

Our ref: PR145249-1

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Date: 29 April 2020

Secretary
NSW Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street
PARRAMATTA NSW 2150

Dear Sir/Madam,

RE: Proposed Modification of the Greenspot Wetherill Park Resource Recovery and Recycling Facility, 24 Davis Rd, Wetherill Park, NSW - SSD 7401

I refer to the abovementioned development, SSD7401, approved by the NSW Department of Planning, Industry and Environment (DoPIE) on 22 December 2017. Bettergrow Pty Ltd (Bettergrow), the proponent for Greenspot Wetherill Park, are preparing to commence development of the site. Since consent was issued in late 2017, market factors have changed and so too has the demand for the recycling of various waste streams. In order to meet this demand and changing needs of the market, Bettergrow is proposing to make some modifications to the project that will provide for increased recycling capacity, the ability to process a broader range of waste streams, and also reduce the impacts to environmental amenity.

The purpose of this letter is to provide DoPIE with summary details of the proposed modification and the approval pathway.

Provided below is a brief background to the site history, an overview of the current approved development, and an overview of the proposed modification.

BACKGROUND

The proposed development is to be located within an industrial precinct at 24 Davis Road, Wetherill Park NSW, within land described as Lot 18 DP249417. The Project Area is approximately 10 kilometres north of Liverpool, 10 kilometres west of Parramatta, and 7 kilometres south of Blacktown (refer **Attachment 1, Figure 1**). The site covers an area of approximately 20,292 m² and is wholly within the Fairfield Local Government Area (LGA).

The Project Area is surrounded by existing manufacturing, processing, and heavy industry businesses, with the nearest residential dwellings located approximately 1.5 kilometres to the south-east on Maugham Crescent, off The Horsely Drive (refer **Attachment 1, Figure 2**).

Prior to 1966 the surrounding area and site were privately owned and used for pastoral purposes. Since 1966 the site has been used for industrial purposes, following the subdivision and development of the area. In 1978, Allen Bros Asphalt Pty Ltd acquired the site and by 1986 had constructed and commenced the operation of an asphalt batching plant. Historical aerial photos at this time show above ground surface tanks (ASTs), bitumen and diesel tanks, including all the buildings currently found at the site. In 1995, ownership of the site was transferred to Emoleum Australia Ltd (a subsidiary of Mobil Oil Australia Pty Ltd). In 2004, operations at the site ceased and the asphalt batching plant was decommissioned. Since this time the site has undergone soil and groundwater assessment for contamination, with remediation works undertaken on the upper and lower levels.

The site is currently in an unused state, with previous asphalt manufacturing activities ceasing in 2004, followed by decommissioning and remediation works. The existing site has three main areas, including an

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upper level at the northern portion of the site; a mid-level at the centre of the site; and a lower level in the southern portion of the site. Buildings and infrastructure remaining at the site include:

- A workshop, laboratory, storerooms, a staff amenities building, and electrical substation located towards the eastern boundary of the site;
- An office building adjacent to the southern boundary;
- Raw material bays in the middle level of the site, centrally and on the eastern boundary;
- In-ground recycled water tanks in the south of the site adjacent to the office building;
- A remnant shelter on the higher level towards the eastern boundary;
- Retaining walls between higher, mid and lower levels of the site;
- An oil separator pit on the middle level on the eastern boundary of the site; and
- A stormwater management system.

The majority of the Project area is sealed with asphalt, with the exception of some gravel areas on the upper and lower levels where remediation works have occurred.

EXISTING APPROVED DEVELOPMENT

Operations

Bettergrow are currently approved to process up to 200,000 tpa of materials at the site collected from Councils, business, and industries requiring an alternative to waste disposal through the recovery and beneficial use of valuable resources.

Detailed below are the existing limits on waste streams approved for receipt at the site on an annual basis:

- 60,000 tpa of hydro-excavation drilling muds and fluids for storage, separation and consolidation;
- 40,000 tpa of various bulk landscaping products;
- 70,000 tpa of Garden Organics (GO) and Mixed Food and Garden Organics (FOGO); and
- 30,000 tpa of Food Organics.

The existing approved facility comprises the following general areas:

- Receipt/dispatch area which includes two weighbridges, load inspection bay, weighbridge kiosk, main administration building, staff amenities, and car parks;
- Site workshop and storage shed;
- Drill mud tip trough;
- Bulk hydro-excavation and drill mud receipt pit and associated processing equipment;
- Rainwater/raw water storage tanks;
- Internal roadways and hardstand areas;
- Bulk landscape material storage bays;
- Food de-packaging building;
- Garden and food organics sorting building; and
- Garden and food organics office and staff amenities.

The current approved layout is provided as **Attachment 2**.

Wastes and Raw Materials

The existing approved development is capable of receiving and processing the following wastes and raw materials:

- Hydro-excavation and drill muds;
- Garden organics, commingled food and garden organics, and food waste; and
- Bulk landscaping materials and growing media.

Table 1 below lists the individual material types currently approved for receipt at the site.

Table 1 Wastes and Raw Materials

Received Wastes and Raw Materials	Waste Classification
Soils (ENM and VENM)	General Solid Waste (non-putrescible)
Clay/Sands/Stone/Gravels/Aggregates (VENM)	General Solid Waste (non-putrescible)
Drilling mud and/or muddy waters from hydro excavation, drilling and pot holing operations	Liquid Waste
Garden Mixes/Top Dressings/Mulches	General Solid Waste (non-putrescible)
Garden Organics	General Solid Waste (non-putrescible)
Food and Garden Organics	General Solid Waste (putrescible)
Solid Food Waste	General Solid Waste (putrescible)
Liquid Food Waste	Liquid Waste
Sawdust	General Solid Waste (non-putrescible)
Spent filter sand media	General Solid Waste (non-putrescible)

Finished Products

Materials reclaimed from the processing and recycling activities are utilised to produce a range of products either for direct sale, or for blending with other raw materials to produce soils, garden mixes, and other landscaping mediums. Reclaimed materials not targeted for re-use by Bettergrow are either be transferred off-site for further recycling or sent to landfill. **Table 2** below lists the finished products to be generated by the facility.

Table 2 Finished Products

Received Wastes and Raw Materials	Processing or End Use	Finished Products
Soils (ENM and VENM)	Sold as raw product	Finished Products include Mine Mix, Naturaliser, BioNRich, Earth4Turf
Clay/Sands/Stone/Gravels/Aggregates (VENM)	Sale to end user	Clay/Sands/Stone/Gravels/Aggregates
Drilling mud and/or muddy waters from hydro excavation, drilling and pot holing operations	Screening and Processing through CD Enviro System	Engineering material as per the EPA exemption Liquid fraction either to sewer, to composting facility, or to another licenced facility for further processing/re-use
Garden Mixes/Top Dressings/Mulches	Sale to end user	Garden Mixes/Top Dressings/Mulches
Garden Organics	Decontamination & shredding	Material transferred to EPA licenced composting sites for the production of a range of growing media suitable for domestic and agricultural use
Food and Garden Organics		

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Solid Food Waste	De-packaging and decontamination	Material transferred to EPA licenced composting sites for the production of a range of growing media suitable for domestic and agricultural use
Liquid Food Waste		Liquid fraction applied to processed FOGO, composting, or sent to another licenced facility for further re-use
Sawdust	Sale to end user	Sawdust
Spent filter sand media	Sold as raw product	Component of Mine Mix, Naturaliser, BioNRich, Earth4Turf

PROPOSED MODIFIED DEVELOPMENT

Operations

Bettergrow are proposing to increase the processing capacity of the recycling and resource recovery facility from 200,000 tpa up to 350,000tpa and include some additional waste products for processing.

Detailed below are the proposed new limits for each waste stream and the proposed wastes to be received:

- 100,000 tonnes per year of hydro-excavation drilling muds and fluids for storage, separation and consolidation (**this is a 40,000tpa increase**);
- 150,000 tonnes per year of General Solid Waste, including VENM, ENM, soils, gravels, aggregates, street sweepings, clean timber, asphalt waste, cured concrete, rail ballast, and C&D waste (**this is an increase of 110,000tpa and includes clean timber and C&D**);
- 70,000 tonnes of Garden Organics (GO) and Mixed Food and Garden Organics (FOGO) (no change); (**no change**)
- 30,000 tonnes of Food Organics (**no change**).

The facility would also be modified to allow for the construction of additional shedding which would provide all-weather processing and the enclosure of plant and equipment. This would have benefits for onsite water and noise management. Below are the proposed buildings and infrastructure under the modified development:

- Receival/dispatch area which includes two weighbridges, weighbridge kiosk, main administration office, and car parking;
- Drill mud processing plant and equipment with 4 x hydro-tips and 2 x tip-pits;
- Partially enclosed shed over the drill mud processing plant and equipment, including truck unloading area;
- Screening walls;
- Rainwater/raw water storage tanks;
- Internal roadways and hardstand areas;
- Bulk landscape material storage bays within shed;
- Food de-packaging building;
- Garden and food organics sorting building; and
- Garden and food organics office.

The proposed modified layout and design is provided as **Attachment 3**.

Wastes and Raw Materials

Table 3 below lists the individual material types proposed to be received at the modified facility.

Table 3 Wastes and Raw Materials

Received Wastes and Raw Materials	Waste Classification
Soils (ENM and VENM)	General Solid Waste (non-putrescible)
Clay/Sands/Stone/Gravels/Aggregates (VENM)	General Solid Waste (non-putrescible)
Drilling mud and/or muddy waters from hydro excavation, drilling and pot holing operations	Liquid Waste
Garden Mixes/Top Dressings/Mulches	General Solid Waste (non-putrescible)
Garden Organics	General Solid Waste (non-putrescible)
Food and Garden Organics	General Solid Waste (putrescible)
Solid Food Waste	General Solid Waste (putrescible)
Liquid Food Waste	Liquid Waste
Sawdust	General Solid Waste (non-putrescible)
Spent filter sand media	General Solid Waste (non-putrescible)
Street Sweepings	General Solid Waste (non-putrescible)
Stormwater Waste	Liquid Waste
Wood Waste	General Solid Waste (non-putrescible)
Asphalt Waste (including asphalt resulting from road construction)	General Solid Waste (non-putrescible)
Building and demolition waste	General Solid Waste (non-putrescible)
Rail Ballast	General Solid Waste (non-putrescible)

Finished Products

Table 4 below lists the finished products proposed to be produced at the modified facility.

