



Request for SEARs

Proposal for State Significant
Development

Waste and Resource
Management Facility

48-52 Edward Street, Riverstone

Submitted to Department of Planning, Industry and Environment
On Behalf of Walan NSW Pty Ltd

MARCH 2020

REPORT REVISION HISTORY

Revision	Date Issued	Revision Description	
01	12/02/2020	First Draft for Internal Review	
		Prepared by	Verified by
		Theo Wilkinson <i>Project Planner</i>	Carlo Di Giulio <i>Associate Director</i>
02	19/03/2020	Second Draft for Client Review	
		Prepared by	Verified by
		Theo Wilkinson <i>Project Planner</i>	 David Ryan <i>Executive Director</i>

Disclaimer

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2	Stamped Architectural Plans DA-19-0855	Abode Design

1. EXECUTIVE SUMMARY

City Plan Strategy & Development Pty Ltd (City Plan) acts on behalf of Walan NSW Pty Ltd (the Proponent) in relation to an existing approval for a waste and resource management facility at 48-52 Edward Street, Riverstone, legally described as Lot 14, 15 and 16 in Section 17, Deposited Plan 744. The purpose of this submission is to request the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) to enable an increase in the waste handling capacity of the facility.

On 26 September 2019, Walan received development consent (DA-19-0855) from the Sydney Central City Planning Panel (SCCPP) for 'designated and integrated development for construction and operation of a concrete and sandstone crushing facility inside a new building'. The development is currently under construction, including demolition, site levelling, earthworks and construction of masonry retaining walls in accordance with DA-18-00396 and relevant Construction Certificate/s.

The facility is currently approved to handle 90,000 tonnes per annum of concrete, sandstone and the like. The Proponent is seeking to expand the type and quantity of material to be processed at the subject site. It is proposed to increase the quantity of waste potentially up to 500,000 tonnes per annum, although this will be subject to specialist studies to confirm capacity.

The existing Development Consent for the site permits the processing of General Solid Waste (non-putrescible), although this is limited to concrete, sandstone, masonry virgin excavated natural material (VENM) and excavated natural material (ENM). As part of this request, the proposal will continue to process General Solid Waste (non-putrescible), but the range of such waste would be expanded. As outlined in the NSW Environment Protection Authority's (EPA) Waste Classification Guideline, it would be expanded to include:

- Glass;
- Plasterboard;
- Ceramics;
- Non plastic and non metallic waste from gross pollutant traps;
- Garden waste;
- Wood waste;
- Non putrescible vegetative waste;
- Building and demolition waste; and,
- Asphalt waste.

Walan was established in 2001, providing primarily construction services. It has since expanded into several related fields, including civil works, plant hire, and labour hire. Demand for its civil works services, in particular excavation services, has increased extensively, and it expects to experience even further growth, primarily as a result of current or anticipated infrastructure projects throughout the Sydney metropolitan area. Walan seeks to establish this proposed facility to accommodate the waste material which is a consequence of its expanding civil works operations. The proposal seeks to operate in accordance with the principles of ecologically sustainable development through increased capacity of resource recovery and the recycling of products that may otherwise have been diverted to the landfill.

The site is zoned IN1 General Industrial pursuant to the *Blacktown Local Environmental Plan 2015*. The proposal is a combination of a 'waste or resource transfer station' and a 'resource recovery facility' and therefore is most appropriately described as a 'waste or resource management facility'. In accordance with Division 23, clause 120 and clause 121 of *State Environmental Planning Policy (Infrastructure)*

2007, development for the purpose of a waste and resource management facility may be carried out on land zoned IN1 General Industrial, with consent.

The proposed development is identified as State Significant Development (SSD) under the *State Environmental Planning Policy (State and Regional Development) 2011*. The proposal is a combination of a 'waste or resource transfer station' and a 'resource recovery facility' which will handle potentially up to 500,000 tonnes of General Solid Waste (non-putrescible) per year (subject to specialist assessments) and therefore satisfies the criteria in Clause 23 in Schedule 1:

"23 Waste and resource management facilities"

(2) Development for the purpose of waste or resource transfer stations in metropolitan areas of the Sydney region that handle more than 100,000 tonnes per year of waste.

(3) Development for the purpose of resource recovery or recycling facilities that handle more than 100,000 tonnes per year of waste".

In summary, the proposal is justifiable as it is considered to:

- Address the current lack of capacity to offer such services, given increasing activity in the construction sector as well as new major infrastructure announcements. In particular, there is an increase in construction activity in Western Sydney largely as a result of major infrastructure projects such as Western Sydney Airport and Bankstown - Sydenham Metro. The proposal is well located and suited to service such activity;
- Be a permissible land use pursuant to the ISEPP and the BLEP 2015;
- Be capable of accommodating the proposed development by virtue of the site's size, location in an established industrial area; accessibility to major roads, and purpose built fully enclosed facility;
- Result in positive environmental and economic benefits for the local community in the absence of any unacceptable environmental impacts; and
- Be consistent with the EPA Waste Avoidance and Resource Recovery Strategy.

To assist in determining the Secretary's requirements relating to the preparation of the EIS, this submission contains a preliminary assessment that describes the site and its surrounds, provides an outline of the existing site operations, the scope of the proposed development, and the key environmental and planning issues with the proposal.

2. SITE AND LOCALITY DESCRIPTION

2.1. The Site

The site has a street address of 48-52 Edward Street, Riverstone, and is legally described as Lot 14, 15 and 16 in Section 17, Deposited Plan 744.

The site comprises an area of 2,972sqm as shown in the Survey Plan at **Appendix 1**. The site is located approximately 35km from Sydney CBD and 2km from Riverstone Town Centre. The site is located within a well-established industrial area in the North West of Riverstone and is surrounded by other industrial land uses.

The site is bounded by two (2) roads. Edward Street and Brisbane Road are both local roads and contain undivided carriageways with a traffic and parking lane in each direction. A single layback along Brisbane Road currently provides a vehicular access to the site.

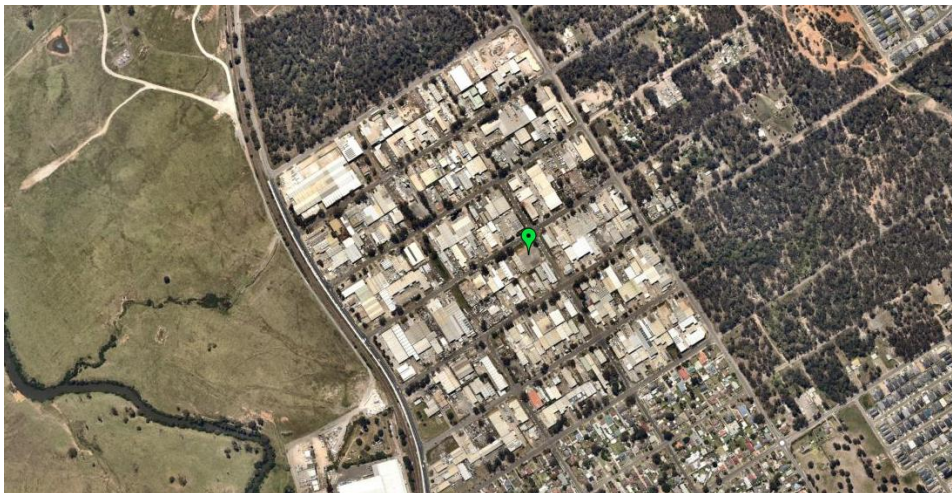


Figure 1: Aerial View, site identified by green pin (Source: Nearmap)



Figure 2: Aerial view, site outlined in red (Source: Nearmap)

2.2. Surrounding Development and Potentially Affected Properties

Adjoining the site immediately to the west is an industrial property, 44 Edward Street, Riverstone. Adjoining the site immediately to the south are industrial properties, 49 - 53 Loftus Street, Riverstone.

