JACKSON
ENVIRONMENT AND PLANNING
STRATEGY | INFRASTRUCTURE | COMPLIANCE | PROCUREMENT

Scoping Report and SEARs Application
Drill Mud and Oily Water Recycling Facility
State Significant Development

Lawsan Property Holdings Pty Ltd

Jackson Environment and Planning Pty Ltd
Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060
T: 02 8056 1849 | E: admin@jacksonenvironment.com.au
W: jacksonenvironment.com.au

This Scoping Report has been prepared by the following staff of Jackson Environment and Planning Pty Ltd, Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060.

Author 1: Chloe Rich, Senior Consultant, B.MrneSc.

Author 2: Dr Mark Jackson, Director and Principal Consultant, B.Sc (Hons), PhD, Grad. Cert. Mgmt., Exec. Masters Public Admin., CEnvP (1542), Impact Assessment Specialist (IA11071), NSW REAP (R80020).

We declare that:
The report contains all available information that is relevant to the assessment of the Site and proposed development, activity or infrastructure to which the report relates, and the information contained in the report is neither false nor misleading.

Report version	Authors	Date	Reviewer	Approved for issue	Date
Draft	C Rich, Dr. M. Jackson	25/05/2023	Dr M Jackson	Dr M Jackson	25/05/2023
Final	C. Rich, Dr M. Jackson	08/08/2023	Dr M Jackson	Dr M Jackson	10/08/2023

Executive Summary

This scoping report has been prepared for the proposed development of a drill mud and oily water recycling facility at 134 Somersby Falls Road, Somersby NSW. The Site is described as Lot 1 on DP787857.

The Site is approximately 4,000m^2 in size and is located on land zoned E4 General Industrial under the *Central Coast Local Environmental Plan* 2022. The Site is also located within the Somersby Industrial Park and is surrounded by a mix of industrial businesses and undeveloped private bushland. The Site is located approximately 1.8km west of the Pacific Motorway and connects to the motorway via Somersby Falls Road and Wisemans Ferry Road.

The proponent, Lawsan Property Holdings Pty Ltd, proposes to install a drill mud and oily water recycling facility within an industrial shed. A separate complying development application has been submitted for the construction of the shed and associated hardstand and car parking areas and does not form part of this application for the recycling facility. The proposed development will process up to 100,000 tonnes per annum of drill mud from the civil, construction and mining industries, and up to 50,000 tonnes per annum of oil water from mechanic workshops, service station forecourts, and car and truck washes. The proposed development will provide important recycling infrastructure that does not currently exist within the Central Coast region.

Under the *Central Coast Local Environmental Plan* 2021 waste or resource management facilities are not expressly prohibited on E4 zoned land and are, therefore, permissible. Furthermore, the *State Environmental Planning Policy (Transport and Infrastructure)* 2021 permits the development of waste or resource management facility with consent on E4 land.

The proposed development triggers the requirement for State Significant Development under Clause 23(6)(b) of Schedule 1 of Chapter 2 of the *State Environmental Planning Policy (Planning Systems)* 2021 as the facility will accept more than 1,000 tonnes per year of aqueous or non-aqueous liquid industrial waste.

The facility will also be considered an integrated development and will require a licence from the NSW EPA under Schedule 1 of the *Protection of the Environment Operations Act* 1997. The following scheduled activities will be included in the licence:

- Waste processing (Clause 41); and
- Waste storage (Clause 42).

The proposed development also includes the scheduled activity 'transportation of trackable waste' (Clause 48). A non-premises-based Environment Protection Licence is required for the transport of trackable waste, though this licence may be held by a specialist transport contractor rather than the proposed facility operator.

The consent authority for the development will be the NSW Minister of Planning.

As the proposed project is considered a State Significant Development, an Environmental Impact Statement will need to accompany the development application. This scoping report has been prepared to obtain the Secretary's Environmental Assessment Requirements (SEAR's) from the NSW Department of Planning and Environment (DPE) under Section 5.16 of the *Environmental Planning and Assessment Act* 1979.

This Scoping Report provides an overview of the proposed development, likely environmental and social issues that may impact surrounding land uses and assists DPE to specify the precise requirements for the Environmental Impact Statement. This report has found that detailed assessment of noise, vibration, and air quality (including odour) impacts, as well as fire risk will be required as a priority. Additional assessment of traffic and access, dangerous goods, waste, water quality and social impacts will also be required.

CONTENTS

1. Introduction

This Scoping Report has been prepared for the proposed development of a drill mud and oily water recycling facility at 134 Somersby Falls Road, Somersby (Lot 1, DP787857) (the Site) (Figure 1.1). The Site is located within the Somersby Industrial Park (also referred to as the Somersby Business Park) approximately 6km north-west of the Gosford central business district. The land is zoned E4 General Industrial under the *Central Coast Local Environmental Plan* 2022.

The proposed development will involve the installation of fixed plant and equipment for the processing and recycling of drill mud and oily water within an industrial shed. Construction of the shed and associated parking and hardstand areas is the subject of a separate complying development application. The facility will receive drill mud in bulk tanker vehicles from the civil, construction and mining industries. Drill mud typically consists of solids (e.g., naturally occurring soils, rock) mixed with a drilling fluid that includes water and may be mixed with chemical additives such as bentonite, sodium hydroxide, lime or synthetic polymers. Oily water will be received in bulk tankers from a range of businesses within the area including mechanics/auto shops, car and truck washes, and service stations.

The facility will employ a centrifugal separator to separate the liquid and solid phases of the drill muds, allowing the dewatered solids to be beneficially reused as engineered fill, sand, soil and aggregates where it meets certain quality specifications. The recovered water will be discharged to the sewer under a Trade Waste Agreement. Any solids or liquids that do not meet the specified quality standards will be transported to a suitably licensed facility for further processing, treatment or disposal.

Oily water received at the facility will be processed through a coalescing plate separator that separates the oils from the water. The recovered oils will be transported to licensed facilities for refining into lubricants and for use as fuel oil. The recovered water will be discharged to the sewer under a Trade Waste Agreement. Any solids or liquids that do not meet the specified quality standards will be transported to a suitably licensed facility for further processing, treatment or disposal.

The facility is expected to process 100,000 tonnes per annum of drill mud per year. Incoming drill mud is anticipated to consist of up to 50% solids that can be beneficially reused and up to 50% water that is suitable for discharge to the sewer. The facility is expected to process a further 50,000 tonnes of oily water per year. The incoming oily water is expected to consist of up to 10% recoverable oil that can be refined for reuse, and up to 90% water that is suitable for discharge to the sewer. Overall, it is anticipated that only 1% of incoming material, by weight, will not comply with the necessary quality standards to allow reuse, recycling or discharge and will therefore require transport to an appropriately licensed facility for treatment or disposal.

1.1. Applicant details

The proponent details in relation to the proposed development are:

- Full name: Lawsan Property Holdings Pty Ltd
- Postal address: PO Box 115, Cobbitty NSW 2570
- ABN: 77 649 962 407
- E: office@dups.com.au
- Site Owner: Cleve Smith Excavations Pty Ltd

Figure 1.1. General location of the Site at 134 Somersby Falls Road, Somersby NSW. Site location shown by the red pin.

Date	Revision	Drawn By	Site Description
08/11/2022	Rev A	C. Rich	134 Somersby Falls Road, Somersby NSW (Lot 1, DP787857)

Jackson Environment and Planning Pty Ltd
Strategy | Infrastructure | Compliance | Procurement
A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060
E: admin@jacksonenvironment.com.au
T: 02 8056 1849
W: http://www.jacksonenvironment.com.au

Client	Lawsan Property Holdings Pty Ltd
Project	Scoping Report – Drill Mud and Oily Water Recycling
Title	General Locality
Scale	Not to Scale
Source	Google Maps

1.2. Purpose of report

The aim of this report is to provide the Department of Planning and Environment (DPE) with information about the development of the drill mud and oily water recycling facility with respect to the necessary Environmental Impact Statement.

Pursuant to Part 8, Division 2, Clause 173 of the Environmental Planning and Assessment Regulation 2021, '*…before preparing an environmental impact statement, the responsible person must make a written application to the Director-General (now the Secretary) for the environmental assessment requirements with respect to the proposed statement*.'

This investigation has been undertaken in accordance with the DPE's *State Significant Development Guidelines - Preparing a Scoping Report* (2021).

1.3. Objectives of the proposed development

The objective of the proposed development is to provide recycling services within the Central Coast region for drill mud and oily water. At present, there are no facilities within the region that can lawfully accept and process drill muds and oily water, with all wastes being transported to facilities in Sydney, Newcastle, and Bathurst.

2. Strategic Context

2.1. Land use

The Site for the proposed facility is located at 134 Somersby Falls Road, Somersby, described as Lot 1 on DP787857. The Site is within the Somersby Industrial Park (SIP) (also referred to as the Somersby Business Park) approximately 1.8km west of the Pacific Motorway and 6.8km north-west of the Gosford central business district. It is situated on the eastern side of Somersby Falls Road and to the south of Yanda Road. The land is zoned E4 General Industrial under the *Central Coast Local Environmental Plan* 2022 (Central Coast LEP). Under clause 7.12(2)(c) of the Central Coast LEP the site is subject to the provisions of the *DRAFT Plan of Management – Somersby Industrial Park* (Connel Wagner, 2005) (SIPPOM) (refer to Section 2.1.1 below).

The objectives of the E4 General Industrial zone are:

- To provide a wide range of industrial and warehouse land uses;
- To encourage employment opportunities;
- To minimise any adverse effect of industry on other land uses;
- To support and protect industrial land for industrial uses;
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area; and
- To ensure retail, commercial or service land uses in industrial areas are of an ancillary nature.

Use for the purposes of waste or resource management facilities is not expressly prohibited in E4 zones under the Central Coast LEP and is therefore permissible with consent. Furthermore, waste or resource management facilities are permissible with consent in E4 zones under Chapter 2, Part 2.3, Division 23 of the *State Environmental Planning Policy (Transport and Infrastructure)* 2021 (Transport and Infrastructure SEPP).

2.1.1. Somersby Industrial Park

The SIPPOM seeks to provide for economic and employment opportunities within the SIP whilst protecting the significant ecological, environmental, and Aboriginal cultural heritage values in the area and includes development controls to protect specific values in the area.

The SIPPOM divides the SIP area into a range of management zones for the protection of Aboriginal heritage, core habitat for specific endangered plant species, other important habitat areas including riparian zones, and areas affected by physical constraints such as steep slopes and flooding. The SIPPOM details the development controls and management considerations to be applied within each zone. The Site is not subject to any management zones defined under the SIPPOM.

2.1. *The National Waste Policy Action Plan* 2019

The National Waste Policy Action Plan 2019 creates targets and actions to implement the 2018 *National Waste Policy*. These targets and actions will guide investment and national efforts to 2030 and beyond. These include:

- Ban the export of waste plastic, paper, glass and tyres, commencing in the second half of 2020;
- Reduce total waste generated in Australia by 10% per person by 2030;
- 80% average recovery rate from all waste streams by 2030;
- Significantly increase the use of recycled content by governments and industry;
- Phase out problematic and unnecessary plastics by 2025;
- Halve the amount of organic waste sent to landfill by 2030; and

- Make comprehensive, economy-wide and timely data publicly available to support better consumer, investment and policy decisions.

Whilst drill mud and oily water are not considered priority or problematic wastes by the Plan, the proposed development is consistent with the broad objectives to increase the recovery rate across all waste streams.

2.2. *NSW Waste and Sustainable Materials Strategy 2041*

The *NSW Waste and Sustainable Materials Strategy 2041: Stage 1 – 2021-2027* is the recent update to the *NSW Waste Avoidance and Resource Recovery Strategy* 2014–21. It sets out the long-term vision for managing waste, planning for infrastructure, reducing carbon emissions, creating jobs, and refocusing the way NSW produces, consumes and recycles products and materials. The strategy will be used to track, review and measure NSW's progress toward meeting the targets set out in the National Waste Policy Action Plan. The targets are to:

- Reduce total waste generated by 10% per person by 2030;
- Have an 80% average recovery rate from all waste streams by 2030;
- Significantly increase the use of recycled content by governments and industry;
- Phase out problematic and unnecessary plastics by 2025; and
- Halve the amount of organic waste sent to landfill by 2030.

The strategy has a large focus on stimulating a circular economy to reduce the use of virgin materials in the manufacturing of products and provide markets for the use of recycled materials. The proposed development is consistent with the aims of the strategy in that it will increase recycling in the Central Coast region and provide for the beneficial reuse of recovered materials in place of virgin materials.

2.3. Sustainability

2.3.1. Environmental

At present, there are no liquid waste recycling facilities within the Central Coast region. Liquid waste requires transport to either Sydney, Newcastle, or Bathurst for processing. The proposed facility will provide a local solution for the recycling of drill muds and oily water on the Central Coast. Environmental benefits may include an increase in recycling of these waste types due to the improved access, reduced risks associated with transport of wastes over long distances, reduced greenhouse gas emissions associated with transport, and a reduction in the demand for virgin materials.

