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O/N H-1589385

**INDEPENDENT PLANNING COMMISSION**

**VIRTUAL SITE INSPECTION**

**RE: KARIONG SAND AND SOIL SUPPLIES FACILITY PROJECT**

**PANEL:** **DIANNE LEESON (Chair)**  
**PETER COCHRANE**

**ASSISTING PANEL:** **BRADLEY JAMES**  
**PHOEBE JARVIS**

**APPLICANT:** **ERIC DAVIS**  
**DR MARK JACKSON**

**LOCATION:** **VIA VIDEO CONFERENCE**

**DATE:** **8.59 AM, MONDAY, 25 OCTOBER 2021**

MS D. LEESON: Good morning. We'll start the formalities, and, good morning, and before we begin I would like to acknowledge the traditional custodians of the land on which we variously meet today as well as the traditional custodians of the land on which the project site is located, the Darkinjung people. I would like to pay  
5 my respects to their elders past, present and emerging. And I'm actually on Gadigal land, as my welcome. Welcome to the virtual site inspection for the Kariong Sand and Soil Supply facility, project SSD-8660, which is currently before the Commission for determination. My name is Dianne Leeson. I'm the chair of this Commission panel.

10 I am joined by my fellow Commissioner Peter Cochrane. We form the Commission panel appointed to this application. We're being assisted today by Brad James and Phoebe Jarvis from the Office of the Independent Planning Commission. Davis Earthmoving & Quarrying Proprietary Limited, the applicant, proposes the  
15 construction and operation of a resource recovery facility and a building products and landscaping supplies facility at 90 Gindurra Road, Somersby, located in the Central Coast local government area. The purpose of the virtual site inspection is for the Commission to gain an understanding of the site, including its location, layout and its physical attributes.

20 This meeting is not an opportunity to make a submission to the Commission. Submissions should be made via our website or at the public meeting for the case. It's important for the Commissioners to ask questions of attendees and to clarify issues whenever it is considered appropriate. If you are asked a question and you are  
25 not in the position to answer, feel free to take the question on notice and file any additional information in writing which we'll – which we'll then put up on our website. In the interest of openness and transparency and to ensure the full capture of information, today's virtual site inspection is being recorded and a complete transcript will be provided and made available on the Commission's website, along  
30 with the applicant's presentation material.

I request that all applicants – all members here today introduce themselves before speaking for the first time and for all members to ensure that they do not speak over the top of each other to ensure the accuracy of the transcript. We will now begin.  
35 So, Peter, you might stick your hand up so that Mark and Eric can identify you. So  
- - -

MR P. COCHRANE: Good morning, Eric and – and Mark. Yes. Peter – Peter Cochrane, one of the Commissioners. Nice to meet you. Looking forward to  
40 actually possibly seeing you in person.

MS LEESON: Indeed. And, Mark and Eric, you've probably met one way or another Brad and Phoebe, who are working on the case in the Commission. So, look, thanks for that. This is the first virtual inspection that I've done, and I'm not sure  
45 about you, Peter, whether it's the first one you've done.

MR COCHRANE: It is too.

MS LEESON: Well, I agree with Peter. We'd be keen to come up and actually see it in real, perhaps when we get some more restrictions and – we've got an agenda for this morning, which will – we've – we've started with the opening statement. We've  
5 asked you to help us on a site inspection with some electronic materials and basically to take us through the characteristics of the site and surrounding landform, the neighbouring receivers, access including truck movements, stage 1 existing approvals, an overview of the proposed infrastructure on site, the Melaleuca cluster,  
10 and the location of any mitigation measures.

So I think that's all been cleared with Brad before and that will be covered in your presentation. So we might hand across to you, unless you've got any queries before we start as to how we want to go along. Peter and I will ask questions along the way,  
15 as we would if we were out on site, and I think we're also very relaxed for Brad and Phoebe, if they have any issues or questions that the Commissioners should be – should be brought to our attention, then I'm very happy for them to – to raise any issues as well on our behalf. So with that, we might hand across to Mark and Eric to take us through the presentation.

20  
DR M. JACKSON: Fantastic, Commissioner Leeson and Commissioner Cochrane. Thank you for that introduction. So we'll try and keep it, sort of, fairly informative and informal today. We put together a reasonable amount of background to – to have a virtual site inspection. This is the first one, I guess, for Eric and I that – that  
25 we've done too. So we'll – we'll certainly give that a – a try. So just by way of introduction first, I guess, then we'll – then we'll open the presentation, my name is Mark Jackson. We've led the planning and some investigation process for this project for Davis Earthmoving & Quarrying and been – we've been really pleased to have the opportunity to – to have this, sort of, discussion and briefing with – with the  
30 Commission today. Maybe, Eric, do you want to give yourself a little introduction and then we'll get into the presentation.

MR E. DAVIS: Yes. So I'm Eric Davis. I'm the CEO of Davis Earthmoving. We're a family business. It was my father and myself and – and my mother but my  
35 father passed away three and a half years ago, so, yes, I'm left to – to go through this, you know, on my own, but, yes, we're getting there. We do recycling for councils throughout New South Wales – green waste, concrete – brick and concrete and C and D. We have council contracts. The main reason for this site is so that we can do it ourselves and – and – and we think we can do it better than other sites, so this is our  
40 opportunity to run our own site rather than do it for other people, which is what we've been doing for the last 20 years. That's where we're at, so, yes. So – okay.

MS LEESON: Thanks, Eric. And – and - - -

45 MR DAVIS: Thanks, Mark.

MS LEESON: - - - if we – if we do need to ask questions directly of you, some of your audio was a little bit shaky there so I might ask you if that continues - - -

MR DAVIS: Yes.

5

MS LEESON: - - - just to turn your camera off, so let's – let's see how you go, but the – that would – that would be the reason if I do ask you.

MR DAVIS: Yes. Let me know. I can switch to the phone. The internet in our office is not amazing, but just let me know and I'll go across to my – to my mobile.

10

MS LEESON: Okay. Thanks, Eric. Thank you.

DR JACKSON: Okay. Well, we'll just share our screen now, if that's okay. So there we go. So fingers crossed everyone can see the shared, sort of, screen now.

15

MS LEESON: Yes. Thanks, Mark.

DR JACKSON: Okay. Okay. Well, without a further – further ado, thank you for the opportunity to – for the applicant to provide a – a virtual, sort of, site inspection. So we'll do our best to give the Commission a good understanding of – of the site, what is proposed, and how some of the – the key matters have been addressed as part of the planning application. So – so this presentation will be a double act with myself and Eric providing – providing the – the presentation. As – and as I said, any questions feel free to ask them as we go. Often that's the best time to actually ask a question when we're actually dealing with the matter directly. So without further ado I'll just go to the next slide.

20

25

MS LEESON: Just before you do, Mark, is that a – a real photo or a – or a graphic representation?

30

DR JACKSON: Yes. Sorry. It – it is a graphic representation of the – of the site. And we actually did this for a whole series of community, sort of, information sessions we ran before the – the warehouse was built. So we'll actually present some – some actual photos, Dianne, if that's okay - - -

35

MS LEESON: That's fine. Thank you.

DR JACKSON: - - - as part of the presentation, but that is basically what the finished development will look like from Gindurra Road, looking in - - -

40

MS LEESON: All right. Thank you for correcting me on the pronunciation. It's Gindurra, is it?

DR JACKSON: That's correct.

45

MS LEESON: Okay. Thank you. Thank you.

DR JACKSON: No. That's all right. So without further ado, in terms of the scope of the presentation we've tried to structure this to cover the key points in the agenda. So we'll – we'll provide a little bit of background in relation to the applicant and the project need. We'll have a look at the characteristics of the site and the surrounding  
5 landform, neighbouring receivers. We'll focus then on site access, including truck movements. We'll cover the stage 1 existing approvals which are already in place on the property. Then we'll have a look at the proposed infrastructure and the proposed development, then we'll, sort of, move into a high level, sort of, summary of the key mitigation measures that will be employed to obviously protect the environment and  
10 – and people living in – in the area.

And we'll have a look at the biodiversity matter, particularly with regard to the vulnerable species which are being conserved on – on the site, dealing with the Melaleuca biconvexa area on – on the site, and then we'll have a look at the proposed  
15 stage increase and operation. So I understand the Commissioners are interested in understanding that a little bit better so we've added another slide on that. And then if it's okay, then we'll finish off with any additional Q and As for the session.

MS LEESON: Okay. Thank you.  
20

DR JACKSON: Okay. So a little bit about the applicant. I think Eric has also provided a bit of an introduction in – in relation to the business. So broadly speaking, this proposed development will provide Davis Earthmoving & Quarrying with that permanent recycling facility to really boost recycling services on – on the  
25 Central Coast. They're a family company with a long history in recycling and a commitment to – to good environmental practice and – and good business practices as well. The company employs – is it 50 people, Eric, or a few more now?

MR DAVIS: No. We're at – we're in the forties at the moment because of COVID  
30 and stuff, yes. At the moment, yes.

DR JACKSON: Yes. Okay. And this proposed development will create a further 20 permanent ongoing jobs too, so your payroll will certainly go up a bit, Eric - - -

MR DAVIS: That's correct.  
35

DR JACKSON: - - - potentially post approval. So a little bit about the project need for – for the Commission. Look, this is presented in the EIS and the supporting documentation, but basically there is not a lot of recycling facilities for this type of  
40 building material on the Central Coast. In the Central Coast and Hunter the recycling rates are stubbornly low, about 44 per cent on – on a weight basis. And as you're aware, the New South Wales Government has a recycling target of 80 per cent for now household, business and construction waste by 2030. So there's a lot of heavy lifting to be done by the industry to help reach that target and more infrastructure is –  
45 is certainly required.

So this proposed development will contribute an additional 200,000 tonnes per annum of recycling capacity, yet there's still a requirement for more than 460,000 tonnes per annum, that is, for the recycling of construction waste to meet that target. And that doesn't include the additional 250,000 tonnes per year of household waste which also needs to be recycled too on – on the Hunter and Central Coast. So, yes, there's quite a lot of progress to be made to get anywhere near the New South Wales Government's 80 per cent target. And one of the key - - -

MS LEESON: So the four hundred – can I just interrupt there. Sorry.

