

# Tamworth Regional Council

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## Tamworth Organic Recycling Facility

### Information Session Summary

September 2020



## Overview for Meeting

The Applicant held this information session to outline items completed since the Northern Regional Planning Panel's deferral for those who submitted feedback to Council's Planning & Compliance directorate during the public exhibition periods.

**Venue:** Tamworth Community Centre - The Heritage Room

3A Darling Street, Tamworth.

**Date:** Saturday 5 September 2020

**Start Time:** 2:30pm

## Overview of Project Roles

- The Applicant for the Project is Council's Water & Waste Directorate;
- The consent, governing or external referral authorities included:
  - Council's Planning & Compliance Directorate;
  - NSW Environment Protection Authority;
  - Transport for NSW;
  - Natural Resource Access Regulator and WaterNSW;
  - Department of Primary Industry – Water and Agriculture divisions;
  - NSW Health;
  - NSW Office of Environment and Heritage;
  - Local Aboriginal Lands Council;
  - Tamworth Regional Airport and Air Services Australia / CASA; and
  - RailCorp & John Holland Rail.
- Project determination by an independent planning panel, the Northern Regional Planning Panel.

## Northern Regional Planning Panel and Deferral Recommendations

The project was referred to the Northern Regional Planning Panel (the Panel) for their determination on the 19 February 2020. At their meeting, the Panel deferred the project decision pending a request for further information to be provided.

At this meeting, the Panel noted four initial findings:

- 1 Sees in principle benefit of an Organic Recycling Facility;
- 2 Proposal is a permissible development in the subject zone and the proposed use - properly characterised 'Resource Recovery Facility';
- 3 Believes the site is capable of accommodating a Resource Recovery Facility; and
- 4 Believes that stronger regulatory measures and commission of an independent external review of the Development Application should be completed. The review would be made public.

Notwithstanding the preceding points, the Panel had concerns about the adequacy of the current application in certain key respects, these being:

- a. Leachate discharge on neighbouring land uses and receiving water bodies
- b. Certainty about water sources to meet the operational needs of the proposal and evidence that the proposed sources would be acceptable to Water NSW;

- c. The effectiveness of contaminant identification and handling procedures on site
- d. Safety issues on those roads that function as both school bus and truck routes for the proposal;
- e. The need, if any, for intersection upgrades to ensure safe and efficient traffic flows when traffic from the proposal is added to base traffic;
- f. Clarification as to whether management according to AS4454 is appropriate for liquid wastes and, if not, what alternative system is proposed
- g. Clarification of the implications of the NSW Environment Protection Authority's proposed prohibition of heat in processing operations, particularly whether pasteurising could occur.
- h. Provision of adequate specifications for the contents of the required management plans, including the environmental, construction and operational plans.

Council's Planning & Compliance Directorate have received all the additional information from the Applicant and will undertake their review in conjunction with their independent consultant before the Project can be referred back to the Panel for determination.

### **Works Completed by the Applicant to Address the Panel's Key Concerns**

The Applicant has engaged their consultant, pitt&sherry to prepare the additional requested information and worked in collaboration with the Applicant.

The additional information is summarised below.

#### **a. Leachate discharge on neighbouring land uses and receiving water bodies:**

- pitt&sherry prepared the additional information, detailed within the '*Leachate Memo*' document;
- The *Leachate Memo* reviewed the following key points:
  - The capture and storage systems and likelihood of leachate overflows against guideline criteria;
  - Predicted leachate water quality characteristics;
  - Design of stormwater systems to manage leachate overflows within the Site;
  - Potential impacts of leachate water in the event of an overflow;
  - Management of leachate to minimise potential impacts including:
    - ❖ Monitoring of volume / depth in leachate dam;
    - ❖ Source controls to reduce leachate strength;
    - ❖ Operational and environmental water quality monitoring, including for leachate, stormwater and groundwater;
    - ❖ Management of overflows when they occur to minimise impacts on environment and neighbours.
- These monitoring recommendations have been included within the Construction Environmental Management Plan (CEMP) and Operational Environmental Management Plan (OEMP) template prepared by pitt&sherry.