The proposed development will consider environmental best practice and sustainability to reduce the impact of the development on the environment. The Site includes water sensitive urban design measures including rainwater tanks to collect roof water for beneficial reuse on-site. The loading/unloading and waste processing areas will be bunded to reduce the risk of spills impacting on the surrounding environment, and other environmental protection measures as recommended by specialist studies will be implemented at the Site.

2.3.2. Economic benefits

The proposed development will provide recycling infrastructure not currently available within the Central Coast region. The proposed development will provide a resource recovery option for local businesses or larger companies operating within the area that reduces their waste transport costs. The project will also contribute to the local economy.

2.3.3. Social benefits

The project will create up to 10 full time jobs within the community.

3. Project Description

3.1. Project area

The proposed development will involve the installation of specialist resource recovery equipment and holding tanks within an industrial shed. A separate approval for the construction of the shed and the associated hardstand and car park has been sought through the complying development pathway. The construction of these features does not form part of this proposed development. Construction of the shed is to occur concurrently with the environmental impact assessment required for the proposed development.

The Site is 4,029m^2 with a 55.35m wide frontage to Somersby Falls Road. The Site is 73.4m deep and is bounded by an industrial property to the north with an existing warehouse, undeveloped bushland to the east, and an unformed road reserve to the south. Adjacent to the southern boundary of the unformed road reserve is an existing rural residence on land zoned RU1 Primary Production.

3.2. Capital investment value

The capital investment required for the proposed development is estimated at $5M. A Capital Investment Value estimate will be prepared by a qualified Quantity Surveyor for the EIS.

3.3. Stages and timing

Construction of the proposed development is anticipated to take three months. Construction would incorporate two stages as follows:

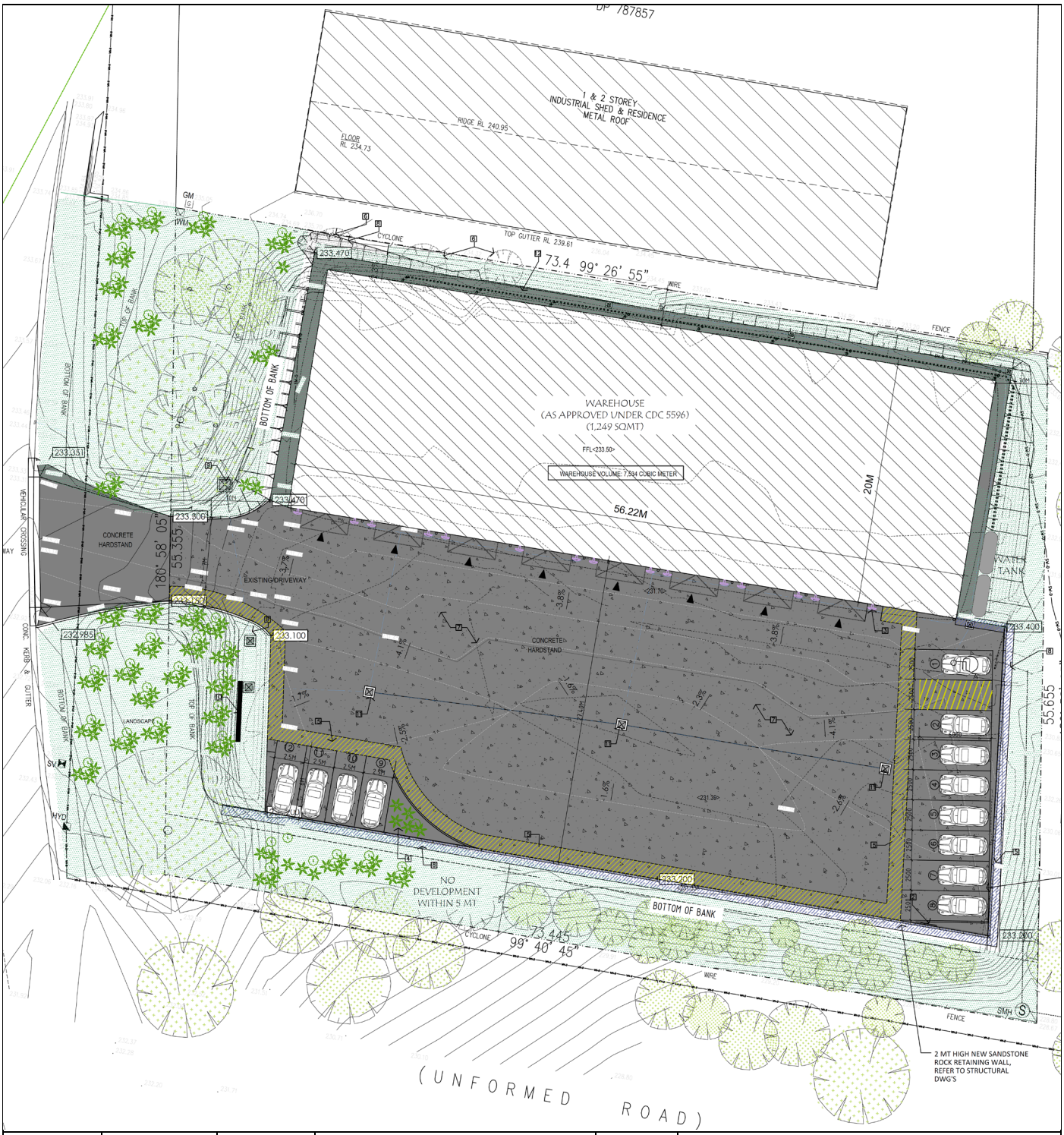
- Stage 1 – Earthworks for the installation of holding tanks and equipment footings (four weeks); and
- Stage 2 – Installation and commissioning of drill mud and oily water processing plant (eight weeks).

3.4. Conceptual layout

Figure 3.1 below provides the site layout for the shed, hardstand, and car park. Figure 3.2 demonstrates the concept floor plan for the layout of the oily water and drill mud recycling plant and associated storage pits and tanks. Figures 3.3 and 3.4 provide an artist's impression of the proposed development.

High resolution plans are provided in Appendix 1.

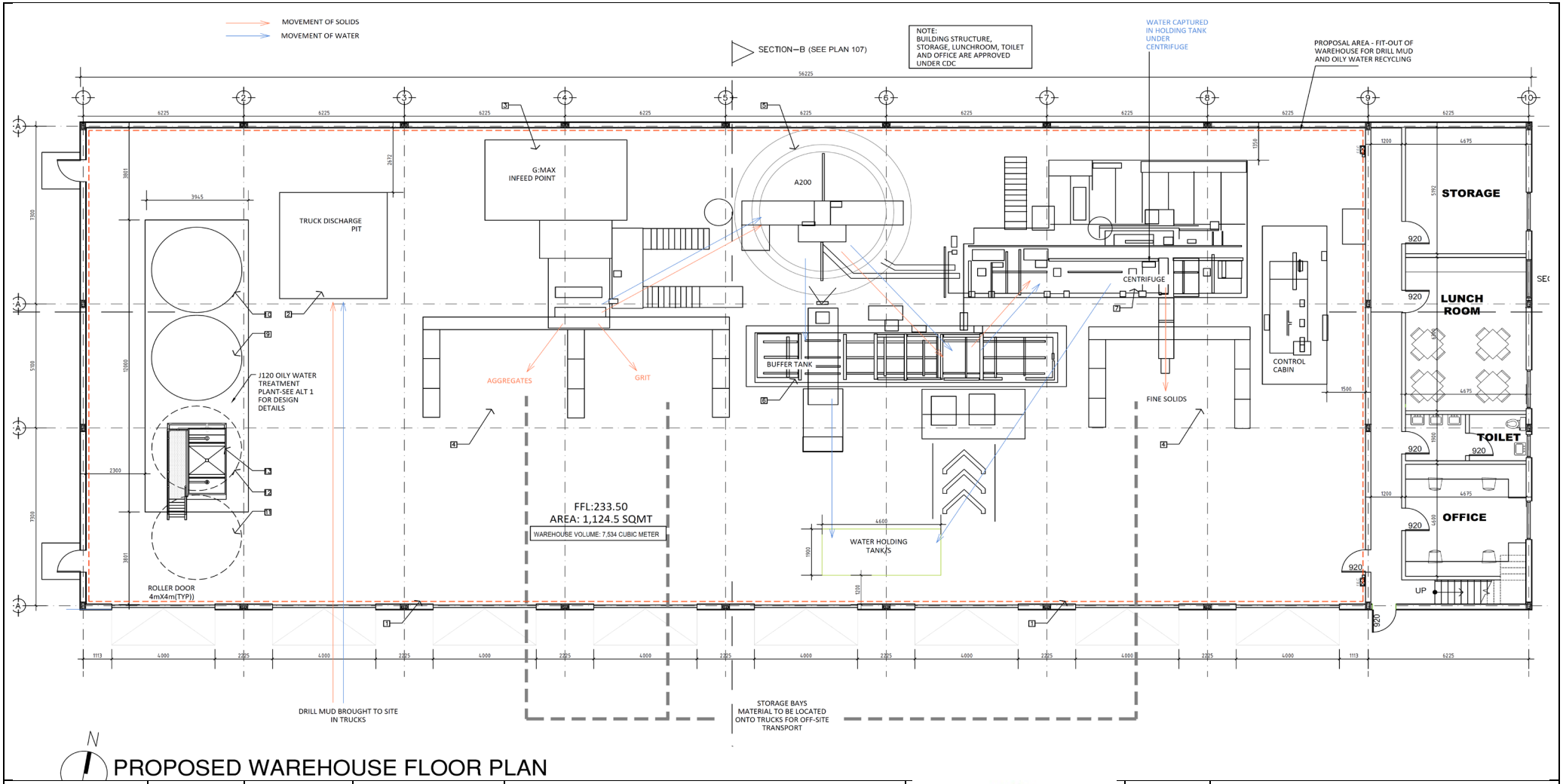
Figure 3.1. Concept layout plan for the proposed development site.



Date	Revision	Drawn By	Site description	Client	Lawsan Property Holdings Pty Ltd
27/03/2023	Revision A	C. Rich	134 Somersby Falls Road, Somersby NSW (Lot 1, DP787857)	Project	Scoping Report – Drill Mud and Oily Water Recycling
				Title	Concept Site Plan
				Source	Jackson Environment and Planning Pty Ltd

Jackson Environment and Planning Pty Ltd
Strategy | Infrastructure | Compliance | Procurement
A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060
E: admin@jacksonenvironment.com.au
T: 02 8056 1849
W: http://www.jacksonenvironment.com.au

Figure 3.2. Concept layout floorplan for the drill mud and oily water recycling plant.



Date	Revision	Drawn By	Site Description
27/03/2023	Rev A	C. Rich	134 Somersby Falls Road, Somersby NSW (Lot 1, DP787857)

Jackson Environment and Planning Pty Ltd
Strategy | Infrastructure | Compliance | Procurement
A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060
E: admin@jacksonenvironment.com.au
T: 02 8056 1849
W: http://www.jacksonenvironment.com.au

Client	**Lawsan Property Holdings Pty Ltd**
Project	Scoping Report – Drill Mud and Oily Water Recycling
Title	Concept Layout Floorplan
Scale	Not to Scale
Source	Jackson Environment and Planning Pty Ltd

Figure 3.3. An artist's impression of the proposed drill mud and oily water recycling facility. View is from Somersby Falls Rd (street level).

Figure 3.3. An artist's impression of the proposed drill mud and oily water recycling facility. View from Somersby Falls Rd (elevated view).

3.5. Main uses and activities

3.5.1. Drill mud recycling

Drill mud is generated by various commercial activities which include hydro-excavation or non-destructive digging, exploration drilling and horizontal boring. Drilling fluid (drill mud) is used as a lubricant and as a coolant during drilling operations such as horizontal direction drilling, potholing and investigative digging for civil, construction and mining. Drill mud is a mixture of water, clays, fluid loss control additives, density control additives and viscosifiers, which typically requires transport for off-site treatment at a recycling facility.

To recycle drill mud, the mud is first pumped from the transport vehicle to a holding tank. From the holding tank, the drill mud is fed into the G:MAX wet recycling system via an excavator. The G:MAX separates the waste into coarse aggregate, finer grit, and water. The aggregates and grit are discharged into concrete storage bays on the shed floor and tested for compliance with the NSW EPA's Resource Recovery Order *The treated drilling mud order 2014*. Compliant material is then loaded into trucks for off-site beneficial reuse and non-compliant material is either returned to the system for reprocessing or transported off-site to a licensed facility for processing or disposal. Water is pumped from the G:MAX to the A200 AquaCycle™ thickener.

