020

Director – Industry Assessments
Planning and Assessment
Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

Objection to **SSD-5339** From: Nigel Dickson on behalf of
Rus Mining Pty Ltd
5 Montore Road, Minto
NSW 2566

Application: SSD-5339 Minto Resource Recovery Facility
Property: 7 Montore Road, Minto (Lot 53 DP 618900)
Stance.: Objection to the development

This proposal has been prepared in objection to the proposed Minto Resource Recovery Facility at 7 Montore Road, Minto. This objection is due to the unacceptable impacts that the development will have upon the current operation of Rus Mining Pty Ltd business at 5 Montore Road, Minto (neighbouring the proposed site). Rus Mining Pty Ltd are an established Sydney business manufacturing and distributing mining equipment for more than 11 years (Site boarded black on plan overleaf). The safety and health of the employees of Rus Mining Pty Ltd is paramount to the company and the proposed detrimental impacts that the proposal will have are unacceptable. The proposal will have unassessed issues on the quality of the products manufactured on site by Rus Mining Pty Ltd which includes foam manufacturing plant which would be heavily impacted by the proposed development.

Dickson Rothschild

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Nominated Architects:

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Figure 1: Site Location Plan (Proposal In yellow, Rus Mining offices in black)

In its current form, should the proposal be approved is likely that Rus Mining Pty Ltd would have to close down the business permanently or incur severe costs to relocate, costs which are estimated to run into the millions.

The key reasons for this application to be rejected are:

- Unacceptable traffic implications
- Unacceptable noise implications
- Unacceptable Air Quality & levels of dust

1. Traffic Implications

The proposal allows for 450,000 tonnes of waste which will be dropped off in 16 tonne loads by trucks and then removed in 20 tonne loads by further trucks. The site itself will comprise of loads, excavators, and other ancillary machinery. There is capacity for as many as 6 articulated trucks to be queuing at any one time. Montero Road is a cul-de-sac style road unsuited to heavy constant flows of truck traffic to and from the proposed site.

The trucks are to approach the site, get inspected and then dump the waste for inspection. Once inspected the waste will either be rejected and reloaded or broken down using a mechanical pulveriser and pushed into other piles.

The proposal states that the site can process 1,600 tonnes of waste a day. With the site open 13 hours a day the proposal states there will be 171 inbound trips and 171 out bound trips per day on a weekday and 106 on a Saturday, 13 trips an hour with up to 19 vehicles during the peak. This

essentially means the site will constantly have large articulated trucks moving on and off site creating constant traffic and noise.

All vehicular movements are proposed to enter and exit from Montore Road creating significant traffic issues for the continuation of operation of the business at 5 Montore Road. All movements will have to pass Rus Mining's facility and therefore cause a constant nuisance and disturbance.

Appendix 8 – Traffic Impact Assessment assesses the impact on the surrounding residents but not on surrounding local businesses. The proposal turns Montore road into an access road for heavy goods vehicles, completely changing the existing character of the road which is used for access to offices and manufacturing buildings.

The construction phase will require 780 truck movements. These traffic movements are not properly assessed.

The impacts on the road surface on Montore Road will deteriorate extremely quickly due to the high level of trucks carrying full loads, initially during. This potential impact has not been assessed. The proposal will completely change the character. The traffic impacts will have a severe detrimental impact upon the environment around Montore Road but also the constant noise and vibration caused by the trucks will severely impact the environment within the Rus mining facility.

2. Noise Issues

As already outlined, there is to be severe traffic of large trucks constantly moving on Montore Road. There is no modelling as to how this will affect the surrounding businesses, only the residential development far to the west of the proposed site. The current character of Montore Road is that of a quiet side street, the proposal will completely change this to a constant loud buzz and vibration as articulated trucks carrying full loads pass through the site. The proposal gives no consideration

There is an acoustic report provided by Wilkinson Murray, this report only assesses residential areas to the west of the site and does not include any assessment of the impacts to businesses within the vicinity of the proposal. The assessment predicts 67dBA of noise to the east of the site, however insufficient detail on how this number was arrived at. Table 4-1 within the acoustic report lists the machinery used. The sound power level is to be around 95-117dBA, without any mitigation this noise will have significant and unacceptable impacts upon Rus Mining.

