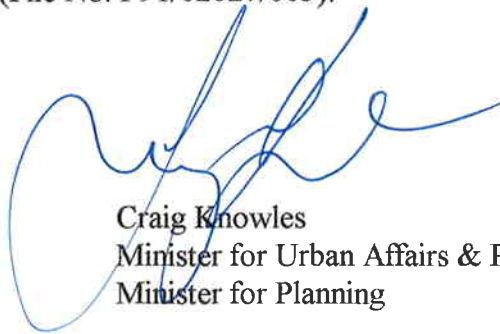


ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**DETERMINATION OF A
DEVELOPMENT APPLICATION**

I, the Minister for Urban Affairs and Planning, pursuant to Section 91 of the Environmental Planning and Assessment Act, 1979, and clause 8 of State Environmental Planning Policy No.29 - Western Sydney Recreation Area, determine the development application referred to below by granting consent subject to the conditions set out in the attached schedule.

The reasons for the imposition of the conditions are to ensure that the environmental impact of the proposal is minimised (File No. P91/02027/003).



Craig Knowles
Minister for Urban Affairs & Planning
Minister for Planning

Sydney 2/6/ 1996.

APPLICANT: NSW Waste Services

ADDRESS: PO Box 699
Chatswood NSW 2057

LAND: Lot Y DP 376524, Wallgrove Road, Eastern Creek

PROPOSED DEVELOPMENT: Development of a green waste processing facility.

DEVELOPMENT APPLICATION: The Development Application No.S29/19,
lodged with the Minister for Urban Affairs and Planning on 18 July, 1995.

NOTES:

- (1) To ascertain the date upon which the consent becomes effective refer to section 93 of the Act.
- (2) To ascertain the date upon which the consent is liable to lapse refer to section 99 of the Act.
- (3) Section 97 of the Act confers on the applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court exercisable within twelve months after receipt of this notice.

ATTACHMENT A

SCHEDULE

CONDITIONS OF CONSENT

GENERAL

1. The activity shall occur principally in accordance with the development application No. SEPP 29/19 and the Environmental Impact Statement prepared by ERM Mitchell McCotter on behalf of the applicant dated July 1995. For the purpose of this development consent, "green waste" is defined as consisting of garden clippings, tree lopping and stumps, wood waste (derived from pallets, crates and fence palings) and grass cuttings.
2. In the event of any inconsistency between the conditions of this consent and the documents referred to in condition 1 above, the conditions of this consent shall prevail.
3. The applicant shall meet the statutory requirements of all public authorities having statutory responsibilities in respect of the development, and shall negotiate with all authorities having an interest in the proposed development with a view to meeting any requirements related to the proposed development.
4. The facility is to be restricted to the designated 3.5 hectare site in the first stage and the final stage of the development involving a second additional 2.2 hectare site, as per the plans contained in the Eastern Creek Waste Processing Facility EIS, July 1995. Any further expansion of the development site will require separate development consent.

CONSTRUCTION WORKS

5. Sedimentation and erosion controls shall be implemented in accordance with the NSW Department of Water Resources and Land Conservation's Technical Handbook on Erosion and Sedimentation Control. These shall be in place before the commencement of works and continue to operate after completion of the works and the land is stabilised.

OLYMPIC GAMES

6. The Green Waste Processing Facility shall discontinue at a time, and for a period, determined by the Director General of the Department of Urban Affairs and Planning in consultation with the applicant and SOCOG, to enable events which are part of the 2000 Olympics to be held, should that part of the Western Sydney Recreation Area that is adjacent to the Waste Management Centre be the site for the Olympic Equestrian Centre.

EASEMENTS

7. The applicant shall consult with, and comply with the requirements of all authorities holding easements over the site, including but not restricted to Sydney Water, Integral Energy and the Australian Gas Light Company, if any work is to be carried out in or adjacent to the easements.

