

26 February 2013

Ref: 1234

General Manager Greater Hume Shire Council PO Box 99 HOLBROOK NSW 2644

By email in the first instance: mail@greaterhume.nsw.gov.au

Dear Sir

Re: Development Application No. 42-12/13: Resource recovery facility (organic composting): "Kalawa", 92 Paterson Road, Gerogery (Lot 1 DP 174425& Lot 9 DP 10665)

Further to Council's letter dated 15 February 2013 (**attached**) requesting further information about the above development application, please refer to **Attachment 1** and the **attached** letters from relevant firms for comments in response to issues raised.

Should any further information be required I can be contacted on 0427 090149 or at james@blueprintplanning.com.au

Yours sincerely, Blueprint Planning

recarch

James Laycock MPIA, CPP PRINCIPAL PLANNER

/Encl.

'Meringa' Table Top Rd Table Top NSW 2640 M 0427 090 149 E james@blueprintplanning.com.au







Issues raised		Response			
1.	A quantity surveyors report or verification from a suitably qualified independent person of the Capital Investment Value being the stated \$8.5 million dollars. This information is required in response to public submissions and because the claimed CIV is the only trigger for the application being determined by the Southern Joint Regional Planning Panel.	 Please refer to the attached responses from the following "capital investment value" (clause 3, <i>Environmental Plannir Regulation 2000</i>): RP Design (building designers, cost estimators, and project managers) dated 7 February 2013 in relation to all costs necessary to establish and operate the project, including the design and construction of buildings and structures; Esler& Associates (civil engineers, cost estimators, and project managers) dated 3 October 2012 in relation to all costs necessary to establish and operate the project, including associated infrastructure; and Transpacific Cleanaway (procurement division) dated 19 February 2013 in relation to all costs necessary to establish and operate the project, including fixed or mobile plant and equipment. 	firms in relation to <i>ng and Assessment</i> \$2,958,812 +gst \$2,829,000 +gst \$2,700,000 +gst		
			\$8,487,812 +gst		
			\$8,500,000 +gst, allowing additional construction contingency round off		
2.	The absorption properties of the bulking agent	The letter to Council from this firm dated 6 February 2013	was prepared with		

requires verification as to the validity of the claims | assistance of Geoff Hemm, Cleanaway's (Australia & NZ) Organics Processing



Issues raised	Response
made in your response by either citing an appropriate reference or the qualifications of the author to make the claims.	Manager, Recycling Facilities. Geoff holds a BSc (Hons) (<i>Cum Laude</i>) in Plant Physiology and has been employed in commercial composting facilities for 24 years.
	The following additional information is provided by Geoff –
	For composting in general, the total moisture content of the material must be in the range of 55 to 65%. For Gore [™] technology the optimum moisture should be 63% (give or take 2%). Pre-made compost will be the most commonly used bulking agent. Its moisture content is in the range of 35 to 40%. If it is 40%, for example, then 23% of its weight in liquid can be added. If fresh shredded plant material (including up to 15% food waste) is added to the mix, its total moisture content (in Australia) averages around 50%. Therefore it can have 13% of its weight in liquid waste absorbed. Both fresh shredded and composted plant material readily absorbs both aqueous (polar) and non-aqueous (non-polar) liquids, because it consists of both classes of constituents which chemically attract like. Physically, both are highly absorbent as they consist largely of a matrix of cellulose fibres, which is the same structure and constituent underlying the absorbency of tissue paper.
	The two classic composting references cited below verify the above information and the information provided in the EIS and in the letter to Council from this firm dated 6 February 2013.
	 <u>References</u>: 1. Haug, R. T., 1993. <i>The Practical Handbook of Compost Engineering</i>. CRC Press. 2. Epstein, E., 2011. <i>Industrial Composting</i>. CRC Press.