DR JACKSON: Sure.

MS LEESON: The 461,000 tonnes of recycling construction that – that will clearly be coming from construction sites and private contractors or developers and builders.

DR JACKSON: That's correct.

MS LEESON: The council recycling – that's a contract that you've got with the councils, is it, for their recycling facilities and you'll – you'll take product from both.

MR DAVIS: At the moment – sorry, Mark. I'll – I'll – I'll - - -

DR JACKSON: No, no. You go, Eric. That's fine.

MR DAVIS: The current recycling contracts that we have are for councils outside of the Central Coast region. So we do recycling in Canberra, Port Macquarie, Wagga, Wauchope. You name it, we're recycling the small rural towns at the moment. We're in Armidale today. We're all over New South Wales. That doesn't reflect on this site. That – they're independent contracts. I was more telling you about that to show you that our company is experienced in recycling. You know, we're working all over the state. It – it won't affect this. It won't help with – with the Central Coast.

MS LEESON: Thanks, Eric.

MR DAVIS: Yes.

DR JACKSON: Okay. Yes. Thanks, Eric. And – and just the – the final, sort of, point on this slide, we've certainly highlighted this in all the community engagement work, is that recycling creates jobs. And these statistics are from the Federal Government in relation to work they did with the national waste action plan. So recycling creates 9.2 jobs on average per 10,000 tonnes of waste recycled and that includes direct and indirect jobs, whereas putting it in a landfill only creates 2.8 jobs per 10,000 tonnes of waste disposed. So recycling's not only good for the environment but also good for jobs and the – and the economy. Okay. Let's have a look at the site now and – and the surrounding landform.

So just a brief summary here, Commissioners. So the – the site is located on the eastern side of the Somersby Industrial Estate, and we'll have a look at a map in just a moment. It's zoned IM1 General Industrial. Now, this site has had a reasonably long history. It was originally approved as a sand and metal recycling facility in 1992 and it's been in operation since then; however, in the last – is it five or six years, Eric – there hasn't been much activity in terms of use of the site for that activity, has there?

10 MR DAVIS: That's right. So I'll just butt in here, Mark, again.

DR JACKSON: Yes.

15 MR DAVIS: We're – the site – in 1992 the site was approved, as you can see, for sand and metal recycling, but that wasn't done by us. We – we took over the site five years ago and it wasn't in the state that we'd like to run the site. It was badly rundown and the guys who were running it were quite rogues. They had no – no environmental practices in place. So we more or less wound the business back and then put in for what we would like to do and do it properly, which is the – the SSD you've got in front of you. So, yes. Okay.

20 DR JACKSON: Thanks, Eric.

MR DAVIS: Thanks, Mark.

25 DR JACKSON: That's all right. So the total lot has an area of 10.8 hectares and it's an elongated rectangular shape and it's bound by Gindurra Road in – in the north and – and a local road referred to as Kangoo Road to the south. It's important to note – the – the whole site has not been developed, only the front six – just over six hectares is – is to be developed as part of the proposal and the remaining just under five  
30 hectares at the rear of the site will be retained as – as a bushland buffer. And we'll have a look at some photos of that in just a moment. So in terms of the landform, there is a gentle fall from the front of the site at Gindurra Road down to the rear of the site on Kangoo Road.

35 And within the proposed development footprint there's a fall of about six metres. And that – that fall has been taken into consideration with regard to the stormwater management system which we'll have a look at in a – in a moment too. So the site is surrounded by bushland to the south, which is obviously on the lot. There's rural residential properties to the east and north and industrial land which is vacant to the  
40 north and west as well. So we'll just have a look at an aerial photo here. So that purple area is the Somersby Industrial Estate to – to the west. The M1 Pacific Motorway is obviously shown there as well.

45 The proposed development will be on the front section of 90 Gindurra Road, and hopefully you can see my cursor there. We'll have a look at that development footprint more in – in a moment. There is a number of rural residential receptors located to the north-east and east of the property and they're circled in red there.

There's an orchard and a greyhound track directly to the – to the east of the site as well. I believe that's the orchard there and the greyhound track – if I'm not mistaken, Eric – is – is down here.

5 MR DAVIS: Down and to the south, yes.

DR JACKSON: Yes. So we've got the Kariong Jail or the correctional centre to the – further to the south as well. We have a riding school for the disabled directly south of the – of the – of the lot as well. And just for your bearings, the West Gosford  
10 Industrial Area is located to the east here. And this – this large area of land is actually Gosford Quarry which has been operated, as I understand, for more than – more than 50 years in the area and is continuing in its – in its operation as well.

MS LEESON: Do you have a sense of how much longer its operations might  
15 continue on site, the quarry?

DR JACKSON: We don't, Dianne. Look, it is an ongoing business, and – and the scale of activity is fair – been relatively consistent over the years, as we understand. But the future of that particular land use is – yes. We're not – we're not sure.

20 MS LEESON: Okay. Thank you.

DR JACKSON: That's all right. So in terms of the proposed development, you can see the overlay on to the site there. So it's obviously, you know, the front six  
25 hectares of the site which is to be developed. We'll go through some of the infrastructure which is proposed in a bit more detail in a moment, and this is the – at the – at the rear of the property, this is the level spreader for the discharge of treated stormwater for hydrating the rear bushland of – of the property as well. So this bushland buffer will be retained as part of the proposal going forward.

30 MS LEESON: Mark, will you speak more about that stormwater discharge system as you go through or – okay.

DR JACKSON: It - - -

35 MS LEESON: I'll hold the questions for then. Thanks.

DR JACKSON: Perhaps early, Commissioner. Yes. We've got – we've got a bit of detail on that and – and some drawings too to run you through.

40 MS LEESON: Thank you.

DR JACKSON: That's all right.

45 MR DAVIS: Mark, could I just add, sorry, go – sorry, Mark, to jump you back. Can you go to - - -



DR JACKSON: That's all right.

MR DAVIS: Back one, I just want to explain. The – the bushland between our property and the highway there, you can see there's a significant amount of bushland  
5 between the highway and – and our site. That's actually owned by Borg and that will be developed in the future. It's – he has no current DAs live on it at the moment, I believe, but that will be a full industrial block from front to back between us and the highway, if you can see. Mark, do you want to point at – point at that for me.

10 DR JACKSON: Yes, yes. That's right. So I was just – it's this lot here, Commissioners, yes, between Gindurra Road and Kangoo Road.

MS LEESON: You showed us earlier the – the zoning – the industrial zoning area and that's clearly within it.

15 DR JACKSON: That's – that's correct.

MR DAVIS: Yes.

20 DR JACKSON: And probably just on that note, Eric, I did gloss over that as well. There is a recent approval for this lot of land directly north of the – of their proposed site for a transport and logistics centre. And that's been recently approved by Central Coast Council too. So, yes. It – I think in summary, the eastern side of the Somersby Industrial Estate is being progressively developed under current proposals.  
25 Sorry, Eric. Was there anything further you wanted to add there?

MR DAVIS: No, no. That's fine. I just wanted to explain that it's – you understand - - -

30 MS LEESON: Yes.

MR DAVIS: - - - it's moving ahead there. It's not going to stay dormant, the way it is at the moment.

35 MS LEESON: Yes.

DR JACKSON: Yes.

40 MR DAVIS: Yes.

DR JACKSON: Okay. So this is a – a view of the current street frontage from Gindurra Road, looking towards the – the warehouse building, which has been approved by Central Coast Council. The fencing is yet to be installed, as well as the gate, as I understand, Eric, and all the – the landscaping on the front of the property  
45 is yet to be installed too. Okay. That's a photo of the – of the rear of the property looking north from Kangoo Road, and that is the – the bushland buffer which will

remain on – on the property. It’s all been fenced to obviously provide site security, but that’s just a perspective from – from Kangoo Road. Okay.

5 Now, here’s the – the fun bit. We’ve got a – a seven minute virtual tour of the site, Commissioners. This is a – a little bit of drone work that Eric has commissioned to give you a – a really good, sort of, spatial understanding of the site. So if it’s okay, I’m going to defer to the – to the little video and hopefully Eric and I can add a little bit of voiceover as – as we go.

10 MR DAVIS: And feel free to ask questions through the video. We can always stop and look at - - -

MS LEESON: Yes. Okay.

15 MR DAVIS: We can go on.

DR JACKSON: Okay. So I think I’ve just got to stop sharing that screen. We’re all getting better at this virtual meetings as - - -

20 MS LEESON: I think some are getting better. I – I wouldn’t be that bold about myself.

DR JACKSON: Oh, look, Commissioner, sometimes it works and sometimes it doesn’t. I’m sorry. That’s the wrong screen. Bear with me for a moment.

25 MS LEESON: That photo you showed earlier, that montage – the graphic image of the front of the site, and it had a – a bit of a palisade fence, it – is that part of the site intended to have a noise wall or is there a palisade fence along that area?

30 MR DAVIS: There’s a palisade fence across the front, and down the side – I’ll get Mark to point it out to you. Down the – down the whole side is a – is a five metre sound wall and we’ll have to point that out to you, but no sound wall across the front of the site, no.

35 MS LEESON: Okay. Thank you.

DR JACKSON: Okay. All right. Here.

40 MR COCHRANE: It looked like your presentation had a direct link to the video on the screen.

DR JACKSON: Yes. No. Thank you. Yes. The funny thing is Zoom is not letting me open the actual video itself. So I’ll just open it a different way, if that’s okay. So just bear with me for a moment.

45 MR COCHRANE: While you’re doing that – it’s Peter Cochrane – one of the questions we’ve got is with your proposed expansion does that increase the size of

the footprint or does your going to 200,000 tonnes sit within the footprint that you're proposing currently?