Beyond the Riverstone Industrial Estate, there is a mixture of low and medium density residential allotments, with the closest sensitive receiver being the existing and proposed dwellings as part of the North West Growth Sector located approximately 250m from the site (refer to Figure 3).



Figure 3: Aerial Image showing closest sensitive receiver located approximately 250m from the site (Source: Nearmap)

2.3. Locality Description

The site's surrounding context encompasses the following features:

- The site is located in the local government area (LGA) of Blacktown, in western Sydney, situated approximately 35km west of the Sydney CBD.
- The site is well connected to the major road network, including the M2, the A9, the M7, the M5, Old Windsor Road, Windsor Road, Garfield Road West, Bandon Road, as well as Riverstone Parade.
- The site is located approximately 2,000m from Riverstone town centre, and approximately 10km from Blacktown.
- The site is located within an established industrial area, and there are a number of 'heavy industrial uses' in the locality, including:

- Hanson Precast (precast concrete panel manufacturing) at 214 Riverstone Parade, Riverstone;
- Australian Metal Recycling Industries Pty Ltd (scrap metal recycling) at 1/4 Princes Street, Riverstone;
- Metal Merchants Pty Ltd (scrap metal recycling) at 17/19 Loftus St, Riverstone;
- Riverstone Motor Wreckers (car wrecking yard) at 32-35 Edward St, Riverstone; and, Unnamed car wrecking yard at 63 - 73 Edward Street, Riverstone; and a
- Slurry Recycler at 144-146 Riverstone Parade, Riverstone with approval for 24 hour operations under development consent JRPP-15-1516.
- Riverstone is part of the North West Growth Sector pursuant to State Environmental Planning Policy (Sydney Regional Growth Centres) 2006. It should be noted that the site is located within the Riverstone Industrial Area and current planning controls remain unchanged (refer to Figure 4). The broader locality is undergoing substantial change in accordance with the SRGC SEPP. Specifically, a notable amount of low-medium density development is taking place in the locality.

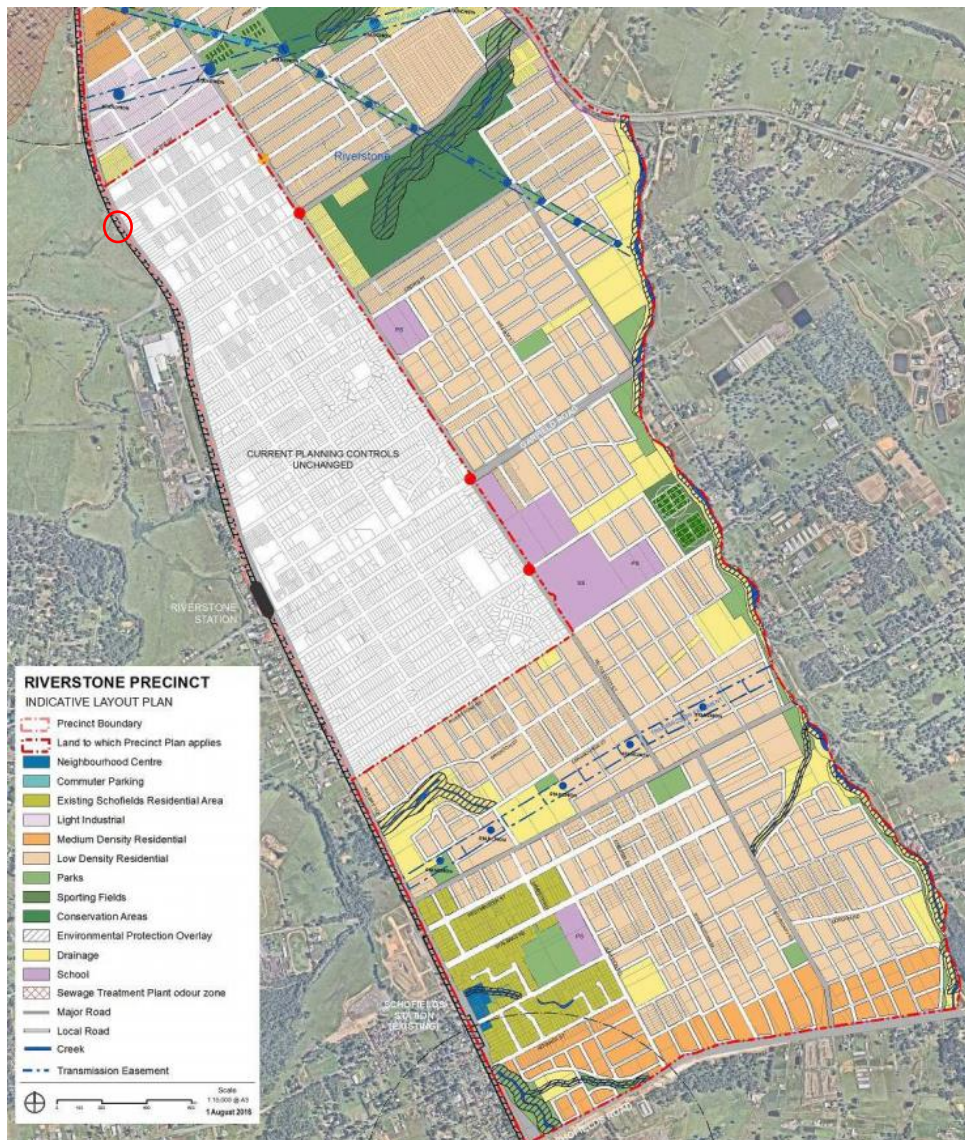


Figure 4: Extract of Riverstone Precinct Plan, approximate location of the site circled in red (Source: NSW DPIE)

2.4. Existing Approvals and Current Operation

Previous applications to this proposal include:

Application	Description
DA-18-00396	Consent was granted on 05/06/18 for demolition, site levelling and earthworks at the site.
DA-18-01855	Consent was granted from Sydney Central City Planning Panel on 26/09/19 for 'designated and integrated development for construction and operation of a concrete and sandstone crushing facility inside a new building'.

Demolition, site levelling and earthworks has been completed at the site (as part of Development Consent DA-18-00396), and the existing structures have been removed to allow for civil works.

A Construction Certificate (CC) Application has recently been issued in relation to DA-18-01855, and works in relation to this CC are well advanced. DA-18-01855 allows the following operations.

Maximum Processing Capacity:

- A maximum of 90,000 tonnes of material is permitted to be processed at the facility annually with a maximum of 250 tonnes per day.
- No more than 90,000 tonnes of waste per annum can be received at the premises
- No more than 6,720 tonnes of waste can be stored at the Premises at any one time.
- The crushing facility has to stop processing/crushing when a truck enters or leaves the premises.
- The crushing facility is only allowed to operate when the doors are closed.

Permitted Waste:

The waste types permitted to be received at the Premises are:

- Virgin Excavated Natural Material (VENM).
- Excavated Natural Material (ENM).
- Building and Demolition Waste.

Material Stockpiles

Both stockpiled raw material and stockpiled crush material is stored internally within the enclosed warehouse and is not to exceed the volume identified in accordance with the Stamped Architectural Plans provided at **Appendix 2**.

Hours of Operation:

Activities at the premises, other than construction work, may only be carried out between 07:00 and 18:00 Monday to Friday, and 08:00 to 14:00 Saturdays. No activities are permitted at the premises on Sunday or Public Holidays.