MANAGEMENT PLANS

8. Prior to the commencement of operations, the applicant shall prepare a detailed Environmental Management Plan as referred to in section 3.6 - Environmental Management of Operations of the EIS, in consultation with Blacktown Council, to the satisfaction of the Director General of the Department of Urban Affairs and Planning. This plan shall address the full aspects of the construction phase and the operation of the green waste processing facility.
9. Prior to the commencement of operations the applicant shall prepare soil and water management plans in consultation with Blacktown Council, to the satisfaction of the Director General of the Department of Urban Affairs & Planning, for the construction and operational phases of the green waste processing facility. These may be part of the overall Environmental Management Plan and shall detail appropriate strategies and control measures in order to:
 - i) mitigate against any potential water quality problems (i.e. eutrophication), to the adjoining Eastern Creek and Reedy Creek systems from the leaching of composted heaps; and
 - ii) ensure soil erosion is minimised through temporary and long term soil erosion control measures.
10. Prior to commencement of operations, the applicant shall prepare a comprehensive monitoring programme in consultation with Blacktown Council and the Environmental Protection Authority, to the satisfaction of the Director General of the Department of Urban Affairs and Planning, in order to indicate that there is no eutrophication impact from leachate chemicals contaminating the ground water table or surface runoff into either Reedy Creek or Eastern Creek. The monitoring programme is to be completed prior to the commencement of the operation, and shall include provision for an annual compliance report.
11. Prior to the commencement of the development NSW Waste Service shall submit a restoration/landscape strategy prepared in consultation with Blacktown Council, to the satisfaction of the Director General of the Department of Urban Affairs and Planning. Landscaping of the Green Waste Facility shall be in accordance with NSW Waste Service's document "Revegetation Plan for Eastern Creek Waste Management Centre Green Waste Composting Facility".

TRAFFIC

12. Prior to the commencement of operations the applicant shall ensure that all line marking at the current access point to the site along Wallgrove Road is reinstated to clearly delineate the intersection.

HOURS OF OPERATION

13. The hours of operation for the transfer of green waste to the facility are to be limited to 7:00am to 4:00pm Monday to Friday, and 8:00am to 5:00pm Saturday and Sunday with the processing and composting operations being restricted to 7:00am to 4:00pm Monday to Friday, and 8:00am to 4:00pm Saturdays; or such other hours as may be approved by the Director General of the Department of Urban Affairs and Planning from time to time following an assessment of impacts related to the proposed variation and the identification of any necessary works to mitigate any adverse impacts. However, emergency work, such as repair of erosion and sediment control measures or screening fences, may occur at any time.

WATER MANAGEMENT

14. Prior to commencement of the development, the applicant shall obtain a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 from Sydney Water.
15. The process leachate from the composting stockpiles is to be collected by a system of agricultural pipes and catch drains and then directed through grated pits to underground tanks. The dilution of excess process water from full underground tanks shall be in accordance with the requirements of the NSW Environment Protection Authority, prior to any diversion into the green waste stormwater catchment dam.
16. The stormwater runoff pond shall incorporate a clay floor liner in order to mitigate against any leakages to the ground water table or to Reedy Creek or Eastern Creek systems.
17. The development shall involve the preparation of the site grading, construction of earth embankments and grassed catch drains, plus drainage ditches in order to divert runoff from the surrounding areas away from the green waste facility.

OPERATION

18. The "starter material" for the composting process shall consist only of lime, nitrogen based fertilisers, compost starters, green waste, major & minor trace elements & water.
19. The development shall incorporate appropriate dust and odour emission control measures, including regular water cart spraying on roads and water sprays being installed on shredding equipment. These measures are to be in accordance with the requirements of the NSW Environment Protection Authority.
20. The applicant shall comply with any requirements of the NSW Environment Protection Authority in terms of the Clean Air Act 1961, Clean Waters Act 1970, Noise Pollution Control Act 1975, Waste Disposal Act 1970 and any other relevant legislation.
21. The Green Waste Processing Facility area shall be regularly inspected for vermin, and vermin control measures shall be implemented as necessary. These vermin control measures shall be documented in the annual compliance report.
22. The siting & design of the proposed for the amenities building, as well as the septic system design shall be subject to the approval of the Director General of the Department of Urban Affairs and Planning.
23. Upon cessation of the green waste processing facility on this site, NSW Waste Service shall ensure that the land be cleared of all plant and untreated waste, and an appropriate standard of landscaping be undertaken, to the satisfaction of the Director General of the Department of Urban Affairs and Planning, in consultation with Blacktown Council.

COMPLIANCE

24. The applicant shall ensure that all contractors engaged to carry out work on the site are aware of the conditions of this consent and that these contractors are able to comply with the relevant conditions.
25. The applicant shall comply with and provide evidence of the compliance with the Management Plans and Monitoring Programmes required to be prepared under conditions 8, 9, 10 and 11.

NOTE: The current lease for the Eastern Creek Waste Disposal Depot extends until 19 July, 1999. The Department of Urban Affairs and Planning (owner of the land), has planned for the conversion of the site to a recreational use more compatible with the Eastern Creek Corridor land & Western Sydney Recreation Area. However, consideration of an extension of the lease may occur at the discretion of DUAP. If a new lease is not entered into, the green waste processing facility will only be operational for the length of the current lease.