Table 4 Finished Products

Received Wastes and Raw Materials	Processing or End Use	Finished Products
Soils (ENM and VENM)	Sold as raw product	Finished Products include Mine Mix, Naturaliser, BioNRich, Earth4Turf
Clay/Sands/Stone/Gravels/Aggregates (VENM)	Sale to end user	Clay/Sands/Stone/Gravels/Aggregates
Drilling mud and/or muddy waters from hydro excavation, drilling and pot holing operations	Screening and Processing through CD Enviro System	Engineering material as per the EPA exemption Liquid fraction either to sewer, to composting facility, or to another licenced facility for further processing/re-use
Garden Mixes/Top Dressings/Mulches	Sale to end user	Garden Mixes/Top Dressings/Mulches
Garden Organics	Decontamination & shredding	Material transferred to EPA licenced composting sites for the production of a range of growing media suitable for domestic and agricultural use
Food and Garden Organics		
Solid Food Waste		Material transferred to EPA licenced composting sites for the production of a

	De-packaging and decontamination	range of growing media suitable for domestic and agricultural use
Liquid Food Waste		Liquid fraction applied to processed FOGO, composting, or sent to another licenced facility for further re-use
Sawdust	Sale to end user	Sawdust
Spent filter sand media	Sold as raw product	Component of Mine Mix, Naturaliser, BioNRich, Earth4Turf
Street Sweepings	Screening and Processing through CD Enviro System	Washed aggregate, organics transferred to EPA licenced composting site
Stormwater Waste	Screening and Processing through CD Enviro System	Washed aggregate, organics transferred to EPA licenced composting site
Wood Waste	Decontamination & shredding	Screened and re-used in particle board manufacture, unsuitable wood sent to an EPA licenced facility
Asphalt Waste (including asphalt resulting from road construction)	Screening and Processing through CD Enviro System	Washed aggregate for re use in recycled products
Building and demolition waste	Screening and Processing through CD Enviro System	Washed aggregate for re use in recycled products
Rail Ballast	Screening and Processing through CD Enviro System	Washed aggregate for re use in recycled products

PROPOSED APPROVAL PATHWAY

The EP&A Act allows for the modification of an approved development under Section 4.55. Under this section there are four categories of modification depending on the level of change and environmental impact. It is proposed to modify SSD 7401 under the provisions of Section 4.55(1A). Section 4.55(1A) allows for modification of a development where:

- the proposed modification is of minimal environmental impact; and
- the development, as modified, is substantially the same as the development for which consent was originally granted and before that consent as originally granted has been modified at all.

As the application seeks consent for substantially the same project, however with an increased processing capacity, reconfiguration of plant and equipment, and additional all-weather shedding only, it is considered that Section 4.55(1A) is the most applicable provision under the EP&A Act for the assessment of this modified development.

CONCLUSION

The above modified development, as described, indicates that the proposal is substantially the same project, with the addition of some new feed stocks, reconfigured plant and equipment, shedding over plant and equipment, and increased processing capacity. Benefits of the modified development include a wider variety of materials that can be processed in a centralised location, improved water management by having dirty areas undercover, and improved noise management from having partially enclosed sheds over plant and equipment. Bettergrow requests a scoping session with the Department to discuss the above modification.

Should you require any further information, please do not hesitate to contact Shaun Smith, Principal Environmental Planner, on (02) 4940 4226 or shaun.smith@rpsgroup.com.au.

Our ref: PR145249-1

Yours sincerely,
for RPS Australia East Pty Ltd



Shaun Smith
Principal Environmental Planner
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Attachment 1 – Regional and Local Context Figures

Attachment 2 – Figures and Designs of Existing Approved Development

Attachment 3 – Concept Plans of Proposed Modified Development

ATTACHMENT 1



FIGURE 1: REGIONAL CONTEXT	LOCATION:	WETHERILL PARK	DATUM: GDA94
	JOB NO.:	PR 145249	PROJECTION: MGA Zone 56
	PURPOSE:	PLANNING	Data Sources:
	Technician:	james.hugo	RPS, Client Land and Property 2017

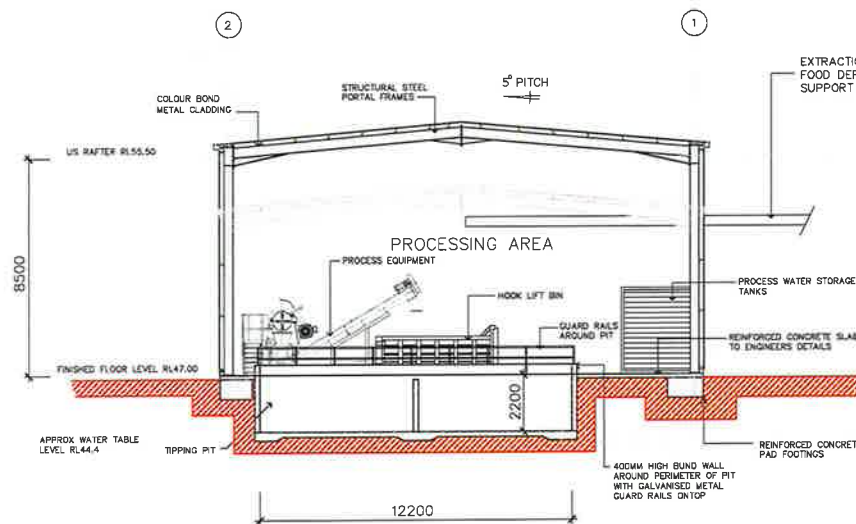




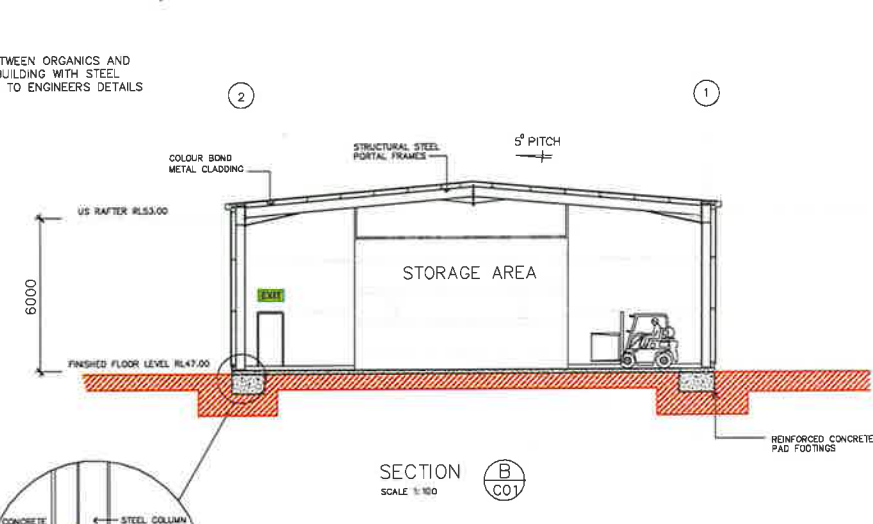
EAST ELEVATION
SCALE 1:100



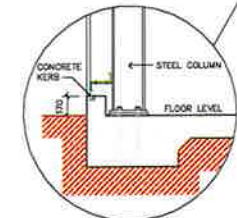
WEST ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100



SECTION B-B
SCALE 1:100



PERIMETER KERB DETAIL

ISSUE BY	DESCRIPTION	DATE
A	FOR EIS	8-8-16
A	FOR ADDITIONAL UNITS AND DUCTS	18-8-2017

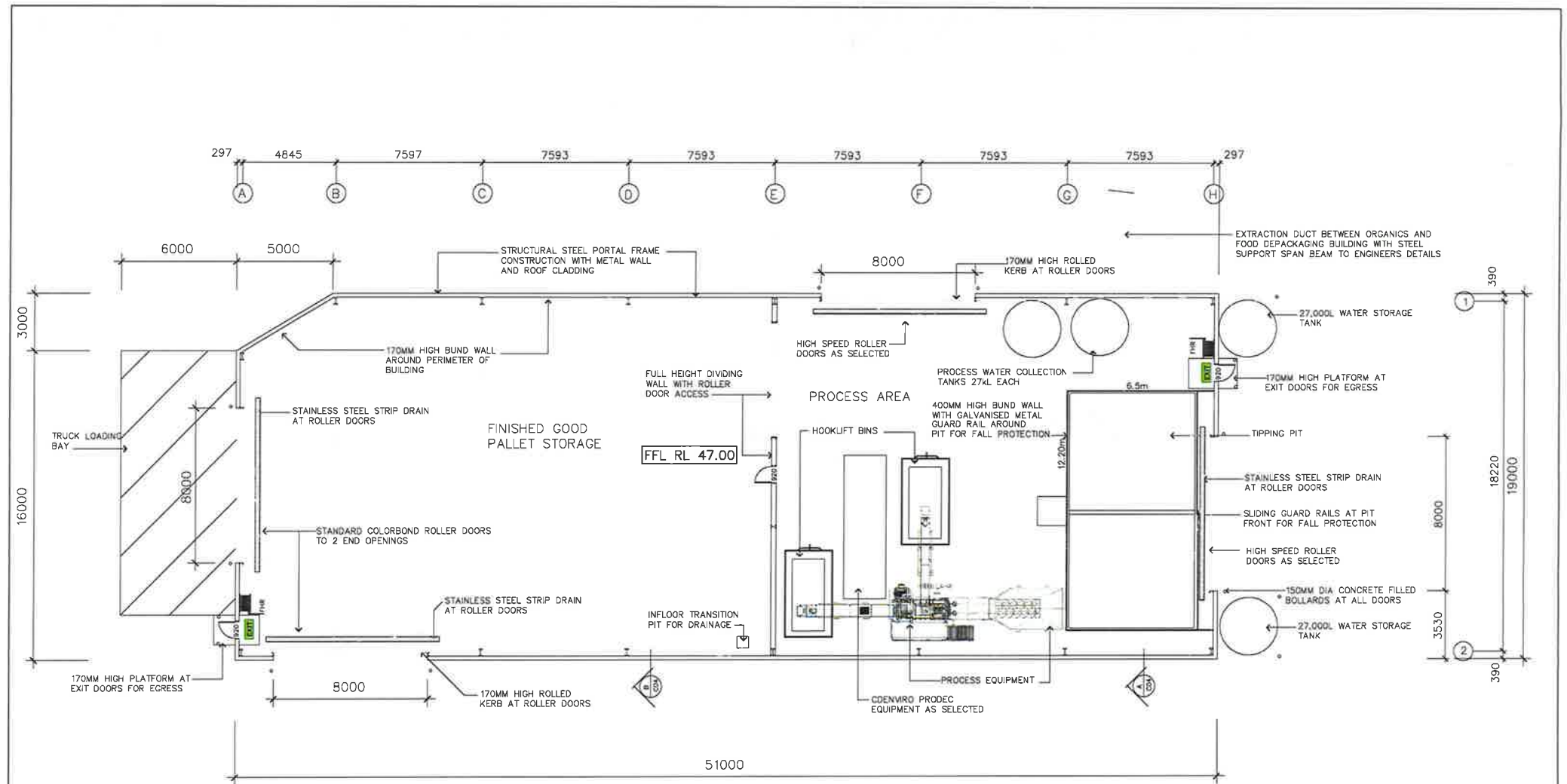
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GENERAL NOTES:
1. ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY THE BUILDERS PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
2. CHECK BROWN AND APPROPRIATE RAISED LEVELS FROM A DETAILED SURVEY.
3. FINISHED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO BOLDING.
4. ALL DIMENSIONS MUST BE VERIFIED BY THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY BUILDING WORK.
5. WHERE DIMENSIONS AND REQUIRED DATA MUST TAKE PRECEDENCE OVER THIS DRAWING.
6. INFORMATION TO BE PROVIDED TO GOVERNMENT REQUIREMENTS AND AS SHOWN ON THE DRAWING.
7. ALL WORKS TO BE COMPLETED BY THE DESIGNER WITH NECESSARY AUTHORITIES BEFORE ANY BUILDING WORK COMMENCES.
8. ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS.
9. TYPICAL PROTECTION TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 1538 PART 1 NEW BUILDINGS.
10. SHIELD DETECTORS TO BE INSTALLED BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THE

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PROJECT	PROPOSED GREENSPOT RESOURCE RECOVERY AND RECYCLING FACILITY 24 DAVIS ROAD WETHERILL PARK NSW 2164	PROJECT NO.	1521
CLIENT	BETTERGROW	SCALE	1:100
TITLE	FOOD DEPACKAGING AND PROCESS BUILDING ELEVATIONS	JOB NO.	0604-16
		SHEET NO.	C03
		ISSUE	B