Trucks to be used:

- Only truck and dogs or rigid vehicles are to be used to service the facility for the purpose of delivering processed/unprocessed materials to and from the subject site.
- A maximum of 1 truck and dog or 2 rigid trucks are permitted on the site at any one time.
- Deliveries to the facility shall be staggered to ensure that no more than 1 truck and dogs and 2 rigid trucks attend the site at any one time to ensure that truck and dogs or 2 rigid trucks do not park or queue in the street or on the driveway of the site.
- A maximum of 25 truck movements to the site (being 25 ingress and 25 egress movements) are permitted per day.

Parking:

- A total of 27 car parking spaces are to be provided for staff and visitors
- 16 parking spaces are to be provided in the undercroft parking area adjacent to Edward Street
- 11 spaces are to be provided adjacent to the Brisbane Road frontage.

3. PROPOSAL DESCRIPTION

The proposal seeks for an increase in capacity of a waste and resource management facility at 48-52 Edward Street, Riverstone. The facility would process up to 500,000 tonnes of waste per annum (subject to specialist assessments). The proposal will continue to process General Solid Waste (non-putrescible) in accordance with the existing Development Consent, but the range of such waste is proposed to be expanded to include:

- Glass;
- Plasterboard;
- Ceramics;
- Non plastic and non metallic waste from gross pollutant traps;
- Garden waste;
- Wood waste;
- Non putrescible vegetative waste;
- Building and demolition waste; and,
- Asphalt waste.

The proposal will seek to utilise existing improvements within the site, in accordance with DA-18-01855. Storage and processing of all waste will be housed internally within the approved warehouse. The Approved Plans accompany this submission at **Appendix 2**, and an extract of the approved floor plan and site plan is provided at Figure 5.

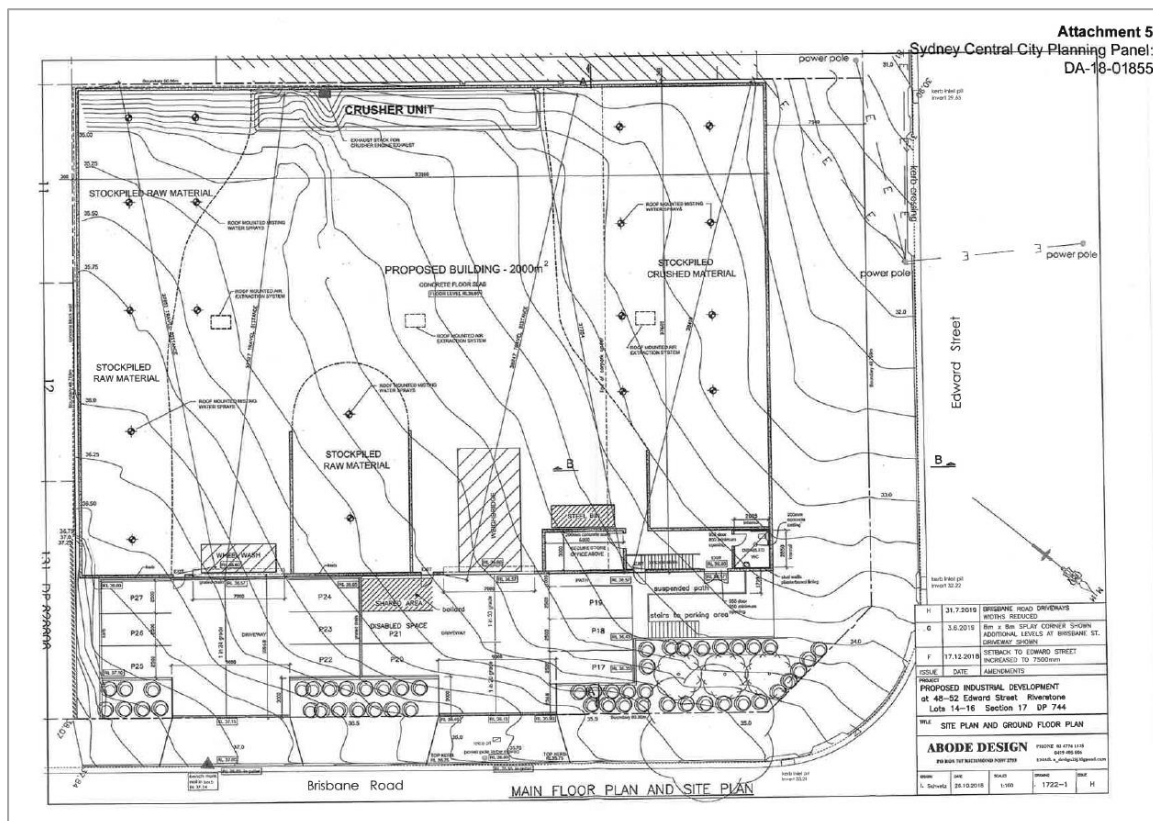


Figure 5: Approved Floor Plan and Site Plan (Source: Abode Design)

The approved Mobirex Kleeman Evo-Line MR130 ZEVO (concrete crusher) is currently underutilised and has a maximum potential feed capacity of approximately 450 tonnes per hour (t-hr-1) of natural stone, or approximately 240 t-hr-1 of construction waste concrete. Alterations and additions to existing structures on the site may be proposed, if necessary, to accommodate the increase in capacity. A description of any proposed works to existing structures on the site and accompanying plans will be documented and assessed as part of the EIS. However, processing and storage of waste will remain internal.

The proposed amendments to the existing facility are set out below:

Table 1: Summary of Proposal in comparison to approved Development

Approved Development (DA-18-01855)	Proposed Amendment
Site Area	
2,972m ²	No change
Processing Capacity	
90,000 tonnes per annum	Up to 500,000 tonnes per annum (subject to specialist assessment)
Receiving of Waste	
90,000 tonnes of waste per annum	Up to 500,000 tonnes per annum (subject to specialist assessment)
Material Storage	
6,720 tonnes of waste can be stored at the premises at any one time	No change
Hours of Operation	
Activities at the premises, other than construction work, may only be carried out between: 07:00 - 18:00 Monday to Friday 08:00 - 14:00 Saturdays No Work Permitted on Sunday or Public Holidays	24 hours a day, 7 days a week, 365 days a year including Sundays and Public Holidays. The crushing machine will not be in operation all day and will only operate when required to crush stockpiled materials.
Trucks to be used	
Only 1 truck and dog or 2 rigid trucks allowed on site any one time	May change subject to specialist assessment.
Only 25 truck movements to the site (being 25 ingress and 25 egress movements) are permitted per day	Increase truck movements subject to specialist assessment.
Car Parking	
27 Car Parking Spaces	No change

4. ENVIRONMENTAL PLANNING ASSESSMENT

4.1. Statutory and Non-Statutory Planning Considerations

The legislation and environmental planning instruments applying to the proposed development are listed below, and will be assessed in detail with the preparation of the EIS:

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2000*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy No.33-Hazardous and Offensive Development*
- *State Environmental Planning Policy No.55-Remediation of Land*
- *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*
- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*
- *Sydney Regional Environmental Plan No 20-Hawkesbury-Nepean River (No 2-1997)*
- *Protection of Environmental Operations Act 1997*
- *Blacktown Local Environmental Plan 2015*
- *Blacktown Development Control Plan 2015*
- *Contributions Plan No. 20 - Riverstone & Alex Avenue Precincts*
- *Western Sydney Growth Areas - Special Contributions Area*

The proposed development is identified as State Significant Development (SSD) pursuant to *State Environmental Planning Policy (State and Regional Development) 2011*, as it falls under the following criteria:

"23 Waste and resource management facilities

(2) Development for the purpose of waste or resource transfer stations in metropolitan areas of the Sydney region that handle more than 100,000 tonnes per year of waste.

(3) Development for the purpose of a resource recovery facility or recycling facilities that handles more than 100,000 tonnes per year of waste"

It is also noted that the *Protection of Environmental Operations Act 1997* applies to the proposed development. Specifically, the proposal would require ongoing licensing by the NSW EPA.

