



CUMBERLAND
CITY COUNCIL

OA2024/0010

3 July 2024

Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Dear Sir/Madam,

Subject: Proposed liquid waste treatment facility.
Application No: OA2024/0010
Property: 5 Kiora Crescent Yennora.
Proposal: Other Authority Consent - SEARS for Kiora One Recycling Centre - 5 Kiora Cres Yennora.

Reference is made to the Department of Planning, Housing and Infrastructure referral received on Thursday 20 June 2024 inviting Council's comments for the proposed development.

Council has reviewed the submitted information and the following response is provided.

Planning Comments

The proposed development appears to fall within the definition of a 'Waste Management Facility or Works' under Schedule 3 "Designated Development" of the Environmental Planning and Assessment Regulation 2021. As such, the applicant will need to have regard to Subclause 45 of Schedule 3 to determine this. Should this be the case, the applicant would need to follow the designated development provisions of Division 5.1 - Environmental Impact Assessment of the Environmental Planning and Assessment act 1979.

A waste resource management facility is a permissible development within the E4 General Industrial zone subject to consent.

The development application will also trigger the requirements of Schedule 3 Traffic Generating Development as a "Waste and Resource management facility of State Environmental Planning Policy Transport and Infrastructure 2021 and will require referral to and assessment by Transport for New South Wales (Roads and Maritime

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Services). As such, the submission will need to include a detailed traffic report for assessment by Transport for New South Wales (Roads and Maritime Services).

Environment and Health comments

It is recommended that a site-specific environmental management plan should be prepared by a suitably qualified person that outlines all potential environmental impacts and the proposed mitigation/pollution prevention measures needed to ensure protection of local waterways. This plan should include a review of stormwater systems and wastewater treatment systems; odour management; spill and emergency management/response procedures; waste storage/collection areas including for material to be transported off the site for the ongoing operational phases of the proposed development.

Wastewater from the facility would also need to be discharged to the Sydney Water sewer under a Trade Wastewater Agreement.

Incident Management Plan - Dangerous Material

It is recommended that an incident management plan (IMP) outlining the procedures for managing any event outside of the normal operating conditions of a business be prepared. If required, the IMP should be prepared in consultation with relevant emergency services and regulatory authorities.

In addition to an IMP, systems should be in place for recording any incidents which occur and their causes and to trigger actions to prevent further similar incidents.

Fitout to meet Australian Standard

The fitout must meet the storage and handling of toxic substances must meet AS/NZS 4452-1997 - The storage and handling of toxic substances.

Engineering and Stormwater Drainage

The submitted flood study is outdated and superseded by the amended study report (Revision"3", dated 19/02/2021) which was considered earlier for determination of development application for construction of 3 industrial building formerly under application numbered 2019/457/1.

The site is identified as being flood affected land with the flood depth reaching up to 640mm as per the flood sturdy report. The storing of materials within the flood affected area is prohibited. Further, the proposed application of collection, storage, and processing of the waste which is hazardous in nature is prohibited on flood prone land.

The flood study report was prepared in relation to the impact of the buildings on the flood and does not involve the usage as such as hazardous waste storage and processing. Hence the reference to the pervious flood study is not appropriate in relation to the proposal for the hazardous waste storage and processing.

A traffic impact assessment report detailing the traffic generated during peak hours will be required for any development application.

Developer contributions

Council developer contributions (S7.12 Contributions) may apply to the application. Generally, the contribution amount will be 1% of the cost of development works. A detailed QS report should be prepared to ensure the contribution amount is accurately charged.

Should you have any further enquiries please do not hesitate to contact Harley Pearman on 8757 9956 in relation to this matter.

Yours faithfully,

A handwritten signature in blue ink that reads "Hmichael".

Haroula Michael
Executive Planner