#### **b. Certainty about water sources to meet the operational needs of the proposal and evidence that the proposed sources would be acceptable to Water NSW:**

- The Applicant has held further discussions with representatives from the Natural Resource Access Regulator (NRAR) and WaterNSW regarding the certainty about water sources to meet the operational needs of the proposal;

- WaterNSW advised that they are unable to comment on if the water sources are acceptable without having received a formal Application for review;
- WaterNSW advised that the Applicant “*will need to seek advice on obtaining a water supply work approval and link this approval to a Water Access Licence as per the requirements of the Water Management Act 2000*”;
- In early September 2020, the Applicant submitted an Application to NRAR for their consideration;
- As detailed above, pitt&sherry conducted a review and provided their findings in the ‘*Leachate Memo*’ document; and
- pitt&sherry have recommended that a Water Monitoring Plan be developed as part of the OEMP, which identifies an appropriate monitoring regime, including number and location of surface water and groundwater monitoring points, frequency and analysis to be undertaken.

**c. The effectiveness of contaminant identification and handling procedures on site:**

- pitt&sherry has prepared CEMP and OEMP Templates;
- These Templates provide guidance for the development of these Plans by Tamworth Regional Council and/or the successful Construction Contractor / Operator; and
- The Template outlines items and reference documents that the CEMP and OEMP should be prepared in accordance with. Further details provided in Section h.

**d. Safety issues on those roads that function as both school bus and truck routes for the proposal:**

- pitt&sherry have updated the Traffic Impact Assessment to address the Panel’s requests. This included consideration of the school bus route and review of intersection treatment options;
- the CEMP and OEMP include references to the development of a sub-plan, ‘*Traffic Management Plan*’; and
- pitt&sherry prepared additional information at the request by Transport for NSW and Council’s Planning & Compliance Directorate, which is currently under review.

**e. The need, if any, for intersection upgrades to ensure safe and efficient traffic flows when traffic from the proposal is added to base traffic:**

- As Section d.

**f. Clarification as to whether management according to AS4454 is appropriate for liquid wastes and, if not, what alternative system is proposed:**

- The NSW Environment Protection Authority (EPA) have advised that reference to AS4454 is a voluntary industry standard and has no legal status under NSW Waste Legislation; and for this reason
- The NSW EPA relies on the Resource Recovery Order and Exemption framework, amongst other regulatory tools and the outcome of compost at any facility must ensure pasteurisation is achieved at all times;

- The NSW EPA have confirmed that in this instance, the facility would require a specific Resource Recovery Order and Exemption approval to accept this product for processing; and
- The NSW EPA have also confirmed that processing of organic materials must still occur in accordance with the *Compost Order 2016*.

**g. Clarification of the implications of the NSW Environment Protection Authority's proposed prohibition of heat in processing operations, particularly whether pasteurising could occur:**

- See Section f; and
- The NSW EPA have confirmed that the prohibition of heat refers to incorporation of artificial or additional heat, beyond that naturally generated during the composting process.

**h. Provision of adequate specifications for the contents of the required management plans, including the environmental, construction and operational plans:**

- As Section c;
- The Templates created by pitt&sherry outline information that would be included within the CEMP and OEMP Plans at a minimum. It is anticipated that the successful Contractor / Operator will include their own Construction and Operational documents;
- The purpose of the CEMP and OEMP is to provide a structured approach to the management of environmental issues during construction and during Operation of the Project;
- Implementing the CEMP will ensure that the Project meets regulatory and policy requirements, including Council requirements and the Conditions of Consent in a systematic manner; and
- Implementing the OEMP will ensure that the Project meets regulatory and policy requirements, including Conditions of Development Consent, Environmental Protection Licence and other applicable approvals in a systematic matter.