4.2. Zoning and Permissibility

The site is zoned IN1 General Industrial pursuant to the *Blacktown Local Environmental Plan 2015*. In accordance with Division 23, clause 120 and clause 121 of *State Environmental Planning Policy (Infrastructure) 2007*, development for the purpose waste and resource management facilities may be carried out on land zoned IN1 General Industrial, with consent.

5. PRELIMINARY ENVIRONMENTAL ASSESSMENT

Considerable assessment has been undertaken as part of DA-18-01855 (e.g. acoustic, air quality, vibration, traffic). Many of the assessments undertaken for the previous DA were based on the presumption that the concrete crusher would be used at maximum capacity (i.e. much greater than approval pursuant to DA-18-01855). Nonetheless, further assessments will be undertaken to assess the implications of the considerably larger capacity and throughput of the facility. The key environmental impacts that have been identified as needing to be addressed in the EIS include:

- Stormwater, Soil and Water
- Traffic, Transport and Parking
- Noise and Vibration
- Waste
- Hazardous Materials
- Contamination
- Air Quality and Odour

5.1. Stormwater, Soil and Water

A Stormwater Management Plan, and a Soil and Water Assessment were prepared by Envirotech Pty Ltd which formed part of the original EIS and addresses current stormwater management, and soil and water arrangements. An updated report will advise on any additional measures required to manage stormwater, soil and water on site as a result of increasing the handling capacity of the facility. The EIS will document how such measures can be incorporated into the development.

5.2. Traffic, Transport and Parking

Typical concerns associated with proposals relying on large vehicles for deliveries are the impacts on traffic flow and the ongoing condition and capacity of related infrastructure. There are also issues associated with sensitive land uses. Due to the subject site's location, it is highly likely that servicing to and from the site will be via one of the following routes:

- M2, M7, Old Windsor Road, Windsor Road, Bandon Road, Riverstone Parade & Edward Street;
- Parramatta Road, M4, M7, Rooty Hill Road North, Richmond Road, Garfield Road West, Riverstone Parade, Loftus Street, and then Brisbane Road; or,
- M5, M7, Rooty Hill Road North, Richmond Road, Garfield Road West, Riverstone Parade, Loftus Street, and then Brisbane Road.

It is anticipated that all routes can accommodate the proposal's servicing demands to/from the north western and the south western Sydney metropolitan areas. The routes minimise reliance on local streets, streets through residential areas, or streets in the vicinity of sensitive land uses such as schools or similar. All such roads forming the specified routes currently cater for heavy vehicles, including Riverstone Parade, with the proposal relying on truck and dogs only.

Traffic consultants Bitzios Consulting are currently engaged and are assessing the traffic impacts of the proposed increase in vehicular movements. The conclusion of their assessment will directly impact the proposed throughput of waste for the facility. The EIS will be accompanied by a comprehensive Traffic Impact Assessment and provide details surrounding the suitability of such arrangements with particular regard given to:

- The current and future capacity of local and regional road infrastructure
- The type and frequency of heavy vehicles proposed to utilise the site
- The suitability of the proposed site layout to accommodate the predicted heavy vehicle movements from the site.

The EIS will include any recommendations to mitigate the likely impacts of the development on the road network including manoeuvring arrangements, and operational management plans. Appropriate consultation with NSW RMS will be undertaken to satisfy the requirements of SEPP (Infrastructure) 2007.

5.3. Noise and Vibration

An Acoustic and Vibration Assessment was previously prepared by Envirotech Pty Ltd to accompany the original EIS. This assessment was based on the machine crusher operating at maximum capacity, and therefore the environmental impact of the increased capacity should be acceptable.

Nonetheless, an updated Acoustic and Vibration Assessment will be prepared for the purpose of assessing the impacts to the site and surrounding area as a result of increasing the handling capacity of the site from 90,000 tonnes per annum to 500,000 tonnes per annum. The Acoustic and Vibration Assessment will also analyse the impacts of operating the proposal 24 hours a day, 7 days a week.

The EIS will include any recommendations to mitigate the likely impacts of the development. The most significant being the continued undertaking of all operational measures within a completely enclosed facility. The EIS will also provide details surrounding the suitability of adopting such measures during both the construction and operational phases of the project.

5.4. Waste

A Bulk Waste Management Plan (BWMP) was prepared by Envirotech Pty Ltd as part of the original EIS and will be updated to ensure that the increase in material delivered and processed as part of the proposal will be managed to ensure such potential impacts are satisfactorily mitigated.

Under the existing approval, all processing and storage activities are only to take place within the proposed enclosed building located on the Premises as per the Material Stockpile Map (ref.1772) prepared by Abode Design. No waste materials, including finished products, may be stored or processed outside. To enable the increase in capacity of the storage of waste within the enclosed building, silos will be proposed within the stockpile locations.

A change in the waste streams to be processed at the site is proposed. A list of the propose waste streams is provided in **Section 3**. The EIS will document how such waste streams are to be managed on site and in the context of regulatory obligations under the *POEO Act 1997* and the *Waste Avoidance and Resource Recovery Act 2001*.

5.5. Hazardous Materials

Developments of this nature may be considered as potentially hazardous because of their operational intensity or resources they rely on, such as fuel supplies. The proposal does not rely on the storage of any flammable liquids, rather, fuel will be delivered to the subject site via a third-party source.

All key operational procedures, such as material crushing and loading/unloading of materials, will be undertaken within a completely enclosed facility. Further, a typical 'screening analysis' will be prepared applying SEPP 33 - Hazardous and Offensive Development Application Guidelines.

5.6. Contamination

Clause 7 of SEPP 55 requires that a consent authority must not grant consent to a development unless it has considered whether a site is contaminated. Soil and geotechnical conditions were considered in the previous DA as part of the Preliminary Site Investigation (PSI) Contamination Assessment prepared by Down to Earth. In summary, the assessment noted that the risk of contamination was low to moderate and the site is suitable for the approved and by extension, proposed use.

5.7. Air Quality and Odour

An Air Quality Impact Assessment was prepared by North Star Air Quality as part of the original DA. It should be noted that the previous Air Quality Impact Assessment considered the impacts of the crusher at full capacity. Nonetheless, an updated Air Quality Impact Assessment will be prepared in order to assess air quality related issues (such as dust, particulate and odour emission) as a result of increasing the handling capacity.

The EIS will document how such measures will be incorporated into the development. The EIS will also provide details surrounding the suitability of adopting such measures during both the construction and operational phases of the project.

6. JUSTIFICATION

The proposal is justifiable as it considered to:

- Address the current lack of capacity to offer such services, given increasing activity in the construction sector as well as new major infrastructure announcements. In particular, there is an increase in construction activity in Western Sydney largely as a result of major infrastructure projects such as Western Sydney Airport and Bankstown - Sydenham Metro. The proposal is well suited to service such activity;
- Be a permissible land use pursuant to the ISEPP and the BLEP 2015;
- Be capable of accommodating the proposed development by virtue of the site's size, location in an established industrial area, accessibility to major roads and purposes built, fully enclosed facility;
- Result in positive environmental and economic benefits for the local community in the absence of any unacceptable environmental impacts; and
- Be consistent with the EPA Waste Avoidance and Resource Recovery Strategy.

7. CONSULTATION AND NOTIFICATION

Consultation and notification will be undertaken with the relevant agencies and landowners. Further, Walan has consulted with Blacktown Council on an ongoing basis over recent years as part of previous Development Applications and ongoing requirements associated with such applications. It has also made Council aware of its intention to increase the capacity of the crusher. This aside, Council will be consulted in relation to this proposal.