5 MR DAVIS: Yes. The footprint won't change. The – as we increase in – in tonnes, the site as it is can handle more volume. Yes. Nothing about the site will change.

MR COCHRANE: Great. Thank you. Just throughput – throughput.

10 MR DAVIS: Other than – sorry. One thing will change. We're – at 100,000 tonnes we'll put in a second weighbridge.

MR COCHRANE: Yes.

15 MR DAVIS: Once we hit 100,000 tonnes we'll put in a second weighbridge but other than that, the footprint won't change.

MR COCHRANE: Yes.

20 MR DAVIS: Yes. The site will stay – remain exactly the way you see it, yes, in the proposal today.

MR COCHRANE: Great. Thank – thanks for that.

25 MR DAVIS: Yes.

DR JACKSON: Okay. Can everyone see a – a blank screen now?

MR COCHRANE: Yes.

30 MS LEESON: Yes.

DR JACKSON: Excellent. All right. Fingers crossed. I'll press play.

35 **VIDEO SHOWN**

DR JACKSON: Everyone can see the video playing now?

40 MS LEESON: Thank you. I can – I'm - - -

MR COCHRANE: Well, the title – the title is there.

45 DR JACKSON: Yes. That's a – that's a good sign.

MS LEESON: Yes. Very good.

DR JACKSON: Excellent. So this is a flyover from Gindurra Road. We're – we're obviously seeing the warehouse building on the left there and we'll point out the noise or proposed noise wall location in – in just a moment. So we're, sort of, travelling west at the moment and now travelling – travelling south. So just under  
5 that – underneath that awning there is the entry weighbridge which is proposed as part of the development and the exit weighbridge will be just outside that awning as well. So we're flying south over the property. I feel like we're in a helicopter here, Eric.

10 MR DAVIS: Yes.

DR JACKSON: The - - -

MR DAVIS: So at the back you can see – sorry, Mark. I interrupted. As we come  
15 over - - -

DR JACKSON: Yes.

MR DAVIS: - - - it you can see all the mess there that we're coming over the top of  
20 now. We inherited that from the previous owners and our development actually stops here. Where the trees start to thicken up, that's – we decided that we'd cut off our development there and leave the natural bushland. The – the bushland's been affected by weed underneath us now, which we'll turn around and fly back. That's what we'd like to clean up with – with – in this proposal. So, Mark, you can take  
25 over.

DR JACKSON: Yes. Thanks, Eric. So I can see the Kariong Correctional Centre in the – in the – the background there.

30 MS LEESON: And all those distance points that you have on the screen, they're from that first building, are they?

DR JACKSON: Eric, can you answer that one?

35 MR DAVIS: I can't answer that. I'm sorry. I didn't put them on there. I can't – I – I wouldn't - - -

MS LEESON: Okay.

40 MR DAVIS: - - - be answering correctly. I'd have to double-check, I'm sorry.

MS LEESON: That's okay. It – it would be handy just to know what the point is that those measurements are – are taken from. I'm – I'm assuming it will be - - -

45 MR DAVIS: Yes. The - - -

MS LEESON: - - - the front of the site somewhere, but if you can confirm that it would be good. Thank you.

MR DAVIS: Yes.

5

DR JACKSON: So we're just flying over the proposed, sort of, waste receival and tip and spread building area. And coming up to an area where the landscape storage bays will be constructed, flying north over the entry driveway and on the right there is the car parking area and truck parking too which is proposed. Now, sort of, flying  
10 directly west – and that's the – the M1 Pacific Motorway, which is obviously very close to the site, and from a transport logistics point of view, this is a perfectly, sort of, located site for the – for the proposal. Now we're just flying south and that is the Borg or polytec manufacturing facility. And that lot, sort of, directly to the left there or east has had development proposals for the construction of a warehouse too. So  
15 we're just flying, sort of, west further into the Somersby Industrial Estate and just having - - -

MR DAVIS: That - - -

20 DR JACKSON: - - - a look at neighbouring businesses.

MR DAVIS: So just so you know, that's where our trucks will be coming through, through the industrial estate, and then turning right into our driveway. There'll be no vehicles coming through the rural side of Somersby.

25

DR JACKSON: So we're just flying back to – to the site now.

MS LEESON: And this is the Borg land owned by that other industrial development.

30

DR JACKSON: That's correct, Commissioner. That's right.

MR DAVIS: That's correct. Correct.

35 DR JACKSON: Okay. So this is a view from the – from the front of the site. This will be the car parking and truck parking area, looking to the – the entry. This is an area where landscaping will be installed, a little bit of background audio now. Now, so along that wall, Commissioner, is where the noise wall will be installed, and we'll have a look at that in a bit more detail on the plans too.

40

MR COCHRANE: Now, the – the background noise, where is that coming from?

DR JACKSON: That's the M1 Motorway.

45 MR COCHRANE: All right.

DR JACKSON: Yes. There is obviously with such a big, sort of, number of – it's a major – major arterial route, I guess, and there is a lot of background noise in the area as a result. So just moving into the warehouse building, this will be utilised as a – what we'd call a secondary sorting building. So there will be plant and equipment  
5 installed here with a fully enclosed environment for the sorting of building waste materials as well into component materials which will be recycled further. This building will be fully provided with ceiling misters for dust suppression as well as fire sprinklers for fire protection as well. So those fire sprinklers aren't in there yet, but that is proposed as part of the development.

10 So this is along the – the front retaining wall on the property. So on our left here is – you can see, hopefully, brackets which are being prepared for the installation of the noise wall. The noise wall will be approximately two metres from the front to minimise the – the visual impact and then it will increase to five metres towards the  
15 rear of the property. This is a proposed truck wash facility at the rear of the building. And that's a covered awning at the rear of the building too where waste materials will be brought in through that roller door for sorting through the processing plant.

MR COCHRANE: The first three metres of the wall in the – in the large building is  
20 – are there concrete panels, I think, aren't they?

DR JACKSON: That's correct, Commissioner. That's right. Yes. So now just looking – looking south where some of the outdoor activities will be constructed.

25 MS LEESON: There appears to be quite a change in level from that pad, if you like, that that warehouse is currently located to where the former activity was and the bushland itself. Are you proposing to raze the land or the – or you'll use a change in levels across the site?

30 DR JACKSON: The simple design, Commissioner, has considered basically utilising the existing landscape as much as possible. So the levels will be graded gradually from the front of the site to the – to the rear of the development footprint area. So the fall with the constructed design levels is about six metres, so - - -

35 MS LEESON: Yes. I – I was more – I – I understood that. I think I was more interested in - - -

DR JACKSON: Yes.

40 MS LEESON: - - - that image a second ago that you've got the back of the warehouse and then it seems to drop at least a couple of metres to where that – yes. If you just can pan across there.

DR JACKSON: Yes.

45 MS LEESON: And then - - -

DR JACKSON: Oh, from – from here?

MS LEESON: Yes. So if you look at the corner roof of the – the roof of the warehouse - - -

5

DR JACKSON: Yes.

MS LEESON: - - - just beyond that it – I thought it – this land sloped quite significantly and quickly to that further disturbed area where I think the former activity was. Is that transition going to be managed differently? Will it all – or will there be a – still remain a significant drop?

10

DR JACKSON: Yes. I think this - - -

15 MR DAVIS: No. It - - -

DR JACKSON: Sorry, Eric. You go.

MR DAVIS: Sorry, Mark. I – sorry. I'll take over.

20

DR JACKSON: Yes.

MR DAVIS: So we – we – we will fill but it will be a tapered fill to meet the back corner where the dam is. So there is some fill going in there to take that steepness out of the ramp, but if you run a string line from the back corner through there's only a – there's a low point in the middle and it will taper off back to where the catchment dam is. So you're correct, at the moment there is a bit of a ramp there, but that - - -

25

MS LEESON: Yes.

30

MR DAVIS: - - - ramp will be filled and it will – the land will be tapered back to the dam.

MS LEESON: Okay. That - - -

35

MR DAVIS: So there is filling to be done, yes.

MS LEESON: All right. So you'll – you'll import fill for – for that purpose.

40

MR DAVIS: That's correct.

MS LEESON: Yes. Okay. Thank you. Thanks.

DR JACKSON: That's okay. Well, that's the end of the – the little helicopter flyover. So I'm happy to go back to - - -

45

MS LEESON: Well, just – just while we're on that image - - -

DR JACKSON: - - - the presentation. Yes.

MS LEESON: Just while you're on that image, if we can, so that area that was previously disturbed, we've read that there's some contaminants courtesy of the – the  
5 previous occupant and you've got remediation plans, I think, or – or plans to manage that that have been canvassed with the EPA; is that correct?

DR JACKSON: That's correct. That's correct. So with regard to the – the front of the site, Commissioner, where – where the warehouse is being constructed, there was  
10 some old – old sheds and a very old dwelling located approximately here, if you can see my cursor. So that site or that – that part of the site has – has been subject to assessment and any surface asbestos was cleared through a qualified, sort of, asbestos contractor. So this – this part of the site has – has been resolved through those legacy issues, but as part of the – the SEPP 55 assessment there has been  
15 basically a methodology put forward for any unexpected finds, particularly in the rear of the site where there has been some legacy concrete stored – yes – from the previous site owner.

MS LEESON: Okay.  
20

MR COCHRANE: Is – is there any hint of asbestos in that – in those piles?

DR JACKSON: The assessment so far, Commissioner, has not – not found any significant, you know, asbestos there, but at the same time those piles haven't been  
25 substantially processed. The proposal will involve the – the – the cleaning – the clearing up of that part of the site. That concrete, which is largely separated concrete, will be assessed and deemed – if it's deemed suitable will be processed into an aggregate which will be utilised as part of the pavement construction for the site.

30 MR COCHRANE: Yes.

DR JACKSON: Eric, was there anything further you wanted to add there?

MR DAVIS: No. That's fine, Mark. You've – you're on point. No worries.  
35

MR COCHRANE: Oh, I'm just wondering whether some of the concerns in public submissions relate or originate with some of that, sort of, legacy problems that you've inherited.