PROPOSED FLOOR PLAN FOOD DEPACKAGING AND PROCESS

REV	BY	DESCRIPTION	DATE
A	GR FOR FIS		19-6-2017
B	GR ADD DOOR UNITS AND DUCTS		30-6-2017
C	GR AMEND PIT NOTES		



GENERAL NOTES:

1. ALL DIMENSIONS AND FLOOR AREA ARE TO BE VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER IMMEDIATELY.
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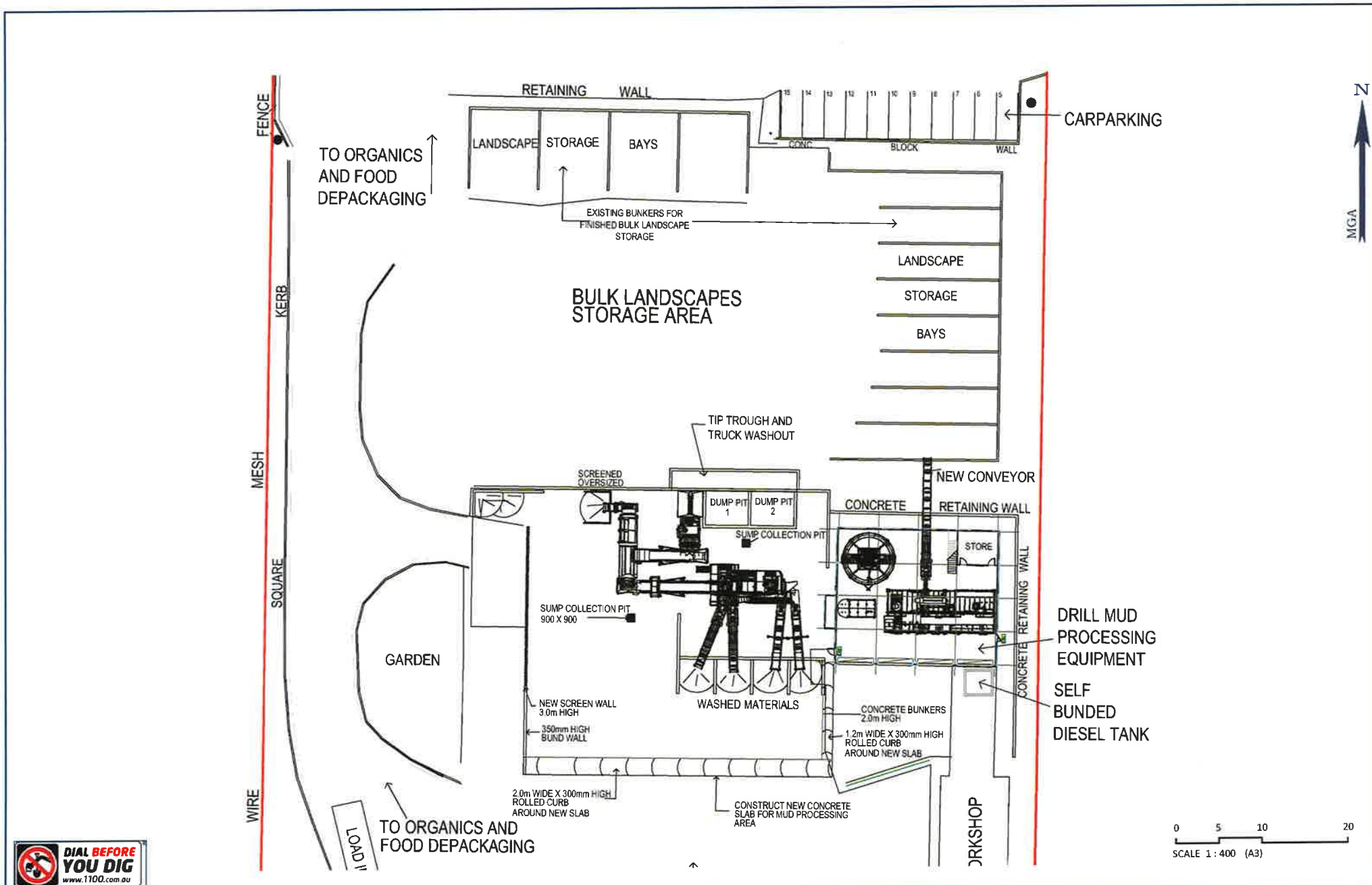
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PROJECT	PROPOSED GREENSPOT RESOURCE RECOVERY AND RECYCLING FACILITY 24 DAVIS ROAD WETHERILL PARK NSW 2164	PROJECT NO.	1521
CLIENT	BETTERGROW	SCALE	1:100
TITLE	FOOD DEPACKAGING AND PROCESS BUILDING FLOOR PLAN	JOB NO.	0604-16
		SHEET NO.	C01
		ISSUE	C



TITLE: FIGURE 11: PROPOSED SITE LAYOUT
MID & LOWER LEVELS

LOCATION: DAVIS RD
WETHERILL PARK

DATUM: GDA 94
PROJECTION: MGA ZONE 56

DATE: 9/08/2017
PURPOSE: PLANNING

AUTOCAD REF: D A3
VERSION:

FILE: RPS\PROJECTS\WETHERILL PARK\11 - Drafting\AutoCAD Drawing\11.dwg

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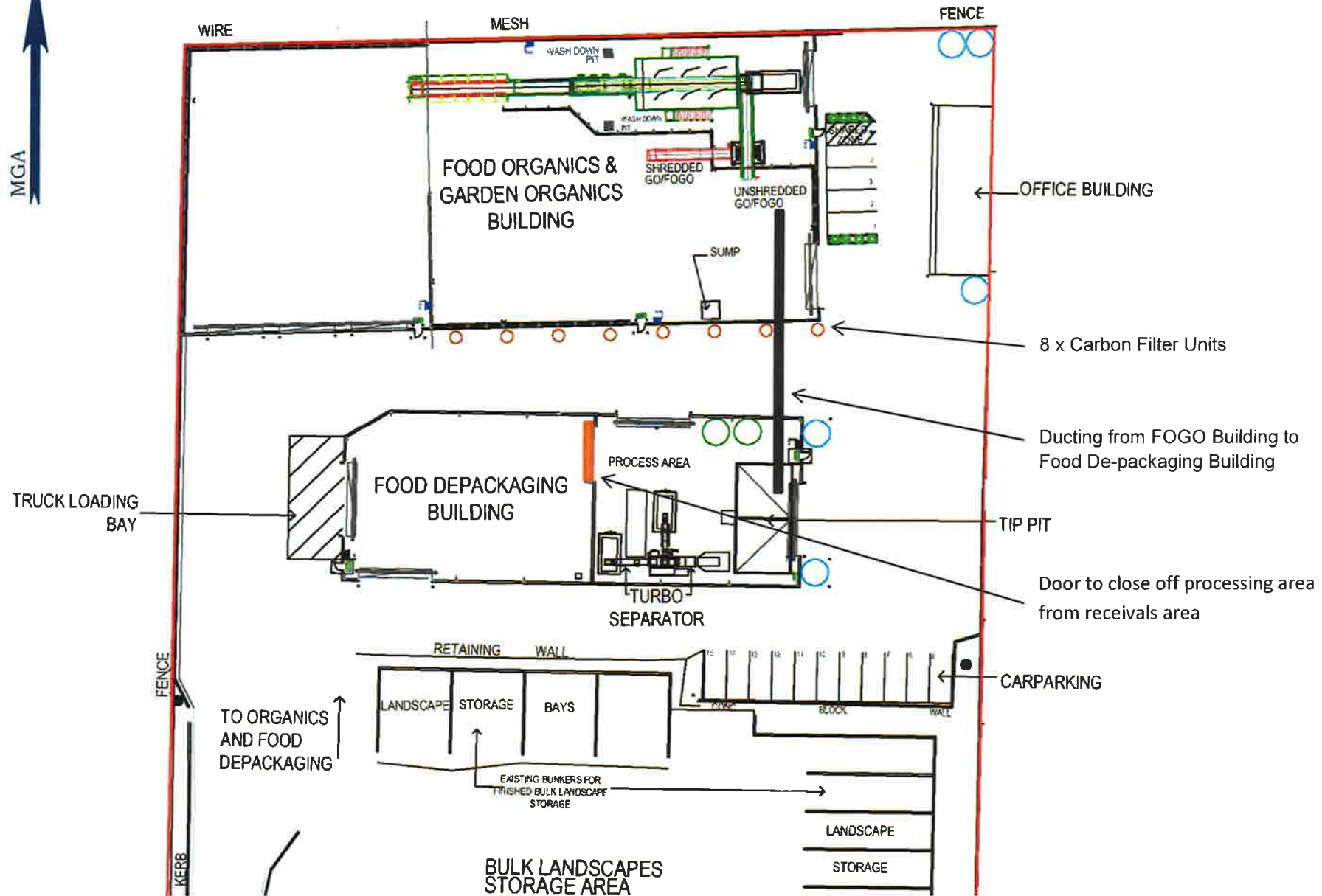
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JOB REF: PR127695