8. CONCLUSION

This SEARs request relates to the proposal to increase the capacity of the existing waste and resource management facility up to 500,000 tonnes per annum, subject to detailed assessment, at 48-52 Edward Street, Riverstone. It is also proposed to increase the range of General Solid Waste (non-putrescible) items the facility can process.

The proposal will seek to utilise existing improvements within the site, in accordance with DA-18-01855, and alterations and additions to existing structures on the site may be proposed, if necessary, to accommodate the increase in capacity.

This SEARs request outlines the potential environmental impacts of the proposed development and how these will be considered and assessed in the preparation of the required EIS. The statutory framework and associated approvals required is also outlined.

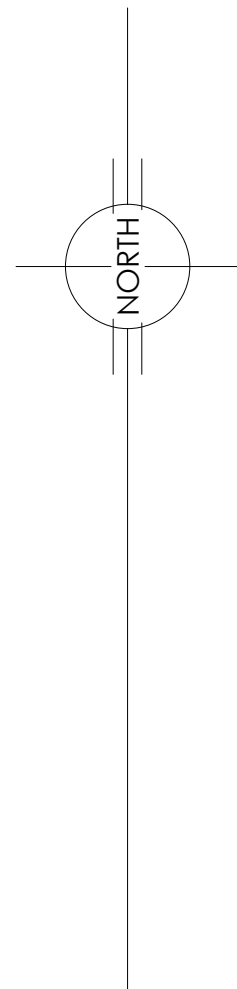
Based on the information available at this time, the potential risks to the environment from the proposed development are presented and discussed. The future environmental assessment will consider matters that affect or may affect the environment in relation to the proposed development and where appropriate mitigation measures will be recommended.

In light of the above, the Secretary's Environmental Assessment Requirements are now requested for the purposes of preparing the relevant Environmental Impact Statement.

APPENDIX 1

Site Survey

Freeburn Surveyors



- Notes:**
- * the position of features are indicative only.
 - * services shown hereon have been located where possible by field survey. prior to any excavation or construction on the site, the relevant authority should be contacted for possible location of any other services including those which may be underground.
 - * indicates existing surface level.
 - * contours shown depict the general topography. they do not represent exact levels other than at spot levels shown.
 - * relationship of improvements to boundaries is diagrammatic only. where offsets are critical they should be confirmed by further survey.
 - * bearings and distances are by title only. no boundary investigation has been carried out.
 - * the tree sizes are approximate only. further field inspection should be carried out where tree details are considered to critically affect design.
 - * origin of levels: PM 57136 RL 34.52 (SCIMS 15-08-2017)

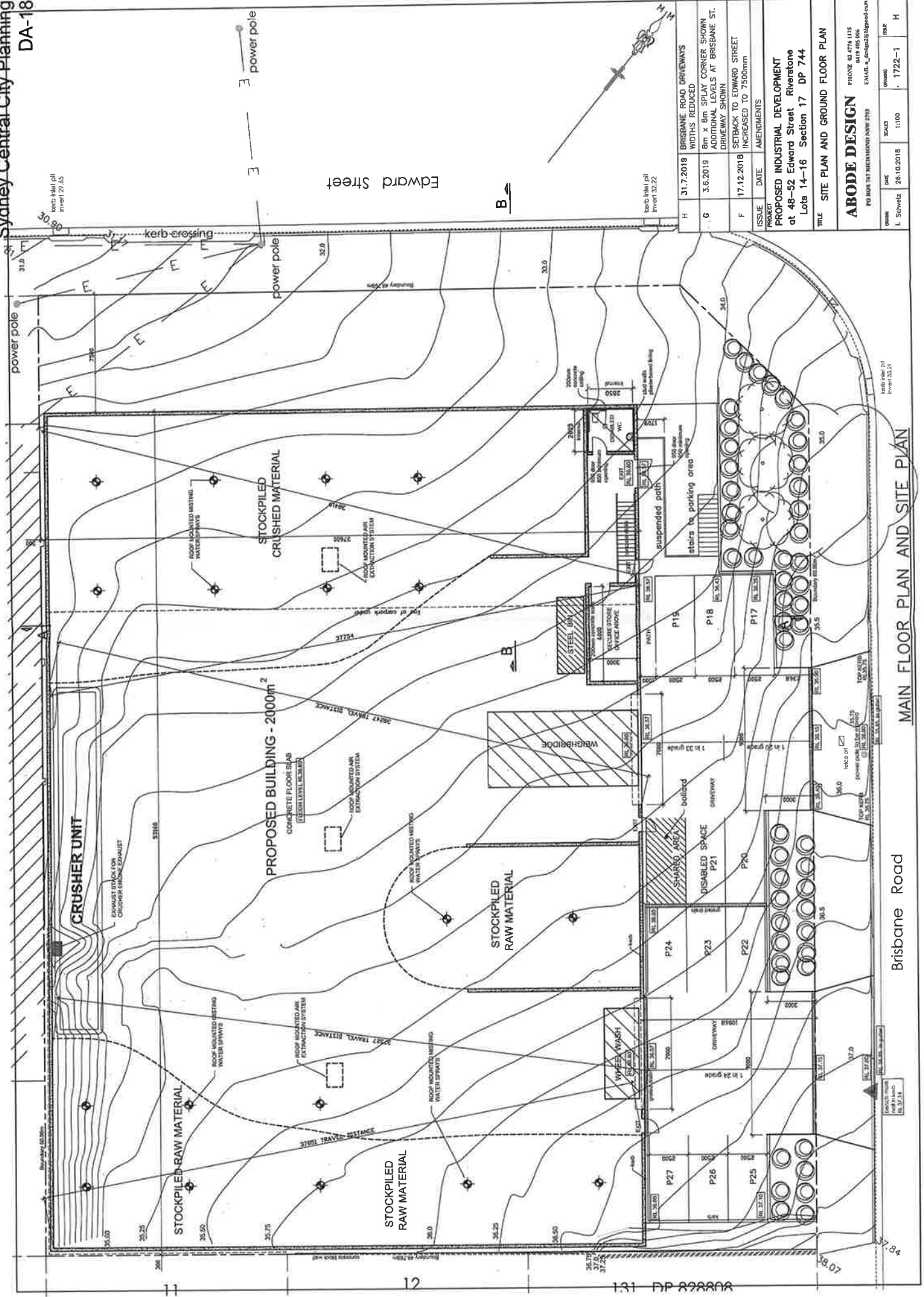
F:\Users\user\Pictures\alloy DRPPE3.BMP

Client: Ivan Schvetz Abode Design	Project: Detail Survey over Lots 14-16 in Section 17 of DP 744 48-52 Edward Street Riverstone	FREEBURN	MATTHEW FREEBURN LAND, ENGINEERING & MINING SURVEYOR SUITE 2, FIRST FLOOR, "SURVEYOR HOUSE" 2 CASTLEREAGH STREET PENRITH 2750	Telephone 02 4721 2289 Fax 02 4721 5646 email a.dean@freeburnsurveyors.com or matthew@freeburnsurveyors.com	Scale 1:200	Datum: AHD	Contour: 0.25m
					Surveyor: ni/dm	Drawn By: ad	Checked: MF
					Date of Survey: 17-08-2017		Sheet 1 of 1
					AutoCAD	Issue 01 05-09-2017	36 067 Detail

