

# City Development



To: Michelle Burns - Planning Panels Secretariat

---

Copy: Regional Development Committee

From: Andre Vernez  
Senior Development Planner  
Shoalhaven City Council

Subject: PPSSTH-52 - Council Reference RA20/1001 - 135 Wogamia Rd, LONGREACH - Lot 2 DP 865094 - Continue with and increase the current operations of a quarrying and composting facility (waste or resource management facility) to import up to 98,000 tonnes per annum (tpa) of materials to undertake the following activities:

- Receipt, processing, composting and storage of up to 78,000 tpa of waste material, such as food waste, organics, manure and biosolids.
- Receipt, processing, storage and blending of up to 20,000 tpa of Virgin Excavated Natural Material (VENM).
- Receipt and processing of drilling mud (15,000 tpa). The combined total of imported VENM and drilling muds is not to exceed 20,000 tpa.
- Construct and operate new infrastructure to support the increased operations.
- Continued quarrying of up to 15,000 tpa of sands and soils.

Date: 4 August 2021

File: RA20/1001/4

CONTACT: Andre Vernez - 02 4429 5210

---

Council notes that Condition 4 of the draft determination document at Attachment 2 of the section 4.15 assessment report submitted to the Southern Regional Planning Panel requires the surrender of the existing consent relating to DA95/3205 (as modified) for “Sand and soil quarry and processing, stockpiling, distribution of sand, soil and associated materials and composting of materials” prior to the commencement of the use the subject of this application.

However, it is also noted that currently proposed Conditions 18 and 46-48 make reference to the requirements of this consent. Therefore, the reference to the existing consent in Conditions 18 and 46-48 needs to be deleted. This will require the hours of operation to be specified in the draft consent.

Further to this, it is acknowledged on review that the application proposes to maintain the existing approved transportation hours under DA95/3205 (as modified).

Please note that in addition to this, Council’s Regional Development Committee recently convened and considered this application.

The Committee resolved the following:

*“That Council support the staff recommendation to the Southern Regional Planning Panel (SRPP) for approval of the application with the request that the SRPP particularly review recommended hours of operation and speed limitations in response to resident representation.”*

The Minutes will be provided to you under separate cover for your consideration.

The applicant provided the following advice to Council on 2 August 2021 in response to the above recommendation:

*“The application seeks to maintain existing transport movements as per Condition 11 of DA95/3205 (the existing Consent).*

*The EIS supporting the application for development consent RA20-1001 has been assessed by Council and relevant authorities including the NSW EPA whom issued GTAs 1 December 2020.*

*SOILCO notes that this is an application for a new development consent and has therefore provided, during the EIS assessment process, the following details to be considered with retention of Condition 11 of the existing Consent:*

- Drivers Code of Conduct: this has been extensively reviewed and updated for the existing operations and would be applicable to the new Consent as discussed (see attached); and*
- Road Engineering: extensive consultation with Council, Community and RMS has occurred and an agreed design that would decrease the impacts of heavy vehicles accessing the Site has been provided*

*SOILCO proposes that these after-hours movements be allowed to continue for the following operational reasons:*

- SOILCO distributes to a range of customers throughout southeast NSW, and the ability to undertake limited transportation from the Site outside of the normal operating hours would allow for this to continue.*
- The operation of a night shift ensures efficient utilisation of the fleet, the limited movements ensuring improved productivity*
- Peak periods throughout the year require additional movements, this is not “seasonal” and may be due to a number of factors such as change in meteorological conditions, major infrastructure projects or events such as the current pandemic whereby SOILCO provides essential services to a number of government sectors.*

*With regard to hours of operation, the ability to operate 7 days per week at the proposed hours is required to ensure that SOILCO is able to maintain the necessary process controls and all necessary air and noise controls have been assessed by Council and the EPA.”*

It is noted that the additional hours of operation sought compared to that approved under the existing consent is a half an hour earlier i.e. from 6:30am to 6:00am Monday to Saturday to 6:00am to 6:00pm Monday to Saturday. In relation to Sundays and Public Holidays, the operations are

proposed to increase from the existing approved maximum of 10 Sundays or Public Holidays a year to 25 Sundays or Public Holidays a year between 9:00am and 4:00pm.

