Attachment B – Confirmation of Matters to be Addressed

* **Access and Manoeuvring**
1. Engineering plans need to include details on the proposed formalisation of the site surface, with pavements to be designed in accordance with CCDCP Section 2.13.4.6 and Section 7 of Civil Works Specification 2020. Formalisation of the site surface areas should consider the potential growth or change in business operations on this site and the potential for changes in the use of areas specified in the site plan. Note the current material of the site coverage is not considered suitable for the proposed use.
2. Details of existing vehicle access crossing need to be included on the plans, including width and length. The VAC required for the development will need to comply with CCDCP and Civil Works Specification 2020 for industrial developments.
* **Stormwater**
1. A detailed stormwater management plan is required to ensure stormwater quantity and quality is managed by the proposed development before discharging into Councils system in accordance with Council’s DCP and Civil Works Specification 2020.

This is to include consideration of the land use, site coverage and pollutants, including those that will be stored on site and those that will be generated on the site. It is anticipated this SWMP would include management of water generated with dust suppression misting and wash down of areas.

Details of the proprietary’s device is to include maintenance of these devices. The existing pit in the north-west of the site is not fit for purpose for stormwater quality treatment and should be considered as a stormwater pit for conveyance purposes only. If this existing pit is to be used and not upgraded, appropriate justification is required, given its age and characteristics.

Details are required on the waste collected in the silt trap and sump, ensuring that any waste stored in here will not be able to be conveyed by stormwater directly off the site during rain events.

1. Further details are required on the on the design of the runoff management from the rainwater reuse areas throughout the site. Section 6 of the correspondence from Larry Cook dated 28/6/2024 states that the two 10,000 litre rainwater tanks (connected to the roof of the container dome structure and the roof of the storage bays on the southern boundary of the site) are intended to cover all the on-site water requirements for washing down of areas, misting, cleaning etc. At a minimum bunded areas or the like would be anticipated around these areas to ensure that polluted runoff will not be able to be conveyed directly off the site.
2. Provide further information in the Water Quality Management and Monitoring Plan including:
3. Details on a proposed 1500L silt trap, however without any proposed drainage or site levelling works there is no explanation as to how the sites stormwater flows will be directed to the ‘silt trap’. Sizing calculations for the ‘silt trap’ have not been provided
4. Details on stormwater treatment systems such as gross pollutant traps and/or hydrocarbon filters
5. Details on how the ‘silt trap’ will be monitored and maintained to remove dirt, sediment, gross and fine pollutants.
6. Details on appropriate fencing to prevent litter from being transported offsite during windy conditions. The current and proposed fencing (chain wire) is not supported.
7. Details of the proposed bunded areas to capture polluted stormwater and treatment system to remove any gross and fine pollutants within that area.
8. Details of an appropriately sized roof coverage for the waste tipping area. The current proposal is not sufficient to prevent rainwater ingress.
9. Details of an all-weather surface foe the waste tipping area. The current area is not supported as there is unacceptable risk of land and groundwater contamination.
10. Details of any chemical liquid storage and use of hazardous and dangerous goods. It is expected that small quantities of fuels and oils will be used on site to refuel plant and equipment and undertake mechanical repairs and servicing.
* **Water & Sewer Services**

Water & Sewer information – Water hydrants need to be clearly marked and accessible, as specified in CCDCP section 2.9.2.20.

* **ASS**

The application fails to adequately address Clause 7.1 of the CCLEP. A Preliminary ASS Assessment and/or an ASS Management Plan has not been provided. There is limited design detail on the proposed ‘silt trap’ and the depth is not provided or the extent of filling on the land to determine if ASS will be disturbed during the proposed development.

* **Noise and Vibration**

The Acoustic Assessment does not identify, and list all proposed noisy plant and equipment intended to be used on the site or include on site vehicle/truck movements in the operational noise modelling to allow an adequate assessment that demonstrates compliance with the project specific noise criteria. Additionally, address Clause 2.9.2.19 (Noise generation) of the Central Coast Development Control Plan.

