Proposed Expansion of an Existing Resource Recovery Facility
Fact Sheet

About the Development

Economy Waste Group Pty Ltd (Economy Waste) are proposing to upgrade and expand their existing facility at 30 Nells Rd, West Gosford NSW 2250. The Facility currently receives and recovers 30,000 tonnes per annum of Construction and Demolition (C&D) waste and Commercial & Industrial (C&I) waste, with the Proposal seeking to increase this to 300,000 tonnes per annum. This will enable the recycling needs of builders and developers within the Central Coast Region to be met. The Site also proposes to receive Potential Acid Sulfate Soil (PASS) to the Site for temporary storage within hooklift bins. PASS will then be transported off-site to a licensed facility.

To support the proposed upgrades and expansion, the operating area of the Facility will include the adjacent land at 38 Nells Road, West Gosford, creating a larger operational area.

All waste receival and sorting activities will occur within the Tip and Spread Building. Upgrades to the Facility will be designed to meet environmental best practices by helping reduce or minimise impacts on noise, air quality and traffic.

Previous consultation with neighbours regarding this Proposal was completed in November and December 2024 during the preparation of the Scoping Report. Findings from this have been considered within the preparation of the Environmental Impact Statement. Since then, the Secretary's Environmental Assessment Requirements (SEARs) have been received, with these issued on 14 April 2025 (SSD-81129958). Within the SEARs is the requirement for consultation with neighbours. This round of consultation forms part of the preparation of the Environmental Impact Statement (EIS).

The Proposal will create 25 new full-time jobs, helping to support local employment and economic growth within the region.

The Proposal will occur in two stages. Stage 1 involves the construction of elements to enable the Site to increase recycling operations from the existing 30,000 tonnes per annum to 100,000 tonnes per annum. Stage 2 will require minor construction works to enable the recycling operations to increase from 100,000 tonnes per annum to 300,000 tonnes per annum.

There will be a series of construction works and upgrades required to support the proposed expansion of the existing Resource Recovery Facility. Construction works required during Stage 1 include the construction of a new site entry, a new above ground weighbridge, new truck wheel wash, new sealed asphalt parking area, a three-sided Tip and Spread Building, upgrades to the on-site stormwater detention system and provision of a stormwater treatment process, concrete storage bays and perimeter landscaping. Stage 2 includes the sealing of all operational areas with a concrete hardstand, installation of second weighbridge and construction of an awning over the existing waste sorting plant.

C&D and C&I waste is sorted, processed, stored and dispatched within eight (8) functional areas on the Site, these being:

1 Tip and Spread Building

A three-sided building that will enable the tipping and sorting of C&D and C&I waste materials in an indoor environment.

2 Primary Sorting Area

C&D and C&I waste tipped into the Tip and Spread Building will be inspected and sorted into separate bins and storage bays.

3 Secondary Processing Area

This involves the sorting, screening and size reduction of C&D and C&I waste to produce different recovered material products. Products include residual waste (light), residual waste (mixed), ferrous metals, engineered timber, plasterboard, clean timber, concrete, brick & tile and recovered fines.

4 Concrete Aggregate and Mulch Production

Concrete, bricks and tiles will be processed in a concrete crusher and woody garden organics and sorted clean timber will be shredded to produce mulch. Both materials will be stored in separate bays along the western or northern Site boundary.

admin@jacksonenvironment.com.au
02 8056 1849

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5 Recovered Fines / Residual Soils

All recovered fines / residual soils resulting from processing activities will be stored in separate bays along the western Site boundary

6 Product Storage and Dispatch

Recovered products will be stored in concrete storage bays along the perimeter of the Site in batches, with bays constructed in accordance with the FRNSW's *Fire Safety in Waste Facility Guidelines* (2020). Trucks will collect the recovered products from the designated bays for removal from Site. PASS will be stored within hooklift bins located within a concrete storage bay along the western Site boundary.

7 Handling and Management of PASS

PASS will be temporarily stored in hooklift bins located within a concrete storage bay along the western Site boundary

8 Cardboard Baling Area

The north-eastern corner of the Tip & Spread Building will be where the cardboard baling area is located.