The following conditions are recommended to replace Conditions 18 and 46-48 of the draft determination provided previously.

#### **18. Road Design Standards Rural – Existing**

Prior to the commencement of works in the road reserve, certified road design engineering plans must be prepared by a professional engineer, (as defined in the National Construction Code) or surveyor and approved by Council. The road design must comply with the following:

- a) The existing road pavement on Wogamia Road must be upgraded to a bitumen sealed standard within the road reserve from the intersection of Longreach Road to the access point of the site, generally in accordance with the concept road widening plans by Talis Consultants (Job No. TC21005, Revision A & B, dated 10/03/2021, 12/03/2021 & 10/05/2021).
  - i) The seal must be generally 6m wide, with widening to 7m where site conditions allow and as shown on the approved concept plans.
  - ii) The pavement and seal must be designed to an industrial standard to cater for the anticipated heavy vehicle traffic, in accordance with Council's Engineering Design Specifications - Section D2 - Flexible Pavement Design having a compacted pavement depth of 200mm minimum, subject to geotechnical testing.
  - iii) Where the 6m road width cannot be achieved due to existing culverts, the plans should demonstrate the maximum achievable road width between the existing culverts, and include commentary on safe sight distance/stopping/passing opportunities at the constricted locations to demonstrate ongoing heavy vehicle management. Where the constricted areas are considered safe by Council, local narrowing at the culverts is permissible.
  - iv) Where the road widening between Ch. 450-730 results in the road carriageway being brought closer to existing power poles, the widening should be provided on the opposite side of the road to the power poles, with suitable tapers to transition between the alignments. Where this is not possible due to existing vegetation or other constraints, the plans should demonstrate the maximum achievable road width without reducing clearance to the poles and include commentary on safe sight distance/stopping/passing opportunities at the constricted locations to demonstrate ongoing heavy vehicle management. Where the constricted areas are considered safe by Council, local narrowing at the power pole locations is permissible.
  - v) Where road widening encroaches upon or requires adjustment to any existing batters, the slope must be certified as safe by a professional Geotechnical Engineer (as defined in the National Construction Code). Where the slopes are identified as unsafe, recommendations for stabilisation by the Geotechnical Engineer must be submitted to Council for approval prior to implementation.
- b) The intersection of Longreach Road and Wogamia Road must be upgraded generally in accordance with the civil design plans by Jones Nicholson Pty Ltd (Reference No. 17010086, Amendment A, dated 24/11/2017), with the following amendments:
  - i) Realignment of Pit A01 to be relocated to the bottom of the proposed batter with shaping/grading of the surrounding landscape to ensure increased pit efficiency.
  - ii) The gravel shoulder is to be tapered to join with the proposed widening works to Wogamia Road.

- iii) The pavement and seal must be designed to an industrial standard to cater for the anticipated heavy vehicle traffic, in accordance with Council's Engineering Design Specifications - Section D2 - Flexible Pavement Design having a compacted pavement depth of 200mm minimum, subject to geotechnical testing.

These works must be completed to the satisfaction of Council before the increased production and importation of material for composting to the site can commence or within 12 months from the date of this consent (whichever occurs first).

#### 46. Hours of Operation – Reviewable Conditions

Hours of operation of the quarry and stockpile processing operations are limited to:

- a) 6:00am to 6:00pm Monday to Friday; and
- b) 6:00am to 4:00pm on Saturdays.
- c) The only operations permitted on Sundays and Public Holidays are limited to the turning of windrows and composting stockpiles. These operations are limited to a maximum of 25 Sundays or Public Holidays between the hours of 9:00am and 4:00pm. In this regard, a record is to be kept of all such operations on Sundays and Public Holidays and such records are to be available for inspection by Council staff on request. A copy of these records is required to be submitted as part of the Environmental Management Plan as required by Condition 13 of this consent.

This condition is imposed in accordance with the provisions of the Environmental Planning and Assessment Act, 1979 for a period of 12 months after which the hours are to revert to the existing reduced hours (as below) unless otherwise applied for. Council may review this condition at any time.