APPENDIX 2

Stamped Architectural Plans

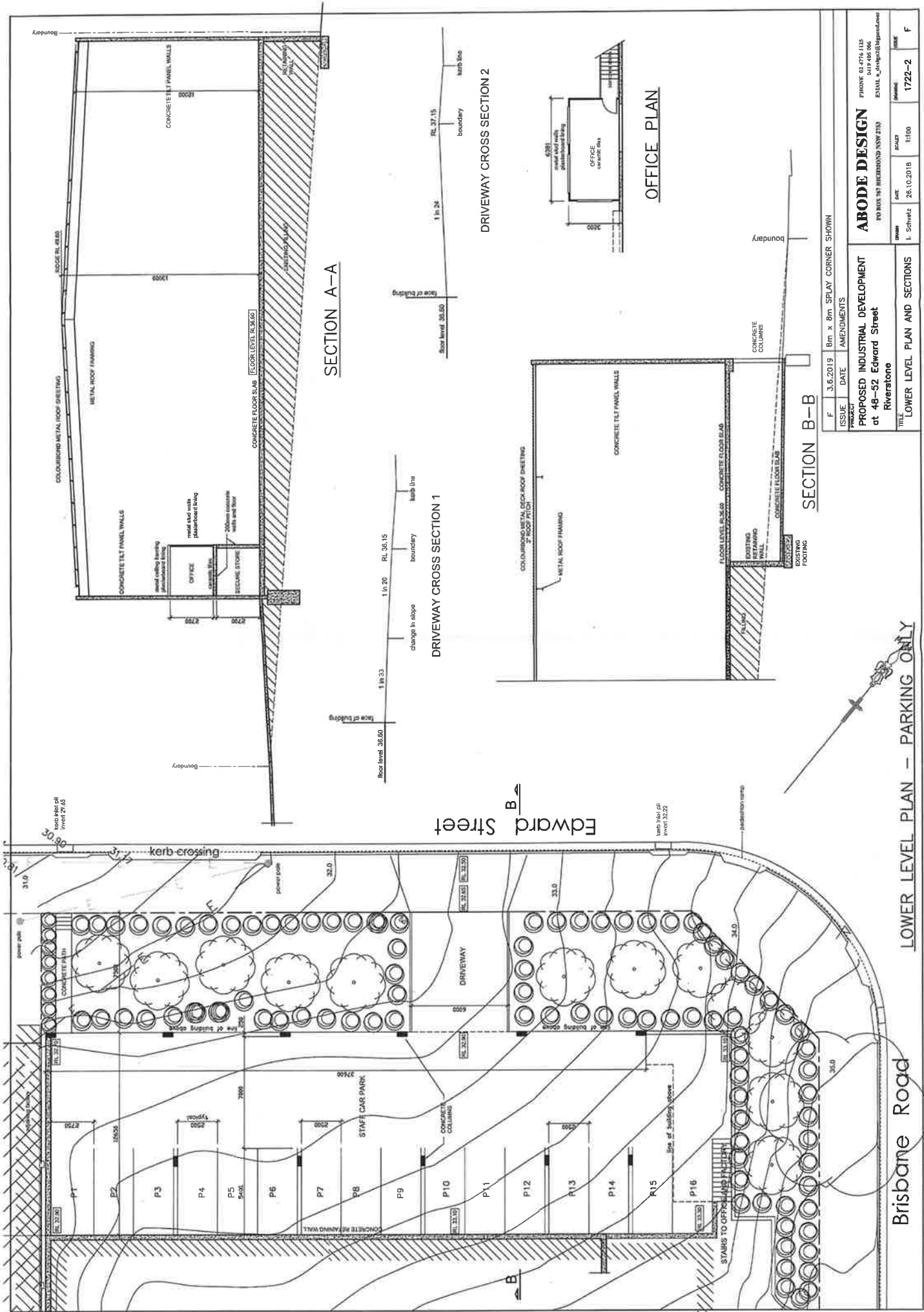
Abode Design



ISSUE	DATE	AMENDMENTS
H	31.7.2019	BRISBANE ROAD DRIVEWAYS WIDTHS REDUCED
G	3.6.2019	8m x 8m SPAY CORNER SHOWN ADDITIONAL LEVELS AT BRISBANE ST. DRIVEWAY SHOWN
F	17.12.2018	SETBACK TO EDWARD STREET INCREASED TO 7500mm
PRODUCT		
PROPOSED INDUSTRIAL DEVELOPMENT at 48-52 Edward Street Riverstone Lots 14-16 Section 17 DP 744		
TITLE SITE PLAN AND GROUND FLOOR PLAN		
ARODE DESIGN		
PHONE 02 4776 1125 EMAIL a_design@arode.com		
DESIGNER	DATE	SCALE
I. Schwab	26.10.2018	1:100
DRAWN	DATE	SCALE
1722-1		H

MAIN FLOOR PLAN AND SITE PLAN

Brisbane Road

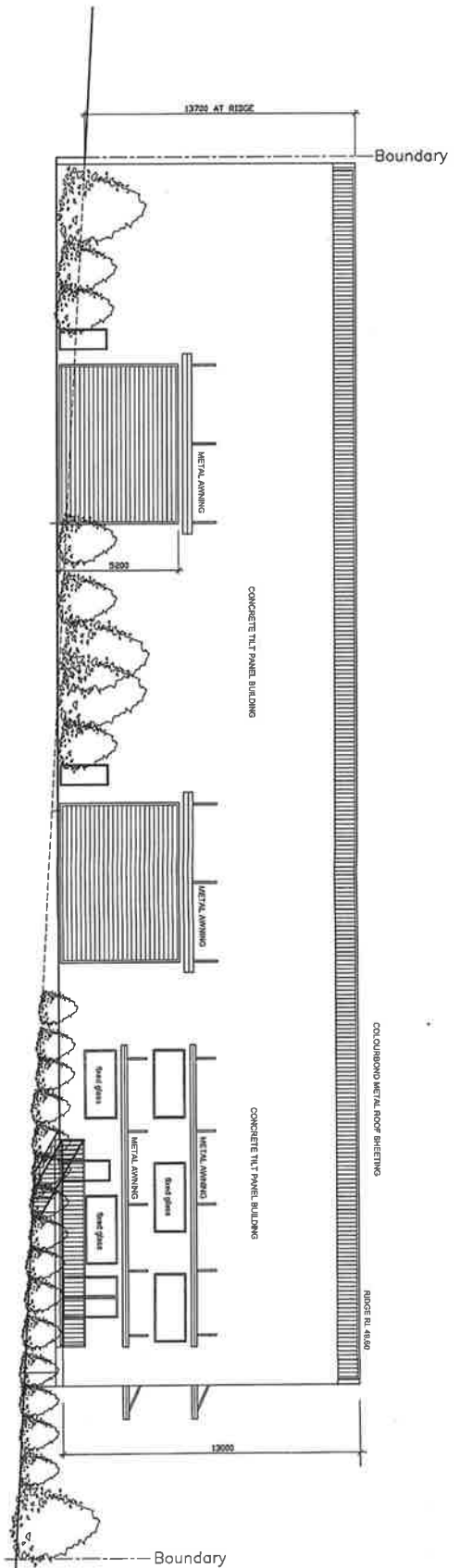


ISSUE	DATE	AMENDMENTS	SCALE	DATE	NAME	NUMBER
F	3.6.2019	8m x 8m SPLAY CORNER SHOWN	1:100	26.10.2018	L. Schvitz	1722-2
ABODE DESIGN PROPOSED INDUSTRIAL DEVELOPMENT at 48-52 Edward Street Riverstone TITLE LOWER LEVEL PLAN AND SECTIONS						
PHONE 02 4776 1135 019 495 066 EMAIL a.abode@abode.com.au PO BOX 99 RICHMOND NSW 2133						