DR JACKSON: Yes. I think so, Commissioner. It certainly came up in the public meetings we ran with – with the community, particularly with the Kariong Progress Association, but, look, you know, some of these matters relate to the previous owner, notwithstanding there are issues which do need to be resolved, and as a part of the proposed development, you know, the proponent is going through the – the due  
45 process to properly assess, characterise, and manage the problem to basically remediate the site.



MR COCHRANE: Thank you.

DR JACKSON: Okay. Well, is there any further questions, Commissioners, in relation to the – the site inspection?

5

MS LEESON: No. That's – that's been very helpful. Thank you. Thank you.

DR JACKSON: Fantastic.

10 MS LEESON: We're getting – we're getting a – a – a good perspective there, taking an aerial, so I appreciate that.

DR JACKSON: So - - -

15 MR B. JAMES: Hi, Mark. Hi, Mark. Sorry. It's Brad James here. I'm just wondering if it's appropriate now to point out that Melaleuca cluster while we've got, I guess - - -

DR JACKSON: Yes.

20

MR JAMES: - - - this setting – this view.

DR JACKSON: Oh, yes. Thank you. Thank you, Brad. So the Melaleuca cluster, look, it's – it's a little bit difficult to see here, but I – as I understand, it's  
25 approximately around here, Eric, if - - -

MS LEESON: I – sorry. I can't see your cursor, Mark.

DR JACKSON: No.

30

MR DAVIS: I can't see your cursor at the moment, Mark. So - - -

DR JACKSON: Oh, okay. Can you see that now.

35 MS LEESON: No.

MR DAVIS: No.

DR JACKSON: Oh, that's – that's interesting. Can you see the - - -  
40

MR COCHRANE: All right.

DR JACKSON: The screen move now?

45 MR DAVIS: Yes. I can see the cursor now.

MS LEESON: See the screen move.

DR JACKSON: Okay. So, look, we'll bring up the plan, Brad, in just a moment, but it's approximately round here on the – on the – on the – sorry – the western boundary of the property.

5 MS LEESON: Yes. You'll have to use your best descriptive skills because we still can't see a cursor.

MR DAVIS: I might explain to them. If you see the cleared area in the centre of the site at the moment, like, what I call the centre of – of the new development, it's –  
10 yes. It's to the west of that. It's in – it's on the Borg boundary – on the Borg property in the bushland there, but just outside the clearing in the centre of the site there, and we'll show you on a site plan. You'll get a perspective from where the factory is on the plan.

15 MS LEESON: So just so I'm clear, I can see some trucks lined up on the cleared area. You mean that cleared area or the further one?

MR DAVIS: The next – the next – the next cleared area on the corner closest to the trucks, you could say, that area.  
20

MS LEESON: Okay. Thank you.

MR DAVIS: So the next cleared area along, closest to the trucks, it's – it's about there, but it's right on the boundary which is – is fortunate because we could fence  
25 around it and fence it off and it – it's – it's – it will be left alone but we'll show you on the plan.

MS LEESON: Okay.

30 DR JACKSON: Okay. Very good. Well, I'll go back to the presentation, if that's okay. Okay. Is that screen being shared again?

MS LEESON: Thank you.

35 DR JACKSON: Wonderful. Great. Technology's working. It's good sign. Okay. We'll have a look at where the specific neighbouring receivers are and other sensitive locations associated with – with the area. We pointed out those rural residential properties. Can everyone see my cursor there? It's hovering over the red  
40 boxes.

MS LEESON: Yes. Thanks, Mark.

DR JACKSON: Where those rural dwellings are, directly to the north-east, east – east and south-east of the area, adjacent to the quarry. Obviously Kariong  
45 Correctional Centre and the riding school to the – to the south. The site, given its topography, does drain from north to south. With the construction of a stormwater drainage system at the rear of the property on Kangoo Road, water basically drains

through the council drainage system, through to Piles Creek, then Mooney Mooney Creek to the south – to the south-west of the – the property.

5 MR COCHRANE: Mark, is the – is the drainage essentially north/south rather than east/west?

DR JACKSON: That's correct, Commissioner. That's right.

10 MR COCHRANE: Okay.

DR JACKSON: So the topography obviously drains water from north to south. However, with regard to the surface water which is discharged at the rear of the property, it actually – actually is intercepted by over four hectares of bushland before any surface runoff actually gets to the – the council drainage system.

15 MR COCHRANE: That's – the central part of that bushland looks like it might be a little more swampy. It's certainly less treed or large trees.

20 DR JACKSON: That's correct. That's correct.

MR COCHRANE: Yes. Okay.

25 DR JACKSON: Yes. Okay. So just moving on, let's have a look at access and – and truck movements. So as we've, sort of, discussed, the site is accessed via Gindurra Road only through – through the business park, and we've actually spent a fair bit of time with neighbours and the community explaining that. Given that to the east is small local roads where residents were obviously concerned if trucks were using those roads, which they will not be. So as part of the stage 1 there is inbound and outbound lanes already constructed, as approved by Central Coast Council, and as part of this proposal there'll be a centre concrete median to prevent trucks turning right into – into Gindurra Road and preventing them from using local roads near dwellings.

35 And we'll have a look at the – the plan in just a moment. The driveway has been moved about 16 metres west to provide better site distance as per the stage 1 approval from council and the design of the entrance has – has taken into consideration the need to hold perhaps one large vehicle potentially on the property in case the gate's closed prior to the site opening so we don't impact on Gindurra Road traffic. There'll be a right turn lane provided from Gindurra Road into the site to prevent any, sort of, traffic issues or congestion on Gindurra Road. And all vehicles, as I mentioned, will use the westbound segment of Gindurra Road only to avoid any use of the local roads, and then vehicles will proceed to Wisemans Ferry Road, then on to the regional and state road network only.

45 Eric has an existing B-double approval from the National Heavy Vehicle Regulator which will enable a small number of B-doubles to potentially use the site. So in terms of truck movements, there's a total of 160 movements per day, so that's 82 in

and 82 out. This is at maximum capacity. Okay. So this is when the site is operating at 200,000 tonnes a year. So that – that number comprises 20 staff vehicles in and out, 77 small trucks on average, which are 12 tonne tippers, 12 small landscaping trucks, 41 truck or dog or semitrailer movements, and 14 B-double  
5 movements. So all those numbers you have to divide by two for actual vehicles entering the site on – on a daily basis.

MR COCHRANE: Does the - - -

10 MR DAVIS: Mark, could I just add something.

DR JACKSON: Sure, Eric.

MR DAVIS: You go, Peter. You – you go, Peter. Sorry.  
15

MR COCHRANE: Oh, well, no, my question might be answered by the next slide, so I'll hold off for the moment.

MR DAVIS: Okay. Okay. I was just going to add that I didn't – I got a shock  
20 when I – when I found this out, that five and a half thousand vehicles use Gindurra Road a day. So the – the extra 80 from us won't even be noticed, you know. It will be a drip in the ocean compared to the amount of vehicles that use the road currently.

DR JACKSON: Yes. Thank you, Eric.  
25

MR DAVIS: No. That's all.

DR JACKSON: Okay. So that's – that's a little plan which is from the department's recommendation report which is actually quite a good – good mock-up  
30 of – of the plan. So as we can see, here is the right turning lane into the site to enable vehicles to flow through and past any turning vehicles. So vehicles will turn right into – into the site. So there is a recessed gate, as I mentioned, here to enable the – the storage of one B-double within the site without having to – to wait on Gindurra Road. So the kerb – the concrete median is that little red section there to – to ensure  
35 that all vehicles turn left on to Gindurra Road and not turn right on to Gindurra Road then the small, sort of, local roads associated with – with Debenham Road and the residential receptors. So all traffic will head – will head west and there'll be a no right turn sign installed at – at the site exit as well.

40 MR COCHRANE: Isn't this – so my – my question then was going to be so your customers also would have to turn left to exit as well. They can't go right on to Gindurra Road.

DR JACKSON: That's correct, Commissioner. So there will be a – a traffic plan  
45 management prepared. The site is not open to the general public. It's only open to commercial customers and - - -

MR COCHRANE: Oh, okay. All right.

DR JACKSON: Yes. So we're not expecting, I guess, you know, people to enter  
the site that aren't familiar with the plan of management with regard to traffic and –  
5 and that will be a – well, that's obviously a – a commitment that Eric's put forward  
to train all his drivers and customers to follow that requirement. And we're hoping  
- - -

MS LEESON: So particularly it's – it's – it's commercial with no what I would call  
10 small - - -

MR COCHRANE: Retail.

MS LEESON: - - - retail activity.  
15

DR JACKSON: That's correct, Commissioner. That's right. Okay. I - - -

MS LEESON: And just on those numbers of movements that you talked about  
coming and going, it seems, you know, if you just do some raw arithmetic that the  
20 movements themselves would have the capacity to deliver significantly more than  
200,000 tonnes per annum to the site. Does that – I'm – I'm interested to – to  
understand how that works that, you know, you've got effectively a theoretical  
capacity by the number of movements, but how you would keep it limited to any  
approval, should it be granted.  
25

DR JACKSON: No. It's a good – good question, Commissioner. So – so the traffic  
numbers of the – that will be coming into and leaving the site are obviously based on  
the – the throughput tonnages of – of waste materials and products going out. As one  
of the proposed commitments that has been documented in the application, there will  
30 be, sort of, traffic assessments done as post approval to actually verify the traffic  
numbers are in accordance with the projections, and we'll talk about the staged  
approval or the staged increase in operations, Commissioner, as well where there'll  
be, sort of – sort of, checks in time to actually verify that those traffic numbers are in  
accordance with the predictions actually done in the application.  
35

MS LEESON: And – and what we will do is get a – get a high level overview of  
things today, but we obviously - - -

DR JACKSON: Yes.  
40

MS LEESON: - - - meet again next week and we can - - -

DR JACKSON: That's true.

MS LEESON: We can delve into some of these issues in a bit more detail at that  
45 point, I think, rather than tie ourselves up too much today.