- a) 6:30am to 6:00pm Monday to Friday; and
- b) 6:30am to 4:00pm on Saturdays.
- c) The only operations permitted on Sundays and Public Holidays are limited to the turning of windrows and composting stockpiles. These operations are limited to a maximum of 10 Sundays or Public Holidays between the hours of 9:00am and 4:00pm. Loading is permitted on a further 25 Sundays or Public Holidays between the hours of 1:00pm and 4:00pm. In this regard, a record is to be kept of all such operations on Sundays and Public Holidays and such records are to be available for inspection by Council staff on request. A copy of these records is required to be submitted as part of the Environmental Management Plan as required by Condition 13 of this consent.

*Note: An application for review or appeal under Part 8 of the Act may be made in relation to a decision to change this condition.*

#### 47. Hours of Operation – Truck Haulage

Hours of operation of truck haulage to and from the site associated with the quarry, processing and distribution activities are limited to 6:00am to 6:00pm Monday to Friday, and 6:00am to 4:00pm on Saturdays.

In addition to the above, a maximum of 20 heavy vehicle movements per week is permitted between 6:00pm and 10:00pm Monday to Saturday and 8:00am to 6:00pm Sunday and Public Holidays. A maximum of a further five (5) may be between 10:00pm and 6:00am but none between 10:00pm and 8:00am on a Saturday evening or the night preceding a Public Holiday. In this regard, a record is to be kept of all such vehicle movements within these hours and such a record is to be provided to Council every three (3) months.

#### 48. Review Period – Intersection Works

A 12-month review period from the date of this consent will apply during which traffic volume monitoring on Wogamia Road can be undertaken by an independent consultant or Council, to determine the adequacy of the intersection upgrades. Where actual traffic counts warrant additional upgrades as required under AUSTROADS guidelines, additional upgrade works must be undertaken to comply. Design plans for any additional upgrade works must be submitted to and approved by Council with the works to be completed within 12 months of the end of the review period.



Andre Vernez  
Senior Development Planner  
Date: 4 August 2021



# DRIVER – CODE OF CONDUCT WOGAMIA COMPOSTING & MANUFACTURING FACILITY

## General Requirements

Heavy vehicle drivers hauling to and from SOILCOs Wogamia Compost Manufacturing Facility (the Site) must:

- Have undertaken a site induction carried out by an approved member of SOILCO staff
- Hold a valid driver's licence for the class of vehicle that is operated
- Operate the vehicle in a safe manner within and external to the Site; and
- Comply with the direction of authorised site personnel when within the Site.

## Site Entry

Truck drivers must enter and exit the yard via the weighbridge and wait for Weighbridge Operator's instruction, unless directed otherwise by Weighbridge Operator.

## Hours of Operation

Hours of operation for the site are restricted to:

- 6.00am to 6.00pm Monday to Friday (subject to seasonal requirements).
- 6.00am to 12.00pm Saturday (bridge is unmanned)
- Sunday and Public Holidays (by appointment only).
- Weighbridge is manned 7.30am to 04.00pm Monday to Friday.

## Communication

The Weighbridge Operator and Plant & Equipment Operators are contactable using UHF channel 20.