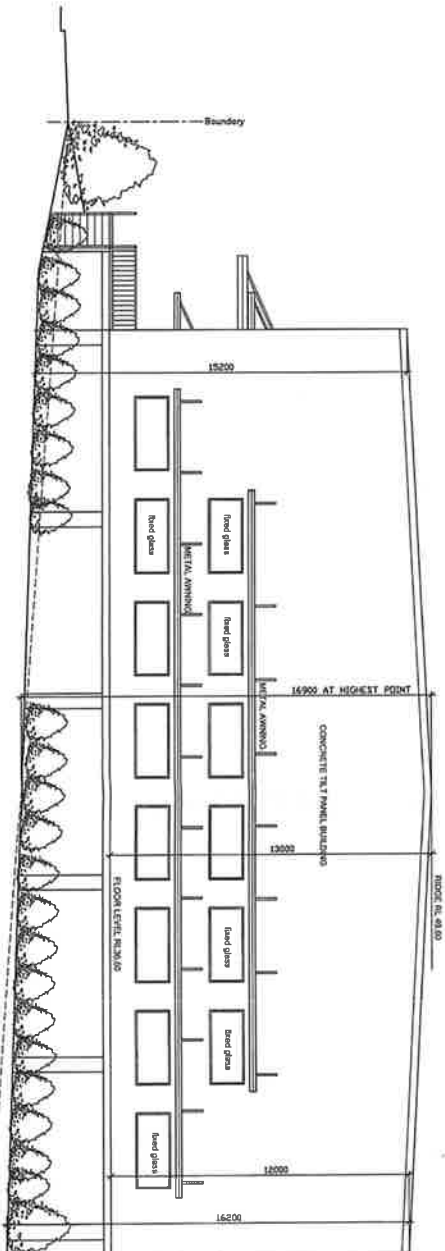
Edward Street

Brisbane Road

LOWER LEVEL PLAN - PARKING ONLY



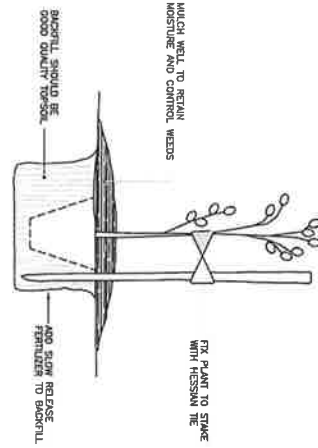
Brisbane Street Elevation



Edward Street Elevation

PROJECT		ABODE DESIGN		PHONE 04 171 115	
PROPOSED INDUSTRIAL DEVELOPMENT		PO BOX 167 RICHMOND NSW 2133		0417 171 115	
at 48-52 Edward Street		Riverton		EMAIL a.design@abode.com	
TITLE		PRELIMINARY DETAILS		1722-3	
DESIGNER		I. SCHWITZ		DATE	
DATE		26.10.2018		SCALE	
SCALE		1:100		SHEET	
SHEET		1722-3		E	

PLANTING DETAIL



LANDSCAPING SCHEDULE					
NUMBER	BOTANICAL NAME	COMMON NAME	APPROX. HEIGHT	POT SIZE	NUMBER OFF
1	ACACIA BAILEYANA	WATTLE	6m	200mm	7
2	YUCCA PARRISII	BOTTLEBRUSH	4m	200mm	4
3	ROSEMARY	GREVILLEA	2m	150mm	14
4	WESTRINGIA	WESTRINGIA	1m	100mm	65

MAINTENANCE OF PLANTING

PLANTS SOWN DURING SUMMER MONTHS WILL REQUIRE A GOOD SOAKING ONCE A WEEK FOR THE FIRST TWO YEARS. PLANTS SHOULD BE FREE OF WEEDS FOR A RADIUS OF 15cm UNTIL THE PLANT IS ABOUT 2m HIGH.

PROPOSED BUILDING

Brisbane Road

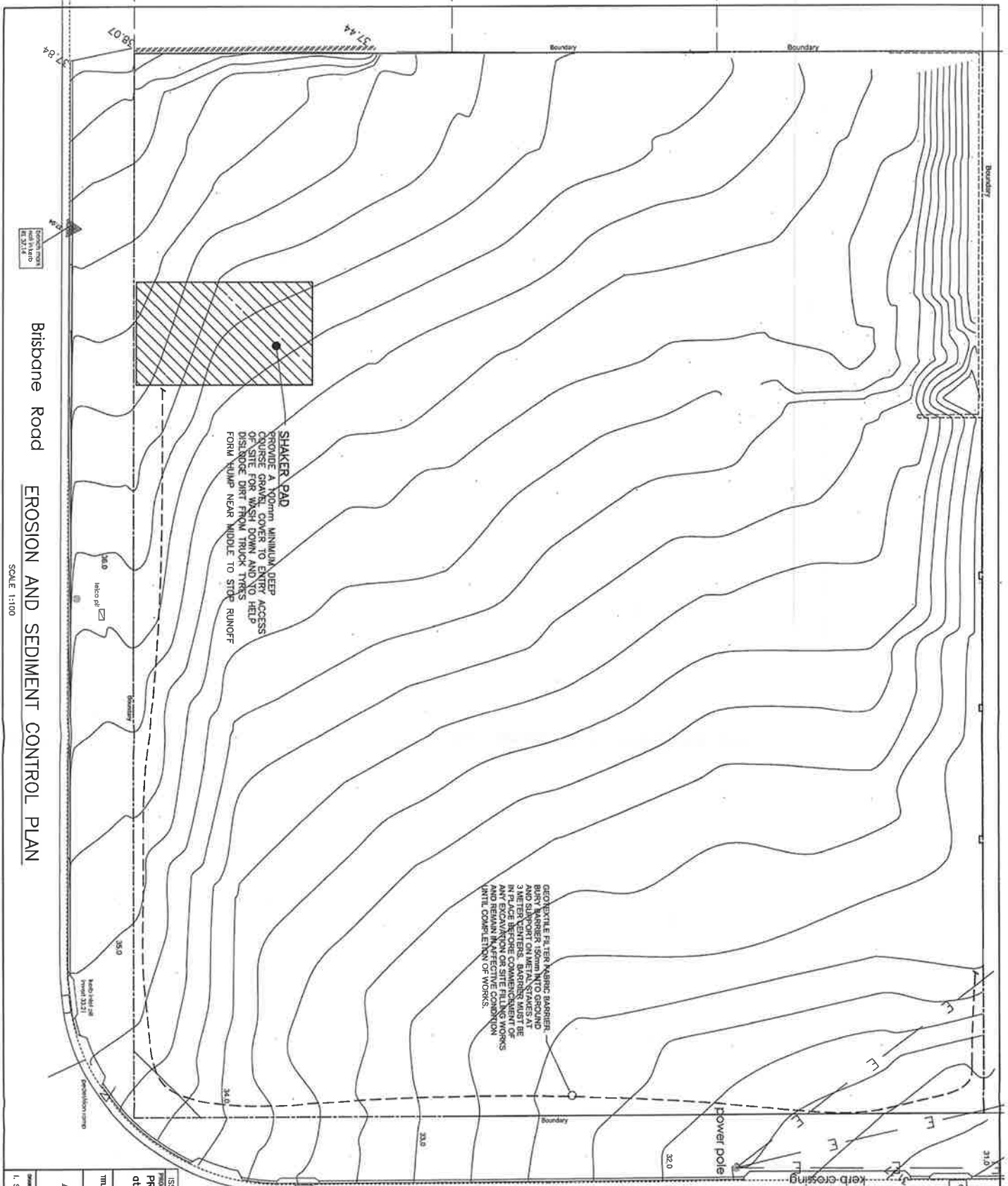
MAIN FLOOR PLAN AND SITE PLAN

ABODE DESIGN
 PHONE: 03 4776 1135
 9419 485 006
 EMAIL: a.abode@abodedesign.com.au

PROPOSED INDUSTRIAL DEVELOPMENT
 at 48-52 Edward Street, Riverstone
 Lots 14-16 Section 17 DP 744

LANDSCAPING PLAN

DATE: 26.10.2018
SCALE: 1:100
PROJECT: 1722-4
BY: E



30.00
kerb inlet pit
invert 29.65

Edward Street



NOTE: ALL DISTURBED AREAS ARE TO BE SPRAY GRASSED AFTER COMPLETION OF EARTHWORKS TO STOP EROSION AND SEDIMENT RUNOFF

NOTE: THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF BLACKTOWN CITY COUNCIL SOIL EROSION AND SEDIMENT CONTROL POLICY AND ENGINEERING GUIDE FOR DEVELOPMENT.

