

Summerhill Materials Recovery Facility DA2022/01422

Hunter and Central Coast Regional Planning Panel Briefing

Applicant: GHD (on behalf of City of Newcastle)

Developer: City of Newcastle

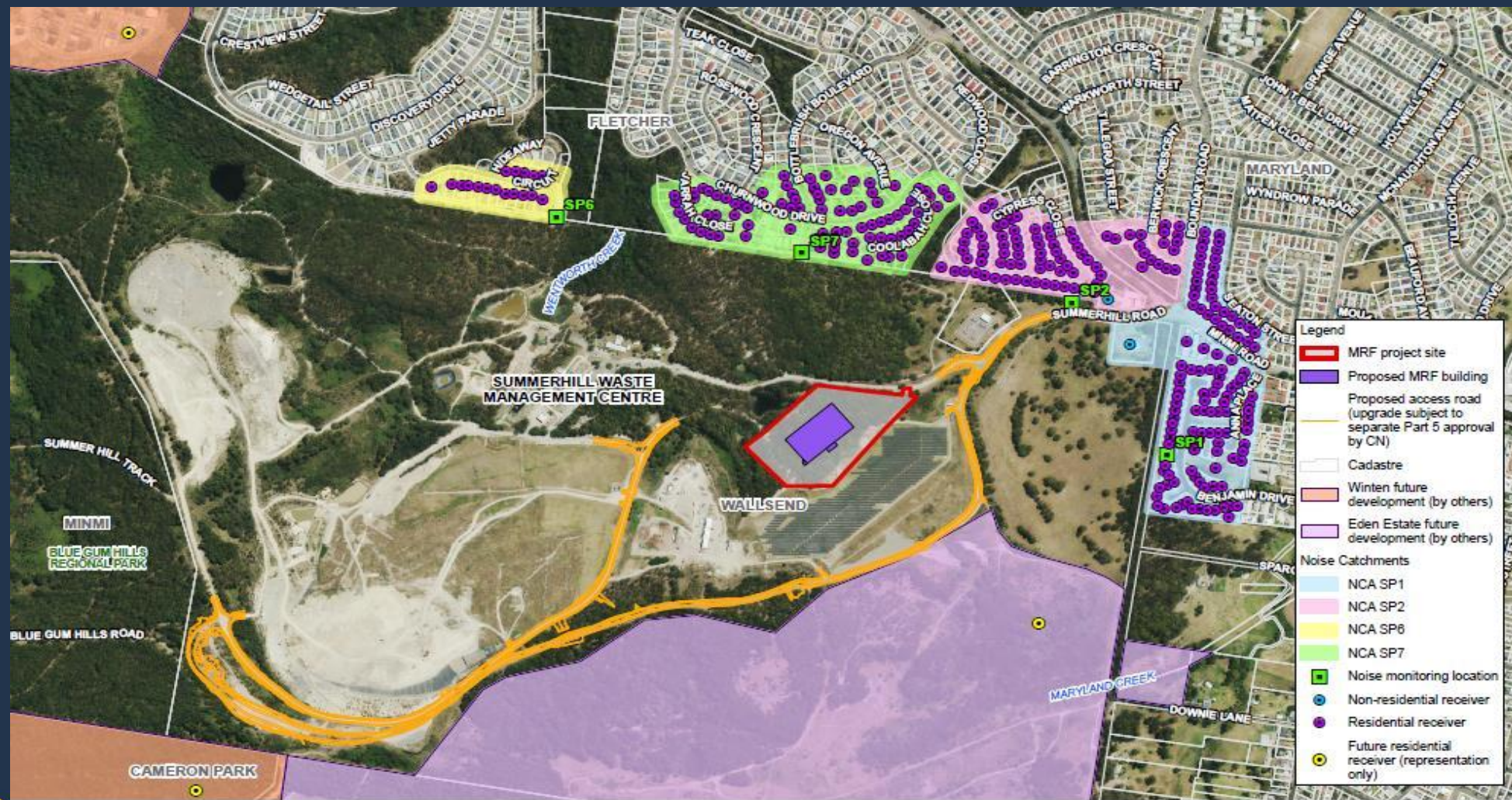


Proposal

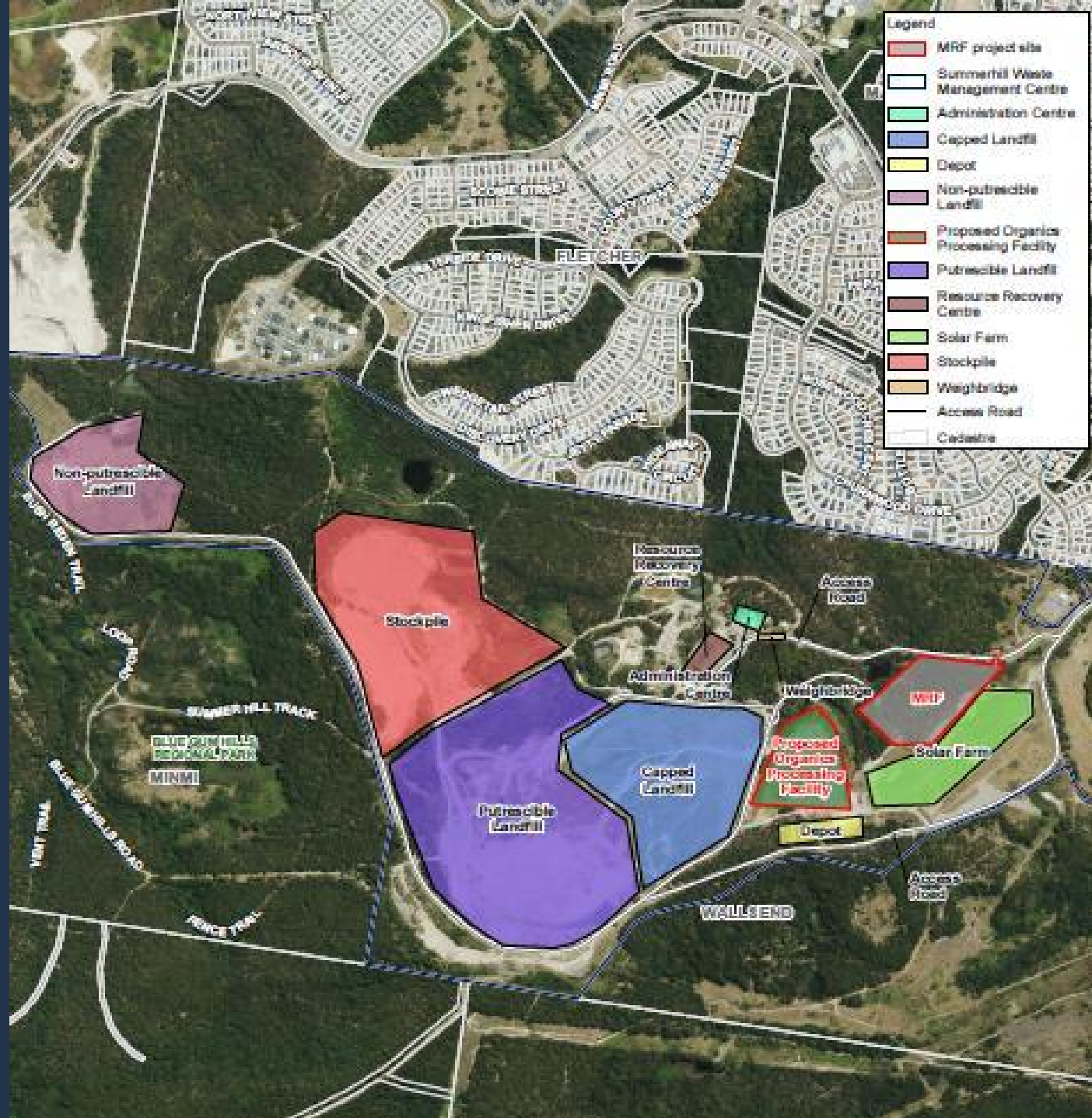
- Maximum ultimate capacity of 82,000 tpa
- GFA of 10,660m² including MRF and offices/amenities
- Vegetation clearing of 4.47ha, preferred offsets strategy is a Biodiversity Stewardship Site within SWMC landholding
- Site subject to mine subsidence, grouting of former mine workings required
- Access via Summerhill Road via existing access road (to be upgraded under a separate Part 5 approval)
- Cumulative impacts considered along with proposed Organics Processing Facility
- Creation of up to 28 new jobs
- Sorting operations and material storage to occur indoors



