



CUMBERLAND
CITY COUNCIL

Ref: OA2021/0010
DPIE Ref: SSD-19425495

9 June 2021

NSW Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Attention: Shaun Williams

Dear Sir,

Subject: Request for Comments - State Significant Development (SSD)
Application No: SSD-19425495
Property: 132-144 Warren Road SMITHFIELD NSW 2164,
Proposal: Proposed construction and 24/7 operation of Materials Recovery Facility (MRF) processing up to 150,000 tonnes/annum non-putrescible co-mingled recycling

Reference is made to the Department of Planning, Industry & Environment referral received on 26 May 2021 by Cumberland City Council (**Council**) in relation to Application No. SSD-19425495 for the proposed Smithfield Recycling Centre/MRF. The following comments are provided for the SEARS Scoping Report submitted with the application.

PLANNING

Permissibility

1. It is acknowledged that the proposal is permissible pursuant to Infrastructure SEPP 2007. Council would like to draw attention to the Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment (1992) (**GMREP**) provisions that apply to the site. The site is identified as flood liable and to ensure that the aims and objectives of the GMREP will be maintained, the application shall address the provisions under clause 11 Planning control table.

Exclusion of Application of Development Control Plans

2. In accordance with Clause 11 of State Environmental Planning Policy (State and Regional Development) 2011, *development control plans (whether made before or after the commencement of this Policy) do not apply to (a) state significant development.* Notwithstanding, the following items as per Part D – Industrial Controls of the Holroyd Development Control Plan 2013 (**Holroyd DCP 2013**), are raised for your attention.
 - a) **Industrial Use** – The proposed use of the existing premises as a resource recovery facility shall maintain the existing setbacks and landscaping area and that no storage of goods will occur outside the confine of the building.

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- b) **Office Premises** – The proposed use as office premises shall be ancillary to the industrial use and cover no more than 20% of the gross floor area of the industrial building.

ENGINEERING.

Flooding

3. Subject site is located within the Flood Risk precinct. In this regard, Flood advice letter shall be obtained from Council. The subject development shall comply with Flood advice letter and Part A Section 8.0 Stormwater Management of Holroyd DCP 2013. Supporting documents shall be submitted in order to ensure that the development complies with the controls nominated in Table 8 of the DCP.

It appears proposed weighbridge located in the southern side of the building if affected by 1% AEP flooding. The matter shall be addressed as part of the proposal. Flood evacuation plan shall be incorporated as part of the development.

Stormwater

4. Stormwater plan has not been submitted. Stormwater runoff from the entire site shall be discharged by gravity system.

Stormwater runoff from the manoeuvring area including access ways will have to undergo some form of industrial standard primary treatment/separation prior to disposal into existing stormwater systems. In this regard, stormwater treatment device capable of removing litter, oil, grease, and sediment shall be provided prior to discharge to the stormwater system.

Traffic/Parking

5. Traffic impact assessment report shall be prepared. The traffic impact assessment report shall address the impacts of the proposed developments. These should include, but not limited to, queuing, parking, traffic generation, entry and exit and be addressed in the report. All the vehicles shall enter and leave the site in a forward direction.

ENVIRONMENTAL HEALTH

Various matters

6. Main areas of concern from the development would be as follows.
- The accumulative effects of noise.
 - Odour related issues coming from the waste and impacting other developments in the surrounding area.
 - Run off from the site entering the stormwater system.
 - Waste being blown off site.
 - Glass 'sand' entering the stormwater system.

Plan of management for the site would need to include mitigation measures to control odour, dust, and noise from the site.

The proposed development for the waste and recycling facility is a scheduled activity under Schedule 1 of the Protection of the Environment Operations Act, which requires an Environment Protection Licence and the Environment Protection Authority (EPA) is the

Appropriate Regulatory Authority for the development, the applicant will need to comply with consent conditions, licence requirements and regulations that will be issued by the EPA.

TREE MANAGEMENT

Tree protection measure during development

7. It is recommended that all trees that are to remain as part of the proposed upgrade of this site are appropriately protected as per AS4970 – 2009 Protection of trees on development.

Pruning works

8. During construction or any time during the development, any pruning works should be carried out to AS4373 – 2007 Pruning of amenity trees.

Landscape plan and associated works

9. Any landscape plan for the site should be prepared by a minimum AQF5 landscape architect and all hard and soft landscape works carried out by minimum AQF3 qualified landscapers.

WASTE MANAGEMENT

10. The waste management plan and on-going waste management arrangement to be generated from the office/staff area have not been addressed at this stage of the application. Should this information be available, relevant comments would be provided accordingly.

Should you have any further enquiries please do not hesitate to contact Olivia Yana on 8757 9544 in relation to this matter.

Yours faithfully,



Olivia Yana
Executive Planner