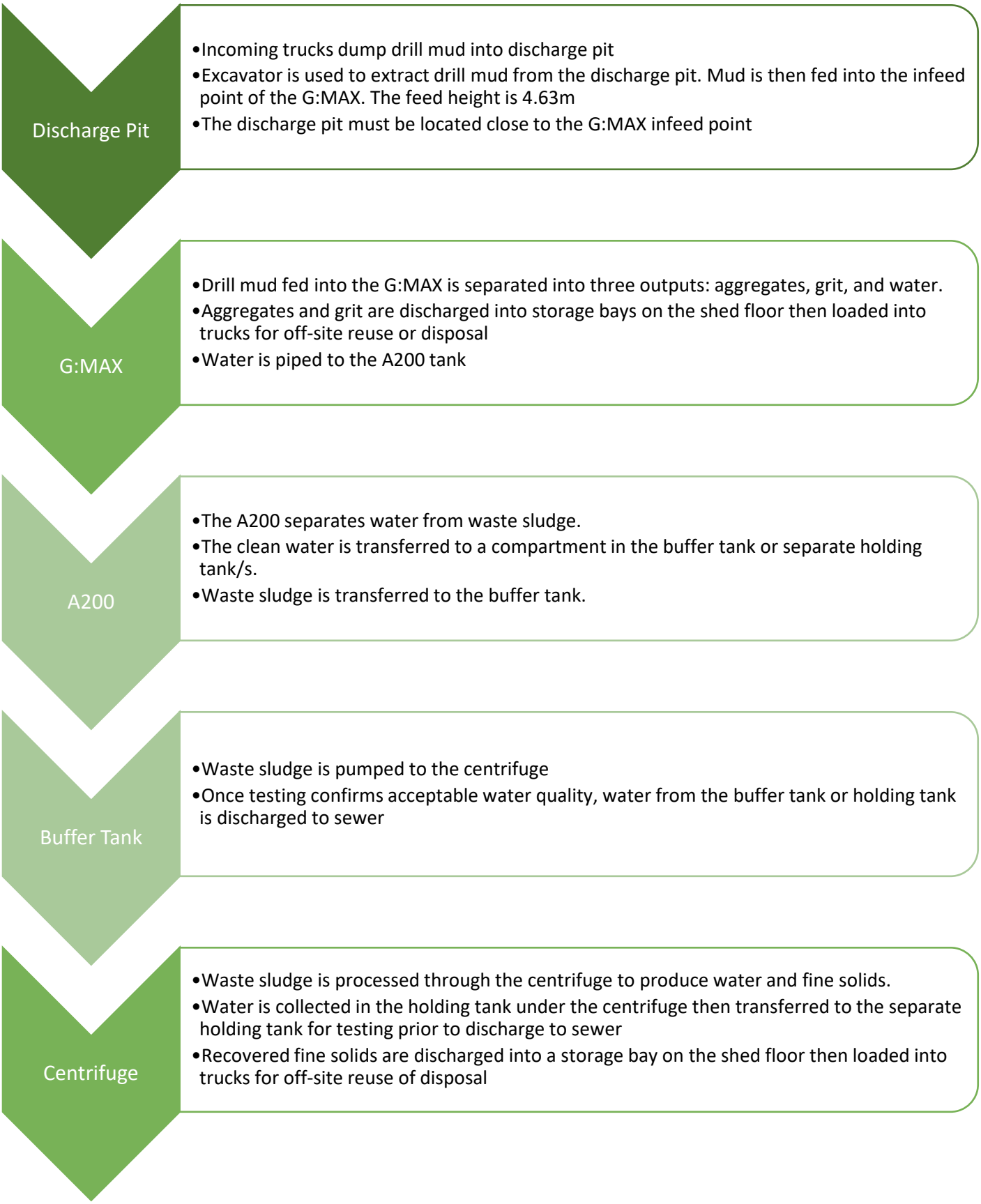
The A200 thickener uses a polyelectrolyte flocculant to force remaining fine particles (sludge) in the water to the bottom of the thickener tank. The clean water on the top is transferred to a compartment within the buffer tank or to a separate holding tank and tested for compliance with the Trade Waste agreement. Compliant water is discharged to sewer. Non-compliant water is either returned to the A200 for further processing or transported off-site to a licensed facility for processing or disposal. The waste sludge is temporarily stored within a compartment in the buffer tank before being pumped to the decanter centrifuge.

Waste sludge processed through the decanter centrifuge to further separate fine solids and water. Clean water is collected in a holding tank under the centrifuge then transferred to a separate tank where it is held and tested for compliance with the Trade Waste agreement. Compliant water is discharged to sewer. Non-compliant water is either returned to the recycling system or transported off-site to a licensed facility for processing or disposal. The recovered fines are discharged into a concrete storage bay on the shed floor and tested for compliance with the NSW EPA's Resource Recovery Order *The treated drilling mud order 2014*. Compliant material is then loaded into trucks for off-site beneficial reuse and non-compliant material is either returned to the system for reprocessing or transported off-site to a licensed facility for processing or disposal.

The facility will have a processing capacity of 100,000 tonnes per annum of drill mud. The incoming drill mud is approximately 50% water suitable for discharge as trade waste and 50% solids suitable for beneficial reuse. Up to 1% by weight of incoming waste is anticipated to be non-compliant requiring transport to a licensed facility for disposal or processing as appropriate.

Figure 3.3 provides a flow chart for the processing of drill mud.

Figure 3.3. Process flow chart for the operation of the drill mud recycling plant.



3.5.2. Oily water processing

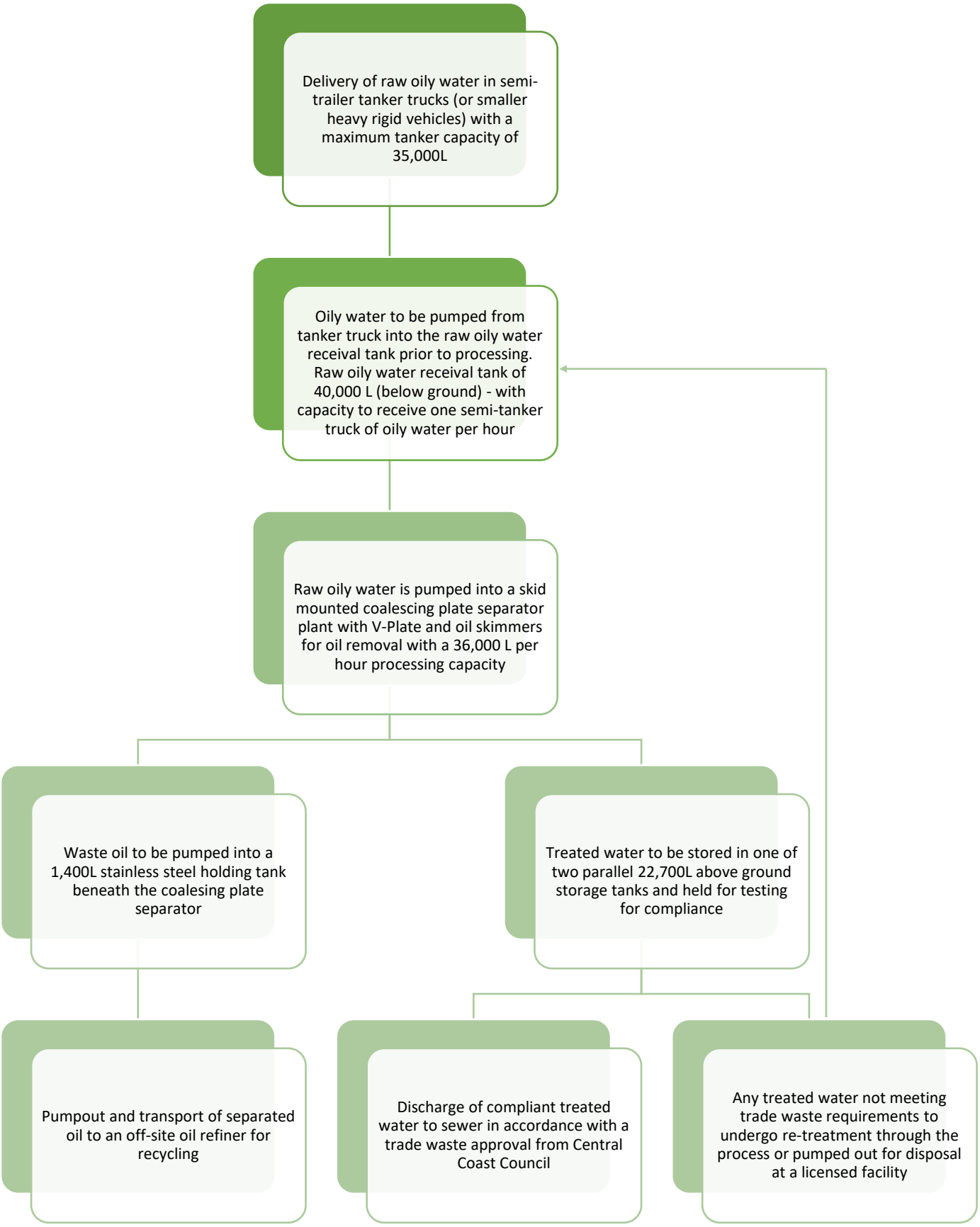
The project proposes to receive oily water from service station forecourts, mechanic workshops, and other similar operations that produce oily water that cannot be discharged directly to sewer. Oily water processing involves straining of incoming oily water as it is pumped into a coalescing plate separator. Coalescing plate separators work by triggering the coalescence of hydrocarbon droplets. As the droplets coalesce and increase in size, they are captured by the plates. The plates cause the droplets to concentrate and rise as an oil layer above the plates. The separated water gravity flows into a chamber where other solids settle out and the water can be drained into a separate holding tank.

The separated waste oil is pumped from the separator into a stainless-steel holding tank underneath. This oil is then transported off-site via tanker truck to a facility licensed to accept waste oil for refining back into a commercial grade oil. The water in the holding tanks is tested for compliance with the Trade Waste agreement. Compliant water is discharged to sewer. Non-compliant water is either returned to the system for reprocessing or transported off-site to a licensed facility for processing or disposal.

The facility will have a processing capacity of 50,000 tonnes per annum of oily water. The incoming oily water is approximately 90% water suitable for discharge as trade waste and 10% recovered oil suitable for refining. Up to 1% by weight of incoming waste is anticipated to be non-compliant requiring transport to a licensed facility for disposal or processing as appropriate.

Figure 3.4 provides a flow chart for the processing of oily water.

Figure 3.4. Process flow chart for the operation of the oily water recycling plant.



3.6. Existing infrastructure

The Site consists of the following infrastructure:

- Industrial warehouse with a warehouse floor area of 50m (L) x 20m (W) and internal storage space, offices, training room and staff amenities over two levels;
- Hardstand suitable for manoeuvring of 19m semi-trailers with parking provided for 12 passenger vehicles;
- Two 7,500L rainwater tanks; and
- Bioretention basin to capture stormwater runoff.

3.7. Operating hours

The facility is proposed to be operated 24 hours a day, seven days per week. Deliveries are anticipated to be received across the full span of operating hours. Operation of the drill mud and oily water processing plant is proposed to occur across two shifts between 4am and 10pm. Maintenance of the plant is proposed to occur between 10pm and 4am.

3.8. Traffic

Traffic accessing the site will include staff vehicles, 19m semi-trailers transporting drill mud and recovered solids, and 19m tankers transporting oily water and recovered oil. Deliveries of drill mud and oily water, and dispatch of recovered products, will occur across the full span of operational hours, though the majority will be scheduled during daytime hours (as defined in the NSW EPA *Noise Policy for Industry* 2017). Deliveries and dispatch will be coordinated to ensure not more than two trucks are present on-site at a time. This will ensure trucks have sufficient space to manoeuvre within the Site and avoid queuing or parking on the public road.

The number of vehicles accessing the site per day is shown in Table 3.1.

Table 3.1. Expected daily traffic to be generated by the proposed development (at maximum capacity).

Vehicle Type	Vehicles / Day	
	Inbound	Outbound
Staff vehicles	10	10
19m Semi-trailer	14*	8**
19m Liquid tanker	7*	2**
Total	**33***	**22***

* Vehicles delivering liquid waste material to the facility.

** Vehicles transporting recovered materials off-site for reuse, recycling, or disposal.

3.9. Quantities of materials to be received and processed

The facility is proposed to receive and process 100,000 tonnes of drill mud and 50,000 tonnes of oily water per year. Table 3.2 below provides further detail on the materials to be processed and recovered, including the waste classifications under the NSW EPA's *Waste Classification Guidelines* (2014).

Table 3.1. Types, quantities and classifications of materials to be received by, and recovered, at the proposed drill mud and oil recycling facility.

Type of material received and processed	Waste Classification	Annual Tonnage Projection	Recovered Material	Annual Recovery Projection (tonnes)	% of Total Received	End Use
Drill Mud	Liquid waste	100,000	Water	49,000	32.7	Disposal to sewer via Trade Waste Agreement
			Mud fines	25,000	16.7	Engineered fill, sand, soil products supplied in accordance with *The treated drilling mud order 2014*
			Aggregates	25,000	16.7	
			Waste (i.e., contaminated soils or water)	1,000	0.7	Transfer to licensed facility for disposal
Oily Water	Liquid waste J120 trackable waste	50,000	Water	44,500	29.7	Disposal to sewer via Trade Waste Agreement
			Oil	5,000	3.3	Transfer to oil refining facility for recycling
			Waste (i.e., contaminated water)	500	0.3	Transfer to licensed facility for disposal
					TOTAL amount of waste received and processed (tonnes)	150,000
					TOTAL amount of waste recovered (tonnes)	148,500
					TOTAL amount of waste disposed (tonnes)	1,500
					Overall recovery rate	99%

4. Statutory Context

Table 4.1 summarises the relevant statutory requirements for the project.