MR COCHRANE: Right.

DR JACKSON: That certainly sounds good. So just moving on, having a little bit more of a detailed look in – in relation to site access, so I'll just use my cursor here.

5 So vehicles entering from Gindurra Road will obviously pass over the crossover through the – through the site entry. There will be a boom gate and a traffic light to control vehicle movements on to the entry weighbridge and there's a weighbridge office between the inbound and the outbound weighbridge to control traffic into – into the site. So the site - - -

10

MS LEESON: And can you point out, is that – that also – or, sorry, where the additional weighbridge would be when you get to the 100,000 tonne mark.

DR JACKSON: Yes. So the second weighbridge is here, Commissioner. This is  
15 the outbound weighbridge.

MS LEESON: Okay.

DR JACKSON: So as part of the proposal as the site increases in the amount of  
20 materials coming into the facility for recycling, the – the single weighbridge from an operational point of view is going to be fine to handle that flow of traffic, but once the site increases in the materials being received over 100,000 tonnes then it has been determined that this second weighbridge will need to be installed and built to  
25 minimise the amount of traffic congestion, basically, around this part of the site.

25

MS LEESON: Thanks.

DR JACKSON: There's additional, sort of, truck parking area, and it's a significant  
30 area at the front of the site as well, which has been provided. Should there be a very rare occurrence where we have multiple vehicles arrive onsite at the same time, highly unlikely, but there's a contingency here should it – should it be required. Eric, was there anything further you wanted to mention in relation to the site access?

MR DAVIS: No. Not at the moment, Mark. No. That's fine.  
35

DR JACKSON: Okay. Commissioners, any – any questions?

MS LEESON: Not from me, thanks, Mark.

40 DR JACKSON: Okay.

MR COCHRANE: All – all good.

DR JACKSON: Okay. So just quickly having a look at the existing approvals, so as  
45 we mentioned before, the site was originally approved in '92 as a small recycling facility. In late 2017 the proponent sought development approval for a warehouse for, effectively, equipment storage on the – on the site and that's the warehouse

we've – we've seen which includes new offices, amenities and a driveway. This DA was amended – amended later in 2018 to enable a relocation of the – the entry driveway as well as the building shifting slightly west as well. And – and some modifications to a front awning as well. Obviously with this proposed development we're only talking about stage 2 and we'll – we'll go into that in a little – little bit more detail now.

Okay. So we've had a look at this. This is the proposed site post development with vehicles obviously entering at the front of the site, proceeding to a boom gate. We haven't shown the weighbridge office here, but that's where vehicles will be – will weigh in on the weighbridge then proceed to the – to the site for tipping the materials for inspection. We can see on the right-hand side the concrete landscape storage bays as well. So from a – from a – a planning point of view, what the proponent's tried to do is locate all the – the low intensity activities at the front of the site that adjoin Gindurra Road and obviously nearby rural residential properties to minimise any potential impacts.

All the – the waste receipt processing and product manufacturing will – will be done at the – at maximum distance away from residential and we'll go into that in a little bit more detail. Okay. So just looking through the proposed infrastructure, this is a bit of a 3D render we put together for the community, and just one of those cases. Look, a picture can save 1000 words. So we'll – we'll have a quick walkthrough in terms of how the – the site's proposed for – for development, and I'd encourage the Commissioners to ask any questions as – as we go. So basically the site is divided into three, sort of, operational areas. So as I mentioned, the low intensity or – or, sort of, the – the less noisy activities are all located at the front of the site.

So parking, truck parking here. There – this is the finished landscape storage material bays at the front of the site, including mulches, aggregates, road base, that sort of thing. So vehicles when they're coming to pick up various, sort of, civil and landscaping materials will come in into the site through the front entry over the weighbridge, then they'll manoeuvre into this part of the site, then they'll be loaded with a frontend loader, then they'll proceed out via the outbound weighbridge then exit the site and proceed west on to Gindurra Road. There's further aggregate storage bays in the centre of the site as well here and here.

This is the Melaleuca biconvexa conservation area, which is isolated from the operations through a retaining wall, and we'll go into some of the conservation elements a little – little bit further in a moment. So for waste – for waste materials being brought into the site for recycling – so as – again, as I mentioned, trucks will enter over the inbound weighbridge. They'll manoeuvre through to the site then they'll reverse into this tip and spread building which are a three sided building which will have misting systems set up on the roof for suppressing dust for any materials which are tipped in here. So materials like building waste, soils, stumps, root balls, bricks and concrete will be tipped in this three sided building and it – then those materials will be inspected in accordance with EPA requirements.

Once those materials are inspected then they'll be brought by a frontend loader and then stored in these waste storage bays which have been purposely located at the rear of the property as far away from any, sort of, residential receptors as possible. Those – those materials will be stored then then moved by a frontend loader and then  
5 processed through either a mulcher, which is enclosed in this building here, or the crusher building for bricks and concrete. So those more high intensity activities are positioned at maximum distance from – from residential. Okay. On this 3D render we haven't shown the concrete block, sort of, noise walls which have been proposed as well, so we might actually do that for the – for the public meeting, I think, to – to  
10 just provide that additional detail.

So there's a series of noise walls proposed on the – on the eastern side. You can see the noise wall from the front of the property, about two metres from the front section to minimise, sort of, visual impacts. Then it increases to five metres. Hopefully  
15 everyone can see my cursor there.

MR COCHRANE: Yes.

DR JACKSON: Extending along the full boundary of the property there'll be  
20 boundary landscaping as well, and there's been some good ideas from some of the community groups in terms of planting vines and other, sort of, vegetation along that wall to minimise any, sort of, visual – visual impact as well. So in terms of further activities occurring on the site, so this part of the area is where the waste processing will occur and where, sort of, mulches and road base and aggregate products will be  
25 manufactured. And once they're – they're manufactured they may be blended or made into – into various, sort of, different particle sized gradings via plant and equipment in this part of the site. Then those products will then be transferred basically into the product storage area for sale. Okay. So there's a bit of a – a circular flow of materials into the site for processing, product manufacturing and  
30 testing, then – then sale.

MS LEESON: And could you just explain that a little more, if I – to make sure I understood properly, the material will go into the enclosed crusher building, then it will come out into that open area of product blending on the open stand area.  
35

DR JACKSON: That's correct.

MS LEESON: I thought you mentioned there a bit more processing to manage aggregate size. Is there to be more processing in that area?  
40

DR JACKSON: Yes. That's right, Commissioner. Look, we haven't – we haven't given all the plant and equipment that will be operating here. There will be some mobile screens which – which basically screen materials and – into different particle size gradings which are fairly low – low impact activity. Eric, did you want to  
45 explain a bit more detail in relation to that?

MR DAVIS: Yes.



MS LEESON: Oh, it – so that’s sorting by size rather than any more crushing to achieve size.

DR JACKSON: That’s – that’s correct.

5

MS LEESON: Okay. Thank you.

DR JACKSON: Yes.

10 MR COCHRANE: And would – would they be static screens or do you use ones that shake or – or rotate to get the material through?

MR DAVIS: Yes. Either or either, Peter. We do have trommel screens and we do have flat, static screens – that’s correct – to size the material.

15

MR COCHRANE: Okay.

MR DAVIS: Yes, yes. And there will be some blending – some people like a certain blend. They – they want more aggregate in their road base. There might be some blending done by mixing the materials with the bucket of the loader in that open area.

20

MS LEESON: Yes.

25 DR JACKSON: Yes. We’ll – we’ll have a look at the noise walls on – on the actual plan in just a moment, but just to explain some of the environmental features of – of the site, the full site has a sealed hardstand to be constructed. That will be on top of a HDPE impervious liner to prevent any – any, sort of, groundwater interaction across the site. The whole site is graded from the front to the rear to drain into the onsite  
30 detention system or water quality pond. We haven’t actually shown it but there’s quite an advanced membrane filtration plant which will be installed just next to the pond to actually provide a means for supplying water across the site for various applications including irrigating this conservation area here to mimic natural, sort of – sort of, rainfall and hydrology with regard to the Melaleuca area and also supplying  
35 water for dust suppression via bay mounted sprinklers on all the product storage bays.

So when required, those sprinklers will basically moisten the surface of these – these piles to avoid any dust leaving the site during, sort of, dry and – and hot – hot  
40 weather. There’ll be bay mounted sprinklers here as well on – on the waste storage area as well as within the buildings for – for shredding and – and crushing as well. I haven’t actually mentioned, but this – this shed here or – or warehouse will be fitted out with further recycling plant. So this is a fully enclosed building and will operate fully enclosed during operation to conduct recycling operations of a lot of the fine,  
45 sort of, building materials leftover after the recovery of brick and concrete and timber.

So they'll go through a further, sort of, sorting process to separate out plastics and timber and metals and bricks and concrete as well. So that will be done within this fully enclosed building here, which is very much a best practice facility. In terms of just a couple of final comments with regard to environmental features, it's not very  
5 clear here but there's a – a bioswale system to be constructed along the – the western boundary. So water will flow from the eastern to the western boundary. The site's been divided up into catchments for – for separating out high quality water from lower quality water which will require treatment and there's a bioswale system along this – this boundary which will intercept water and that water will be polished  
10 through overland flow through – through the bioswale which will then discharge into this five day pump out pond.

This – this pond will be tested for water quality frequently and – and water will be pumped out when required only to then irrigate the back bushland through a 50 metre level spreader, which is not actually shown – shown here. We'll have a look at the emergency spill pond which is going to be constructed in that part of the site. It's not actually properly shown there at the moment and we'll talk about how that will – will operate as well. I think that pretty much deals with this part of the presentation.  
Eric, was there any other key features you wanted to highlight in terms of site  
20 operations?

MR DAVIS: No. I think we'll pick it up – I think we'll pick it up on the – on the other plan, Mark. Yes. How – the frequency of – of the dam and stuff like that.

25 MS LEESON: Yes. So it would be helpful if you could - - -

MR DAVIS: Yes. I think you - - -

30 MS LEESON: - - - just describe that because I think you're also going to use that water for dust suppression so there's, I guess, a - - -

DR JACKSON: That's correct.