ISSUE	DATE	AMENDMENTS
PROPOSED DEVELOPMENT		
at 48-52 Edward Street Lots 14-16 Section 17 DP 744		
TITLE EROSION AND SEDIMENT CONTROL PLAN		

ABODE DESIGN

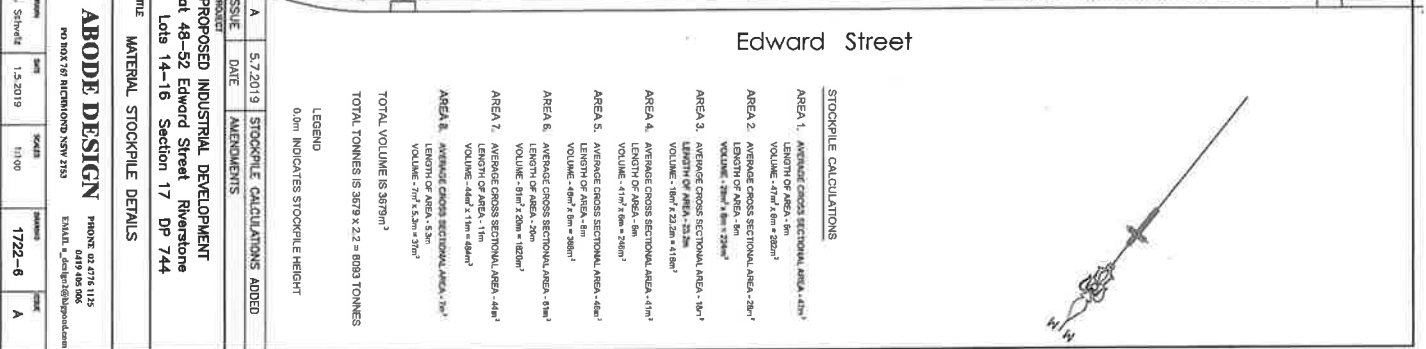
PO BOX 567 BIRMINGHAM NSW 2753
PHONE 02 4776 1115
EMAIL a.design@abode.com.au

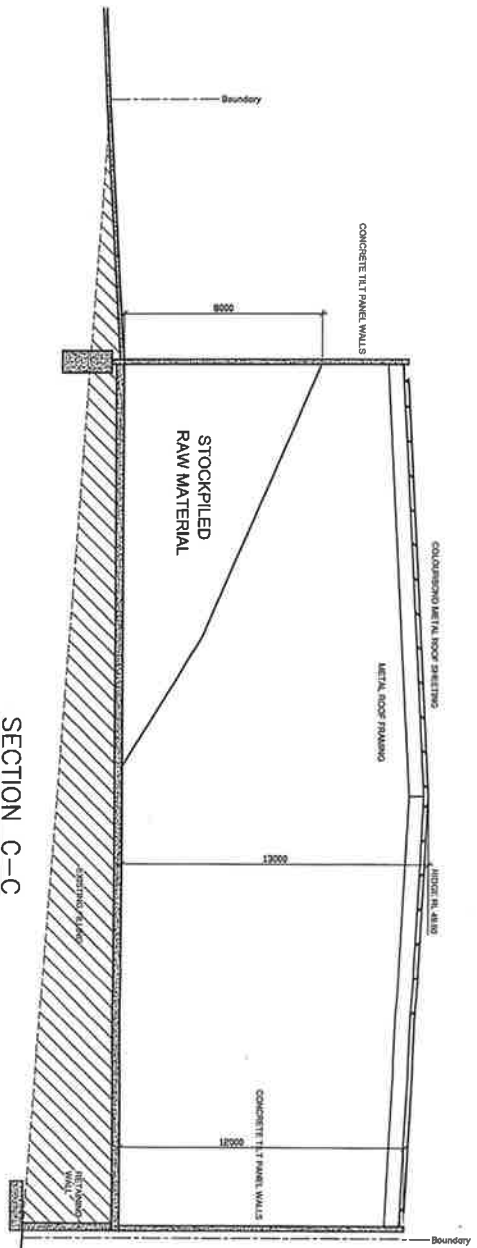
NAME	DATE	SCALE	PROJECT	DATE
I. Schmitz	26.8.2016	1:100	1722-5	E

Brisbane Road EROSION AND SEDIMENT CONTROL PLAN

SCALE 1:100



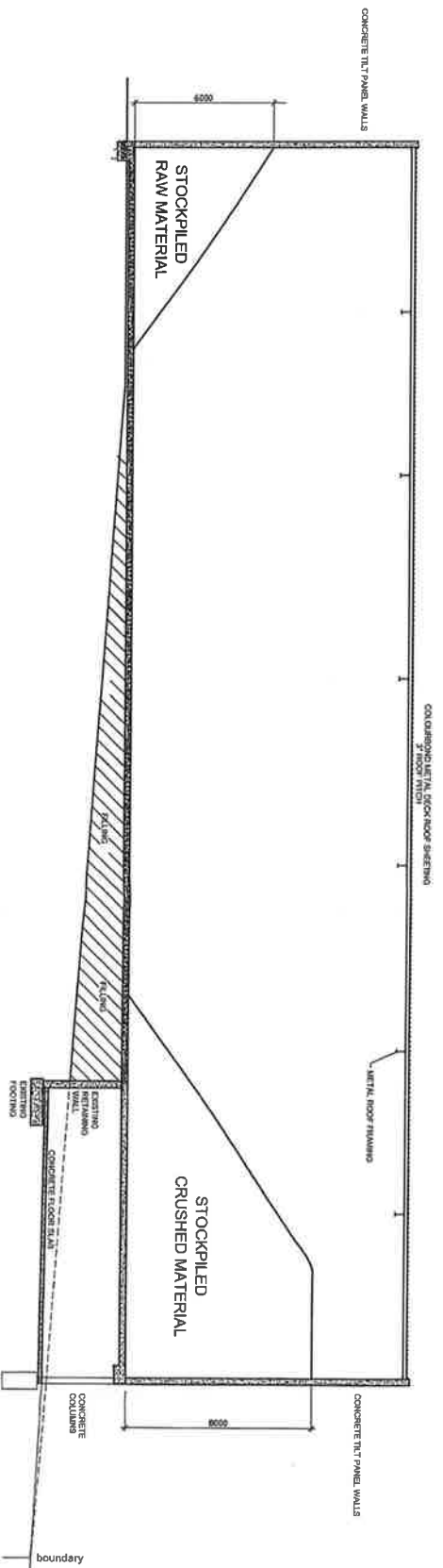




SECTION C-C



SECTION E-E



SECTION D-D

ISSUE	DATE	AMENDMENTS
A	5.7.2019	MINOR AMENDMENTS, SECTION E-E, ADDED
ABODE DESIGN PROPOSED INDUSTRIAL DEVELOPMENT at 48-52 Edward Street Riverstone		
ABODE DESIGN PO BOX 40 RICHMOND NSW 2130 PHONE 02 4751 1112 FAX 02 4751 1112 EMAIL: a.design@abode.com.au		
TITLE	DRAWN	DATE
STOCKPILE SECTIONS	L. SCHWARTZ	15.2019
	SCALE	DATE
	1:100	1722-7
	DATE	1722-7
	1722-7	A