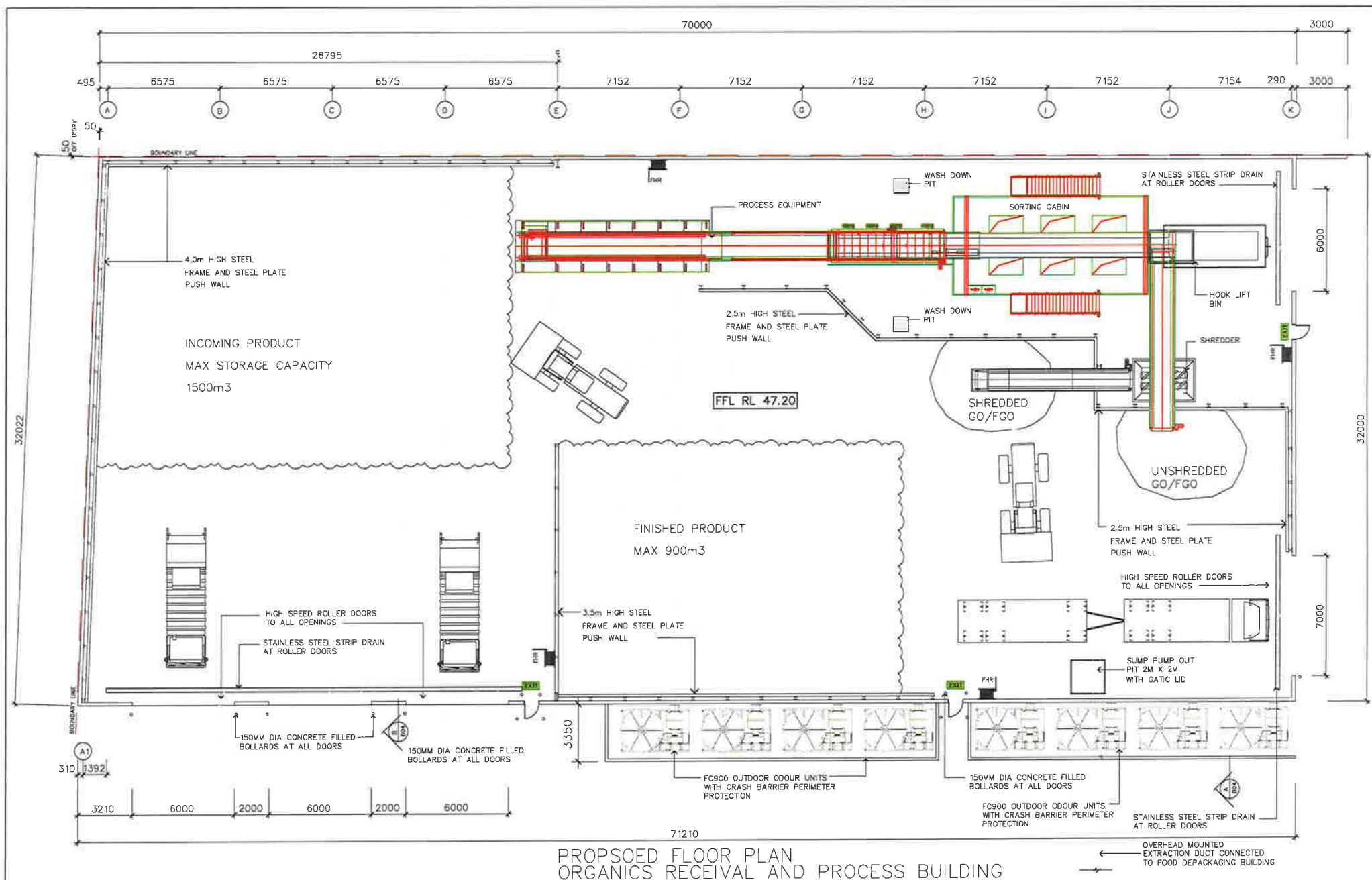
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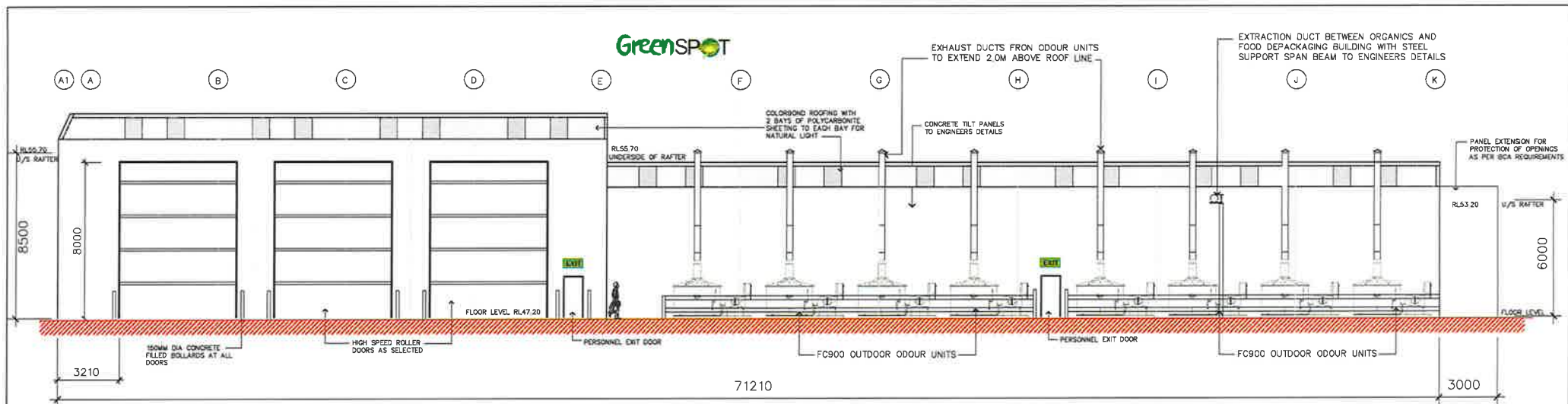
creativepeople
making a difference

RPS

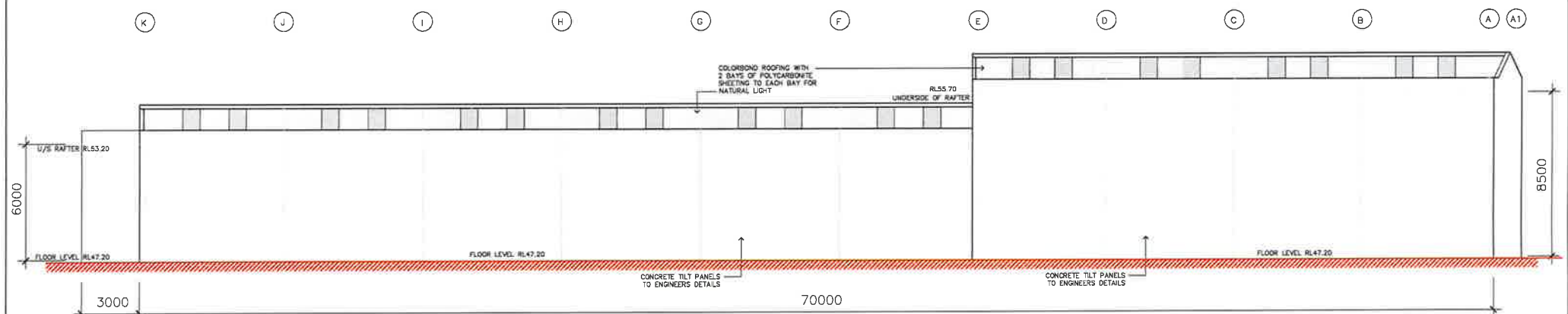
Figure 10: Location of Odorous Emission Sources







SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

ISSUE BY	DESCRIPTION	DATE
A	CR FOR EIS	8-8-16
B	GR ADD ODOUR UNITS AND DUCTS	19-6-2017

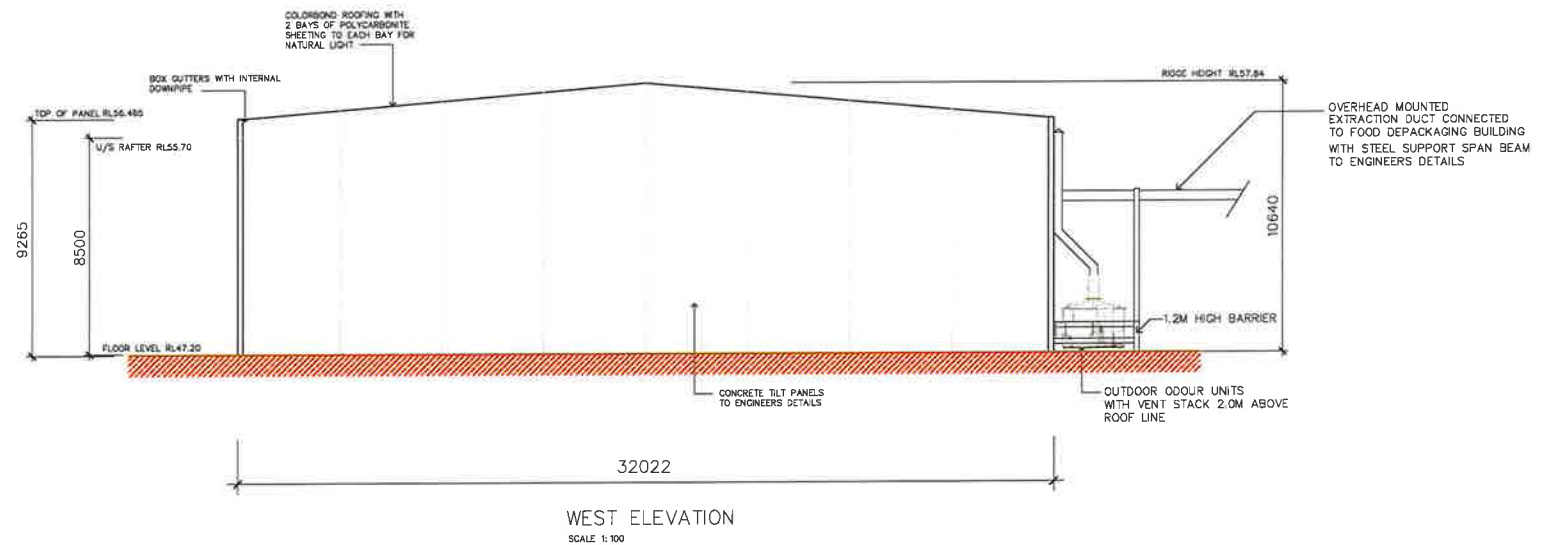
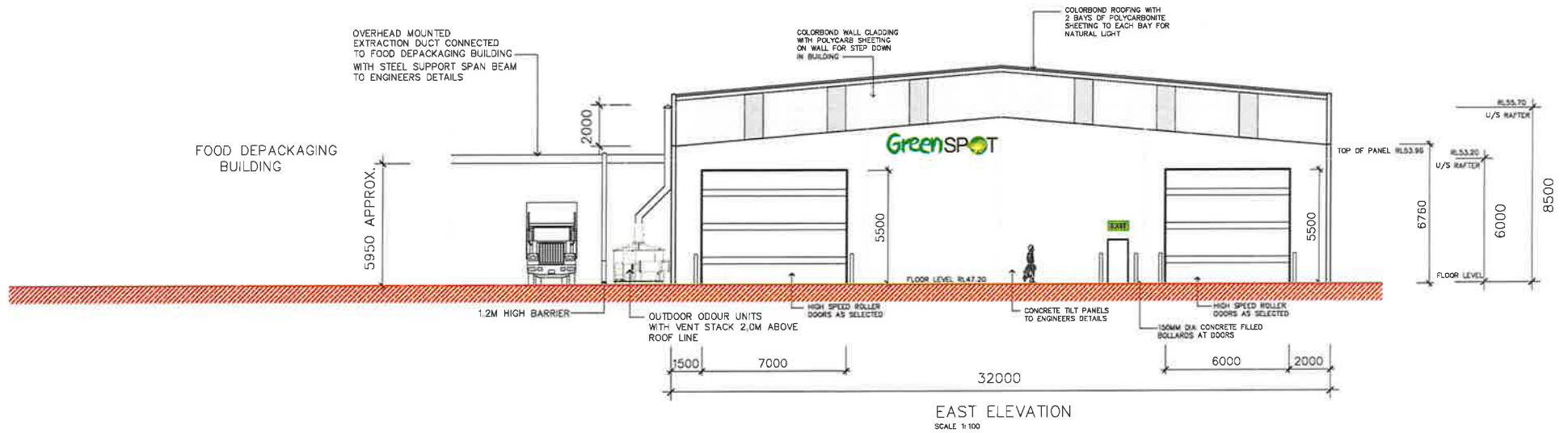
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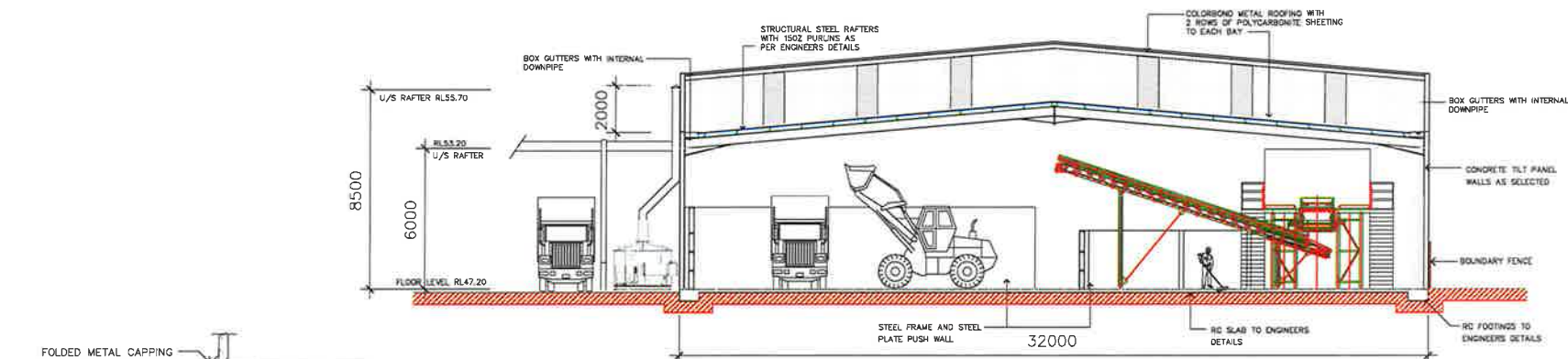
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2. LEVELS SHOWN ARE APPROXIMATE UNLESS OTHERWISE SPECIFIED BY REVISIONS FROM A DETAIL SURVEY.
3. FINISHED DIMENSIONS MUST BE TAKEN IN ACCORDANCE TO S404.4.
4. ALL DIMENSIONAL CLEARANCES MUST BE VERIFIED BY THE BUILDER PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS.
5. WORK DIMENSIONS SHOWN ARE REQUIRED SUCH AS THE PRESENT OR THE DRAWING.
6. DIMENSIONS TO BE VERIFIED TO CONFORM WITH DIMENSIONS AND AS SHOWN ON THE DRAWING.
7. ALL DIMENSIONS TO BE LOCATED AND CORRECTED BY THE BUILDER WITH RELEVANT AUTHORITY BEFORE ANY BUILDING WORK COMMENCES.
8. ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS.
9. TYPICAL PROTECTION TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 4576-1:2001 PART 1 NEW BUILDINGS.
10. SHOPS DELIVERED TO BE INSTALLED BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THE

