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Kerry Hamann
Department Of Planning - Major Development Assessment
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In reply quote:

TRIM No: T015751/2010

Contact Name:

08 March 2010

Dear Kerry,

SUBJECT: SMARTSKIP WASTE RECOVERY PROJECT (09_0025) OBJECTION TO DEVELOPMENT

I refer to the Department of Planning letter dated 2 February 2010 (your reference: S07/01151) regarding the public exhibition period for the Smartskip Waste Recovery Project (09_0025) located on Fariola Street, Silverwater and the invitation to make a submission on the project.

Please be advised that the following issues / concerns have been identified with the proposed expansion to the existing waste recovery facility.

Truck Entry / Egress

The proposed expansion is not supported on the basis that the site is not suitable for its intended expansion in that **all** vehicles required to access and service the site cannot enter and leave in a forward direction. The traffic impact assessment report prepared by Cardno Eppell Olsen proposes reverse manoeuvring of articulated vehicle in eastern driveway. This is not considered acceptable by Council, as it will have an adverse impact on the Fariola Street traffic, which is expected to exceed the capacity of the road as per the traffic report (part 3.4 of the Traffic Report, Appendix 7 of the Statement)

Complaints have been received by Council over an extended period of time regarding traffic interference at the site by "Smartskip" trucks reversing into the site (it is noted that the facility appears to be already operating at an increased capacity beyond the scope of the existing approval granted by Auburn City Council).

Truck Queuing on Fariola Street

The traffic impact assessment report prepared by Cardno Eppell Olsen outlines that in circumstances where trucks arriving at the Fariola Street facility at the same time as another truck is within the site being unloaded, will need to wait on Fariola Street until the truck exits the site. This is considered unacceptable as it will impact upon street parking availability. Additionally, if the facility was operating a peak capacity a considerable number of trucks may be queuing on street waiting to access the site. A more suitable site would provide sufficient space for trucks to queue within the site without the requirement to utilise on street parking to overcome a site limitation.

Should the proposal be considered for approval, an Operation management plan shall be submitted for consideration in order to ensure that there will not be any queuing of trucks outside the proposed facility. Operational management plan should ensure that there will not be any truck parking in the surrounding streets due to the proposal.

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Traffic Report Issues / Inconsistencies

Council's Development Engineers have identified the following concerns with the submitted Traffic Impact Report prepared by Cardno Eppell Olsen:

- The Traffic Impact Assessment report indicates that delays in Fariola Street will exceed the acceptable level by 2016 and 2026. The proposal needs to address the matter.
- It appears that the Traffic Impact Assessment report has not considered traffic growth in Newington area during 2016 and 2026. Proposal may have an adverse impact on one of the major access way to the Newington area. Impacts of actively growing Newington development area should also be considered as part of the proposal.
- Peak hour traffic generation of 10 vehicles appears to be incorrect. Detailed calculations of trip generation estimate calculations should be submitted and verified.
- Report states that delay in Silverwater Road and Fariola Street intersection increase by 0.2 seconds by 2016. However, values shown on the Table 3.6 conflict with the statement.

Fariola Street Vehicular Crossing

Council's Development Engineers have identified the following concerns with the proposed arrangements for the Fariola Street vehicular crossing:

- Entry and exit vehicular turning movement should not interfere with the on street parking spaces. Left turn movements should not interfere with the opposing traffic.
- Proposed driveway splays at kerb line should be constructed as a layback.

Stacked Parking

Clause 4.2 of Auburn Council's Industrial Areas Development Control Plan states that "*No stacked parking arrangements will be accepted for new developments*". While the use of the site is not a new development the proposed expansion of the facility should not be to the detriment of the surrounding locality. The proposed stacked parking arrangement within the site is not supported and is considered to be an additional indicator that the site is not large enough to accommodate the proposed expansion to the existing facility.

Proposed Washbay

The proposed washbay area should be bunded and all runoff should be connected to an industry standard oil and silt separator device prior to an approved drainage point.

Main Sorting Area Runoff

The main sorting areas should have an industry standard siltation and debris capture system or pit to intercept silt and debris prior to any connection into the Stormwater Drainage System. A suitable maintenance plan detailing the frequency for checking and clearing of the separator should also be submitted for consideration.

Dangerous Goods Emergency Operation Plan

While it is acknowledged that the facility only receives and processes specific types of construction waste materials, an Emergency Dangerous Goods Operation Plan should be prepared and considered in consultation with the EPA and WorkCover Authority. If approval of the project is considered then the plan can be approved as a condition of consent.

General Drainage Issues

Council's Development Engineers have identified the following concerns with the proposed stormwater measures:

- Stormwater drainage should be designed in accordance with Council's Stormwater Drainage Development Control Plan by suitably qualified professional Civil Engineer. This includes on site detention facilities for newly proposed concreted areas (Derby Street Site)
- A Rainwater tank shall be provided as per the requirements of Council's Stormwater Drainage Development Control Plan.

Should you have any further enquiries, please contact Kim Rothe in Council's Planning and Environment Department on 9735 1234.

Yours faithfully



JOHN BURGESS
GENERAL MANAGER

Per Kim Rothe
Senior Development Assessment Officer – Planning