Table 4.1. Statutory considerations for the proposed drill mud and oily water recycling facility.

Considerations		Summary of Consideration
Power to grant consent		The proposed development will trigger the requirement for State Significant Development under Clause 23(6)(b) of Schedule 1 of Chapter 2 of the *State Environmental Planning Policy (Planning Systems)* 2021 as the facility will accept more than 1,000 tonnes per year of aqueous or non-aqueous liquid industrial waste. In accordance with Section 4.5 of the *Environmental Planning and Assessment Act* 1979 the consent authority for the development will be the Independent Planning Commission under delegation from the NSW Minister of Planning.
Permissibility		Use for the purposes of waste or resource management facilities is not expressly prohibited in E4 zones under the *Central Coast Local Environmental Plan* 2022 and is therefore permissible with consent. Furthermore, waste or resource management facilities are permissible with consent in E4 zones under Chapter 2, Part 2.3, Division 23 of the *State Environmental Planning Policy (Transport and Infrastructure)* 2021 (Transport and Infrastructure SEPP).

Other Approvals	**Concurrence Approval**	***Protection of the Environment Operations Act* 1997**
		As the proposed facility will have more than 200 kg of liquid waste on site at any time, an Environment Protection Licence (EPL) will be required from the NSW EPA under the *Protection of the Environment Operations Act* 1997 (POEO Act).
		
		The following premise-based activities will be carried out on the Site:
		• Waste processing (non-thermal treatment) (Schedule 1, Clause 41):
		  ○ "Waste processing (non-thermal treatment)" includes *meaning the receiving of liquid waste (other than waste oil) from off site and its processing otherwise than by thermal treatment.* This activity is declared to be a scheduled activity as it meets the following criteria:
		  ▪ *…involves having on site at any time more than 200 kilograms of liquid waste (other than clinical and related waste)*; and
		  ▪ *34(3)(b) more than 50% by weight of the waste received per year requires disposal after processing…*
		• Waste storage (Schedule 1, Clause 42):
		  ○ *Waste storage, meaning the receiving from off site and storing (including storage for transfer) of waste*. This activity is declared to be a scheduled activity as it meets the following criteria:
		  ▪ *42(3)(a) more than 5 tonnes of hazardous waste, restricted solid waste, <u>liquid waste</u> or special waste (other than waste tyres) is stored on the premises at any time*.

Considerations		Summary of Consideration

		Waste oil/water, hydrocarbons/water mixtures or emulsions are considered at category 1 trackable waste under Schedule 1 of the *Protection of the Environment (Waste) Regulation* 2014. Schedule 1, Part 2 of the POEO Act deems the transportation of trackable waste to be a scheduled activity, therefore requiring an EPL. As the proposed development will require the transport of more than 200kg of a category 1 trackable waste in any one load, the proponent will require an EPL for the transport of the waste unless the transport is undertaken by a suitably licensed contractor.
		
		• Transportation of trackable waste (Schedule 1, Clause 48)
		  ○ *Transportation of category 1 trackable waste, meaning the transportation of category 1 trackable waste within New South Wales.* The activity is declared to be a scheduled activity as it meets the following criteria:
		  ▪ *transportation of category 1 trackable waste involves the transportation of more than 200 kilograms of category 1 trackable waste in any load.*

	Bilateral Agreement	The bilateral agreement between the Commonwealth of Australia and the State of New South Wales relating to environmental assessment (the assessment bilateral agreement), allows the Commonwealth Minister for the Environment to rely on specified environmental impact assessment processes of the State of New South Wales in assessing actions under the *Environment Protection and Biodiversity Conservation Act* 1999. Biodiversity matters under the EP&BC Act will be considered as part of the EIS.
	Approvals that would have been required if the project was not an SSD project	No additional approvals, as specified in clause 4.41 of the EP&A Act, would apply to the proposal if it was not an SSD project.
Pre-existing Conditions		***State Environmental Planning Policy (Resilience and Hazards) 2021*** Part 3, Clause 4.6: *(1) A consent authority must not consent to the carrying out of any development on land unless—* *(a) it has considered whether the land is contaminated…* A site contamination investigation has been undertaken and deemed the site does not present a risk to human health.
Mandatory Matters for Consideration	**Considerations under the Act and Regulation**	***Environmental Planning and Assessment Act 1979*** • Relevant objects of the Act • Relevant environmental planning instruments • Development control plans
	Considerations under Environmental Planning Instruments	***State Environmental Planning Policy (Industry and Employment) 2021*** • Relevant objectives of the Policy • Division 2 Control of advertisements
		Central Coast Local Environmental Plan 2022

Considerations		Summary of Consideration
		• Objectives and land uses for E4 zone
	Development Control Plans	***Central Coast Development Control Plan 2022*** • Industrial Development • Transport and Parking • Site Waste Management • Signage and Advertising • Character and Scenic Quality • Water Cycle Management • Geotechnical Requirements
	Other policies or plans	***DRAFT Plan of Management Somersby Industrial Park* 2005** • SIP Objectives

5. Community Engagement and Agency Consultation

5.1. Agency consultation

As part of the development of the Scoping Report, the Central Coast Council and NSW EPA will be consulted. The Kariong Progress Associated will also be consulted as a key stakeholder in the local area.

5.2. Proposed future consultation

As part of the Environmental Impact Statement investigations, detailed stakeholder and community consultation will be performed to ensure the proposed development is executed in a manner that protects both the environment and human health and provides value in the shape of an important resource recovery facility for the region. Key stakeholders identified include adjoining businesses and residents (refer to Section 5.4).

In addition, and as part of the development approval process and the preparation of an EIS, the Proponent would seek to consult with the relevant government agencies and stakeholders, including:

- NSW Department of Planning and Environment;
- NSW Environment Protection Authority;
- NSW Fire and Rescue;
- NSW Rural Fire Service;
- Water NSW; and
- Transport for NSW.

5.3. Stakeholder consultation strategy

Lawsan will proactively engage, inform and involve the stakeholders and the community about the Proposed Development and provide opportunities for feedback. Issues raised during the engagement process would be provided to the project team to inform project development, environmental assessment and the preparation of the EIS.

A range of communication and engagement activities will occur during preparation of the EIS. Community and stakeholder engagement will include:

- Maintain the website to enable the community and stakeholders to contact the project team;
- Briefings/meetings;
- Project updates in the form of flyers; and
- Notification letters.

The EIS will be placed on public exhibition for at least 28 days.

A project update letter will be issued to all those previously engaged during the preparation of the EIS to provide details of where the EIS can be viewed and information about other consultation activities during the exhibition period.

During the exhibition period any stakeholder can make a formal submission on the Proposed Development. Submissions will be collated into a report and will be considered in the assessment of the EIS and further development of the Proposed Development.

Following the exhibition period, Lawsan will respond to submissions received during the exhibition of the EIS. Lawsan may undertake further engagement to respond to issues raised.

If the Proposed Development receives planning approval, Lawsan will continue to engage with the stakeholders and the community during the construction phase. Lawsan will develop and lead a construction community engagement program.

The construction program will respond to community and stakeholder expectations on ongoing involvement, the details of the approved Proposed Development and the terms of its approval. Lawsan will continue to be the single point of contact about the Proposed Development for all stages of the development.

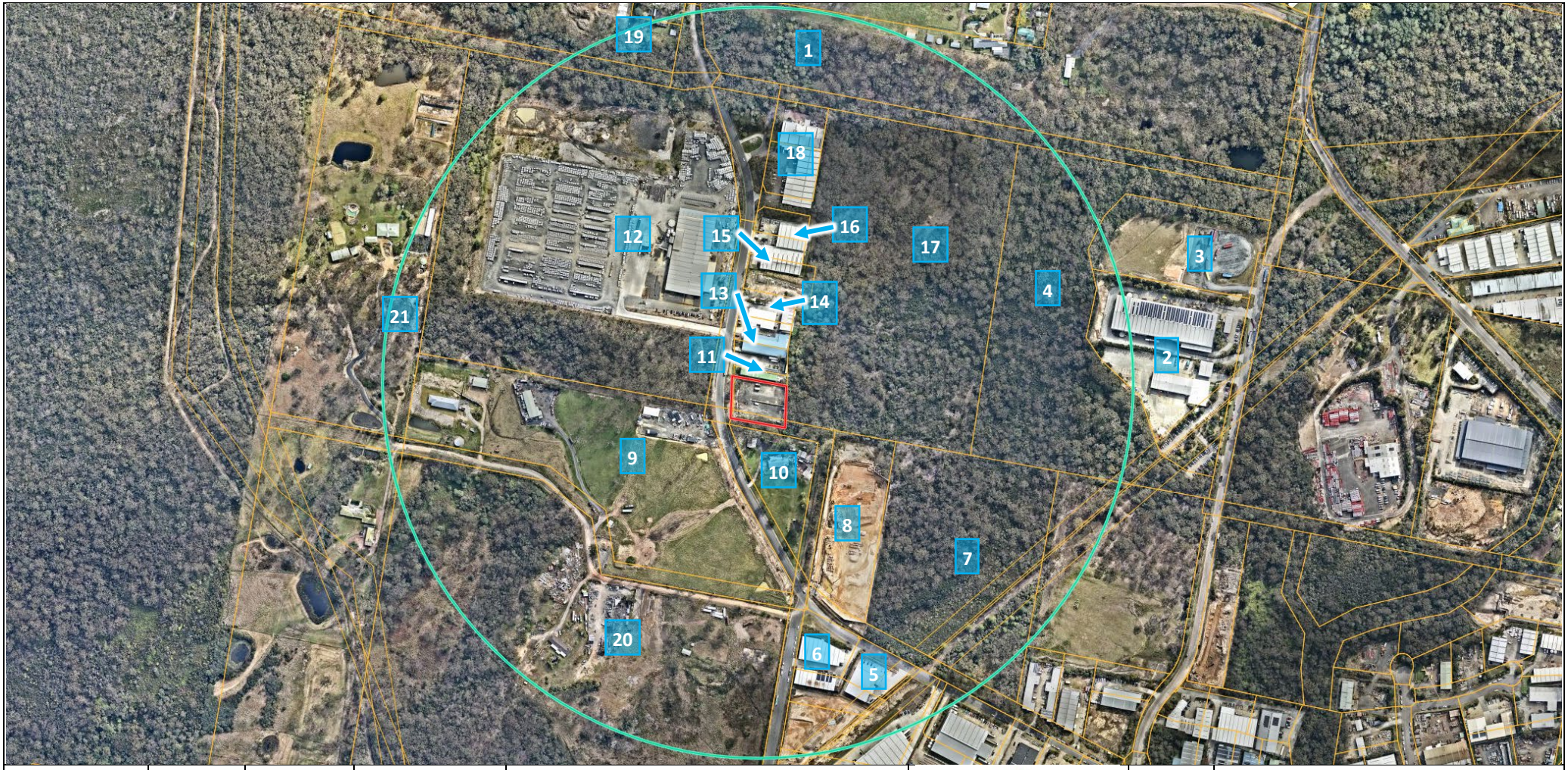
5.4. Adjoining premises and sensitive receivers

The Site is surrounded by a mix of industrial premises, bushland on public and private land, and a rural residential property. Nearby businesses and premises within a 500m radius of the Site are listed in Table 5.1 and shown in Figure 5.1.

Table 5.1. Description of surrounding businesses and premises.

No.	Address	Business/Premises	Description
1	25 Howes Road	Rural residential	Residence is more than 500m from Site
2	75 Pile Road	Cleanaway Somersby	Municipal solid waste collections depot
3	85 Pile Road	Unknown	Truck parking
4	95 Pile Road	Pile Road Reserve	Public Recreation Reserve - bushland
5	59 Somersby Falls Road	Clean IQ	Warehouse for cleaning products
6	61 Somersby Falls Road	Coastal Steel Fabrications	Structural steel fabrication
7	88 Somersby Falls Road	Vacant	Bushland
8	110 Somersby Falls Road	Borg Manufacturing	Warehouse and manufacturing (under construction)
9	125 Somersby Falls Road	General Industry	Construction yard, industrial warehouse or processing
10	126 Somersby Falls Road	Private Residence	
11	142 Somersby Falls Road	Aspro Australia	Cement product manufacturing
12	149 Somersby Falls Road	Reinforced Concrete Pipes Australia	Concrete pipe manufacturing
13	150 Somersby Falls Road	Unknown	Covered storage
14	152 Somersby Falls Road	DVS Tuning	Mechanic
15	160 Somersby Falls Road	Roxset	Epoxy flooring manufacturing
16	164 Somersby Falls Road	Carlson Stainless Tanks Pty Ltd	Stainless steel tank fabrication
17	168 Somersby Falls Road	Vacant	Bushland
18	170 Somersby Falls Road	Thermit Pty Ltd	Manufacturing
19	201 Somersby Falls Road	Taylah Made Windows	Window manufacturing
20	29 Ghilkes Road	Unknown	Use not known but appears to be outdoor storage of scaffolding and scrap
21	64 Ghilkes Road	Pete's Shoots and Leaves	Wholesale nursery

Figure 1.1. Location of surrounding business and residences listed in Table 5.1. The Site boundary is shown in red. The green circle denotes a 500m radius.