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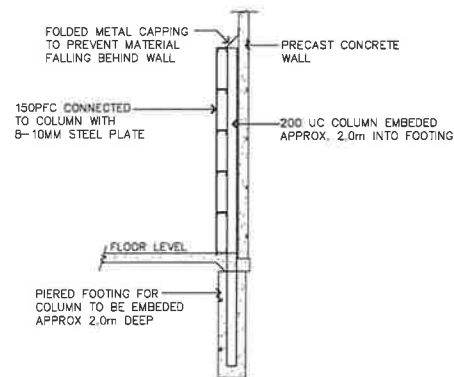
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CLIENT	BETTERGROW	SCALE 1:100
TITLE	ORGANICS RECEIVAL AND PROCESS BUILDING ELEVATIONS	JOB NO. 0604-16
		SHEET NO./ISSUE B02 / B



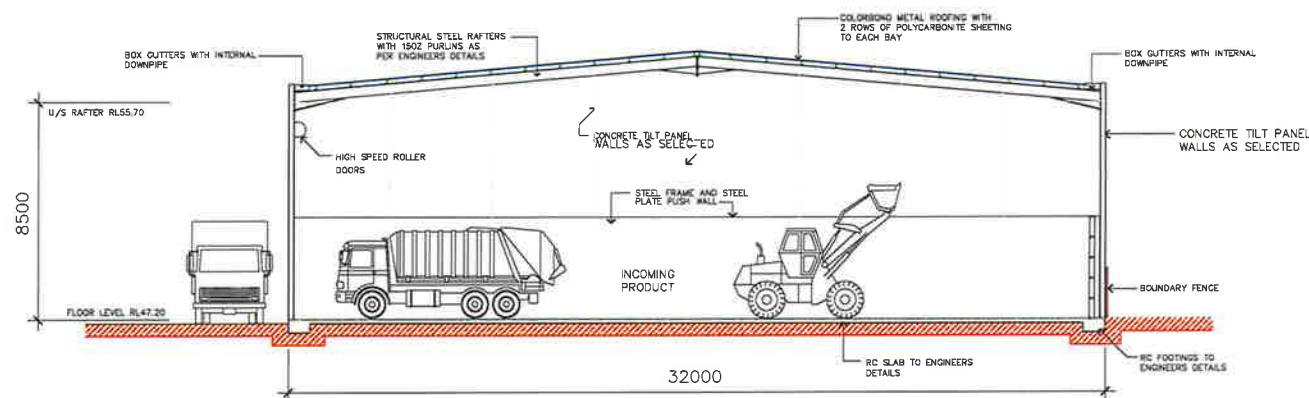
ISSUE BY	DESCRIPTION	DATE	 48 INDUSTRY ROAD VINEYARD NSW 2765 WWW.BETTERGROW.COM.AU P: 02 4587 7852 F: 02 4577 2603 COPYRIGHT THIS DESIGN AND THE ASSOC. DOCUMENTATION IS SUBJECT TO COPYRIGHT LAWS AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT FROM STYLE DEVELOPMENTS	GENERAL NOTES: 1. ALL DIMENSIONS AND FLOOR LEVELS ARE TO BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT OF THE RECORD. 2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS FROM A DETAIL SURVEY. 3. FISHED FINISHES MUST BE TAKEN IN PREFFERENCE TO SCALES. 4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY BUILDING WORK. 5. WHERE ENGINEERING DRAWINGS ARE REQUIRED SUCH MUST PRECEDE OVER THIS DRAWING. 6. STRUCTURES TO BE CONSTRUCTED TO COMPLY WITH REQUIREMENTS AND AS SHOWN ON THIS DRAWING. 7. ALL WORKS TO BE LOCATED AND REPORTED BY THE SURVEYOR WITH RELEVANT AUTHORITY BEFORE ANY BUILDING WORK COMMENCES. 8. ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS. 9. TONIC PROTECTION TO BE INSTALLED IN ACCORDANCE WITH AS 1546.1-1999 PART 1 NEW BUILDINGS. 10. SINKING ACCESSORIES TO BE INSTALLED BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THE.	STYLE DEVELOPMENTS PTY LTD 2054-2056 THE NORTHERN ROAD CLONMELLE PARK NSW 2745 M: +61 2 419 404 103 E: info@styledevelopments.com.au W: www.styledevelopments.com.au ARCHITECTURAL DESIGN ENGINEERING CONSTRUCTION PROJECT MANAGEMENT		PROJECT: PROPOSED GREENSPOT RESOURCE RECOVERY AND RECYCLING FACILITY 24 DAVIS ROAD WETHERILL PARK NSW 2164 CLIENT: BETTERGROW TITLE: ORGANICS RECEIVAL AND PROCESS BUILDING ELEVATIONS JOB NO: 0604-16	PROJECT NO: 1521 SCALE: 1:100 SHEET NO: B03 ISSUE: B
A	CR FOR SIS	8-8-16						
B	CR ADD ODOUR UNITS AND DUCTS	18-6-2017						



SECTION (A) B01
SCALE 1:100



TYPICAL PUSHWALL SECTION HEIGHTS VARY



SECTION (B) B01
SCALE 1:100

ISSUE	BY	DESCRIPTION	DATE
A	FOR FIS		18-5-16
B	OR ADD COLOUR UNITS AND QUOTE		19-5-2017

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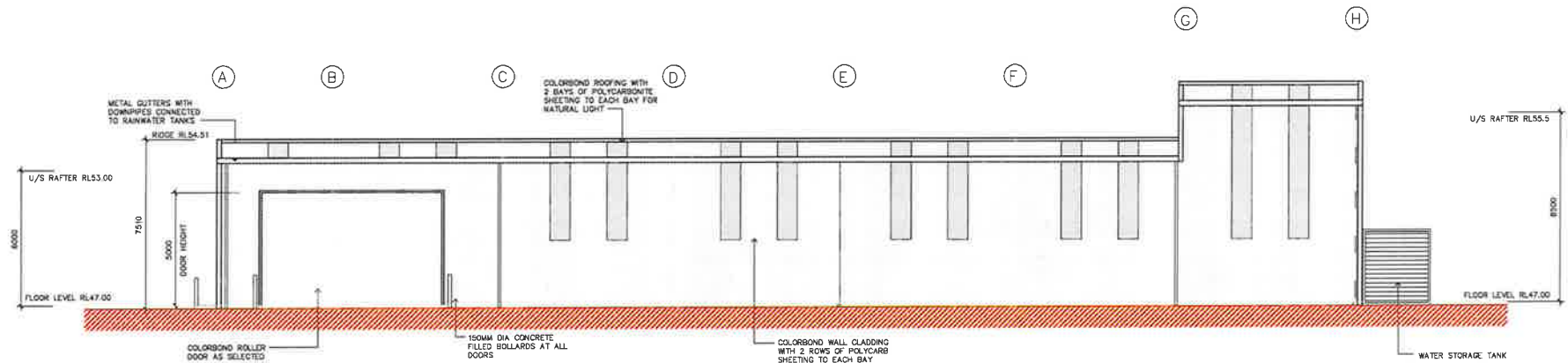
1. ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
2. LOCUS, BOUNDARY AND APPROPRIATE GRADINGS ACCORDING TO RELEVANT LEVELS FROM A DETAIL SURVEY.
3. FINISHED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO NOMINALS.
4. ALL DIMENSION CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY BUILDING WORK.
5. WHERE ENGINEERING DRAWINGS ARE REQUIRED, SUCH MUST TAKE PRECEDENCE OVER THIS DRAWING.
6. STRUCTURES TO BE DISCHARGED TO COUNCIL'S REQUIREMENTS AND AS SHOWN IN 1002.
7. ALL SERVICES TO BE INSTALLED AND APPROVED BY THE DESIGNER WITH RELEVANT AUTHORITIES BEFORE ANY BUILDING WORK COMMENCES.
8. ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS.
9. TYPICAL PROTECTION TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 1190 PART 1 NEW BUILDINGS.
10. SAME DETAILING TO BE INSTALLED BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THE

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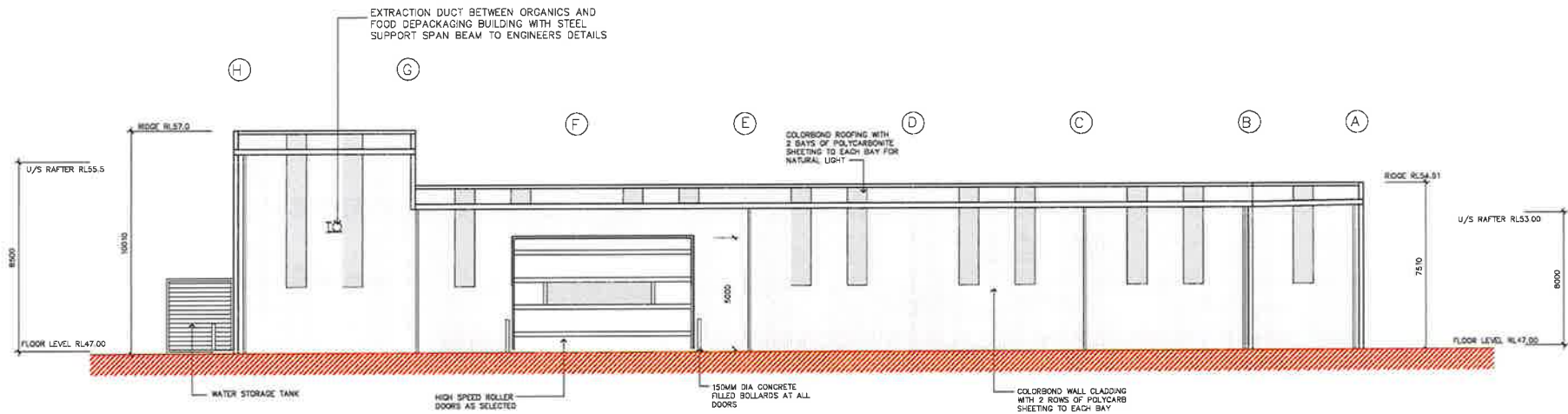
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PROJECT	PROPOSED GREENSPOT RESOURCE RECOVERY AND RECYCLING FACILITY 24 DAVIS ROAD WETHERILL PARK NSW 2164	PROJECT NO.	1521
CLIENT	BETTERGROW	SCALE	1:100
TITLE	ORGANICS RECEIVAL AND PROCESS BUILDING SECTIONS	JOB NO.	0604-16
		SHEET NO./ISSUE	B04 B



SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

ISSUED BY	DESCRIPTION	DATE
A	FOR FIS	8-8-18
B	FOR ADD ODOUR UNITS AND DUCTS	19-5-2017

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2. ALL DIMENSIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
3. LEVELS SHOWN AND DIMENSIONS GIVEN ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
4. DIMENSIONS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
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PROJECT	PROPOSED GREENSPOT RESOURCE RECOVERY AND RECYCLING FACILITY 24 DAVIS ROAD WETHERILL PARK NSW 2164	PROJECT NO.	1521
CLIENT	BETTERGROW	SCALE	1:100
TITLE	FOOD DEPACKAGING AND PROCESS BUILDING ELEVATIONS	JOB NO.	0604-16
		SHEET NO/ISSUE	C02 B



PROPOSED ORGANICS RECEIVAL AND PROCESSING

SHEET INDEX:

- B00 – COVER SHEET
- B01 – PROPOSED FLOOR PLAN
- B02 – ELEVATIONS
- B03 – ELEVATIONS
- B04 – SECTIONS

ISSUE NO.	DESCRIPTION	DATE
A	CR FOR EIS	18-08-16

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2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS FROM A DETAILED SURVEY.
3. TYPICAL DIMENSIONS MUST BE TAKEN AS PRESENTED TO THE SURVEYOR.
4. ALL DIMENSIONAL CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY BUILDING WORK.
5. WHERE ENGINEERING DIMENSIONS ARE REQUIRED SUCH MUST HAVE PRECEDENCE OVER THIS DRAWING.
6. STRUCTURES TO BE DISMANTLED TO GRADIENTS REQUIREMENTS AND AS SHOWN HERE.
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE SURVEYOR WITH RELEVANT AUTHORITIES BEFORE ANY BUILDING WORK COMMENCES.
8. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS.
9. EARTH PROTECTION TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 1768 PART 1 NEW BUILDINGS TO SOME EXTENT TO BE INSTALLED IN A TYPICAL CLEARANCE IN ACCORDANCE WITH THE

DIAL EFFORT YOU DIG

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PROJECT	PROPOSED GREENSPOT RESOURCE RECOVERY AND RECYCLING FACILITY 24 DAVIS ROAD WETHERILL PARK NSW 2164	PROJECT NO.	1521
CLIENT	BETTERGROW	SCALE	
TITLE	ORGANICS RECEIVAL AND PROCESS BUILDING COVER SHEET	JOB NO.	0604-16
		SHEET NO.	B00
		ISSUE	A



PROPOSED FOOD DEPACKAGING AND PROCESSING

SHEET INDEX:

C00 – COVER SHEET

C01 – PROPOSED FLOOR PLAN

C02 – ELEVATIONS

C03 – ELEVATIONS AND SECTIONS

ISSUE	BY	DESCRIPTION	DATE
A	GD	FOR EIS	8-8-16



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PROJECT PROPOSED GREENSPOT RESOURCE RECOVERY AND RECYCLING FACILITY 24 DAVIS ROAD WETHERILL PARK NSW 2164	PROJECT NO. 1521
CLIENT BETTERGROW	SCALE C00 A
TITLE FOOD DEPACKAGING AND PROCESS BUILDING COVER SHEET	JOB NO. 0604-16

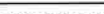


PROPOSED ORGANICS AND PROCESSING OFFICE BUILDING

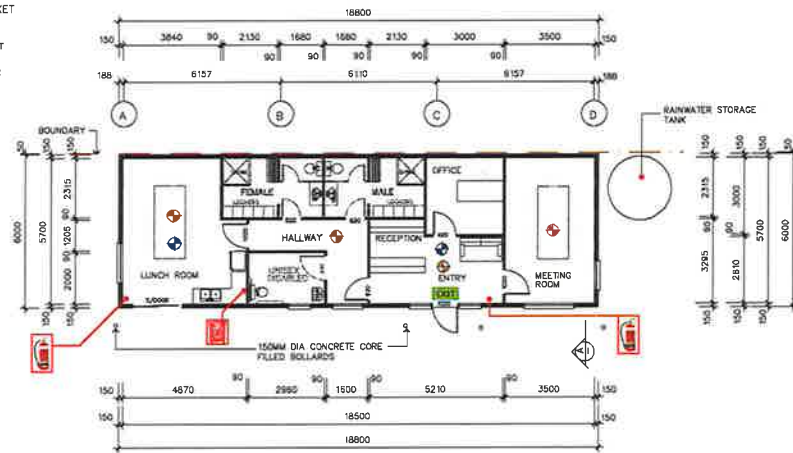
SHEET INDEX:

D00 – COVER SHEET

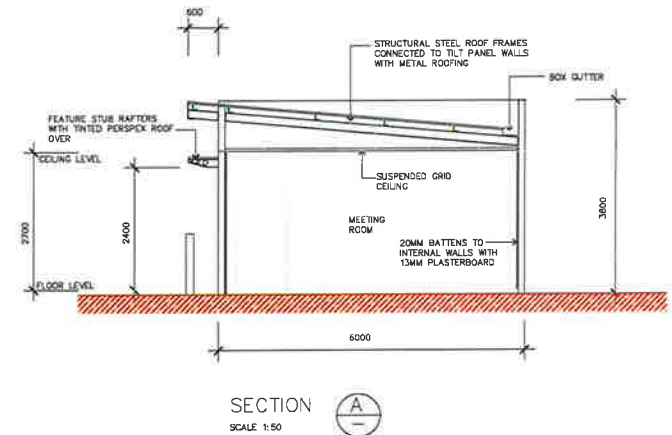
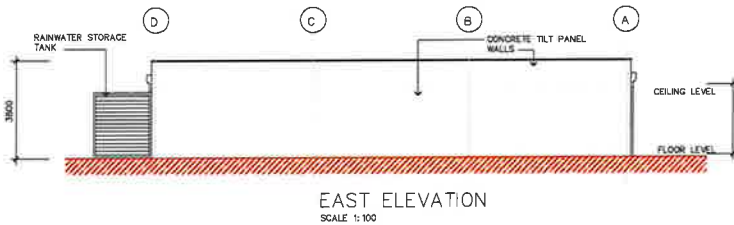
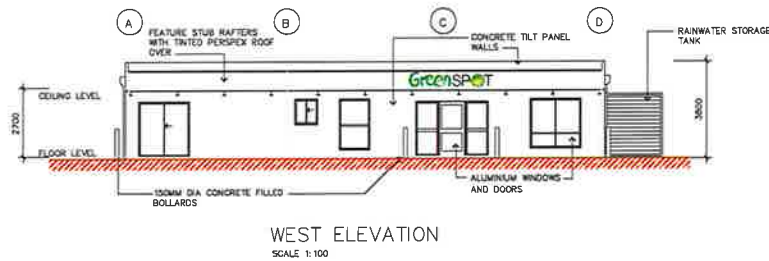
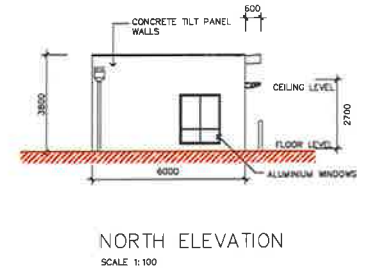
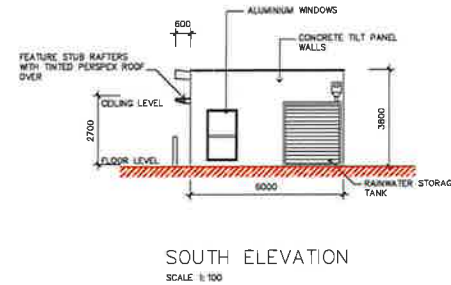
D01 – PROPOSED FLOOR PLAN, ELEVATIONS AND SECTION

ISSUE BY A GRFOR FIS			DESCRIPTION			DATE 8-8-16			 BetterGROW						GENERAL NOTES: 1. ALL FINISHES AND FLOOR AREAS ARE TO BE VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. 2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY RELEVANT LEVELS FROM A DETAILED SURVEY. 3. FINISHES SHOWN ARE TO BE TAKEN IN PREFERENCE TO BUILDING. 4. ALL BOUNDARY DIMENSIONS MUST BE VERIFIED BY THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS. 5. WHERE DIMENSIONS ARE REQUIRED SUCH MUST THIS PRESENT OVER THIS DRAWING. 6. FURNITURE TO BE PROVIDED TO CONSULTANTS REQUIREMENTS AND AS SHOWN ON DRAWING. 7. ALL WORKS TO BE LOCATED AND VERIFIED BY THE BUILDER WITH RELEVANT AUTHORITIES BEFORE ANY BUILDING WORKS COMMENCE. 8. ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS. 9. TENANT PREVISION TO BE INSTALLED IN ACCORDANCE WITH ALUMINUM 1000 AND 1 NEW BUILDINGS. 10. SHOWN SECTION TO BE INSTALLED BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THE						STYLE DEVELOPMENTS PTY LTD 2001-2003 THE NORTHERN ROAD GLISMORE PARK NSW 2746 M: +61 2 419 404 103 E: info@styledevelopments.com.au W: www.styledevelopments.com.au			styledevelopments ARCHITECTURAL DESIGN ENGINEERING CONSTRUCTION PROJECT MANAGEMENT			PROJECT PROPOSED GREENSPOT RESOURCE RECOVERY AND RECYCLING FACILITY 24 DAVIS ROAD WETHERILL PARK NSW 2164			PROJECT NO. 1521		
CLIENT BETTERGROW			SCALE			TITLE ORGANICS RECEIVAL AREA OFFICE BUILDING COVER SHEET			JOB NO. 0604-16			SHEET NO D00			A1 SHEET																	

- FIRE EXTINGUISHER
- FIRE BLANKET
- CEILING MOUNT EMERGENCY LIGHT
- SMOKE DETECTOR



PROPOSED ORGANICS PROCESS AREA OFFICE LAYOUT
REFER SHEET A02 FOR LOCATION
SCALE 1:100



- NOTE: ACCESS AND MOBILITY TO COMPLY WITH AS 1428.1 & 1428.2
- INSTALL EXIT SIGNAGE AS PER AS2293.1-2005
- INSTALL EMERGENCY LIGHTING AS PER AS2293.1-2005
- INSTALL SMOKE DETECTORS AS PER AS1668