Stage 1

The Proposal will involve efficient use of the existing site and alignment of operations with environmental best practice. Site upgrades in Stage 1 will include:

- An increase in the operating area of the facility from 7,890m^2 (30 Nells Rd) to 24,570m^2 (30 and 38 Nells Rd combined);
- Both 30 and 38 Nells Rd will be operated as one integrated operation;
- Clearing of selected vegetation on the Site;
- Bulk earthworks to create a more uniform, flatter gradient across the Site;
- Construction of a new site entry for trucks entering the site on 38 Nells Rd, and closure of the site entry into 30 Nells Rd. A sliding gate is to be installed at the entry of 38 Nells Rd to improve site security;
- Construction of one new 20m above ground weighbridge with a weighbridge office at the entry to 38 Nells Rd to provide one integrated entry and exit point to the upgraded facility. The existing weighbridge on 30 Nells Rd will be decommissioned;
- Construction of a new above ground wheel wash at the end of the weighbridge to ensure only clean vehicles leave the Site;
- Construction of a new sealed asphalt parking area with 26 spaces for staff, visitors and contractors along the site entry to 38 Nells Rd;
- Construction of new levels across 38 Nells Rd to integrate with the 30 Nells Rd site;
- Construction of a three-sided building (referred to as the Tip and Spread Building) and hardstand for the waste inspection operations (tip and spread) and primary sorting. The shed will contain bins for non-compliant waste. A series of skip bins for sorted waste materials will be provided in the building. The building will be fitted with a ceiling mounted misting system for dust suppression;
- Installation of a 100 kW solar collection array on the roof of the Tip and Spread Building to supply the plant with clean electricity and off-set grid electricity requirements;
- Installation of a conveyor from the Tip and Spread Building directly into the input hopper of the existing waste sorting plant to improve operational efficiency;
- Skip bin storage area on a concrete hardstand near the car parking area;
- The existing outdoor processing area on 30 Nells Rd will be converted into a Timber Shredding and Product Manufacturing Area, supported by a series of concrete block (or similar) storage bays for sorted woody garden organics, mulches, sorted timber, engineered timber and residual waste. Product blending and mixing, including timber shredding, will occur in the central area of 30 Nells Rd. Product storage bays will be provided with a concrete hardstand and bay mounted sprinklers for dust suppression;
- Upgrades to the on-site stormwater detention system on 30 Nells Rd, including the provision of a series of below ground gross pollutant traps to improve stormwater quality;
- Provision of below ground storage of stormwater runoff, an aboveground membrane filtration plant with UV-disinfection and a below ground clean water storage for re-use of water for dust suppression across the Site;
- Sealing of the operational pad of the Timber Shredding and Concrete Crushing area with a geotextile membrane overlaid with road base to provide a flexible handstand and to protect underlying soils;
- Construction of a concreted internal access road along the eastern side of 30 Nells Rd connecting to 38 Nells Rd;
- Construction of a series of concrete block (or similar) storage bays with a concrete floor along the perimeter of 38 Nells Rd for the storage of metals, tyres, plasterboard, engineered timber, clean timber, concrete, brick & tile, excavated natural material, residual waste and PASS. Concrete bays will be fitted with mounted sprinklers for dust suppression.
- Sealing of the operational pad of the Load Out Area with a geotextile membrane overlaid with road base to provide a flexible handstand and to protect underlying soils;
- Installation of a site office with lunchroom and staff amenities;
- A dedicated area for manufacturing of concrete gravity blocks; and
- Upgrades to the perimeter landscaping around 30 Nells Rd and 38 Nells Rd.

Stage 2

The following construction works will be required as part of Stage 2 to enable recycling to increase above 100,000 tonnes per annum:

- Sealing of all operational areas with a heavy-duty concrete hardstand;
- Installation of a second 20m above ground outbound weighbridge to improve traffic flow and efficiency across the site; and
- Construction of an awning over the outdoor elements of the existing waste sorting plant located on the existing site at 30 Nells Rd. This will provide all weather protection for the existing waste sorting plant.

The efficient use of the current site will avoid the need to establish a new facility to cater to the growing need for recovering resources from C&D wastes.

Will smelly or hazardous wastes be received?

No. The site does not receive any odorous or hazardous waste on site.

All receival activities will be in the Tip & Spread Building and load out areas will be directly from the bays.

No other materials will be accepted on-site. Hazardous materials will be immediately sent off-site to a licensed disposal facility.

Current status of the project

Economy Waste is seeking feedback from the community on the Proposal prior to the lodgement of the Development Application.

The feedback received from the community will be included in the Development Application.

Why is the project being proposed?

The Site is located on the edge of the West Gosford Industrial Estate on E4 General Industrial zoned land, which is compatible with the Proposal.

The Proposal aims to provide much needed recycling capabilities that will divert C&D and C&I waste from landfill within the Central Coast Region. With increasing demand for C&D and C&I waste recycling services, the proposed expansion of the existing Facility is well placed to service the recycling needs of the Central Coast area.

By reducing volumes of waste going to landfill, and so reducing the amount of raw material required, the circular economy is supported. This aids the NSW government's sustainability goals.

The development will assist in creating jobs and boost the economic growth within the Central Coast.

Will neighbours be affected?

The Site is surrounded by industrial and commercial businesses along the southern and eastern boundaries. With the proposed acoustic walls and appropriate measures implemented, the impact of operational activities on neighbouring businesses is expected to be low.