Issues raised		Response		
3.	Council accepts your response regarding the breakdown procedures relating to the aeration systems however the statement made in relation to reticulated power is contradictory to the EIS page 9-2 which states that the site is not to be connected to electricity network. Please clarify the source of power for the proposed development.	The source of electricity to the Site is now proposed to be from reticulated supply from existing nearby services. (The supply of reticulated electricity to the Site does not require any form of approval from Council.)		
4.	Your statement in response to the transmission of Leptospirosis should be detailed enough to meet the requirements on health considerations as listed in the former DUAP EIS Guideline on Composting and related facilities. Given the requirements of the guideline and your advice that there are 19 human diseases associated with the development there is scarce detail on health considerations contained within the EIS.	 As already indicated, <u>any badly run composting facility</u> has the potential to spread pathogenic organisms. Transpacific Cleanaway prides itself on: awareness of health issues; best practice operational procedures to minimise health risks; and continuous improvement and training of staff and assessment of operations (ISO 9001 (Quality), ISO 14001 (Environment) and AS 4801 (OHS)). Table 1 below itemises OH&S aspects of proposed operations based on the principals of eliminating, separating, and minimising hazards. 		
5.	An addendum to the Traffic Impact Statement submitted within the EIS to provide a comprehensive analysis of the traffic movements associated with the transportation of the finished product from the site including types of vehicles, direction headed and influence of the Five Mates Bridge on northbound vehicles.	Please refer to the attached response from GHD dated 21 February 2013 which supports the information supplied to Council by this firm on 6 February 2013.		

Table 1: OH&S aspects of proposed operations based on the principals of eliminating, separating, or minimising hazards

Operation	Issues	Resource recovery facility (organic composting), Gerogery site – Best practice
Staff procedures	Recruitment, Training, Supervision, Immunization	At the outset, health and safety on a composting site depends on the mentality, acuity and willingness of staff. with appropriate people. Individuals who are immunocompromised will not be employed. Staff will be trained standards, including an awareness of health and safety issues. Suitable supervision will ensure staff comply wit <i>inter alia</i> , includes procedures to minimise exposure to disease and injury. Staff will be appropriately immunise are available, viz: Diphtheria, Tetanus, Hepatitis A & B, Q-fever, and annual strains of Influenza. The facility ha according to the hierarchy of hazard management: Eliminate hazards, Substitute hazardous operations, Isolate Implement administrative and operational systems to reduce exposure, and, finally, use personal protection equilibrium.
<i>Receival of solid organic waste</i>	Dust, Bio-aerosols, Machinery	Vehicles are separated from staff and systems to minimise risk. Staff will be equipped with suitable PPE – dust gloves and steel capped waterproof boots. Hazard awareness will be emphasised and staff will work in an ergo procedures will prescribe kitting up before entering the processing shed and taking off PPE when leaving for brochtrough of fresh air will be ensured. Dampening down of material to suppress dust may be used in hot, dry co
Decontamination of waste	Sharps, Pathogens, Machinery, Ergonomics	As above. Note that the greatest risk of being exposed to pathogens comes from raw waste entering the facilit
Mixing, shredding and adding water	Dust, Bio-aerosols, Pathogens, Machinery	As above but also ensuring exclusion of staff from the shredder when operating.
Liquid waste receival & blending	Dust, Bio-aerosols, Machinery, Pathogens	As above, for the minimal involvement of one operator and the driver of the delivery truck. Most of the work w will enjoy the physical and air quality protection of the cab.
Movement of material to compost pads	Dust, Bio-aerosols, Machinery	This is performed by a front-end loader, the driver of which is protected.
Building and moving of compost heaps	Dust, Bio-aerosols, Machinery	As above. No involvement of workers. Once the heaps are covered by the Gore TM fabric, the raw material is no pathogens cannot escape through the membrane. Within a week, the material has heated up to the point whe (except <i>C.tetanl</i>) are destroyed.
Covering of heaps	Machinery	One operator controls the cover winder - no heavy lifting is required. Other machinery/vehicles and operators
Process control	Integrity of process must be maintained	Process is electronically controlled with operator oversight to ensure the compost is pasteurised and kept fully a twice during the composting process – this ensures that all the material is fully pasteurised.
Site housekeeping	Dust, Bio-aerosols, Machinery	The site is cleaned daily after the completion of operations. Typically this involves mechanical sweeping and so blasting. PPE is worn by all operators and the mechanical sweeper has exclusive access to the areas in which is will also be undertaken according to set procedures to ensure safety.
Vermin control	Pathogens, Agricultural chemicals	Over and above ensuring normal site hygiene, routine procedures are followed to identify, discourage and contra feral cats or other problem species. This may involve spraying, baiting, trapping or following other approved ar involved in such activities will receive appropriate training and will be suitably protected. The odd poisonous sr some instances, an outside specialist might be engaged to render such services.
Stormwater	Integrity of system	Maintenance of the stormwater system will be undertaken as required, and with daily site cleaning will ensure a