ISSUE	BY	DESCRIPTION	DATE
A	CR FOR EYS		B-8-16

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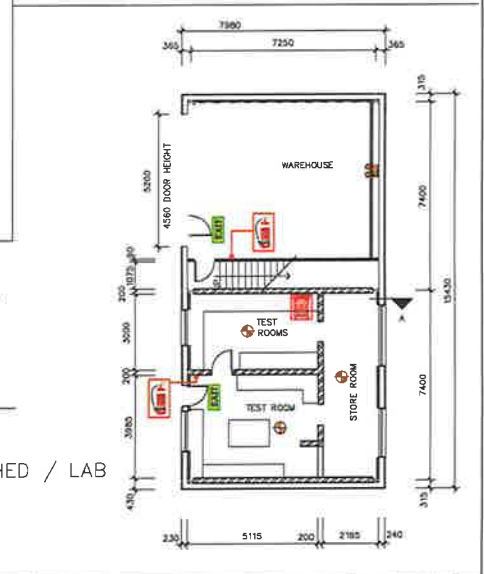
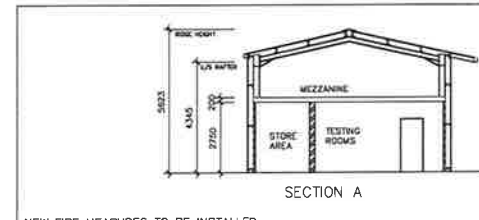
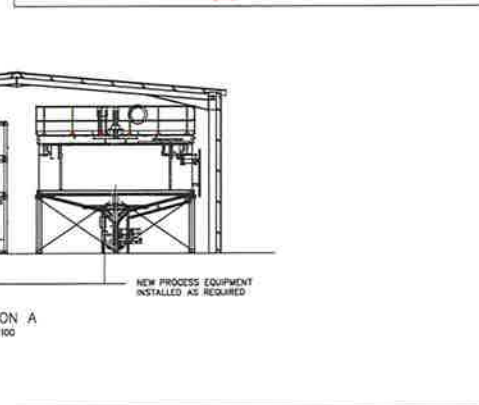
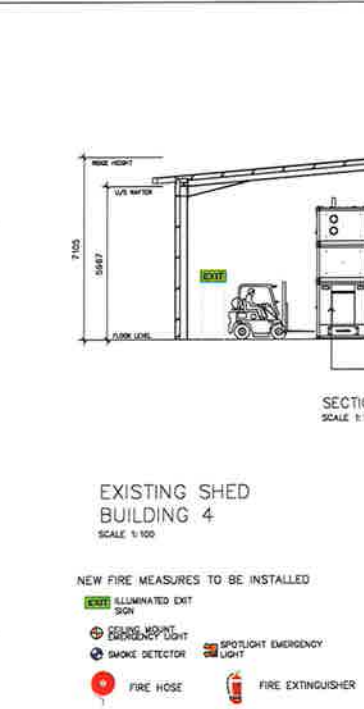
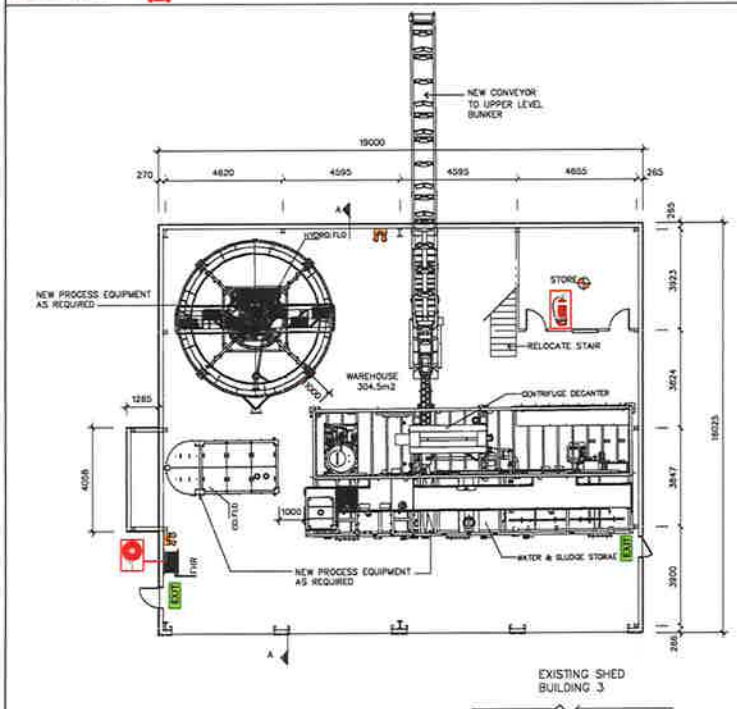
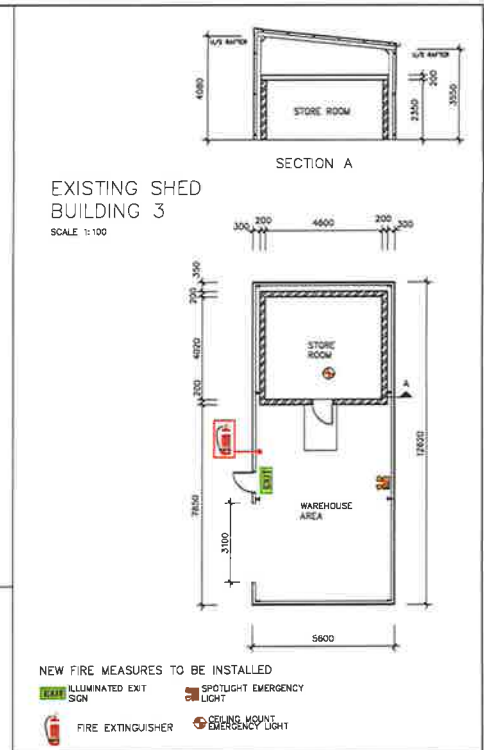
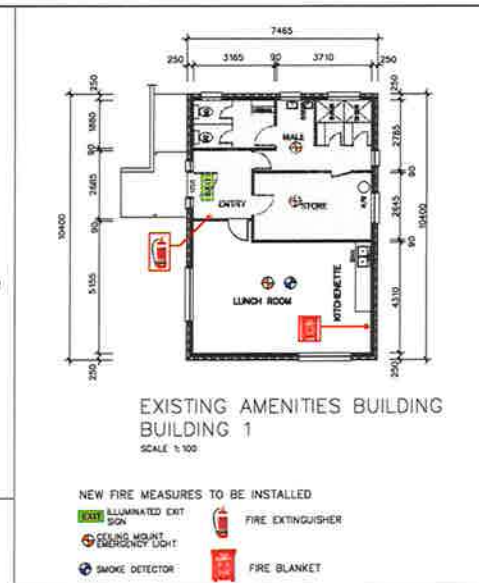
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CLIENT	BETTERGROW	SCALE	1:100 1:50
TITLE	ORGANICS RECEIVAL AREA OFFICE BUILDING	JOB NO.	0604-16
		SHEET NO	D01
		ISSUE	A



NOTES:
ALL BUILDINGS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE 2015
ALL UPGRADE WORKS ARE TO BE COMPLETED IN ACCORDANCE WITH THE NCC AND RELEVANT AUSTRALIAN STANDARDS

ACCESS AND MOBILITY TO COMPLY WITH AS 1428.1 & 1428.2

INSTALL EXIT SIGNAGE AS PER AS2293.1-2005
INSTALL EMERGENCY LIGHTING AS PER AS2293.1-2005
INSTALL SMOKE DETECTORS AS PER AS1668
INSTALL NEW FIRE HOSE REEL AS PER AS2441-2005

ISSUE	BY	DESCRIPTION	DATE
A	GR FOR EIS		9-8-16

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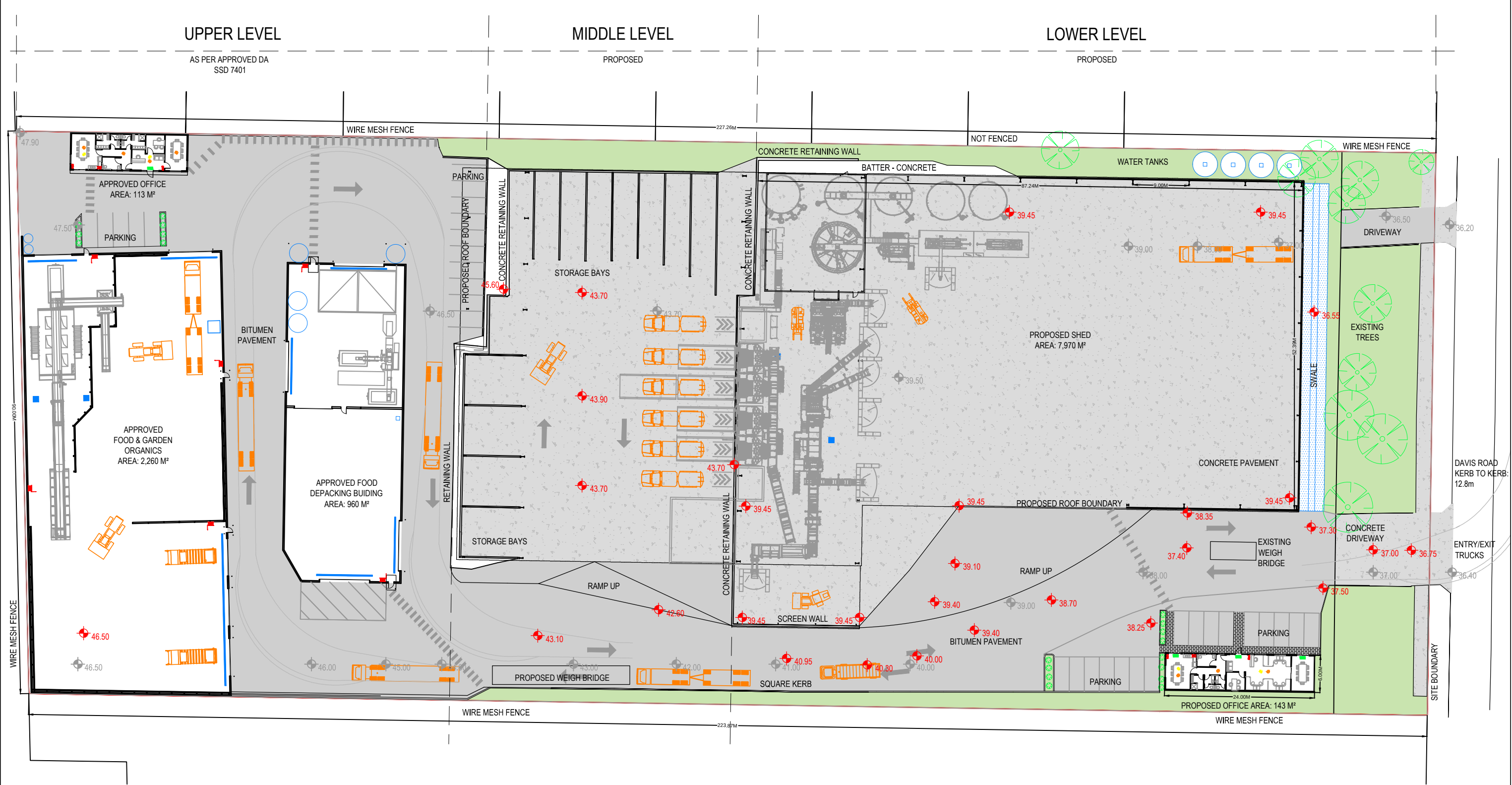
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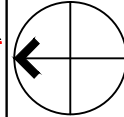
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PROJECT	PROPOSED GREENSPOT RESOURCE RECOVERY AND RECYCLING FACILITY 24 DAVIS ROAD WETHERILL PARK NSW 2154	PROJECT NO.	1521
CLIENT	BETTERGROW	SCALE	1:100
TITLE	EXISTING BUILDINGS ON SITE	SHEET NO.	E01
		ISSUE	A