Sensitive Receivers



Existing Development



Specialist Reports and Investigations



- Biodiversity – 4.47ha of native vegetation to be cleared, BDAR prepared. Offsets required.
- Air quality – consideration has been given dust and odour impacts during construction and operation. No cumulative impacts identified on adjoining sensitive receivers
- Noise – consideration has been given to noise generated during construction and operation. No cumulative impacts identified on adjoining sensitive receivers
- Traffic – Access via Summerhill Road. Survey and SIDRA analysis undertaken at key intersections. Summerhill Road and Minmi Road intersection expected to operate at a good LoS into future
- Contamination – PSI completed and Site Auditor engaged. Supplementary monitoring for landfill gas undertaken. Very low to low levels of CO₂ and methane. Recommendations would include ventilation and ambient air quality monitoring during operation to be undertaken post approval.
- Heritage – Assessments undertaken in consultation with Awabakal LALC and Heritage NSW. No sites identified
- Geotechnical – Detailed assessments undertaken to determine extent of former mine workings and proposed remedial works including grouting identified. Conditional approval received from SA NSW

Consultation

CN and GHD have consulted and liaised with the following government agencies and organisations:

- NSW Department of Planning and Environment, including Environment, Energy and Science Group and Environment Protection Authority
- Transport for NSW
- NSW Rural Fire Service
- Subsidence Advisory NSW
- Heritage NSW
- NSW Native Title Services Corporation
- Office of the Registrar, Aboriginal Land Rights Act
- National Native Title Tribunal (NNTT)
- Hunter Local Land Services
- Awabakal Local Aboriginal Land Council (LALC)

Community engagement activities undertaken in 2022 include:

- CN briefings in May 2022 and October 2022
- A 'Have your Say' page for the project was set up on CN's website in May 2022
- Media release in May 2022
- Social media engagement as well as printed materials in May 2022
- Drop-in information session at Minmi Progress Hall on 31 May 2022 and Jesmond on 25 June 2022
- Online community information session 2 June 2022
- Formal public exhibition period of EIS for at least 28 days in addition to information sessions and letterbox drops and Council website notification during EIS preparation
- Information stall at Fletcher Shopping Centre in June 2022
- Direct mail to key stakeholders and neighbouring residences in May 2022