. TPI will ensure the facility is staffed in all aspects of running the site to high ith company policy and procedures which, ed against diseases for which vaccines as been designed and will be operated e hazards, Engineer for hazard reduction, juipment (PPE).

t masks, hi-viz overalls, puncture resistant onomically prescribed manner. Set reaks or at end of a shift. Good flowonditions.

ity.

vill be undertaken by a loader driver who

no longer exposed to the outside and ere it is pasteurised and all pathogens

are excluded from the area of operation.

aerobic. Material is turned and moved

ome high pressure, low volume water it is operating. Periodic weed spraying

rol vermin be they flies, rodents, birds, nd humane methods of control. Staff nake might also have to be relocated. In

all runoff is as clean as possible and all

Operation	Issues	Resource recovery facility (organic composting), Gerogery site – Best practice
management		water drainage is unimpeded and directed to the stormwater system. Much of the water in the system will be re- to trap sediment and extract nutrients (through the reed bed) to ensure that no stagnant water accumulates on
Compost sampling	Bio-aerosols	Quality assurance is dependent on sampling and laboratory analysis. The operator taking samples shall be kitte
Compost screening	Dust, Bio-aerosols, Machinery	The screening of compost is undertaken by a single loader operator who has the protection of the machine cab. undertaken under very windy conditions and compost moisture will be maintained at a level that does not produ Dust suppression by use of misting may be applied when appropriate. Note that screening occurs in a separate
Compost dispatch	Dust, Bio-aerosols, Machinery	As above. This involves the loading of trucks on the far side of the site away from other operations. Compost w windy conditions. This will ensure that dust and bio-aerosols emanation is minimised. All compost will be fully h 2012.

Note on Leptospirosis: Leptospirosis is one of many potential diseases which could be contracted on a site handling organic waste. It is contracted from water, soil or vegetation contaminated by the urine of infected animals or from the body fluids of such animals. Staff at the site will wear protective clothing (including gloves and waterproof boots) to prevent contact with potentially infectious material in the raw (pre-composted) waste. The control of vermin on site will also reduce the risk of infection.

re-used on site. The system is designed n site.

ed out with full PPE.

. However, screening shall not be uce excessive dust and/or bio-aerosols. e building.

will not be loaded in the open under very hygenised and compliant with AS 4454:



7th February 2013.

Our ref: 5949

Mr. James Laycock. Blue Print Planning

Email: james@blueprintplanning.com.au

Dear James,

Re: DA 42-12/13 - Proposed resource recovery facility (organic composting) - "Kalawa", 92 Paterson Rd, Gerogery (Lot 1 DP 174425 & Lot 9 DP 10665)

I confirm that the estimated building construction cost for the above development is \$3,254,693.00 (inclusive of GST).

I am the Building Designer and Contract Administrator for the above building works.

Yours Sincerely

R.H. Prelitt.

Robert Pickett

BUILDING DESIGNERS

ARCHITECTURAL DRAFTING

CONTRACT ADMINISTRATION

.....

PO Box 3054 Albury NSW 2640 Phone 02 6021 1355 Fax 02 6021 1754 rob@rpdesign.com.au www.rpdesign.com.au

Incredible Ideas Pty Ltd T/as Rob Pickett Design ABN 72 003 725 246





3-10-2012

Blueprint Planning 1035 Table Top Road Tab Top, NSW 2640

Attention: James Laycock

Dear James,

Re: Transpacific, Civil Construction Estimates

Further to receiving the geotechnical report and pavement design (1-10-2012) we have adjusted the estimates. There is an increase in costs (from previous estimates) which is associated with the design thickness of the pavement overlay on the existing entry road. It should also be noted that the onsite gravel is not to a high enough standard to be utilised as the final pavement layer. Listed below is our estimated civil construction cost summary.