**i. Inclusion of Stronger Regulatory Measures**

- The Panel supported the inclusion of stronger regulatory measures;
- The Applicant as met with the consent / governing authorities to discuss inclusion of additional conditions of consent including, pre and post construction monitoring requirements;
- The NSW EPA has provided updated General Terms of Approval to include additional compliance / monitoring measures related to Air Quality, Water Sources / Management, Noise, Complaints Handling, Processing and Storage requirements etc.;
- The CEMP and OEMP identifies numerous sub-plans that would be developed in detail, examples include:
  - Traffic Management Plan;
  - Waste Management Plan;
  - Soil and Water Management Plan (including Soil and Erosion Control Plan);

- Bird Monitoring Plan; and
- Noise Management Plan.
- The CEMP and OEMP also identifies key legislation, licenses and approvals that apply to the site, examples include:
  - Commonwealth and State legislation;
  - Conditions of Consent;
  - Environment Protection Licence;
  - Other permits, approvals and licences;
  - Waste Permits; and
  - Resource Recovery Orders and Exemptions approvals.

### **Additional Works Completed by the Applicant**

In addition to completing the requested information for the NRPP as detailed above, the Applicant has completed the additional works as detailed below. All additional information has been submitted to the relevant consent / governing authorities for their review.

#### **Organic Recycling Facility - Peer Review**

The Applicant engaged Talis Consultants to complete an independent peer review of the Development Application submitted by the Applicant. The purpose of this document was to detail the findings identified during review of the key concerns raised by the Panel, consider the practicality of the stronger regulatory measures, review external agency referral responses and review the Development Application in its entirety and identify any information gaps.

The document highlighted 39 recommendations related to the project as a whole, many of which have been implemented through additional conditions of consent and will be included during the detailed design phase.

Key recommendations were:

- Review of Water Balance as a whole (stormwater, leachate, bore use etc.);
- Review of traffic and transport impact assessment;
- Review proposed feedstocks and consider staggering the implementation of those feedstocks considered to be more difficult to handle i.e. Class 3 organics (DAF sludge, offals etc.); and
- Review of facility design in relation to stormwater / leachate controls.

#### **pitt&sherry**

- In addition to the scope of works mentioned above to address the Panel's key concerns, pitt&sherry provided further supporting information regarding Traffic as requested by Council's Planning & Compliance Directorate and Transport for NSW.

The Technical Memo document provided further information on:

- Likelihood or requirement for Intersection upgrades;
- Appleby Lane / Gidley Appleby Road Intersection approach speed, approach site distance, Intersection Geometry; and
- Review of property site access driveway.



The Technical Memo document and listed information includes additional 2D Geometry drawings of impacted intersections and vehicle swept paths.

- Council's Planning & Compliance Directorate requested that pitt&sherry provide further comment in response to Talis Consultant's Independent Peer Review and provide a Letter Report addressing the 'Water Balance and Stormwater' queries; and
- Council's Planning & Compliance Directorate also requested that pitt&sherry provide a Letter Report that address the chronological response of all additional information completed, including items requested by the Panel.

### Avisure

The Applicant engaged Avisure Consultants to conduct a follow up assessment based on completing wildlife surveys on and off-site from the Tamworth Regional Airport, the Forest Road Landfill, Westdale Effluent Reuse Farm, Westdale Wastewater Treatment Plant and the proposed Organic Recycling Facility site.

The purpose of the surveys was to assess the potential current bird strike risk at the Tamworth Regional Airport, analyse strike history and review how the proposed facility could impact or contribute towards the risks.

The report identified key recommendations, many of which have been included within conditions of consent and will be included during the detailed design phase.