## Traffic and Vehicles

- 80 Km/h speed limit along Longreach Road for heavy vehicles at ALL times.
- When parking is required, please park opposite radio towers near Bamarang Road NOT at the top of Wogamia Hill. Drivers should only park at the start of Wogamia Road when waiting for exiting truck and time their arrival according to the hours above.
- All heavy vehicles fitted with UHF must notify site at the top of the first hill and wait for confirmation that no vehicles are exiting site before proceeding down.
- All drivers are to show respect for our neighbours. Take care around bus stops in the mornings and afternoons.
- All heavy vehicle drivers operating out of the Site are to minimise the use of engine brakes, so as not to create excessive noise that could disturb residents, where possible. Drivers are to only use engine braking on the first decent on Wogamia Road and thereafter, are not to be used.
- NO engine breaks to be used on Longreach Road approaching the turn to Wogamia Road
- When exiting, trucks are to select low gear when approaching the steep incline. It is best to select first gear and DO NOT attempt to change gears. When wet engage diff locks and cross locks, If loss of traction stop and call office / loader for assistance
- Drivers must always be aware of the narrow entry and gravel road and adhere to the speed limit for heavy vehicles using the SOILCO Site (40km/h).
- Drivers must always operate vehicles in a safe manner and comply with all signage and/or directions/instructions provided by the SOILCO staff.
- Drivers must follow traffic flow direction signs at the site and wait for loader operator permission prior to entering the manufacturing yard.
- Individuals must be aware of the movement of front-end loaders and other heavy vehicles at the site.
- Site speed limit is 10km/h. Traffic directions must be adhered to.
- All trucks arriving at or departing from the Site, whether loaded with material or not, are required to have an effective cover over their load for the duration of the trip. The load cover may be removed upon arrival at the delivery site.



## DRIVER – CODE OF CONDUCT WOGAMIA COMPOSTING & MANUFACTURING FACILITY

- All care is to be taken to ensure that all loose debris from the vehicle body and wheels are removed prior to leaving the site. Drivers must ensure that following tipping, the tailgate is locked before leaving the site. Never drive with the body in a raised position.
- Heavy vehicle drivers are to carefully plan their routes so that State and regional roads are given priority for route selection. Local roads should only be used if there is no other option or in an emergency situation. To be considerate of our neighbours, short cuts and deviations should not be used when delivering products.
- Due to Chain of Responsibility (CoR) Laws, drivers are responsible to ensure Gross Max Limit is not exceeded. There is a Zero Tolerance Policy for outbound vehicles leaving site overloaded and this will be enforced by the Weighbridge Operator on site.

### WH&S

- Minimum PPE requirements are long pants, long shirt, high visibility vest or clothing, and enclosed shoes if exiting a vehicle.
- All hazards, near miss and events/incidents must be reported to Weighbridge Operator immediately or if unavailable, a SOILCO staff member.
- Smoke Free Site. Smoking permitted only in designated areas which is sign posted and receptacles are provided.
- Working from heights, including climbing on top of trucks, is prohibited.

### Locations

- **Emergency Assembly Point** – located at the site entry near the workshop. Assemble here in the event of an emergency and take directions from SOILCO staff.
- **Fire Extinguishers** – can be found near the diesel tank, in workshop area and on each mobile plant.
- **Spill Kits** – are available in the workshop area.
- **First Aid Kit** – is available in the weighbridge office.

### Emergency Contact Numbers

- Operations Manager – 0428 122 994
- SOILCO Head Office – (02) 4252 9100
- NSW Police Service (South Coast Region) – (02) 4421 9699
- Shoalhaven City Council – (02) 4429 3111
- RMS Transport Management Centre – 131 700



**DRIVER – CODE OF CONDUCT  
WOGAMIA COMPOSTING & MANUFACTURING FACILITY**

**DECLARATION**

I, the undersigned, hereby agree to abide by SOILCO Pty Ltd Driver Code of Conduct for the transportation of materials relating to the operations at the Wogamia Composting and Manufacturing Facility, Wogamia Rd, Longreach NSW. I have read and understand the requirements outlined in the attached document and will, to the best of my ability, comply and assist with their implementation, requirements, and ongoing administration.

*The subject document to which this declaration relates is attached as part of the overall document and signing of this declaration confirms that the signee has read and understood the entire document:*