Feedback



257
Responses



60 comments



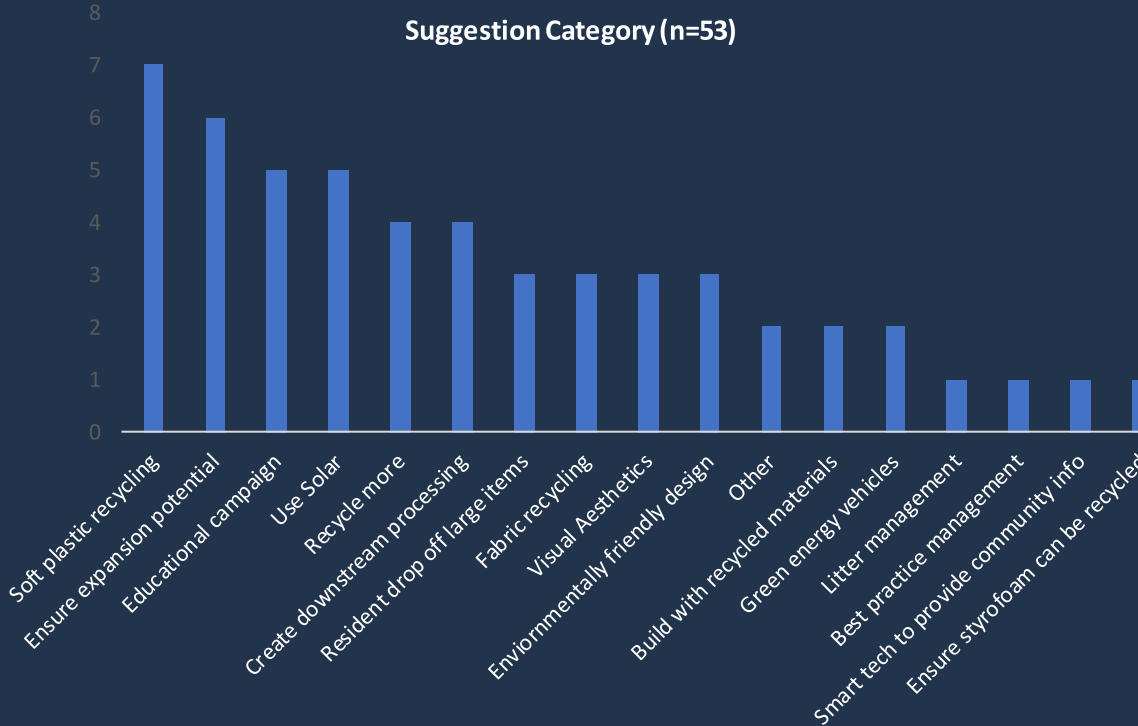
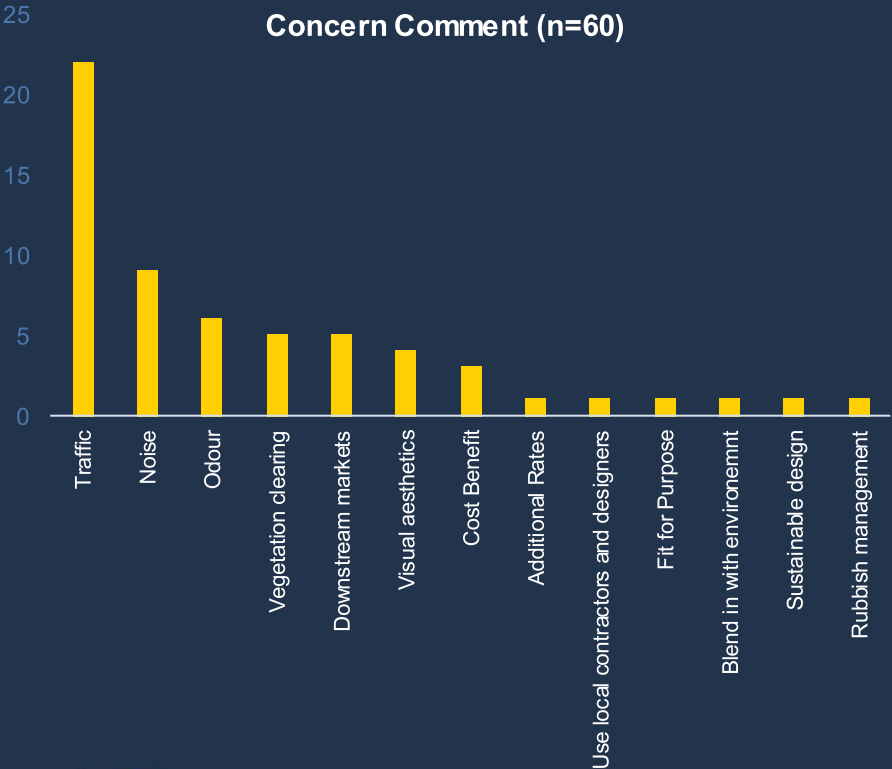
Traffic