Date	Revision	Drawn By	Site Description	Jackson Environment and Planning Pty Ltd		Client	Lawsan Property Holdings Pty Ltd
07/11/2022	Rev A	C. Rich	134 Somersby Falls Road, Somersby NSW (Lot 1, DP787857)	Strategy | Infrastructure | Compliance | Procurement A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060 E: admin@jacksonenvironment.com.au T: 02 8056 1849 W: http://www.jacksonenvironment.com.au		Project	Scoping Report – Drill Mud and Oily Water Recycling
						Title	Surrounding Businesses and Premises
						Scale	Not to Scale
						Source	Nearmap

6. Proposed Assessment of Impacts

6.1. Matters requiring further assessment

The following matters have been identified as requiring further assessment due to the potential to impact on the surrounding environment or human health.

6.1.1. Amenity – noise

As the proposed development includes 24-hour operation, an assessment of the impacts of noise generated by the proposed development on the surrounding area will be required. The proposed development is expected to generate operational noise resulting from heavy vehicle movements, operation of the drill mud and oily water separation plant, and maintenance activities.

Whilst the proposed development is to be located in an industrial area with considerable stands of bushland separating the Site from most residential receivers, there is a small number of rural residential properties adjacent to the industrial area, and a residence immediately south of the Site. It should be noted that the proponent has entered into discussions with the owner of the property to the south regarding acquisition of the property.

Additionally, some minor noise impacts may occur during the construction stage. However, these will be limited to the NSW EPA's recommended standard hours of work. Construction noise will be generated by heavy vehicle movements, earthworks, and tool use. This range of noise is consistent with the operation of the surrounding industrial businesses that include heavy vehicle and mobile plant movements, and manufacturing. The cumulative effects from the proposed development will be considered in the noise impact assessment.

6.1.2. Amenity – vibration

The proposed development may generate vibrational impacts resulting from heavy vehicle movements and the operation of the drill mud and oily water separating plant. Vibration has the potential to impact the comfort of staff on-site and at adjoining premises and can impact the structural integrity of buildings and other structures. The highest risk of impact will be on the residence immediately to the south. Though, as noted above, the proponent has begun discussions to acquire the property.

A vibration impact assessment will be conducted as part of the EIS. Where actual impacts are predicted to occur, mitigation measures will be recommended.

6.1.3. Amenity – odour

Impacts in the form of odour emissions, including volatile organic compounds (VOCs), are likely to occur from the handling and processing of oily water. VOC emission rates are typically highest during unloading of waste oil from tankers when air is forced out of the tanker as the oily water is unloaded.

An assessment of odour impacts will be conducted as part of the Air Quality Impact Assessment (see Section 6.1.5 below). The assessment will include identification of potential odour-generating materials and assessment of the effectiveness and suitability of odour-control measures and technology.

6.1.4. Air quality

Air quality impacts in the form of particulate matter emissions may occur during construction of the facility as some earthworks will be required. As the facility will be installed within an industrial shed, the construction impacts will be minimised. All excavation will be within the shed to install inground holding tanks and plant footings. Additionally, the

duration of construction is expected to be not more than two weeks as it will only require excavation for the holding tanks and installation of the drill mud and oily water recycling plant.

Particulate emissions from the operation of the facility are expected to be low as all material handling and processing will be conducted within the shed. Loading of recovered soils may generate some particulate emissions, however this is expected to be minimal due to the typically high moisture content of the recovered soil. All access roads to the Site are sealed and the outdoor hardstand area is paved, reducing the generation of dust from vehicle movements. Rainwater tanks collecting water from the shed roof will be present on the Site. This water can be used for dust control measures throughout the Site.

An air quality impact assessment will be prepared as part of the EIS. The assessment will identify all potential sources of air pollution emissions, including from the operation of the drill mud and oily water recycling plant. Where actual impacts are predicted to occur, mitigation measures will be recommended. The assessment will also include a greenhouse gas emissions assessment.

6.1.5. Hazards and risks – hazardous and offensive development

A preliminary risk screening will be required to be carried out in accordance with *State Environmental Planning Policy (Resilience and Hazards)* 2021 and *Hazardous and Offensive Development Application Guidelines: Applying SEPP 33* (Department of Planning, 2011), providing a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should the preliminary screening indicate that the project is "potentially hazardous" a Preliminary Hazard Analysis (PHA) must be prepared in accordance with *Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis* (Department of Planning, 2011) and *Multi-Level Risk Assessment* (Department of Planning, 2011).

6.1.6. Hazards and risks – dangerous goods

The materials recovered from the processing of drill muds and oily water have the potential to be classified as Dangerous Goods (DGs). As a result, the facility will be subject to the *Work Health and Safety Regulation* 2017 which requires the risks associated with the storage and handling of DGs to be minimised to ensure safety for personnel working within the site. Compliance with the Regulation may be achieved by using a design standard applicable to the materials being stored.

A Dangerous Goods Assessment for the proposed development is required to ensure compliance with the applicable DG standards and thus the Regulation.

6.1.7. Hazards and risks – fire

The presence of stored oil within the proposed development presents a fire risk. Additionally, the Site is designated Bush Fire Prone Land. The Site and the industrial properties directly north are mapped as Vegetation Buffer, and the land immediately east and south of the Site is mapped as Vegetation Category 1.

A fire safety study will be prepared for the proposed development to prepare an acceptable solution for the safe storage and processing of flammable materials. The study will be conducted in accordance with the *Hazardous Industry Planning Advisory Paper (HIPAP) No. 2 – Fire Safety Guidelines* (Department of Planning, 2011). The study will be used to inform the design of the fire prevention, detection, protection and fighting measures, including emergency response planning.

A bush fire risk assessment will also be undertaken for the proposed development. The bush fire risk assessment will be prepared in accordance with *Planning for Bush Fire Protection* (NSW Rural Fire Service, 2019).

6.1.8. Hazards and risks – waste

Wastes will be generated by construction activities, mainly excavation, and will be managed in accordance with a Construction Environmental Management Plan.

Operation of the proposed development will generate some waste that will require disposal at a suitably licensed facility. However, it is estimated that only 1% (1,500 tonnes) of the incoming drill mud and oily water will require disposal. The proposed development will have positive outcomes in terms of drill mud and oily water waste management on the Central Coast as there are currently no other facilities within the region. At present, all drill mud and oily water requires transport to Sydney, Bathurst or Newcastle.

A Waste Management Plan will be prepared for the proposed development and will assesses how the waste generated during construction and received during operation will be dealt with in the most environmentally sustainable way. The Waste Management Plan will provide as a minimum:

- A description of the waste streams that would be accepted including maximum daily, weekly and annual throughputs and the maximum volume to be held on-site at any one time;
- A detailed description of waste processing operations including a description of the technology to be installed, resource outputs, and the quality control measures that would be implemented;
- Details of how waste would be stored (including the maximum daily waste storage capacity of the site) and handled on site, and transported to and from the site, including details of how the receipt of non-conforming waste would be dealt with;
- Details of the waste tracking system for incoming and outgoing waste;
- Details of the waste management strategy for construction and ongoing operational waste generated; and
- Identification of appropriately licensed facilities to accept waste for disposal or further processing.

6.1.9. Traffic

The proposed development will result in an increase in heavy vehicle traffic volumes along Somersby Falls Road between the Site and the Pacific Motorway to the east. It is proposed to operate the facility 24 hours per day, seven days per week, with deliveries being received across the full span of hours. It is estimated that up to 21 heavy vehicles (19m semi-trailers and 19m liquid tankers) will access the facility per day to deliver drill mud and oily water, or to transport recovered solids (i.e., soils) and oils offsite for beneficial reuse or recycling.

A further 10 passenger vehicles for staff are expected per day, with arrivals and departures occurring across three shifts. It is anticipated that there will be 3 staff for Shift 1, 4 for Shift 2 and 3 for the maintenance shift. Due to the proposed start or finish times of each shift occurring during the night (i.e., at 4am or 10pm), staff will likely drive to the facility rather than using public transport or active options such as walking or cycling.

The facility includes 12 on-site parking spaces for staff use. There is no dedicated truck parking provided on-site as trucks will only access the Site for loading or unloading of materials.

A detailed Traffic Impact Assessment will be prepared for the proposed development and will include as a minimum:

- Details of the road transport routes and access to the Site;
- Road traffic predictions for the development during construction and operation;
- Swept path diagrams depicting vehicles entering, exiting and manoeuvring within the Site;
- A quantitative assessment of impacts to the safety and function of the road network and the details of any road upgrades for the development if necessary; and
- Details of the proposed traffic management system to be used during construction and operation to avoid parking or queuing of trucks on the public road network.

6.1.10. Water – hydrology and water quality

The nearest mapped watercourse that could potentially receive runoff from the Site is approximately 350m east of the Site. The waterway consists of an ephemeral first order stream within the Pile Road Reserve that flows east to Piles Creek. Another first order ephemeral stream is located approximately 400m west of the Site. It flows to the south and west through a series of farm dams towards Floods Creek. The Site is separated from these waterways by bushland to the east and partially cleared rural properties to the west.

The proposed development will not require the alteration of the existing Site surface, and therefore will not cause any changes to overland flows. However, as the facility will handle oil, there is a potential for oil spills on-site to cause damage through accidental release to stormwater.

All liquid wastes brought to the Site will be discharged into holding tanks within the shed, and all processing will occur within the shed. Water removed from the drill mud and oily water will be temporarily held for testing prior to discharge to the sewer under a Trade Waste Agreement. Any water that does not meet the quality objectives of the agreement will be transported by tanker to an appropriately licensed facility for processing or disposal. Loading of tankers will occur within the shed.

The EIS and subsequent development application will document the physical and procedural measures to be employed on-site to prevent the release of oils and other contaminants to the surrounding environment. These will include as a minimum, bunding within the shed to contain a spill from the largest tank in use and strict procedures for the loading and unloading of liquids. Emergency response procedures will also be developed for the facility.

6.1.11. Social impacts

The proposed development has the potential to generate positive and negative social impacts. The positive impacts will result from the provision of new employment opportunities at the facility and the provision of infrastructure not currently available in the local area. A social impact assessment worksheet is provided in Appendix 2.

Potential negative social impacts may result from air quality, odour and noise impacts generated by the proposed development. As discussed in the sections above, impact assessments will be prepared as part of the EIS to identify the sources of all impacts and recommend appropriate physical measures and processes to minimise any impacts. Furthermore, a social impact assessment will be carried out in accordance with *Social Impacts Assessment Guideline For State Significant Projects* (Department of Planning and Environment, 2021).

6.2. Matters requiring no further assessment

Table 6.1. summarises the matters that require no further assessment and the justification for excluding these matters.

Table 6.1. Summary of matters requiring no further assessment.

Matter requiring no further assessment	Justification
Biodiversity	The Site has been largely cleared of vegetation to create a hardstand since at least 2010, with trees maintained around the perimeter of the Site. The proposed development will not require the removal of any existing vegetation and will not result in any changes to off-site vegetated areas (e.g., through changes to hydrological regimes) that may impact local biodiversity. A BDAR waiver will be prepared to support the EIS.
Heritage	The Somersby area is known to have many Sites and areas of high Aboriginal cultural significance. The SIPPOM highlights impacts to these areas as a key management issue for the SIP. The SIPPOM specifically addresses these areas and makes recommendations for the establishment and maintenance of management zones to protect and preserve the Sites.

Matter requiring no further assessment	Justification
	The SIPPOM defines one Aboriginal Heritage Management Zone to the east of the Site largely within the neighbouring property 168 Somersby Falls Road, and the Pile Road Reserve. This area contains a significant sandstone outcrop with identified rock art and grinding grooves located near to a small tributary of Piles Creek. Aerial imagery from 1966 shows the Site and the immediately surrounding land was partially cleared at that time. It is not known when the Site was cleared to provide a gravel hardstand, though aerial imagery indicates this occurred prior to 2010. Any items of Aboriginal cultural significance that may have been on the Site would likely have been damaged or removed. The Site is not mapped in the SIPPOM Aboriginal Heritage Management Zones and is separated from the nearest zone by approximately 140m of bushland on the neighbouring property. No listed environmental heritage items or places are located within or adjacent to the Site.
Built environment and visual amenity	The proposed development is to be installed within an industrial shed that is consistent with the objectives of the land use zone and the surrounding premises. The proposed development will not require any changes to the built environment within or near to the Site. The proposed development will not impact on access to or use of private property or public land and will not require any changes to public infrastructure.
Groundwater	The subject site is not located in an area of groundwater vulnerability. As all operations will take place within the industrial shed on paved surfaces, no interactions with groundwater are anticipated.
Land contamination	Previous land contamination investigations have been undertaken at the Site and concluded that the Site is suitable for industrial use and does not pose any risks to human health or the environment. Additionally, no known previous uses of the Site are likely to have caused any contamination. The Site is to be paved, reducing any interaction with underlying materials.