Within the proposal there is proposed to be a 6m high wall along the northern and western boundary, but not on the southern or eastern boundary, based on the modelling results, lack of mitigation and close proximity to the heavy machinery the Rus Mining facility will be the most adversely affected industrial receiver from site activities. Again, there is no consideration given towards the amenity of Rus Mining and how the noise and vibration from the proposal (both the ongoing running of the site and during the construction phase).

The acoustic report completely ignores any potential impacts the proposal will have to the east and namely the facility of Rus Mining Pty Ltd. Although the zoning is General Industry, the proposal must still comply with the relevant acoustic standards and assess the potential for loss of amenity to businesses that operate within the area surrounding the proposal.

The Acoustic report clearly identifies that the proposal will have significant noise implications to Rus Mining Pty Ltd. The Acoustic report fails to assess the implication of noise from vehicles accessing the site. The Acoustic Report fails to properly assess the impacts to Rus Mining's Site and the ongoing issues that they will face, no mitigation measures are proposed to the east of the site. The proposal has significant negative implications to the amenity and ability for Rus Mining to continue their current operation in its current form.

3. Air Quality & Dust

The proposal has numerous serious implications on air quality contamination and levels of dust to be produced. The trucks accessing the site will have loads full of material and themselves likely to be covered in dust. Vehicles are required to travel at less than 10km/h whilst on site but there are no mitigation measures for the impact this will have on Montore Road. This would indicate the applicant is unable to provide such mitigating measures, proving the site, located at the end of a cul-de-sac is inappropriate for a development of this size and intensive industrial use.

The proposal will account for 781,638 tonnes of Carbon dioxide alone this is 0.006% of the total NSW emissions, from one single proposal. The air quality surrounding the development will be of an extremely poor quality.

There is to be significant amounts of dust and pollutants caused from trucks accessing the site, trucks on site travelling on unsealed roads and dust blown from stockpiles on site and exposed areas. The Air Quality Assessment states that air quality will exceed acceptable levels at I1, I2 and I3. Receiver I2 is located on the Rus Mining Pty Ltd site, this is an unacceptable reduction in the sites amenity. As previously discussed, Rus Mining manufacturing process would be severely affected by this level of contamination, which would force Rus Mining to either relocate or shut down the business, both are unacceptable costs for the proposed development.

The proposal states that cumulative annual average particulate matter is predicated to exceed assessment criteria. It should also be noted that the predicted 24-hour average is exceeded despite the site being active for a maximum of 13 hours a day. The argument that this is still acceptable as it is only a "minor exceedance" shows a frivolous attitude towards a control that exists to protect air quality for the safety of humans.

Site investigation uncovered that the site has significant amounts of Asbestos. The type of asbestos is labelled as Elevated Contaminants of CoPC above Human Health SAC. It is stated that there is likely that more asbestos containing material will be found on site. The type of asbestos material found on site is considered to have a moderate to high risk to human receptors, this considered with the unacceptable levels of dust that are forecast to be impacted upon Rus Mining Pty Ltd pose a serious health hazard to the employees of Rus Mining Pty Ltd. An issue as significant as this should include an Asbestos Management Plan to prove prior to approval that the site can be made and the processes that it will be made safe. There is a clear lack of consideration for Rus Mining Pty Ltd as a neighbouring site and the danger that the proposal has.

4. Conclusion

The proposal has unacceptable impacts upon the existing operation of Rus Mining which is located adjacent to the proposal. The consultant reports submitted as part of the Development Application make clear the adverse impacts that the development will have, but mitigation of these impacts falls desperately short. It is clear upon review of all submissions that there is a clear lack of understanding or thought to the impacts that the development will have on the surrounding land uses.

The proposal has a number of serious non-compliances with noise, air quality and pollutants. The impacts of these are serious and the proposal fails to mitigate these impacts. There is clear evidence that the site is unsuitable for such an intense industrial use. The proposal poses serious implications for the continuation of the business of Rus mining Pty Ltd and is incompatible with the character of Montore Road and the businesses that currently operate there.

It is for the reasons outlines above that the application is objected to.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Nigel Dickson', followed by a long horizontal flourish.

Nigel Dickson
Managing Director
Dickson Rothschild