Key recommendations were:

- Implementation of a Wildlife Management Plan / Program;
- Monitoring during and post construction at the Organic Recycling Facility and Forest Road Landfill;
- Ensure appropriate storage of waste material occurs;
- Ensure appropriate pest management controls occur;
- Review leachate ponds to include features to reduce attraction of wildlife;
- Review landscaping plan to restrict vegetation species that are attractive to flying foxes and nectivorous birds; and
- Ensure final building design mitigates gays / cavities that may be attractive for birds to nest / roost.

### East West Enviroag

Council's Planning & Compliance consultant, 'The Planning Hub', requested that additional information be provided to ensure that *SEPP 55 - Contaminated Land* had been adequately addressed.

The Applicant engaged East West Enviroag to undertake a Preliminary Contaminated Site Investigation in accordance with *State Environmental Planning Policy no. 55 - Remediation of Land*. The objective of the Investigation Report was to determine whether the proposed area of development was deemed free of contamination and fit for intended use or whether further investigation and sampling was required in accordance with NEPM Guidelines 2013.

The Investigation Report summarises as follows:

*“Considering the assessment contained within this report, the proposed development area within the site at 284 Gidley Appleby Road, lot 61, DP 707563, Tamworth, NSW has low potential for contaminants of concern and does not necessitate further investigation as evidenced by the results of the contamination analysis.*

*On the basis of the investigation undertaken of the proposed development area, the land meets the adopted criteria for residential A, which includes garden accessible soil and is therefore suitable for the proposed land use”.*

### **Information to be reviewed during Detailed Design**

Noting the above information, the Applicant will consider (at a minimum) the following items to be addressed as part of the detailed design inclusive to any development consent conditions. Items include:

- Feedstock - phasing of feedstocks;
- Facility sizing - Receiving Hall, Composting Tunnels, Maturation Pad, Biofilter, Leachate Pond Storage, Surface Water Ponds, Ancillary Elements etc.;
- Water Balance - Stormwater, Leachate, Groundwater and additional water harvesting options;
- Environmental monitoring strategy including on and off-site groundwater and surface water monitoring; odour controls, independent assessments etc.

### **Expression of Interest**

In July 2020, the Applicant released an Expression of Interest (EOI) for the Tamworth Organic Recycling Facility. The EOI received twelve (12) submissions in response. The received responses were received by many leading experts within the Waste Management and Composting Industry.