6.3. Priority assessments for the EIS

Based on the results of the preliminary environmental analysis, the following broad qualitative risk ratings were assigned for each environmental attribute:

- High – Noise, vibration, air quality, fire risk;
- Moderate – Traffic and access, dangerous goods;
- Low – Social impacts, waste, water; and
- None – Biodiversity, built environment, visual amenity, Aboriginal heritage, environmental heritage.

7. Conclusions

This scoping report has been prepared for the proposed development of a drill mud and oily water recycling facility at 134 Somersby Falls Road, Somersby NSW. The Site is described as Lot 1 on DP787857. The report has been prepared in accordance with the DPE's *State Significant Development Guidelines - Preparing a Scoping Report* (2021).

The proponent, Lawsan Property Holdings Pty Ltd, proposes to install a drill mud and oily water recycling facility within an industrial shed. A complying development application has been submitted for the construction of the shed and associated hardstand and car parking areas and does not form part of this application for the recycling facility. The proposed development will process up to 100,000 tonnes per annum of drill mud from the civil, construction and mining industries, and up to 50,000 tonnes per annum of oil water from mechanic workshops, service station forecourts, and car and truck washes. The proposed development will provide important recycling infrastructure that does not currently exist within the Central Coast region.

Under the *Central Coast Local Environmental Plan* 2021 waste or resource management facilities are not expressly prohibited on E4 zoned land and are, therefore, permissible. Furthermore, the *State Environmental Planning Policy (Transport and Infrastructure)* 2021 permits the development of waste or resource management facility with consent on E4 land.

The proposed development triggers the requirement for State Significant Development under Clause 23(6)(b) of Schedule 1 of Chapter 2 of the *State Environmental Planning Policy (Planning Systems)* 2021 as the facility will accept more than 1,000 tonnes per year of aqueous or non-aqueous liquid industrial waste.

The facility will also be considered an integrated development and will require a licence from the NSW EPA under Schedule 1 of the *Protection of the Environment Operations Act* 1997. The following scheduled activities will be included in the licence:

- Waste processing (Clause 41); and
- Waste storage (Clause 42).

The proposed development also includes the scheduled activity 'transportation of trackable waste' (Clause 48). A non-premises-based Environment Protection Licence is required for the transport of trackable waste, though this licence may be held by a specialist transport contractor rather than the proposed facility operator.

The consent authority for the development will be the NSW Minister of Planning.

As the proposed project is considered a State Significant Development, an Environmental Impact Statement will need to accompany the development application. This scoping report has been prepared to obtain the Secretary's Environmental Assessment Requirements (SEAR's) from the NSW Department of Planning and Environment (DPE) under Section 5.16 of the *Environmental Planning and Assessment Act* 1979.

This Scoping Report provides an overview of the proposed development, likely environmental and social issues that may impact surrounding land uses and assists DPE to specify the precise requirements for the Environmental Impact Statement. This report has found that detailed assessment of noise, vibration, and air quality (including odour) impacts, as well as fire risk will be required as a priority. Additional assessment of traffic and access, dangerous goods, waste, water quality and social impacts will also be required.

Appendix 1 – Architectural plans

STATE SIGNIFICANT DEVELOPMENT

DRILL MUD AND OILY WATER RECYCLING PLANT

134 SOMERSBY FALLS ROAD, SOMERSBY

PROPERTY INFORMATION

NATIONAL CONSTRUCTION CODE BUILDING CLASS: CLASS 7 (STORAGE BUILDING)
OCCUPANCY GROUP: GENERAL INDUSTRY
ZONE NO: GENERAL INDUSTRIAL (IN1)

GOVERNING CODES

- CENTRAL COAST DEVELOPMENT CONTROL PLAN 2022;
- CENTRAL COAST LOCAL ENVIRONMENTAL PLAN 2022; AND
- STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021; AND
- STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021

SCOPE OF WORK

-INSTALL DRILL MUD AND OILY WATER RECYCLING PLANT WITHIN BUILDING SUBJECT TO SEPARATE APPLICATION

SHEET INDEX

SITE AREA: 4,214.49m2

SITE AREA ANALYSES :
SITE: 4,214.49 M2
WAREHOUSE AREA: 1,124.5 SQMT
MEZZANINE LEVEL: 124.5 SQMT

TOTAL CONSTRUCTION AREA : 1,249 SQMT

FLOOR AREA RATIO:
1,249 / 4,214.49 = X 100 =29.6%

PARKING:
INDUSTRIAL
REQUIRED: 1 SPACE PER 100 M2
WAREHOUSE: 1249/100= 12 SPACE REQUIRED

TOTAL REQUIRED PARKING: 12 SPACES
TOTAL PROPOSED PARKING: 12 SPACES

Note:The building/parking and hardstand is proposed under a Complying Development Certificate

Date	Plan Number	Cover Page
04-01-2023	101	134 Somersby Falls Road, Somersby (Lot1, DP787857)

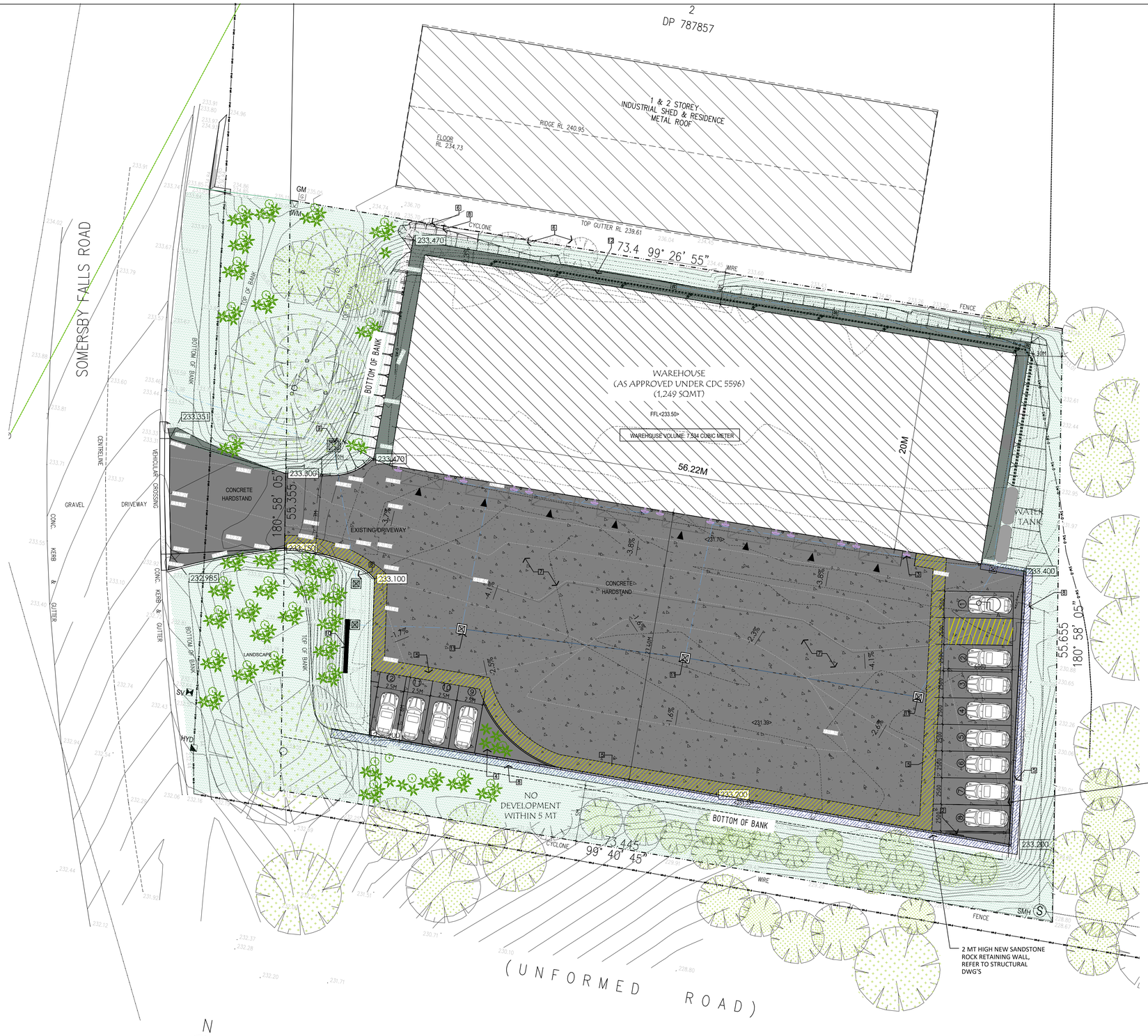
Jackson Environment and Planning Pty Ltd
Strategy | Infrastructure | Compliance | Procurement
A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060
E: admin@jacksonenvironment.com.au
T: 02 8056 1849
W: http://www.jacksonenvironment.com.au

JACKSON ENVIRONMENT AND PLANNING

Client	Lawsan Property Holdings Pty Ltd (Lawsan)
Project	Drill Mud And Oil Water Recycling Plant
Title	Cover Page
Scale	N/A
Source	Jackson Environment and Planning Pty Ltd

101

DA



N

EXISTING (APPROVED) SITE PLAN

SCALE 1:200 @ A1

POLLUTANT CONTROL
99.04.504.1. COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE DEPARTMENT WITH COUNCIL TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM

SITE NOTES:

1- APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS AND BE A MINIMUM STROKE WIDTH OF 0.5 INCH

2- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR

3- EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT

4- PORTABLE FIRE EXTINGUISHER SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE

SYMBOLS LEGEND

- SIGN POST
- BUILDING ENTRANCE
- WATER PROOF EXTERNAL LIGHTING
- 231.72 EXISTING ELEVATION
- <231.70> PROPOSED ELEVATION
- APPROVED RETAINING WALL
- APPROVED WALKWAY

SITE PLAN KEY NOTES

1. MOBILITY PARKING SPACE
2. NO SMOKING SIGN
3. WATER PROOF EXTERNAL LIGHTING ON TIME CLOCK
4. PLANTER AREA
5. PAINTED WALKWAY ON THE CONCRETE HARDSTAND.
6. TREE TO BE REMOVED
7. CONCRETE HARDSTAND
8. 2 MT HIGH SANDSTONE ROCK RETAINING WALL, REFER TO STRUCTURAL DWG'S
9. OSD CONTROL PIT
10. BIORETENTION BASIN
11. STORMWATER PIT
12. CONCRETE PAD AROUND SHED

NOTE:

- STRUCTURAL ENGINEERING DRAWINGS - TRIAXIAL CONSULTING
- CIVIL ENGINEERING DRAWINGS - TRIAXIAL CONSULTING
- HYDRAULIC ENGINEERING DRAWINGS - TRIAXIAL CONSULTING

Note:The building/parking and hardstand is proposed under a Complying Development Certificate

Date	Plan Number	Site Plan
04-01-2023	102	134 Somersby Falls Road, Somersby (Lot1, DP787857)

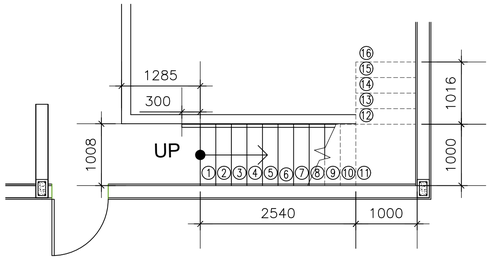
Jackson Environment and Planning Pty Ltd
Strategy | Infrastructure | Compliance | Procurement
A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060
E: admin@jacksonenvironment.com.au
T: 02 8056 1849
W: http://www.jacksonenvironment.com.au

JACKSON ENVIRONMENT AND PLANNING

Client	Lawsan Property Holdings Pty Ltd (Lawsan)
Project	Drill Mud And Oil Water Recycling Plant
Title	Site Plan
Scale	1:200
Source	Jackson Environment and Planning Pty Ltd