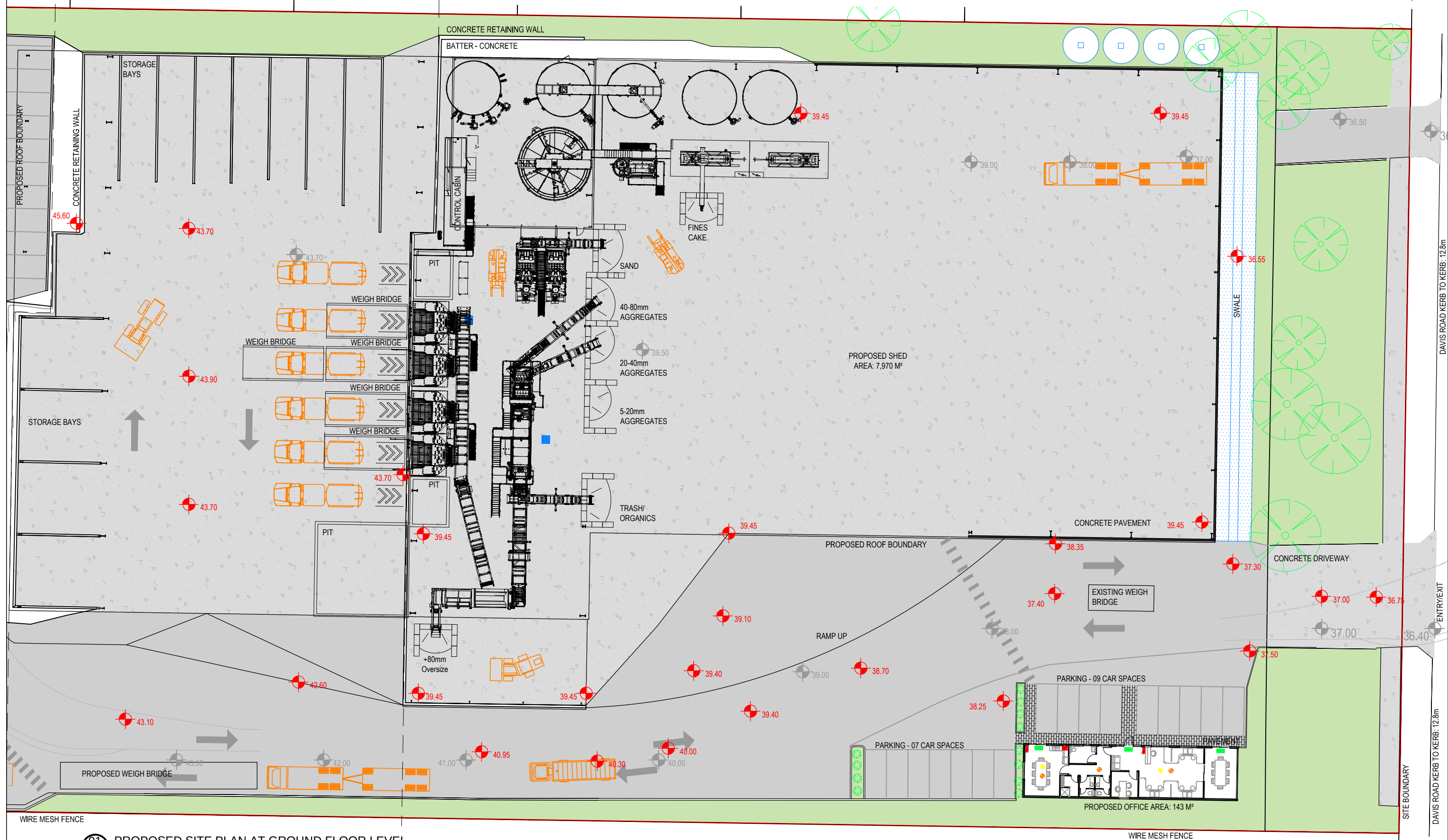


01 PROPOSED SITE PLAN AT GROUND FLOOR LEVEL
SCALE: 1:300 (A1)

LEGEND:	NOTES:						 		PROJECT PROPOSED GREENSPOT RESOURCE RECOVERY AND RECYCLING FACILITY		DRAWING CONCEPT/DRAFT PROPOSED SITE PLAN AT GROUND FLOOR LEVEL								
	TOTAL SITE AREA:		20,280m²						LOCATION 24 DAVIS ROAD WETHERILL PARK NSW 2164		SCALE 1:300 @ A1, 1:600@A3		STAGE DA						
	TOTAL ROOFED AREA:		11,450m²								PROJECT NUMBER 2020/01								
											COPYRIGHT: THIS DRAWING AND THE INFORMATION CONTAINED ARE THE PROPERTY OF THE COPYRIGHT OWNER 'BORG CONSTRUCTIONS Pty. Ltd.' AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION				DRAWING NUMBER DA202		ISSUE A		

LOWER LEVEL

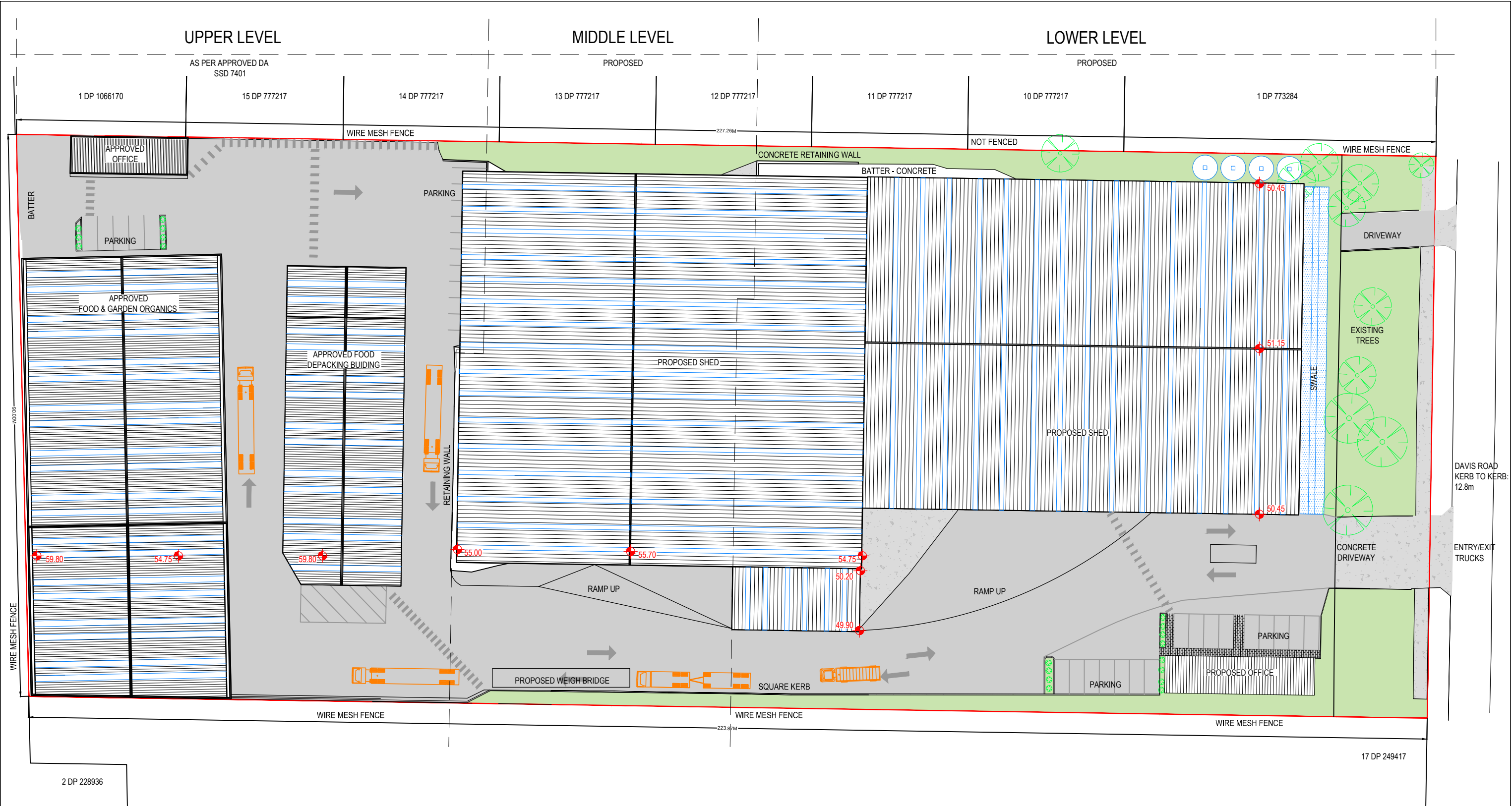
PROPOSED



01 PROPOSED SITE PLAN AT GROUND FLOOR LEVEL
SCALE: 1:300 (A1)

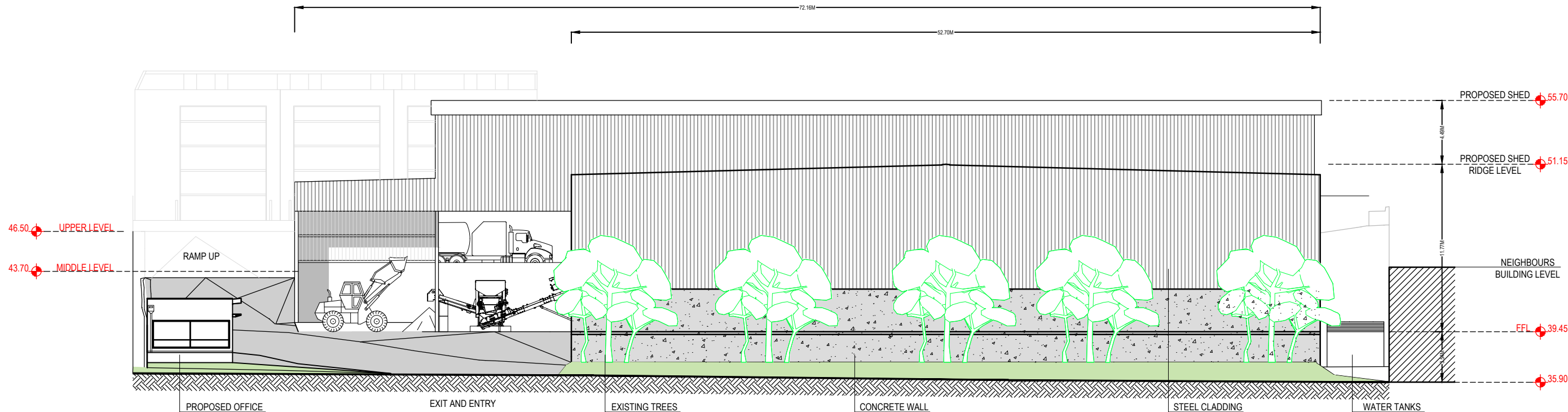
SCALE 1:200 @ A1, 1:400@A3		STAGE D
PROJECT NUMBER 2020/01	DRAWING NUMBER DA202	ISSUE A

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01 PROPOSED SITE PLAN AT ROOF LEVEL
SCALE: 1:300 (A1)

LEGEND:	NOTES: TOTAL SITE AREA: 20,280m ² TOTAL ROOFED AREA: 11,450m ²																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</
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01 PROPOSED STREET ELEVATION
SCALE: 1:150 (A1)

LEGEND:

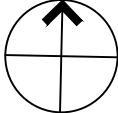
NOTES:
TOTAL SITE AREA: 20,280m²

A	Development Application	21-04-2020	DJ/DC	VB/UB	
ISSUE	DESCRIPTION	DATE	DRAWN	AUTH	



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LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
CONCEPT/DRAFT
PROPOSED STREET ELEVATION

SCALE
1:150 @ A1, 1:300@A3

PROJECT NUMBER
2020/01

DRAWING NUMBER
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STAGE
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