

Information Package

Expressions of Interest – Organics Recycling Facility and Future Consolidated Landfill Site Search in Federation Council

Federation Council is seeking a suitable parcel of land (site) to acquire, in order to develop an Organics Recycling Facility and Future Consolidated Landfill within the Federation Council Local Government Area (LGA), NSW. This is for social, environmental and economic benefits for our community, as identified in the process of developing the Waste Strategy.

The purpose of this Expression of Interest (EOI) is to invite landowners who are willing to sell to propose a suitable site in Federation Council LGA to accommodate the construction of an Organics Recycling Facility and Future Consolidated Landfill.

This information pack sets out the criteria for suitability of potential sites.

Council is seeking a site within Federation Council LGA which is:

- Preferably 200 hectares (minimum) in size.
- Located close to existing transport networks.
- Separated from sensitive land users (such as residential developments and schools).
- Unlikely to have any adverse effects on areas of high environmental value or sensitivity.
- Has existing soil that is uncontaminated, underlying strata that is stable and topography that aids control measures for minimising environmental impacts.
- Low risk for flooding, with separation from waterbodies and watercourses.
- Preferably has existing or available services for electricity grid, telecommunications, and water.
- Not of heritage significance and without presence of Aboriginal or non-Aboriginal heritage items at the site.

Details of Criteria for Suitability are provided below.

Landowners who would like to express their interest or to discuss further should contact Tony Rintala, Manager Operations, Federation Council via email Council@federationcouncil.nsw.gov.au or Phone 02 6033 8999.

Expressions of Interest close at 3:00pm on Friday 23 October 2020 with 2x one-month optional extensions at Council's discretion, if required.

The Council reserves the right to reject/not select any EOI subject to what the EOI applications present.

Site Selection Process

Following this EOI process, dependant on responses received and suitability of sites proposed, a selective tender process may be undertaken. It is intended that negotiation for a contract with an *option deed will be undertaken for the most suitable site.

*An option deed is a commitment to buy/sell based upon conditions being met; such as approvals being granted for the proposed development, and a final investment decision by Council.

Criteria for Suitability

The following criteria for site suitability will be considered when selecting a site:

Suitability Criteria
Price provides value for money for ratepayer dollar and is fair and equitable for the landowner.
Size to be adequate for present and future requirements. <ul style="list-style-type: none">• Preferably 200 hectares (minimum).
Shape / Topography <ul style="list-style-type: none">• Preferably an existing depression/undulation such as a dry valley and/or manmade void.
Surrounding Land Uses <ul style="list-style-type: none">• Preferably supportive or similar surrounding land uses such as:<ul style="list-style-type: none">○ Agricultural and forestry;○ Extractive Industry;○ Unallocated Crown Land; and○ Reserves.• Ideally suitable for the establishment of a 600m (minimum) buffer surrounding the site managed through the Town Planning Scheme.

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(Criteria for site suitability cont.)

Land Use Separation Distances

- Preferably a separation distance of:
 - 1,000m (minimum) to a Residential Area;
 - 600m (minimum) to a single residential dwelling; and
 - 600m (minimum) to areas of significant social value not associated with the facility including:
 - Hospitals
 - Schools / universities
 - Libraries and public administration buildings
 - Prisons
- Minimum separation distance of 3km to Aerodromes.

Environmental Separation Distances

- Preferably 10m separation distance to Groundwater.
- Minimum separation distance of 250m from Surface Water bodies.

Site Access and Road Network

- Preferably direct access from a State Highway / Regional Distributor.
- Located less than 5km from a sealed road catering for heavy vehicle movements.
- Preferably waste transport route not through residential/sensitive area.

Land Ownership

- Crown and/or Council Land;
- Private Land; and
- Preferably free of Native Title Constraints.

Current Site Features

- Vegetation screening surrounding the boundary of the site.
- Large cleared areas;
- Preferably including existing infrastructure such as:
 - Dams; and
 - Sealed internal roads.

Services

- Preferably existing and/or available connections to:
 - Electricity grid;
 - Telecommunications; and
 - Water.
- Preferably [5km] from the proposed SA/NSW electricity interconnector transmission line
- Preferably adjacent to a railway line

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(Criteria for site suitability cont.)

Siting

- Site not located within the following:
 - Heritage Listed Area (Aboriginal and European); and
 - 100m (minimum) of a fault line;
 - Specially reserved drinking water catchments;
 - 50m (minimum) of a permanent or intermittent water body or in an area overlying an aquifer that contains drinking water quality groundwater that is vulnerable to pollution;
 - A karst region or with substrata that are prone to land slip or subsidence;
 - 250m (minimum) of a significant environmental or conservation value identified under relevant legislation or environmental planning instruments, including:
 - national parks
 - historic and heritage areas
 - conservation areas,
 - wilderness areas
 - wetlands
 - littoral rainforests
 - critical habitats
 - scenic areas
 - scientific areas and
 - cultural areas
 - high Aboriginal cultural significance
 - high biodiversity significance
 - Area prone to flooding.

Geology

- Preferably underlying geology of clay material.
- Readily available construction and operational materials on or immediately surrounding the site.

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Closing Date for Expression of Interest

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