

Emma Barnet - Comments - Proposed Modification to Visy's Paper recycling Plant 13/94 Mod 6

From: Jodi Callaghan <jodi.callaghan@holroyd.nsw.gov.au>
To: "emma.barnet@planning.nsw.gov.au" <emma.barnet@planning.nsw.gov.au>
Date: 5/3/2012 11:27 AM
Subject: Comments - Proposed Modification to Visy's Paper recycling Plant 13/94 Mod 6

Dear Emma

Proposed Modification to Visy's Paper recycling Plant 13/94 Mod 6

Council has reviewed the documentation submitted noting that Development Application 2012/127/1 (lodged with Council on 4 April 2012) is currently under assessment. The following comments are provided:

Development Engineer

1. A check revealed that the proposed driveway area for the proposed waster water treatment plant has a development area of approximately 315m². According to Council's OSD policy, the provision for an onsite stormwater detention system is not required for one off minor developments, minor additions and repairs where the proposed development area is less than 150m². However, as the proposed development area exceeds this requirement, the applicant shall make provisions for an On-site Stormwater Detention system based on the total area of the new bitumen service road. Copies are required of the stormwater and OSD drawing and a completed drawing submission checklist, along with all required details and documents.

Note: Comments also provided by Council's Stormwater Engineers advising that there are no issues with the overhead pipe bridge.

Traffic Engineer

2. No objection to the pipe service bridge at the subject location. The following comments apply to other works proposed under Development Application 2012/127/1 and will be raised with the applicant:
 - Concerns regarding impacting on traffic light operations at the signalised intersection of Cumberland HWY and Herbert Place. The DA shall be referred to the Roads and Maritime Services (RMS) for assessment and the intersection upgraded (if required) to their satisfaction.
 - In accordance with Council's DCP, the proposed parking spaces for the current DA has shortfall of 100 parking spaces, but due to low number of staff and visitors that will be on site, the proposed 85 parking spaces can be considered. A reduce provision will be considered subject to a Condition being provided that the proposed future carpark shall be constructed when parking demand increases for any reasons such as change in staff numbers, change in use, change in operation, change in ownership, site expansion, etc.
 - Employee parking spaces are exclusive to employees only and not to be used by service vehicles.
 - Disabled Parking, Staff Parking, Visitor Parking and Loading Bays are to be clearly marked on the ground in white paint in accordance with Australian Standards.
 - The directional arrows for internal circulation shall be prominently displayed on the pavement on approaches to and within the carpark area.
 - The proposed shared driveway access (i.e. option 1) and swept path are acceptable subject to legal right of way being in place or construction of the proposed option (2) driveway and vehicles crossing.
 - The design details of driveway access shall be showing on the map. The proposed option (2) vehicular crossing shall be widened to accommodate two-way traffic and in accordance with AS2890.2.2002. The swept path shall be prepared at this vehicular crossing while two vehicles passing each other.
 - The entry/exit driveways must be indicated with appropriate signage and linemarking to avoid the conflict at the driveways.
 - Clear sight lines shall be provided at the property line to ensure adequate visibility between vehicles leaving the carpark and pedestrians on the frontage road footpath as shown in Figure 3.3

of AS/NZ 2890.1.2004 for light vehicles and 289.2.2002 for heavy vehicles.

- All vehicles are to enter and leave the site in a forward direction.
- Queue area to be provided and to be offset from the boundary, so that security gates do not cause queuing on the street.
- Where entry points to carpark areas are fitted with the gates, it is required to provide a suitable communication system to allow the security gates to be opened remotely by occupants of the building.
- Service vehicles are not to load or unload on the streets.

Waste Services

3. Management of waste during construction has been addressed in the application and, as the construction of the pipe bridge will occur offsite, waste will be minimised during this stage. Due to the nature of the proposed construction, there does not appear to be any significant impact on the ongoing waste management arrangements at the site. Therefore, we do not have any particular waste management comments in relation to the proposed modification.

Environmental Health Unit (EHU)

4. The EHU has no objections to the construction noise / vibration report prepared by AECOM.
5. The EHU has reviewed the odour report submitted by Benbow Environmental and have no objections to the odour impact assessment.
6. SEPP 55 Remediation of Lands. A Preliminary Environmental Site Assessment has not been provided to Council for assessment and comment.
7. SEPP 33 Hazardous and Offensive Industry. A PHA has not been provided to Council for assessment and comment for the use of the building / site.

Building Services

8. No objections. Works to be in accordance with the Building Code of Australia.

Other

9. Easements required for pipe bridge, services and driveways / traffic circulation.
10. Ensure any new buildings and works are designed to minimise streetscape impact on surrounding areas. Use non-reflective materials.
11. Signage (e.g. on pipe bridge) to comply with State Environmental Planning Policy (SPP) 64 Advertising and Signage.
12. Construction of screen walls on or behind the building line will be required when open yard activities and storage are involved.
13. The site has moderate salinity potential. Appropriate construction methods addressing salinity are required. Furthermore, the applicant shall ensure that relevant public utility authorities are made aware of the potential salinity problems, such that their services are designed to take into consideration the effects the saline soils may have on their installations.

Regards,

Jodi Callaghan

Senior Development Planner | Environmental & Planning Services | Holroyd City Council
Phone: 9840 9819 | Fax: 9840 9837 | Email: jodi.callaghan@holroyd.nsw.gov.au

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