

In reply please quote: 23/09202

Contact: Kerren Ven on (02) 9725 0878

10 April 2025

Industry Assessments
NSW Department of Planning, Industry and Environment
GPO Box 39,
SYDNEY NSW 2000

Dear Mr Burns,

SSD-57830709 – PROPOSED SWS WETHERILL PARK WASTE FACILITY AT 136 HASSALL STREET, WETHERILL PARK

Reference is made to the request for comments from Fairfield City Council on the proposed resource recovery facility and waste transfer station at the above-mentioned premises.

The proposal is for the construction and operation of a waste transfer station and resource recovery centre with capacity to receive 100,000 tonnes of commercial and industrial waste, 50,000 tonnes of municipal solid waste and 50,000 tonnes of food organics and garden organics per year.

It is understood that the construction of the waste recover and receival facility, and its ancillary infrastructure will be undertaken in 3 stages, which will involve:

1. Demolition of existing structures and site establishment works for on-site parking area and site office within existing office building;
2. Minor earthworks, regrading of the site area, concrete pouring for foundation slabs and footings for the new building. Construction of the main building, new site office and installation of services and equipment; and
3. Testing of installed equipment to ensure it is suitable for operation.

Based on the review of the Environmental Impact Statement (EIS) and supporting technical reports, Council requests consideration of the following matters.

- 1. Landscaping** – The proposal to use tube stock size plants is inappropriate and significantly reduces the chances of an adequate landscaped buffer being established at the front of the site adjoining Hassall Street. Council requests a condition be applied requiring a minimum pot size of 140mm for all plants that are included in the landscape plan.

This condition should also require preparation of a maintenance schedule, committed to ensuring the establishment of the landscaped area that will need to be maintained for a minimum of 12 months, with replacement of any plants that fail within this time frame.

2. **Stormwater Management** – No stormwater management plan has been submitted to Council. A stormwater management plan prepared by a qualified engineer in accordance with Council's Stormwater management Policy Sep 2017 is to be submitted to Council. An OSD system shall be incorporated in the design.
3. **Employment** – The Social Impact Assessment states that potential impacts may include increased economic and employment opportunities. "Direct and indirect procurement and employment opportunities are likely to be created during construction which would contribute to the local and regional economy." With Fairfield City's high unemployment rates and low levels of education this development could potentially provide jobs for residents. Council encourages the sourcing of local labour for development and would suggest the development of an employment strategy to target local recruitment.
4. **Traffic related matters** – The following items are to be addressed:
 - i. Revised swept paths for all heavy vehicles shall be submitted illustrating the driveway layout, road and the line marking on road to ensure vehicles can adequately enter and exit the site onto the local road. This must include a swept path for B-doubles turning left and right from Widemere Road entering Hassall Street and vice versa.
 - ii. A Construction Traffic Management Plan (CTMP) shall be submitted showing the route of vehicles used during construction, time of the construction and breakdown of the vehicles used.
 - iii. An Operational Traffic Management Plan (OTMP) shall be provided explaining how the vehicles will be managed within the site during peak periods. The OTMP must include details of the breakdown of the types of heavy vehicles assessing the site and the expected daily and weekly movements of each vehicle.
 - iv. The Traffic and Parking Impact Assessment is to provide an explanation on how conflict between heavy vehicles, light vehicles and pedestrians will be managed during peak periods.
 - v. A safe pedestrian walkway and landing from the car park area to the development is to be provided and reflected in the architectural plans.
 - vi. The Traffic and Parking Impact Assessment shall provide more details and information for the comparable facility used for the car parking survey used.
 - vii. Lastly, the proposal should be sent to TfNSW for review and comments considering the traffic generated by the site will affect a state road.
5. **Environmental considerations** – The following items raised regarding the environmental management of the operations:
 - i. **Environmental Report certification** – Prior to the issue of an Occupation Certificate, written certification from a suitably qualified person(s) shall be submitted to the Principal Certifier stating that all works/methods/procedures/control measures/recommendations approved have been completed as per the approved environmental management and mitigation measures or plans.

- ii. **Environmental Management Plan** - An Environmental Management Plan shall be prepared for the approved facility. The Plan shall be carried out by a suitably qualified environment consultant and shall address means by which the commitment in the EIS, subsequent assessment reports, approval or licence conditions will be fully implemented.

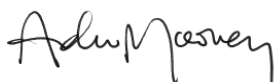
The EMP shall also provide a framework for managing and mitigating environmental impacts for the life of the proposal and make provisions for auditing the effectiveness of the proposed environmental protection measures and procedures.

- iii. **Compliance monitoring** - Compliance monitoring shall be undertaken after 6 months of occupation of the development, to determine if the adopted operational noise criteria as determined within the submitted Acoustic Report, prepared by GHD, dated January 2025, has been met. Where compliance monitoring noise measurements indicate that the relevant assessment criteria are exceeded, recommendations shall be provided in relation to how noise emissions can be satisfactorily reduced to comply with the assessment criteria.
- iv. **Air quality assessment** – It is recommended that the consent authority engage an independent qualified consultant to review the Air Quality and Odour Impact Assessment prepared by GHD Pty Ltd, dated 15 July 2024, Project No:12599340, to ensure the report is sufficient in demonstrating that the proposed development will not have an adverse or accumulative impact on air quality and odour. Council does not have the technical expertise/air quality monitoring program to verify the contents of the report and to confirm that the proposal will not have an adverse effect to the environment and nearby receivers.

If you have any questions regarding the above matters raised in this letter, please contact Kerren Ven on (02) 9725 0878.

Thank you for allowing Council the opportunity to comment on the proposal.

Yours faithfully,



Andrew Mooney
EXECUTIVE PLANNER
STRATEGIC LAND USE PLANNING, CITY STRATEGIC PLANNING