35 MS LEESON: We'd like to understand that, and we can talk about it more next week, the operating arrangement for enough water retention for dust suppression but also enough for environmental release. So we'll – perhaps we'll put you on notice for that – to talk to that one next week.

40 DR JACKSON: Absolutely. And, look, we're – we're happy to touch on it a little bit, Commissioner, here today if – if that would be useful. This is just a different perspective of – of the site, sort of, looking – looking to the east.

MR COCHRANE: Mark, the – I've – in response to submissions – talked about a – a covered output conveyor from the mulch building. Are - - -

45 DR JACKSON: Yes. That's – that's – that's correct, Commissioner. So, yes, it's not actually shown in the – in the 3D render here.

MR COCHRANE: Yes.

5 DR JACKSON: But basically there's a series of concrete block walls and a covered conveyor which comes out of the front of the building, taking the – the shredded, sort of, wood.

MR COCHRANE: Yes.

10 DR JACKSON: So that will be fully covered with a misting system as well for – for, you know, very effective dust control and the – the piles here will actually be covered in a storage area as well, which we'll have a look in the – in the plans in just a moment, if that's okay.

15 MR COCHRANE: Yes. Sure. So the – the conveyor will be an overhead one, and, I – I guess, certainly in some of the other projects we've been involved in, sort of, overhead conveyors tend to be noisy and they also – because they're elevated the noise tends to travel, so that's another issue we wouldn't mind hearing something about, either now or later.

20 DR JACKSON: Okay. Yes. Eric, did you want to make a comment?

MR DAVIS: Mark, I might take – take that – yes. That's fine. Yes. So the conveyor's covered with a tarp over the top for dust – dust, but the conveyor will be in behind the block wall, and it's also got a secondary block wall, which is the back of the storage bay. It becomes a sound wall. So you've got one, two, three – yes. It's – well, you've got three sound walls before it leaves the site between the conveyor and the outside of the site, if you can imagine, the - - -

30 MR COCHRANE: Yes.

MR DAVIS: The conveyor will be down under the height of the block wall, Peter, and then – and then you've got the second sound wall, which doesn't look like a sound wall, but that actually works as a sound wall, that – the back of the bunker.

35 MR COCHRANE: Yes.

MR DAVIS: The bunker's there.

40 MR COCHRANE: Yes.

MR DAVIS: And then you've got the five metre sound wall on the boundary so we're well and truly covered as far as sound.

45 MR COCHRANE: All right. Okay. Thanks.

DR JACKSON: Actually, we'll – we'll highlight that on the plans, Commission, in just a moment, actually. We'll point that out a bit more clearly. Eric, these are some

of the products you'll be manufacturing from the site. Did you want to make a brief comment?

5 MR DAVIS: Yes. Well, the – they're some of the products we – we'll – across the top there you've got a different sized concrete aggregate finished products. The far right-hand side is crushed terracotta tiles, which – they're just roof tiles off your – off your roof but they become quite a fancy decorative aggregate, and then crushed sand recycled road base, crushed asphalt, which is just asphalt off the road. We process it down and then it gets used on – a lot of rural blocks use it on their roads. Crushed sandstone is another good product for – for a base for building factories on. And then recycled mulch in the far right-hand corner there which the – your demolition timber – clean demolition timber. It's not painted or treated. We can turn it into a garden mulch, as you can see there. Okay.

15 DR JACKSON: Excellent. Thanks, Eric. So we'll have a look at the plans in a little bit more detail in a moment as well as some of the proposed, sort of, mitigation measures. So the maximum proposed capacity of the site will be 200,000 tonnes per annum and it will only receive what we will refer to as inert or non-putrescible or non-odorous construction and demolition waste materials. All trucks will enter in the forward and – and exit in the forward direction. There's basically inbound and – and 20 outbound weighbridges. As I mentioned before, only commercial vehicles will – will utilise the site, as well as only commercial contractors for product sales. So there'll be no retail sale at all from – from the site.

25 All processing occurs in enclosed buildings, as I mentioned before, with the waste receival designed in accordance with, effectively, best practice in an enclosed or a semi-enclosed tip and spread building. Products will be stored in separate designated bays in accordance with EPA best practice and there'll be comprehensive environmental protection measures installed as part of the development as well. I'm 30 not sure how clear this site plan is, but I can certainly talk through some of the additional aspects that we discussed just a moment ago. So, Commissioner Cochrane, in terms of the noise walls around the mulcher building, this is the mulcher building here on the plan. Can you see that, where - - -

35 MR COCHRANE: Yes.

DR JACKSON: - - - my cursor is?

40 MR COCHRANE: Yes. Thank you.

DR JACKSON: Okay. So this is the – I know it's a little bit small but that's the conveyor taking the shredded mulch out of the building and this is a three metre high concrete block receival bay with a covered awning on top of it as well. So it's fully enclosed. These little – these little icons indicate where the dust suppression or – or 45 the – the – the – the dust sprays – water sprays will be installed. And these orange lines indicate where the noise walls will be constructed. So this is three metre high concrete block walls. Eric mentioned three noise walls effectively supporting this

aspect of the development. So in terms of, you know, the receptors located over here and on the eastern side of the property, so we've effectively got a noise wall immediately adjacent the – the shredder, then a secondary noise wall installed at the back of the waste storage bays.

5

That was quite intentional to – to utilise the back of the bay as a noise wall and that's supported by obviously the primary noise wall along the – the eastern boundary as well. So that's a five metre high wall installed on that part of the – part of the site. Okay. So just in terms of the noise, just focusing in on – on this as well, so on the western side of the – the mulching area is where the – the crushing part of the operation will be – will be installed. There's conveyors coming out of the crusher building into these fully enclosed and roofed areas with dust control and the noise wall on the back of the – the wood mulching area will provide further noise mitigation from the concrete crushing aspect of the development too.

15

Okay. So – and just in terms of the noise as well, the – we've got a further noise barrier, which is the spine of the landscape storage bunker in the middle of the site there. You can see that, sort of, yellow line there. Yes. So what I think I might just point out, if it's okay, Commissioners, is just a little bit of detail in relation to the water management system. So these little squares here are gross pollutant traps or GPTs. So water will flow from across this part of the site, be intercepted by these GPTs then – then the filtered water will proceed through the bioswale which is that area with those little arrows, and that will be received into the OSD pond at the back of the site. The site is supported by this little pond here.

25

This is an emergency spill pond to take the higher risk water mainly from the waste storage bay area. So we'll have a look at this in a little bit more detail in a moment, but basically the surface runoff during a rainfall event will drain to the south along a drainage channel here and be intercepted by a GPT and that water will go into this emergency spill pond, then there's online testing of water quality. If that water quality is – is suitable that water – water will be diverted through a shutoff valve into the main pond. If there's any issues with this high risk water, that water will remain within this pond. That will be tested and, if appropriate, that water will be discharged to sewer.

35

There is a sewer line proposed along the rear of the property which will then pick up the sewer line which actually travels along this side of the property which will then drain down to the – the – the Kangoo Road connection for – for sewer. Eric, is there any other key features we should highlight with regard to the plan?

40

MR COCHRANE: Just - - -

MR DAVIS: Not – not really, Mark. Only – yes.

45 MS LEESON: Can you just describe the - - -

MR DAVIS: Only if you want to go into the water a little bit - - -

MS LEESON: I – I'd just like to understand what the level spreader is actually.

DR JACKSON: Okay.

5 MS LEESON: Is – is it – is it a - - -

MR DAVIS: Yes.

10 MS LEESON: - - - physical device? Is it – it is rumble strips? Is it - - -

MR COCHRANE: Yes.

DR JACKSON: Yes. Sure.

15 MR COCHRANE: These – these are the four stormwater zones, I think, are they?  
Is that right?

DR JACKSON: That's correct, Commissioner Cochrane. Yes. So we might as  
well just have a look at this now. Excuse me for a lot of talking here, if that's all  
20 right. So – so the stormwater design has been done in accordance with best practice  
to separate out stormwater areas based on quality. So L1 is basically – in terms of  
contamination risk, this is a low risk area. This is basically roof water from the  
warehouse. There is a – a 20,000 litre rainwater tank which – which is being  
installed here to support truck washing activities. The remaining water goes into a  
25 small onsite detention system and then will be piped underground through to beneath  
the actual drainage swale, so we're not mixing that clean water on the site  
whatsoever.

30 That will be piped right through to the back of the site and discharged into – into the  
pond. Now, these – these medium risk water quality areas – there's four different  
catchment areas associated with the processing area, with the blending product  
manufacturing area, and the landscape storage area. So surface runoff – you can see  
these little – little arrows. That's the direction of grading so the water will – oops.  
Sorry – will fall in accordance with the design levels and you can see generally the  
35 direction of the drain – sort of, spoon drains to a receival gross pollutant trap, which  
will take out a lot of suspended sediment as well as some nutrients as well.

40 That water will then be discharged into the bioswale which is a grassed vegetation  
zone which will be lined to prevent any interaction with groundwater. Then that  
polished water will travel through to the rear of the site then be discharged in – into  
the pond. I think I've gone through the high risk water, sort of, management  
strategy. So the high risk basically is this area here, highlighted in red, where water  
will be captured. It will drain towards this gross pollutant trap, then it will be  
directed into the emergency spill pond with an online, sort of, water quality sensor.  
45 And if that water is adequate it will go into the main pond.

So just in terms of the – the – the way that this water storage pond will operate, so this five megalitre pond is actually quite substantial and it's been designed with that, sort of, capacity so the site has extensive water resources for environmental management and dust control across the property. Okay. So water will be pumped  
5 out of this pond on a semicontinuous basis. There is a – apologies. It is – it's actually quite small but there is the stormwater filtration plant which will filter water through ultrafiltration and we have three large 184 kilolitre tanks for storing that, sort of, treated water. And this treated water will be pumped and supplied for dust suppression requirements and also irrigation requirements through the Melaleuca  
10 biconvexa conservation area here.