Noise



53 suggestions



Issues for further consideration

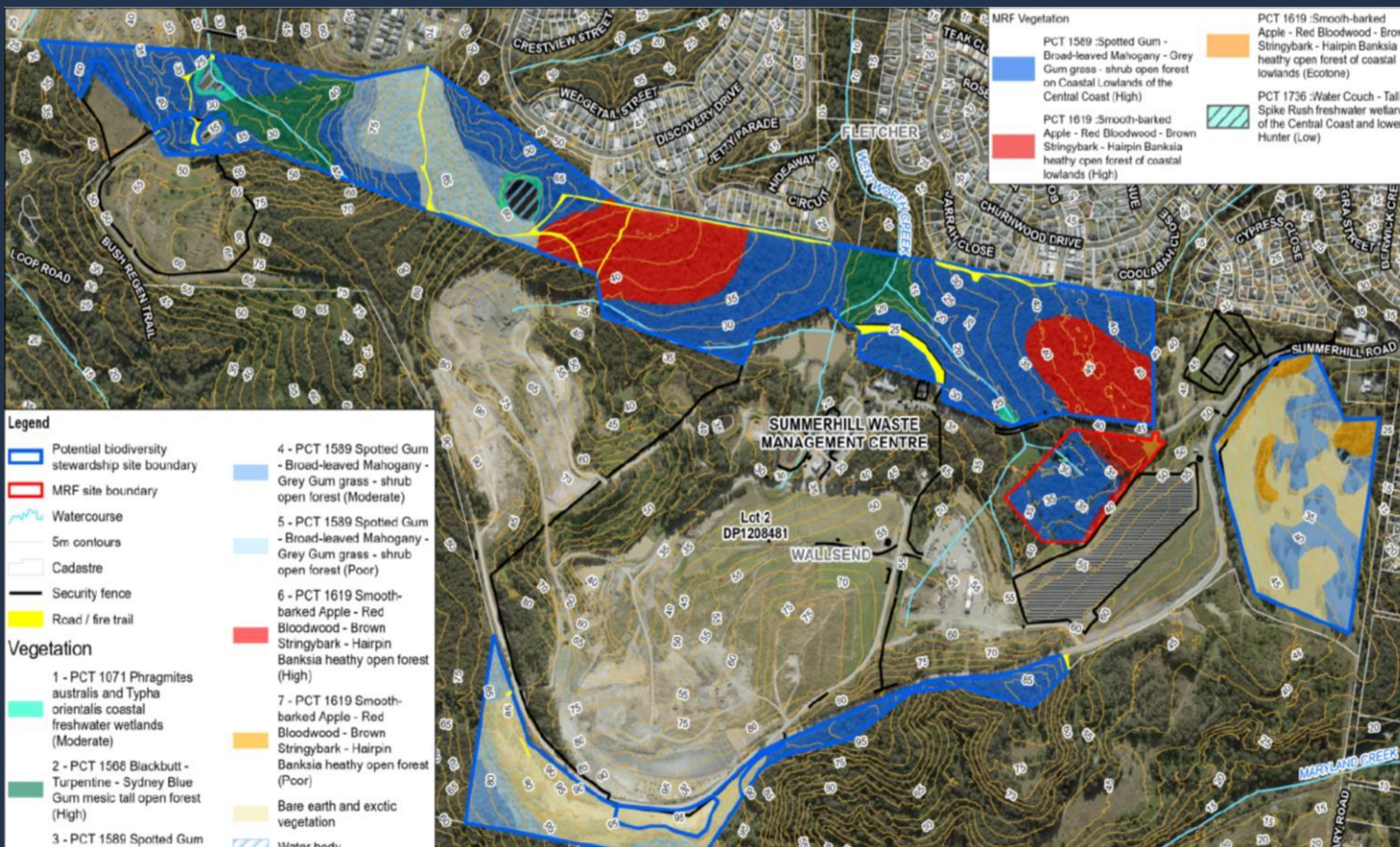
- Biodiversity – Biodiversity offsets (154 ecosystem credits and 301 species credits) would be required as part of the project to compensate for the removal of vegetation. Offsets to be provided within SWMC landholding via Biodiversity Stewardship Site
- Stormwater – Stormwater detention basin would be constructed at the site in order to treat sediment laden stormwater generated during construction and act as water quality treatment devices during operation of MRF
- Air – Air quality impacts would be managed on-site through containing all operations within the building
- Noise – Noise would be managed by containing all operations within the building
- Contamination – Supplementary gas monitoring and Independent Site Auditor's Interim Audit Advice confirms very low risk potential for methane and very low to low risk potential for CO2 ground gas migration inside MRF subject to sufficient building ventilation, requirement for ambient gas monitoring validation post construction and ongoing ambient gas monitoring requirements within enclosed building areas
- Traffic – Traffic will utilise the established road network as well as an upgraded access road. These upgrade works are being pursued via a Part 5 REF. Modification to the access as presented in the EIS will be addressed in the Submissions Report for the project.
- Heritage – whilst low likelihood of Aboriginal heritage, stop work provisions and development of a cultural interpretation plan are proposed

- Improved horizontal and vertical alignment
- Safer design through separation of light and heavy vehicles
- Will cater for improved access to and within SWMC
- More efficient weighing station with dual weighbridges

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Biodiversity Stewardship



- MRF site vegetated
- 4.47 ha of clearing required
- BDAR completed
- Ecosystem credits required
- Species credits required
- Buffer zone has like-for-like vegetation, squirrel glider habitat and Southern Myotis habitat
- Suitable as BSS to generate majority credits for MRF

Next Steps - Biodiversity Stewardship

- Complete BSSAR
- Discussion with Credits Supply Taskforce
 - EOI submitted, BDAR & feasibility report provided
- Prepare BSA documentation
 - site management plan with maintenance actions
 - Total Fund Deposit (TFD) spreadsheet that shows cost of completing the actions
- BSA documentation and application process is lengthy - 12 -24 months
- It is possible that the BSS will not be in place prior to determination. We seek support to commence construction of the MRF prior to a BSA being in place