102

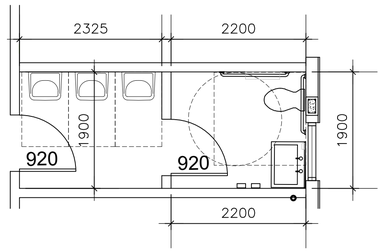
DA



N

APPROVED STAIRCASE PLAN

SCALE 1:50 @ A1



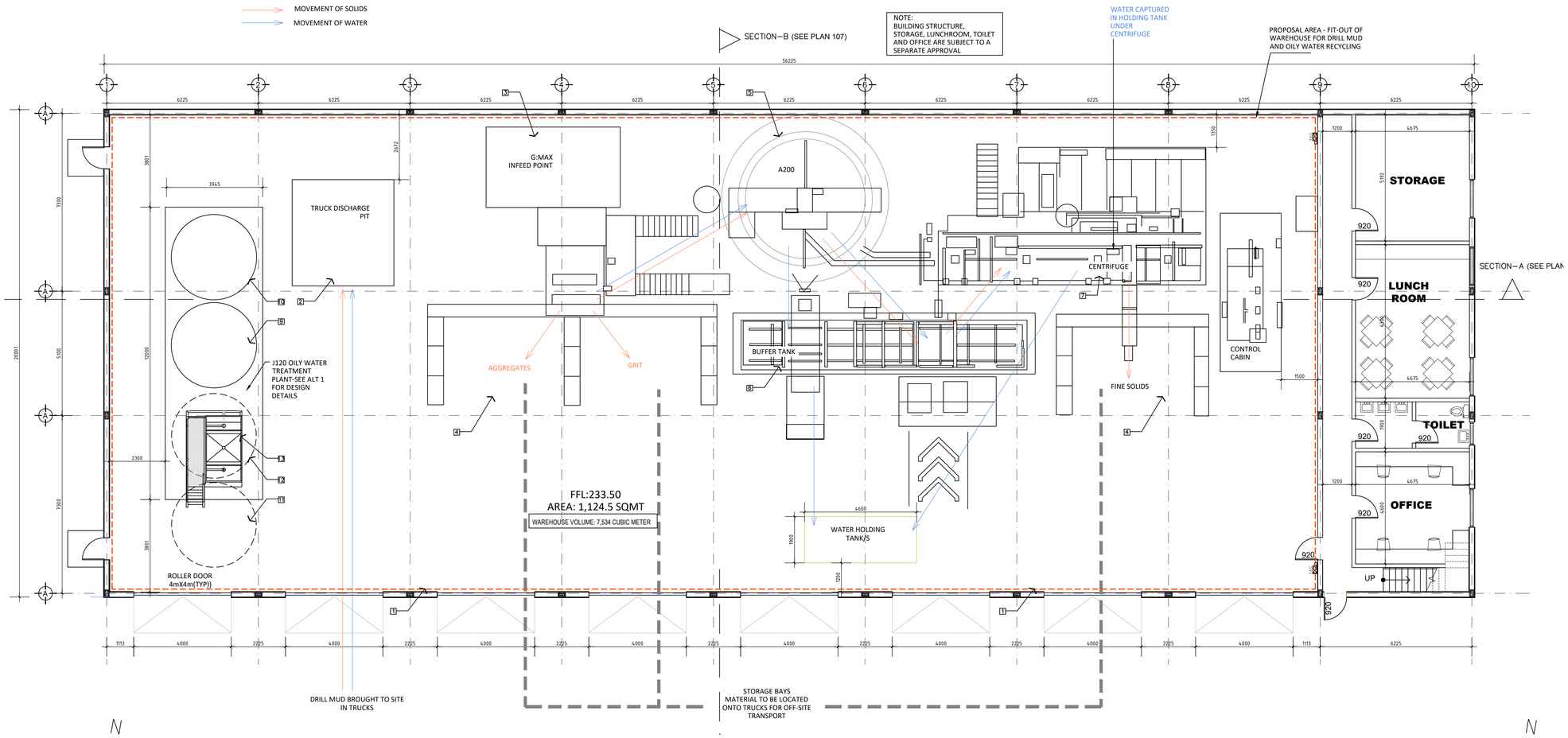
N

APPROVED TOILET PLAN

SCALE 1:50 @ A1

PLAN KEYNOTES

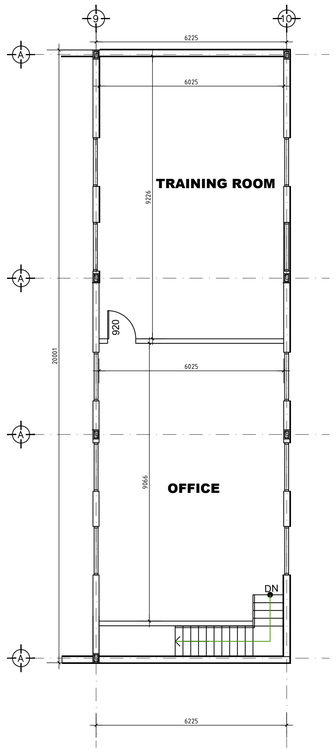
1. 10 MM HIGH CONCRETE BUND AROUND THE ENTIRE INTERNAL AREA OF THE WAREHOUSE (EXCLUDING THE OFFICE AND AMENITIES AREA)
2. TRUCK DISCHARGE PIT - IN-GROUND CONCRETE PIT WITH A MINIMUM CAPACITY OF $50M^3$
3. G:MAX - 5.5M (W) X 3.3M (L) X 6.6M (H). INFEED POINT IS 4.63M HIGH
4. STORAGE BAYS CONSTRUCTED FROM INTERLOCKING CONCRETE BLOCKS. 3M (W) X 3M (D) X 2M (H) (RECEIVES MATERIAL FROM THE G:MAX WHICH HAS A DISCHARGE HEIGHT OF 1.3M)
5. A200 (WATER DOSING UNIT) - 8.1M (W) X 8.1M (L) X 7.5M (H)
6. BUFFER TANK (FOR HOLDING PROCESS WATER PRIOR TO SEWER DISCHARGE) - 2.5M (W) X 12.4M (L) X 4.4M (H)
7. CENTRIFUGE & TANK UNDERNEATH - 2.5M (W) X 12.4M (L) X 5M (H)
8. CONTROL CABIN - 2.5M (W) X 6.5M (L) X 2.7M (H)
9. TREATED WATER TANK 1 (22,700L) - ABOVE GROUND, 3500MM Ø X3000MM HIGH
10. TREATED WATER TANK 2 (22,700L) - ABOVE GROUND, 3500MM Ø X3000MM HIGH
11. BELOW GROUND HEAVY DUTY CONCRETE 20,000L TANK - AUSTRALIAN TANKS ATQ-20KL-TS OR EQUIVALENT - OILY WATER HOLDING TANK 1
12. BELOW GROUND HEAVY DUTY CONCRETE 20,000L TANK - AUSTRALIAN TANKS ATQ-20KL-TS OR EQUIVALENT - OILY WATER HOLDING TANK 2
13. COALESCING PLATE OILY WATER SEPARATOR PLANT 2310MM WIDE X 4101MM LONG



N

PROPOSED WAREHOUSE FLOOR PLAN

SCALE 1:100 @ A1



MEZZANINE LEVEL AREA: 124.5 SQMT

N

MEZZANINE LEVEL FLOOR PLAN

SCALE 1:100 @ A1

Note:The building/parking and hardstand is proposed under a Complying Development Certificate

Date	Plan Number	Proposed Warehouse Floor Plan
04-01-2023	105	134 Somersby Falls Road, Somersby (Lot1, DP787857)

Jackson Environment and Planning Pty Ltd

Strategy | Infrastructure | Compliance | Procurement

A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060
E: admin@jacksonenvironment.com.au
T: 02 8056 1849
W: http://www.jacksonenvironment.com.au

JACKSON ENVIRONMENT AND PLANNING

Client	Lawsan Property Holdings Pty Ltd (Lawsan)
Project	Drill Mud And Oil Water Recycling Plant
Title	Proposed Warehouse Floor Plan
Scale	1:100
Source	Jackson Environment and Planning Pty Ltd

103

DA

FINISH COLOR

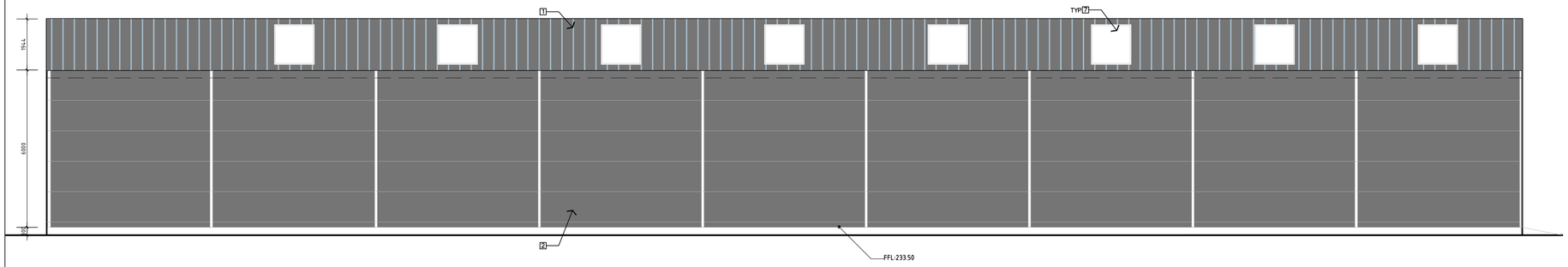
ROOF: SLATE GRAY

WALL: SLATE GRAY

ELEVATION KEYNOTES

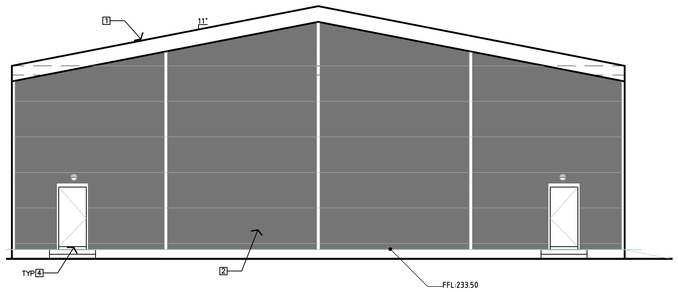
1. CORRUGATED ROOF SHEETING, 0.42 BMT
2. CORRUGATED WALL SHEETING, 0.42 BMT, PAINT TBD
3. STEEL ROLLING DOOR, W 4MTx H4.6 MT
4. CONCRETE LANDING AND STEPS
5. CONCRETE RAMP
6. WATER PROOF EXTERNAL LIGHT
7. CLEAR POLYCARBONATE PANELS TO ALTERNATE WITH COLORBOND TO MAXIMIZE NATURAL LIGHT

WAREHOUSE VOLUME: 7,534 CUBIC METER



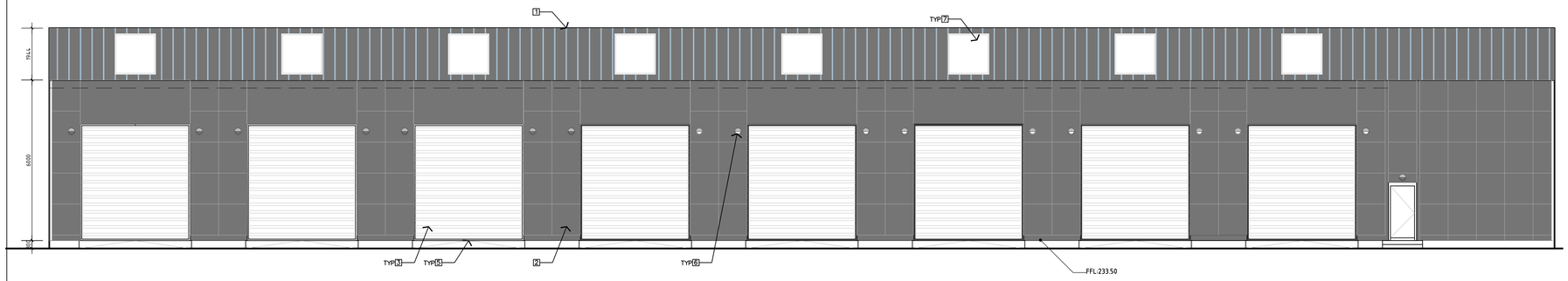
REAR ELEVATION

SCALE 1:100 @ A1



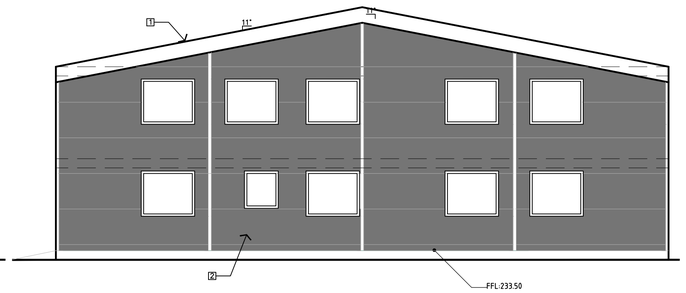
LEFT ELEVATION

SCALE 1:100 @ A1



FRONT ELEVATION

SCALE 1:100 @ A1



RIGHT ELEVATION

SCALE 1:100 @ A1

Note:The building/parking and hardstand is proposed under a Complying Development Certificate

Date	Plan Number	Elevations
04-01-2023	106	134 Somersby Falls Road, Somersby (Lot1, DP787857)

Jackson Environment and Planning Pty Ltd

Strategy | Infrastructure | Compliance | Procurement

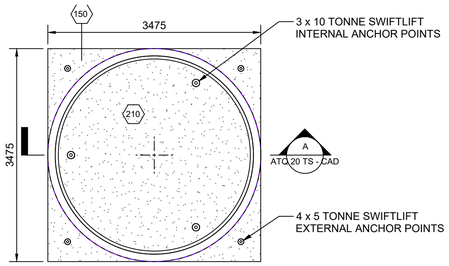
A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060
E: admin@jacksonenvironment.com.au
T: 02 8056 1849
W: http://www.jacksonenvironment.com.au