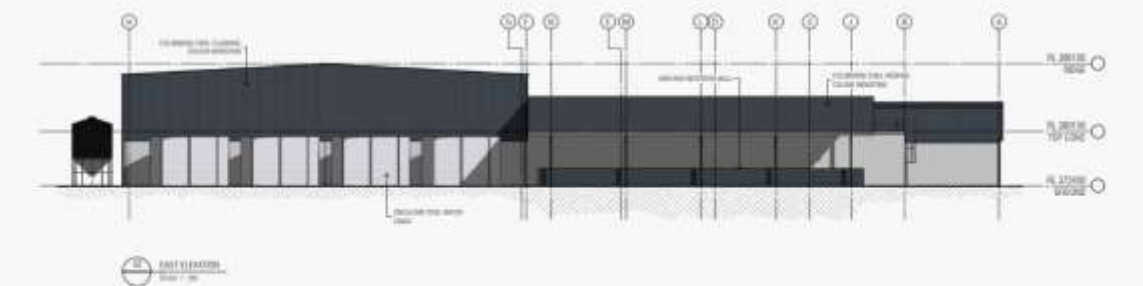
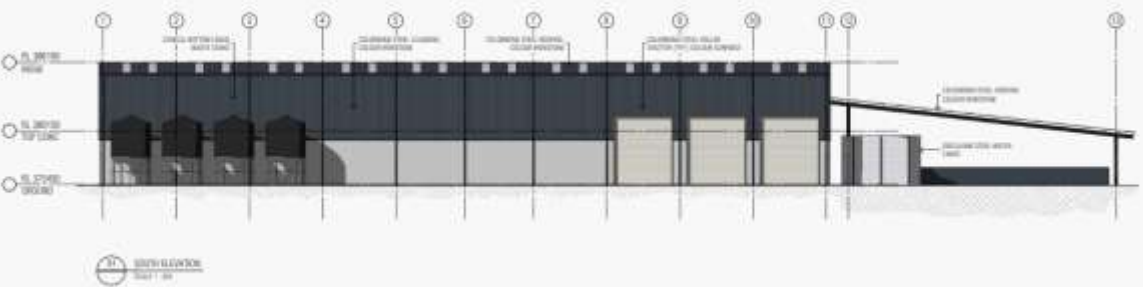
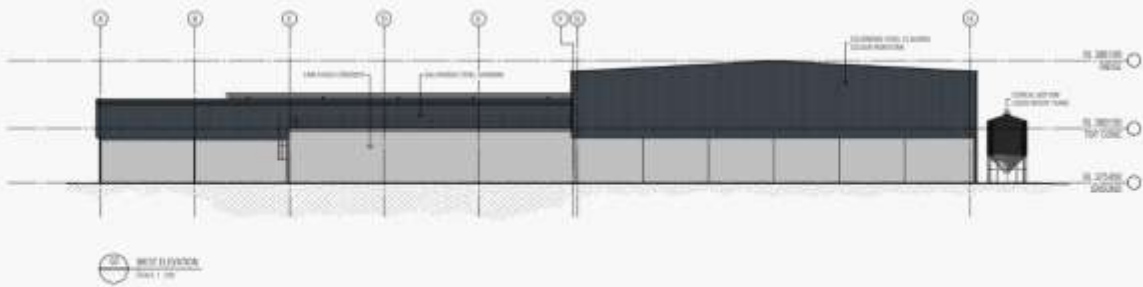
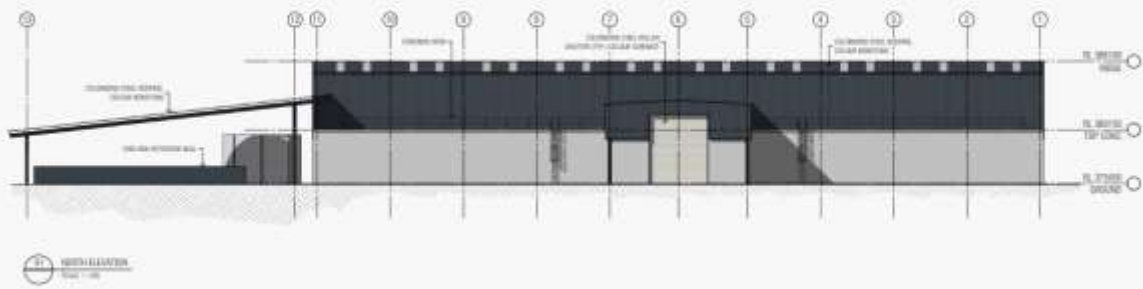
The Applicant has noted many of the submissions included recommendations that should be included within the detailed design that align with the recommendations identified in the information above.

### **Further Information**

Further information addressing the mentioned above can be located on the Applicant's project webpage, under the documents library tab: <https://yourvoice.tamworth.nsw.gov.au/tamworth-organic-recycling-facility>.

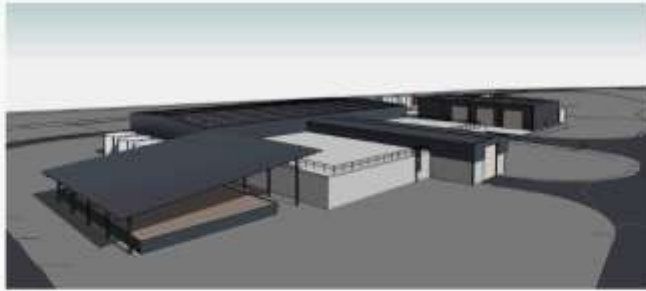


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27 3D PERSPECTIVE VIEW



28 3D PERSPECTIVE VIEW

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