Gerogery "Kalawa", Ver 6.3 site plan

	Construction (ex GST)	Design (ex GST)	Supervision (ex GST)
Internal site construction, past cattle grid	Ş ələtiyası ,	\$ 	\$
Internal site construction, to cattle grid	\$ ````````````````````````````````````	\$	\$
Main road intersection	\$ 111111	\$1	\$1
Stormwater strategy to meet statutory authority and planning requirements		\$	
Water treatment component (BW)	\$	\$	\$
Estimated Totals	\$2,740,000	\$64,000	\$25,000

(see page 2 for assumptions)

Should you have any questions or require further information regarding the above, please contact Stephen Altmeier, phone (02) 6021 1322.

Yours faithfully ESLER & ASSOCIATES

Per:

Stephen Altmeier Albury Office

Sustainable design with nature in mind

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SURVEYORS, CIVIL ENGINEERS DEVELOPMENT CONSULTANTS QUALITY MANAGEMENT SYSTEM ~~~ ISO 9001:2000

sma@eslers.com.au



ESLER & ASSOCIATES, Notes 3-10-2012

TRANSPACIFIC, Gerogery site, civil construction estimates

These estimates have been prepared following site survey and preliminary design. More precise costs can only be determined following receipt of Council Development Consent Conditions, confirmation of statutory requirements, preparation of detailed design to Council Approval and receipt of quotations from suppliers and contractors. A summary of assumptions made in preparing the Estimate is listed as follows:-

EARTHWORKS (preliminary volumes, would be refined with final design)

- Generally site is uniform and of an acceptable grade, hence allowed for topsoil strip to stockpile over operational hard stand areas and minimal sub-grade cut to stockpile.
- Site cut / fill / spoil new road extension
- Provision of table drains to either side of existing entry road
- Strip / stockpile (on-site shaped mounds) excess topsoil and site cut

GRAVEL PAVEMENTS

Note: supply of pavement material is from on-site quarry (assumed zero purchase price). Allowed for crushing, screening, cartage, placing, spreading, water, shaping, compacting.

- Pavement, (150mm) overlay to existing entry road, 3.5 klm
- Pavement, (230mm/100mm) for operational hard stand areas
- Pavement, (230mm) beneath all building slabs
- Pavement (230mm/100mm) for new road extension
- Prime and two coat bitumen seal all entry road, 3.7klm
- 30mm asphalt of operational hardstand areas outside of concrete pads
- Provisional allowance for Olympic Way intersection upgrades

DRAINAGE

- Minor culvert on new road extension
- All internal road surface drained via table drains
- Operational hardstand, surface and pipe drained to sedimentation pond
- GPT prior to discharge to holding dam
- Sedimentation pond and large "leachate" holding dam

CONCRETE WORKS

- Concrete pad to 'Gore' composting area
- No allowance for 'Gore' composting facility side walls (by RPDesign)
- No allowance for buildings concrete slabs

WATER

• Allowance for booster pump at site and pipe lines to compost processing area

SERVICES

- No allowance electrical supply system. Grid connection within Transpacific costing.
- No Generator backup
- No allowance for Septic system



Tuesday, 19 February 2013

Solid Waste Division Cleanaway Ltd ABN: 79 000 164 938

Albury, NSW, 2640

Stuart Masters Regional Manager Northern Victoria

Mr James Laycock Blueprint Planning

By email only: james@blueprintplanning.com.au

Dear James,

Re: DA 42-12/13 - Proposed resource recovery facility (organic composting) - "Kalawa", 92 Paterson Rd, Gerogery (Lot 1 DP 174425 & Lot 9 DP 10665)

I confirm that the estimated cost for associated infrastructure and fixed or mobile plant and equipment necessary to establish and operate the above project is \$2.7M.

Yours sincerely,

)))a, C

Stuart Masters. B.Eng, M App Fin Regional Manager – Northern Victoria