So there's – the intent with the water – water management strategy is to maximise onsite reuse. It is a large catchment and it does afford itself for significant, sort of, water reuse. During certain times of the year where rainfall substantially outweighs,  
15 sort of, reuse requirements across the site, water will be basically accumulated within this five megalitre pond. That water will be tested and if that meets the relevant, sort of, ANZECC trigger requirements that water will then be discharged via – via some overflow, sort of, pipes at the back of the pond which will then discharge the water on to a rock apron to obviously take a lot of the – the – the force out of the water.  
20 Oops. Apologies for that.

That water will then be discharged across, like, a – a – a rickrack rock, sort of, installation aboveground, then that water will be received through a level spreader which will be basically a – a, sort of, rock installation about 50 metres long to enable  
25 water to infiltrate that area then slowly percolate into the landscape at the rear of the property. Eric, was there anything further you'd like to add in relation to that?

MR DAVIS: No, no. Only the fact that there'll be no – there'll be no – well, we'll have control over the release of the water. There won't be uncontrolled water events  
30 where water's just pouring off the property, nobody's testing the water and we're contaminating the land at the back or – it will all be controlled by us. We'll be testing it and releasing it and keeping the levels of water down to an appropriate level to be able to handle rainfall and rain events. The – the – the – the dam is so huge that we'll have – we've taken control of the water. There was a concern that the water  
35 would just be overflowing in rain events and contamination could happen, not that our water will be particularly dirty anyway with – with the other control measures we've got in before it even gets to the dam, but we have that added benefit of being able to test and release and have full control over the water.

40 MS LEESON: Is it – is it fair to say that your first call on the filtered water or the treated water is into your holding tanks for dust suppression and then the – the remainder goes into that dam, if you like, for ultimate discharge into the environment?

45 MR DAVIS: It will do but - - -

DR JACKSON: That's correct.

MR DAVIS: It – it will do. I don't have the – the figures in front of me, but there won't be many releases anyway into the environment. I think they're going to mimic the natural rainfall anyway that was passing through the back block. We'll have to touch on it when we have the consultants with us in – in the next meetings but we  
5 had it pretty well mimicking natural rainfall releases but we'll be doing the releases, say, five times a year or something like that.

DR JACKSON: Yes. I think - - -

10 MS LEESON: And - - -

DR JACKSON: I think the number is actually eight, sort of, overflow events, Eric  
- - -

15 MR DAVIS: Okay. Sorry.

DR JACKSON: - - - during – during the year and I think predevelopment is equivalent to five, sort of, runoff events which would occur in this part of Somersby. So the whole water management system – you're right, Eric – is – has been designed  
20 to mimic predevelopment conditions as much as possible to maintain the – the, sort of, health of – of the rear bushland.

MS LEESON: Thank you.

25 DR JACKSON: That's okay. Was there any further questions on the water management system, Commissioners?

MS LEESON: No. Not – not from me. Not today. Thanks.

30 DR JACKSON: Okay. Excellent. So I might just go back a couple of slides, if that's all right. We're just touching on some of the mitigation measures which are obviously outlined in some detail within the application, but air quality, dust and odour in particular are key ones. So a whole bunch of strategies are proposed to manage this including sealed surfaces, having dusty activities in particular within  
35 enclosed buildings, watercarts to keep roads damp, dust sprays in storage bunkers, misting systems in building. No odorous waste materials will be received at the facility. Drivers will be instructed to obviously cover loads where – in accordance with EPA requirements.

40 There'll be an – on onsite weather station with continuous, sort of, weather monitoring as well, plus also continuous air quality monitoring done as well to verify the site is maintaining its compliance with its licence conditions. We've explained the noise and vibration mitigation measures in some detail already, and – and basically the – the noisy activity's all within buildings as much as possible and  
45 there's a series of noise barriers to be constructed across the property to attenuate that – that noise and the proponent has committed to undertaking continuous noise monitoring as well to verify compliance with licence conditions.



We've talked about the water and stormwater management system in quite a – quite a bit of detail already. There's a – probably just a couple of minor points to make in relation to the water from the – the truck wash. So that – that water will go through a treatment system and that will be discharged to sewer on the property in accordance  
5 with trade waste requirements, and there will be an ongoing water quality monitoring program as part of the proposed development as well. So we've had a look at that plan already. This – this plan here, Commissioners, just goes into a little bit more detail of how the emergency spill pond will work. I'm happy to explain that in a bit more detail if that would be useful, otherwise we can leave that for the more detailed  
10 meeting, should you feel it's appropriate.

MS LEESON: I'm happy to leave that off today and deal with that next week if we need to.

15 DR JACKSON: Okay. Great. Excellent. We've talked about traffic as well in – in a fair bit of detail. Once again, sealed surfaces across the whole site. There'll be minor impacts on – on traffic in – in the area with regard to the number of movements. Peak hours are generally between 10 and 11 in the morning and most  
20 vehicles will come and go from the facility between 7 am and 5 pm. All parking is to be provided on site. The number of large vehicles accessing the site at max capacity is actually very low. All vehicles obviously will utilise the – the access through the industrial business park as opposed to using local roads, and there's plenty of space across the whole site for adequate manoeuvring of – of heavy vehicles. This graphic here just shows the turning paths associated with vehicles coming and going from the  
25 site.

MS LEESON: Mark, can I just ask you to pause for a second. Someone tried - - -

30 DR JACKSON: Sure.

MS LEESON: - - - to send me another Zoom thing in the middle of all of that and now I've lost – I can – I've got audio and visual of the people attending the meeting but I've lost the shared screen. Can you - - -

35 DR JACKSON: Oh, okay.

MS LEESON: - - - just share it again. I'm - - -

40 DR JACKSON: I can do.

MS LEESON: I'm not sure whether hanging up on the other thing - - -

DR JACKSON: Have you accepted a Zoom invitation for another meeting, Commissioner, have you?

45 MS LEESON: No. I declined – I declined it, but I've lost - - -

DR JACKSON: Oh, okay.

MS LEESON: But I've lost the – the screen share.

5 DR JACKSON: Okay. Well, how about if I stop sharing, then I'll reshare.

MS LEESON: Thank you.

DR JACKSON: That's all right.

10

MS LEESON: I mean, I feel we're getting towards the end of the presentation anyway, so - - -

DR JACKSON: That's correct. Yes.

15

MS LEESON: - - - it's probably not such a – a big issue if we can't get it back. Oh, that's it. Thank you.

DR JACKSON: Excellent. I'm glad that worked. Yes. So the – the – this graphic  
20 shows the turning path. So for – for vehicles coming into the site, just looking at the  
top plan here, they're picking up landscape supplies, pass over the weighbridge,  
manoeuvre to the relevant part of the site to pick up supplies, then they'll turn back,  
manoeuvre out through the outbound weighbridge then exit the site in a forward  
25 direction. And, similarly, with vehicles bringing in materials for recycling, they will  
manoeuvre into the site over the weighbridge, into the site. The turning path here  
doesn't actually show them tipping it at the tip and inspect building, but on exit  
they'll manoeuvre around the tip inspect building through – through the centre of the  
site and via the outbound weighbridge and then on to Gindurra Road heading –  
heading westbound.

30

Okay. Just going on to the next slide, in terms of biodiversity, just very briefly, there  
is a – a patch of *Melaleuca biconvexa* which is also referred to as Biconvex  
Paperbark on the western boundary of the – of the property. So there's a – a whole  
bunch of mitigation measures proposed to ensure that that area is protected. As a  
35 result of the development as well there is some clearing required and biodiversity  
offset permits will be purchased by the proponent to offset that – that clearing, and as  
part of their – the proposed mitigation measures, an ecologist will be employed  
during those works to relocate any fauna that may inhabit that area as well. So we've  
got a plan in terms of where the biodiversity matters are on the site.

40

The orange area is basically areas which are highly disturbed, obviously with the  
front of the site. The light purple is moderate to good condition, and the purple is –  
what's that. Oh, sorry. The – the light purple is low condition and the darker purple  
here along the western boundary is moderate to good condition. So the *Melaleuca*  
45 *biconvexa* patch is located within the crosshatch area of the site. And a buffer  
distance of 10 metres all around those individual trees will be provided to provide,

sort of, ongoing protection of – of that area as well. In terms of proposal, the proposal will offset the – the impacts associated with Pygmy-possums as well.

5 The Pygmy-possum areas which are inhabited are highlighted in blue there and as much as possible that fauna will be relocated to the rear of the property as part of the development and offsets purchased by – by the proponent as well. I've just got a slide here in terms of the additional environmental controls which have been adopted by the proponent between the first EIS and the second. I'm not sure, Commissioners, if you want to go – go into this, but, look, it's – it's here should you wish us too. But  
10 basically in response to community feedback with – with regard to the first proposal, a whole series of additional mitigation measures have been – have been employed in relation to noise, dust, air quality and water and biodiversity, and we've, sort of, gone through those controls in some detail today already.

15 MS LEESON: Yes. And they have been quite well explained in the – in the documentation that we have, so I don't think - - -

MR COCHRANE: Yes.

20 DR JACKSON: Okay. Sure.

MS LEESON: - - - we need to go through it in – in great detail, Peter, unless there's a question you had.

25 MR COCHRANE: No. It's all good. Thank you.

DR JACKSON: Very good. Well, we're almost done. Thank you for everyone's attention so far, but this slide just, sort of, summarises the staged increase in activities on the site. This is a – a proposal the proponent has – has provided to the  
30 department and that's been adopted as - - -

MS LEESON: Yes.

DR JACKSON: - - - proposed conditions of consent for the development as well.  
35 And this has been discussed at length with the community as well to give the community confidence that this development is going to be a best practice development and its increasing in level of activity will not occur until the proponent actually proves that the site can be operated in accordance with all the modelling done. We want to give that confidence to the community. So the three stages are  
40 just briefly mapped out here. So stage 1 will be commencing operations with a limit of 100,000 tonnes per annum. So basically the full site will be built in accordance with the plans except the – the second weighbridge.