* **Asbestos**

A Hazardous Materials Survey is required that confirms that all hazardous building materials, such as asbestos, mineral fibres, lead paint etc is identified, safely removed by a licensed removalist, and replaced during the refurbishment.

Hazardous waste storage and disposal procedures – further information is required on the storage and disposal procedures for hazardous waste that enters the facility, notably asbestos within the construction waste, ensuring the runoff from these hazardous waste storage areas does not directly enter the stormwater drainage system.

* **Contamination**

The *Preliminary Site Investigation*, prepared by Larry Cook Consulting Pty Ltd, dated 24th June 2024 has been reviewed. The PSI does not meet the minimum requirements of the NSW EPA's contaminated site guidelines and cannot be supported for the following reasons:

* + - A conceptual site model has not been provided.
		- Sampling for asbestos has not been carried out.
		- Sampling was not conducted at the tipping area.
		- Groundwater sampling has not been included in the assessment.
		- Fill importation and resultant contaminants of concern have not been included,
		- Soil stockpiles on the land have not been tested,
		- Results of the site inspection and on-site observations including any areas of discoloration or signs of contamination have not been included in the investigation.
		- Data gaps have not been included in the Investigation,
		- Hotspot sampling has not been completed,
		- A sampling and analysis plan has not been completed.
* **Air Quality**

The Air Quality Assessment cannot be supported in its current form for the following reasons:

* + 1. Does not model impacts of the putrescible waste material (liquid food waste) and soil stockpiles that are being stored at the premises.
		2. Does not consider air quality impacts to commercial/industrial and sports field receivers that surround the site
		3. Does not provide adequate information on reasonable and practicable measures to control dust and odours
* **POEO**

Provide details on how site operations will comply with the threshold requirements of schedule 1 of the Protection of the Environment Operations Act 1997.

* **Soils**
1. The document titled ‘Soil and Water Management Plan’, prepared by Larry Cook Consulting Pty Ltd, dated 30th of March 2023 has been reviewed and does not meet the requirements of the Landcom, ‘Blue book’ and does not adequately address the potential environmental impacts of sediment laden water discharging from the site.
2. Provide A Soil and Water Management Plan in accordance with Section 2.3 of the ‘Blue Book’ *(Managing Urban Stormwater: Soils and Construction, Landcom, 2004).* The plan shall be prepared by a suitably qualified environmental/civil consultant.  Section 9.3 of the Blue Book provides guidance on preparing a Soil and Water Management Plan for medium-density development. (Note: A Soil and Water Management Plan is a more comprehensive document than an Erosion and Sediment Control Plan).

At a minimum, the following information must be included in the SWMP: -

1. a site survey which identifies contours and approximate grades and the direction(s) of fall;
2. locality of site and allotment boundaries;
3. location of adjoining road(s) and all impervious surfaces;
4. location of site within catchment including an estimate of flows through the site;
5. existing vegetation and site drainage;
6. nature and extent of clearing, excavation and filling;
7. diversion of run off around disturbed areas;
8. location and type of proposed erosion and sediment control measures;
9. location of site access and stabilisation of site access;
10. location of material stockpiles;
11. location and engineering details with supporting design calculations for all necessary sediment retention basins;
12. location and concept plans of proposed constructed wetlands/ gross pollutant traps, trash racks or trash collection / separator units;
13. proposed site rehabilitation and landscaping;
14. detailed staging of construction works (breaking down of catchment disturbed), and
15. maintenance program for erosion and sediment control measures.
16. All design criteria and calculations used to size soil and water control measures shall be shown, and construction standard drawings are to be provided on each type of soil and water control measure proposed.
* **NSW Fire and Rescue**

The application does not address the requirements of the NSW Fire and Rescue: Fire safety guidelines. Consideration of fire safety, fire safety systems, safe storage and stockpiling of combustible waste material. Provide further information.