JACKSON ENVIRONMENT AND PLANNING

Client	Lawsan Property Holdings Pty Ltd (Lawsan)
Project	Drill Mud And Oil Water Recycling Plant
Title	Elevations, Sections
Scale	1:100
Source	Jackson Environment and Planning Pty Ltd

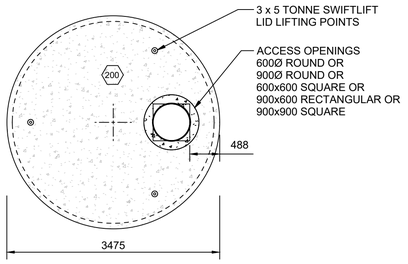
104

DA



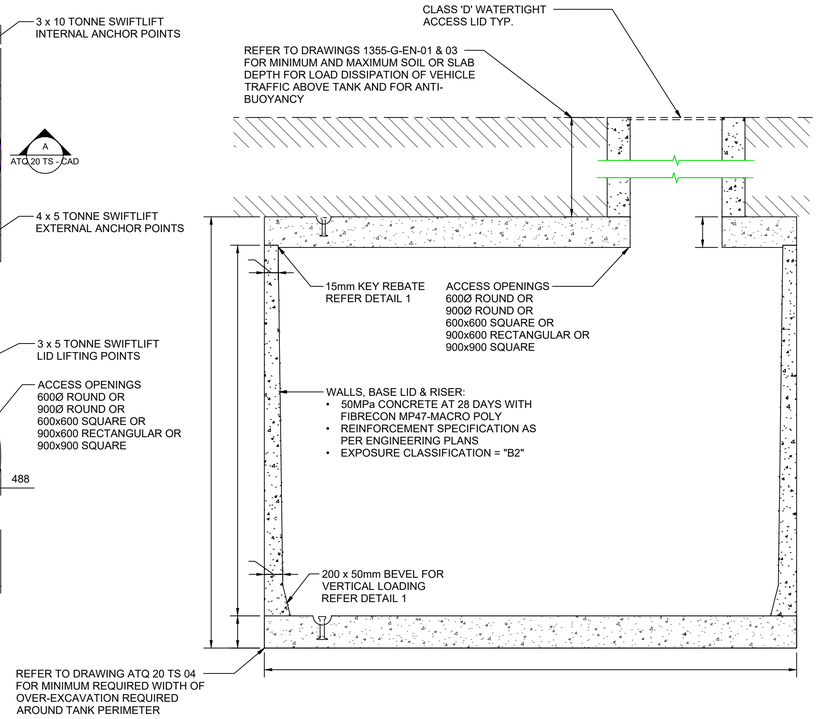
TANK BASE - ATQ-20KL

SCALE 1 : 50



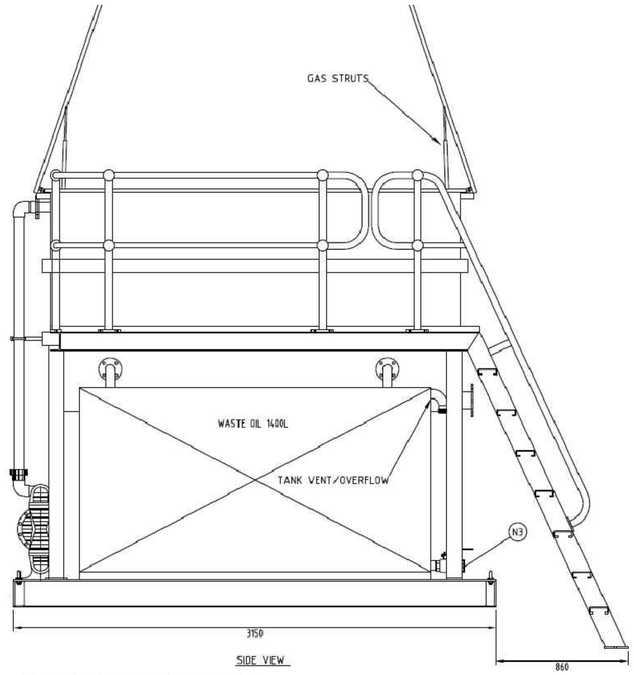
TANK LID - ATQ-20KL

SCALE 1 : 50



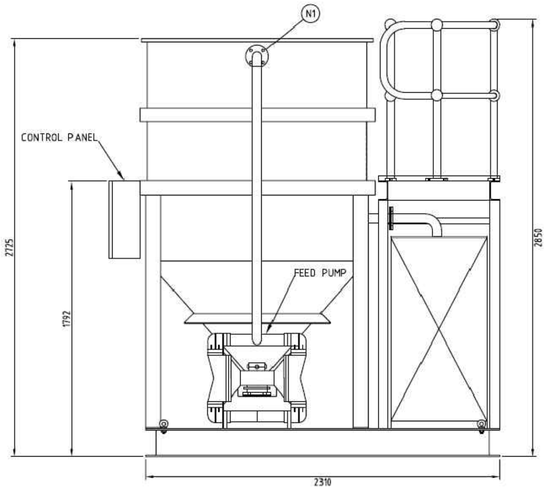
TYPICAL TANK - ATQ-20KL - SECTION A

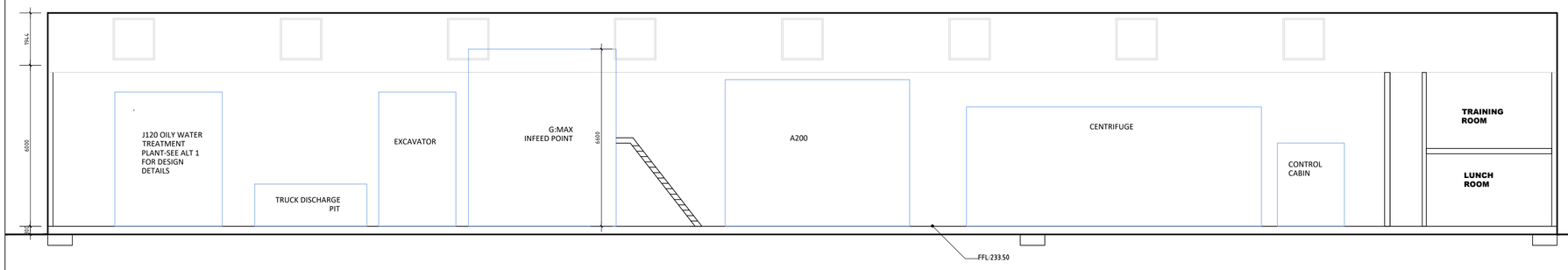
SCALE 1 : 20



COALESING PLATE SEPARATOR

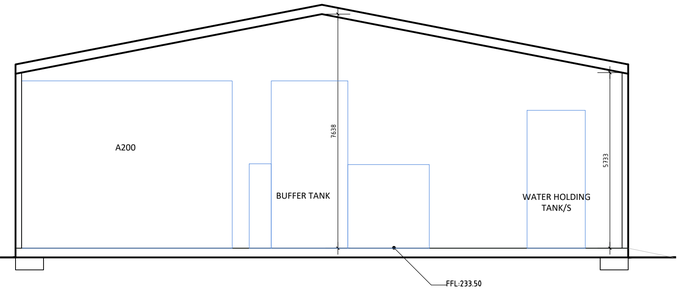
SCALE 1 : 20





SECTION-A

SCALE 1:100 @ A1



SECTION-B

SCALE 1:100 @ A1

Note:The building/parking and hardstand is proposed under a Complying Development Certificate

Date	Plan Number	Elevations
04-01-2023	106	134 Somersby Falls Road, Somersby (Lot1, DP787857)

Jackson Environment and Planning Pty Ltd

Strategy | Infrastructure | Compliance | Procurement

A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060
E: admin@jacksonenvironment.com.au
T: 02 8056 1849
W: http://www.jacksonenvironment.com.au

JACKSON ENVIRONMENT AND PLANNING

Client	Lawsan Property Holdings Pty Ltd (Lawsan)
Project	Drill Mud And Oil Water Recycling Plant
Title	Sections, Typical Tank details
Scale	1:100
Source	Jackson Environment and Planning Pty Ltd

105

DA

Appendix 2 – Social Impact Assessment Worksheet

Social Impact Assessment (SIA) Worksheet

Project name: Drill Mud and Oily Water Recycling Facility

PROJECT ACTIVITIES	CATEGORIES OF SOCIAL IMPACTS	POTENTIAL IMPACTS ON PEOPLE		PREVIOUS INVESTIGATION OF IMPACT		CUMULATIVE IMPACTS		ELEMENTS OF IMPACTS - Based on preliminary investigation				
Which **project activity / activities** could produce social impacts ?	what **social impact categories** could be affected by the project activities	What impacts are likely, and what concerns/aspirations have people expressed about the impact? Summarise how each relevant stakeholder group might experience the impact. NB. Where there are multiple stakeholder groups affected differently by an impact, or more than one impact from the activity, please add an additional row.	Is the impact expected to be **positive or negative**	Has this impact previously been investigated (on this or other project/s)?	If "yes - this project," briefly describe the previous investigation. If "yes - other project," identify the other project and investigation	Will this impact combine with others from this project (think about when and where), and/or with impacts from other projects (cumulative)?	If yes, identify which other impacts and/or projects	Will the project activity (without mitigation or enhancement) cause a material social impact in terms of its: You can also consider the various magnitudes of these characteristics				
								extent i.e. number of people potentially affected?	**duration** of expected impacts? (i.e. construction vs operational phase)	**intensity** of expected impacts i.e. scale or degree of change?	**sensitivity** or vulnerability of people potentially affected?	**level of concern/interest** of people potentially affected?
Construction of the facility	access	Minor impacts to traffic flow may occur as trucks enter or exit the site during construction	Negative	No		No	Not required	No	No	No	No	No
Operation of the facility	livelihoods	Creation of direct employment opportunities. Indirect benefits from employee wages being spent with local businesses. Provision of a service not currently available in the region - reduce costs associated with transport of waste materials.	Positive	No				No	Yes	No	Yes	Yes
Operation of the facility	health and wellbeing	Operation of equipment and truck movements have potential to generate noise and vibration impacts	Negative	Unknown		Unknown		No	Yes	No	No	No
Liquid waste recycling	health and wellbeing	Potential odour impacts from processing of hydrocarbons	Negative	No		Yes		No	Yes	No	Yes	Yes
Transport of waste materials and resulting products	access	The proposal will increase truck movements on Somersby Falls Road to the east of the site. Impacts will not occur within a residential area	Negative	No		Yes	A large industrial development is currently under construction at 110 Somersby Falls Road and increased truck movements from the proposal will combine with those of other existing businesses.A 5-Lot industrial subdivision has been approved at 125 Somersby Falls Rd (across from the Site)	No	Yes	No	Yes	No
Transport of waste materials and resulting products	health and wellbeing	Greenhouse gas emissions from vehicle movements contribute to climate change	Negative	Unknown		Yes	All surrounding operations generate greenhouse gases as part of their operations and associated vehicle movements	Yes	Yes	Yes	Yes	Yes

INSERT NEW ROWS ABOVE THIS ROW

Social Impact A Date: 28/03/2023

CATEGORIES OF SOCIAL IMPACTS	ASSESSMENT LEVEL FOR EACH IMPACT				PROJECT REFINEMENT	MITIGATION / ENHANCEMENT MEASURES
what **social impact categories** could be affected by the project activities	Level of assessment for each social impact	What methods and data sources will be used to investigate this impact?			Has the project been refined in response to preliminary impact evaluation or stakeholder feedback?	What **mitigation / enhancement measures** are being considered?
		Secondary data	Primary Data - Consultation	Primary Data - Research		
access	Not relevant	Not required	Not required	Not required	No	Standard construction traffic management procedures to be implemented
livelihoods	Detailed assessment of the impact	Required	Broad consultation	Targeted research	No	Nil - the proposal will provide a new service to the region, create jobs, and provide recycled goods for beneficial reuse within the local area
health and wellbeing	Minor assessment of the impact	Required	Limited - if required (e.g. local council)	Not required	No	A traffic impact assessment will be completed and will include development of a traffic management plan
health and wellbeing	Detailed assessment of the impact	Required	Broad consultation	Targeted research	No	An air quality impact assessment will consider potential odour impacts. Modifications or mitigation measures will be determined and the proposal will be adjusted accordingly.
access	Detailed assessment of the impact	Required	Broad consultation	Targeted research	No	The proposed facility is consistent with the intent of land use and objectives for the Somersby Industrial Park. Increased truck volumes are to be expected given the zoning of the land. The impacts will occur within the industrial zone. Residents within the surrounding area will maintain access to the main transport routes without passing through the industrial area. A traffic impact study will consider any required mitigation measures and traffic management procedures will be implemented to minimise impacts.
health and wellbeing	Detailed assessment of the impact	Required	Broad consultation	Targeted research	No	Best practice control measures, including cleaner emission vehicles, will be implemented where possible. The proposal will reduce emissions by providing a local facility for the processing of the wastes, reducing the requirements for transport.