45 That's the only feature that won't be built under stage – stage 1. So, of course, all the management plans which are – are proposed will need departmental sign off and the proponent will also undertake post-commissioning studies with regard to air, noise, traffic and water to validate the modelling. If required, any additional

environmental controls and contingency measures will be adopted and then submitted to the department for approval. So before the proceeding to stage 2, we've volunteered additional measures to demonstrate the site can be operated in accordance with those conditions.

5

So prior to scale up to 150,000 tonnes that second weighbridge will be installed and then there'll be verification reports for air quality, noise, traffic, water to basically document the environmental performance of the development in accordance with the modelling done. Any additional measures will be included in – in management plans. And before that scale up approval can be obtained, post commissioning audits, if you like, in terms of air quality, noise, traffic, water will be done again within three months. So there's quite extensive checks and balances proposed as part of the scale up to give the community confidence that there's going to be negligible impact on – on their amenity.

15

And, once again, stage 3 has very similar, sort of, verification reports in terms of those key matters for departmental review and post scale up approval there'll be additional post conditioning investigations to validate the site is being operated in accordance with that – with that modelling. And, once again, any additional environmental controls will be put into management plans and – and approved by the department. Commissioners, did you have any questions in relation to that scale up proposed strategy?

20

MS LEESON: Not – not from me today. Thanks. Peter.

25

MR COCHRANE: No. I do have a couple of questions though on the four hectare southern half of the property. At some stage or rather, whether it's now or later, in terms of whether a biodiversity stewardship agreement is actually likely or a possibility, particularly if the western side is fully developed and you end up having about the only little bit of bushland left in that – in the industrial park. So I'm just interested in its, sort of, long term prospects and we could do that now or later.

30

DR JACKSON: Yes. Look – look, I'm happy – happy to do that now, Commissioner. Look, the future of that – that land is – is proposed as a buffer to actually conserve that land. Whether it's subject to a biodiversity stewardship agreement or not is – is currently being worked out. There's been some investigations in terms of the number of credits which can be generated through – through, sort of, setting aside that land, so, Eric, is there any further comment you want to make in relation to that?

40

MR DAVIS: No. That's correct, Mark. At the moment it's not part of this – this development and there's no advantage for us to – to do anything with that land.

MR COCHRANE: Yes.

45

MR DAVIS: But, you know, obviously it's our land. We don't want it tied – particularly tied up if we don't have to, but there's no – there's no advantage to clear

it. We need a buffer and – and it's working with the – with our water management system at the moment, so – yes. If I had an intention to clear it I'd – I'd be putting it in this development application. So, yes, at this stage we're not touching it.

5 MR COCHRANE: Yes. Okay. Thank you. One other last question I've got is around just the water quality contamination because, naturally, the soils and the groundwater's moderately to highly acidic and the concrete dust in particular would be reasonably alkaline and so pH management, I imagine, is – would be a bit of an issue in your stormwater ponds, particularly for any water that's released.

10 DR JACKSON: Yes. No. That – that's a good observation, Commissioner. Look – and – and that is the reason why there will be basically water quality testing of the pond prior to discharge.

15 MR COCHRANE: Right.

DR JACKSON: So if there's any additional treatment required, that will be considered prior to discharge. So there's a built in strategy to address that, you know, potential – potential issues. Look, the water quality modelling has indicated  
20 that the pH does increase in contact with – with more basic, sort of, concrete material, but, once again, there is that, sort of, ongoing water quality, sort of, verification.

MR COCHRANE: Yes, yes.  
25

DR JACKSON: So if any further treatment of that water is required, that will be certainly done.

MR COCHRANE: Yes.  
30

DR JACKSON: I think, Eric, you want to maintain the integrity of that bushland as an ongoing buffer. You know, you're very conscious of that, sort of, moving forward with this development, so - - -

35 MR DAVIS: Yes, absolutely; yes.

MR COCHRANE: Yes, yes.

DR JACKSON: Okay. We are just about at the end. So I've just summarised here  
40 what ongoing monitoring and environmental commitments have been made as part of the proposal. We've touched on a whole – a whole bunch of those but, in addition, there will be continuous noise, vibration, water and air quality monitoring done on site to verify the performance and the development on an ongoing basis. And the proponent has committed to setting up a community consultation committee, so it's  
45 proposed that committee will meet quarterly. It's proposed that that will involve local residents and as well as potentially members of the Kariong Progress Association which obviously represents the Kariong community to – to the south.

So I think the proponent's willing to, you know, have that ongoing dialogue as a part of their commitment to responsible management of the site and to take on feedback and to – to have that dialogue with – with the community too. Eric, was there anything further you wanted to mention about that?

5

MR DAVIS: No, no. That's all. Thanks, Mark.

MR COCHRANE: Sorry, Mark. I do have one more – one more question and it actually relates to the public submissions. Somewhat unusually for developments, there's a – a – quite a strong majority of submissions in favour of your proposal, and they seem to come from quite far afield as well as locally, and we've been wondering – we can't think of a reason for it unless recycling of building and construction materials is widely popular and people have noticed this particular development proposal.

15

DR JACKSON: Yes. Look, I can touch on that initially, Commissioner, and – and Eric might want to provide some feedback as well, but, look, during the first public exhibition we had a lot of feedback from the community, not necessarily based on the facts with regard to the development. Okay. So during the revision of the EIS, Eric and the family, with our support, actually engaged in a lot of community consultation to help build understanding with regard to the project to address some of these concerns. Then when we actually had those meetings with the – with the community and we ran public field days, we ran public meetings with the Kariong Progress Association and the Mangrove Mountains and Districts Community Associations as well.

20  
25

When – when we actually explained what the development was about, people actually understood, "Right. Okay. This is a best practice recycling project". So during the second exhibition period, the proponent obviously encouraged, you know, their customers and their – their network to – to, you know, demonstrate their support to emphasise, firstly, this is a best practice development and it's a facility which is critically needed. So that's why submissions have come from a fairly broad area.

30

MR COCHRANE: Okay.

35

DR JACKSON: And frankly speaking, often people when they support a development don't say anything. So we've been a little bit more proactive to say, "Right. Well, if you support the development, let's let the department and the Commission know", as opposed to only objectors, you know, stating - - -

40

MR COCHRANE: Yes.

DR JACKSON: - - - what their opinions are in terms of the planning system.

45

MR COCHRANE: Yes. Okay.

DR JACKSON: Eric, was there anything else you wanted to add?

MR DAVIS: Yes. One of the things I found interesting, we had – I don't have the figures on me, so don't quote me on figures, but we had over 1000 people or around  
5 1000 people against us on the first submission and that – that was because of a campaign done by several neighbours pushing their own agenda and – and spreading rumours that weren't true about the development, and I always said to people it – this site should stand up on its own merit and when I tell people the truth about what we're really doing, who the family really is, that, you know, there was rumours out  
10 there that we were bikies and we were going to put a rubbish dump there and all this sort of nonsense.

And, of course, everyone panicked. Nobody wants a rubbish dump and – and nobody wants bikies in their backyard and that sort of stuff. So once I introduced  
15 myself to the community and I dropped into – into the horse riding disabled school, I – I met the lady there, I – I went to the jail, met them there, they – people turned around really what, you know, their impression of – of our family and – and what we were really trying to do. And I was surprised we only had, as – as – again, don't quote me on figures, but I think only 50 or 45 submissions against us on the second  
20 round. Where did the other 1000 people go that were against us the first time? Well, a lot of them changed their mind and a lot of them weren't interested because - - -

MR COCHRANE: All right.

MR DAVIS: - - - they – they knew that it wasn't something that they should be worried about. So it was a big turnaround. I think we got a lot of people to support us, I guess, but we also managed to turn around the – those first 1000 haters. They – they should have been there again. You know, there should have been 1000 haters to – to 1000 people that I've – I've brought along but there wasn't. It was only 50  
30 people were against it and they were made up mainly of community action groups and some of them were off the back of what happened with Bingo at Mangrove Mountain and Mangrove Mountain community were quite concerned with our site because they had problems with Mangrove – Mangrove Mountain, but they're two – that's a landfill. It's a totally different scenario to what we're doing on our site.

MR COCHRANE: Yes.

MR DAVIS: They're – they're chalk and cheese. It shouldn't be compared. And they're – they're 50 to 100 kilometres apart from each other too, so that's my take on  
40 – on what happened, and – yes. So - - -

MR COCHRANE: That's great. Thanks – thanks - - -

MS LEESON: Yes. Thanks for that.

DR JACKSON: Thanks, Eric.

MR COCHRANE: Thanks for that.

MS LEESON: Yes. Some - - -

5 MR DAVIS: No worries.

MS LEESON: - - - interesting commentary and observation on that, so thank you. So that's the end of the presentation, clearly. It's the most comprehensive site inspection I think I've done because it's been virtual not – not real and we've –  
10 we've – we've probably canvassed some issues that we would have discussed with you next week in the formal stakeholder meeting anyway. What we will do now is absorb what you've done, and I thank you for it. That's been very comprehensive. You've – you've done a lot of work to get ready for this one, so thank you. We will  
15 come back to you, I think, this afternoon, Brad, with the – the agenda or the issues that we want to pursue a little more and understand a bit better, but that's been very good and very comprehensive, from my perspective, today.

So thank you. Unless there are any other remarks from or questions from the Commission's side, I think we will thank you for your time today. We've got a  
20 couple of things to talk about, but we will thank you and say farewell to – to Mark and to Eric. So thanks very much and – and see you on – see you next Monday.

DR JACKSON: Thank you.

25 MR DAVIS: Thanks so much. Thank you for your time.

DR JACKSON: Thank you very much for your time.

MS LEESON: Thanks. Bye-bye.

30 DR JACKSON: Bye-bye.

MR COCHRANE: Yes. Okay.

35 **MATTER ADJOURNED at 10.45 am UNTIL MONDAY, 1 NOVEMBER 2021**