**Inductee Details**

Name \_\_\_\_\_ Organisation \_\_\_\_\_

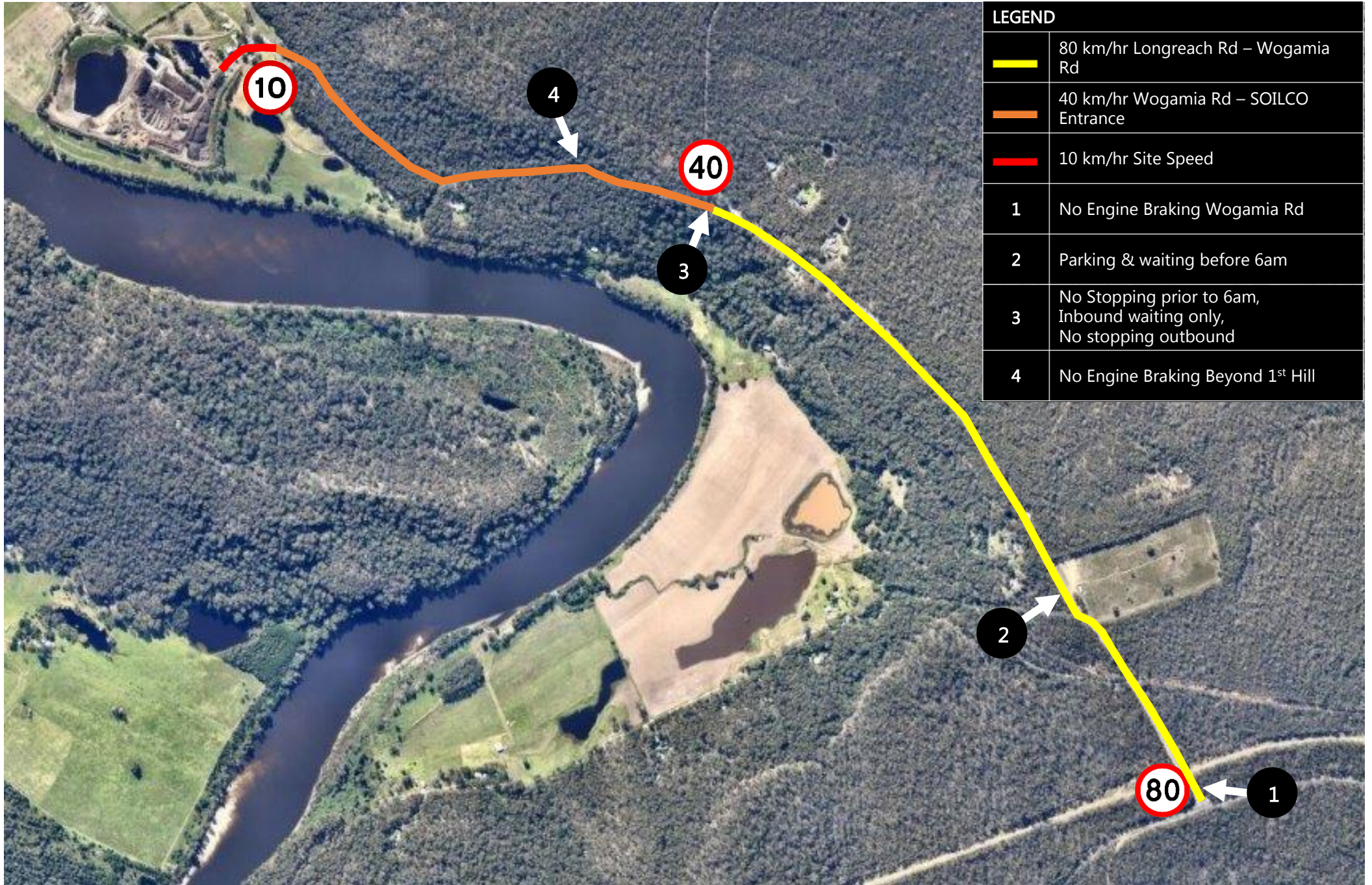
(Signed) \_\_\_\_\_ Date \_\_\_\_\_

**SOILCO Pty Ltd (Witness)**

Name \_\_\_\_\_

(Signed) \_\_\_\_\_ Date \_\_\_\_\_





LEGEND	
	80 km/hr Longreach Rd – Wogamia Rd
	40 km/hr Wogamia Rd – SOILCO Entrance
	10 km/hr Site Speed
1	No Engine Braking Wogamia Rd
2	Parking & waiting before 6am
3	No Stopping prior to 6am, Inbound waiting only, No stopping outbound
4	No Engine Braking Beyond 1 <sup>st</sup> Hill