There are no residential properties within 500m of the Site, with the two closest residential zoned areas located over 1km away. An R2 – Low Density Residential zoned area is located ~1.17km north-east of the Site and an R1 – General Residential zoned area is located ~1.23km south-east of the Site. Given the distance, there are no impacts expected to residents as a result of this Proposal.

A detailed Environmental Impact Statement is currently being prepared to evaluate in detail how the Proposal will impact traffic and access, hazards and risks, noise, air quality, hydrology, soils and water, waste, biodiversity, heritage and visual amenity issues.

The air quality, noise and vibration and traffic impact assessments have assessed likely impacts resulting from the Proposal during the construction and operational phases. All assessments determined the Proposal would not have any impacts on the surrounding area.

The air quality impact assessment predicted no exceedances resulting from the Proposal for fine dust particles ($PM_{2.5}$, PM_{10}), Total Suspended Particulate (TSP) and dust during Stage 1 or Stage 2 of the Proposal.

The noise and vibration impact assessment determined that with the recommended mitigation measures implemented, the Proposal is not expected to adversely impact the nearby sensitive receivers. Mitigation measures include equipment commissioned to not exceed sound power level limits, on-site mobile plant and trucks to be fitted with a 'squawker' type reversing alarm, acoustic insulation of the Tip and Spread Building and all vehicles, plant, and equipment to be regularly maintained and serviced.

The traffic impact assessment assessed the increase in traffic flows from the Proposal using the SIDRA program, with the assessment determining that the projected traffic generation will not result in any unacceptable traffic implications on the surrounding businesses, residents or the local road network. Parking and vehicle turning paths will also be assessed to design management plans. The largest vehicle expected on site is a 19m Truck and Dog.

Access to the Site will be from Nells Road, with the proposed construction of a concreted internal access road along the eastern side of 30 Nells Rd connecting to 38 Nells Rd. This is the only access to the Site.

admin@jacksonenvironment.com.au
02 8056 1849

Vehicles will get to and from site from Central Coast Highway using Manns Road and Nells Road. This route avoids all residential areas and is expected to result in negligible impacts on surrounding areas.

No impacts on residential dwellings are expected due to the distance from the Site and measures for control of dust and noise.

How will the local environment be protected?

The design of the development proposes several sustainability initiatives to protect the local environment. These are:

- Acoustic walls along the perimeter to reduce noise impact;
- Tip & Spread Building to be provided with dust suppression during tipping;
- Sorting of materials received onsite will be separated inside the Tip & Spread Building and Picking Station to reduce noise and dust impacts of the operations. Dust control systems will be installed in the Tip & Spread Building that are compliant with the NSW EPA requirements;
- Firefighting equipment and systems are installed to comply with the NSW Fire and Rescue guidelines;
- Utilise water sensitive urban design features to reduce peak hydraulic flows;
- Stormwater runoff will be captured, treated and re-used;
- Full dust suppression system installed across all processing and product storage areas;
- Regular maintenance of all hard surfaces;
- On-site stormwater and erosion control measures will ensure that all stormwater is captured, treated and (where possible) reused on-site; and
- Hardstand areas will be constructed on site to mitigate the risk of leachate from operational activities. Road base hardstand with a geotextile fabric underlay is proposed during Stage 1 and concreted surface is proposed during Stage 2 of the operations to provide appropriate levels of protection to the groundwater.

What will the operation look like?

Enhanced landscaping will be provided along the southern and western boundary of the Site.

Most operational activities will occur within the newly proposed Tip and Spread Building. Most storage of recovered products will be within designated concrete bays located along the perimeter of the Site. PASS will be stored in hooklift bins located within a concrete bay along the western Site boundary.

The Tip and Spread building is proposed to be constructed using neutral, recessive colour palettes to ensure visual impacts are minimised.

The operational impact of the Proposal is expected to be negligible.

How Will the Project Benefit the Local Community?

The development will assist in creating twenty-five (25) jobs in the West Gosford area, boosting the local economy. The project will inject more than $3 million into the local economy during construction.

Additionally, The Economy Waste Group Resource Recovery Facility will provide cost effective recycling services for builders and the community, creating jobs and will help in reducing our dependence on landfills.

Who is Assessing the Application?

The Proposal is considered a State Significant Development and will therefore be assessed by the NSW Minister of Planning.

Want More Information?

More information can be found at the JEP Environment & Planning Website, www.jacksonenvironment.com.au

How to Provide Feedback

You can provide your feedback about the Proposal by contacting JEP Environment & Planning via:

E: admin@jacksonenvironment.com.au

T: 02 8056 1849

We greatly appreciate your feedback on this project which will benefit both the environment and the local economy.