

12 May 2022

Emma Barnet
Senior Environmental Assessment Officer
NSW Department of Planning and Environment
Emma.Barnet@planning.nsw.gov.au

Dear Ms Barnet,

Response to Submissions (RtS) report on Dewatering Facility at 81 Gow Street, Padstow (SSD-10450)

I refer to your email of 8 April 2022 to Canterbury Bankstown Council regarding the above matter.

Council has reviewed the Response to Submissions (RtS) documents prepared by the Applicant and exhibited by the Department of Planning and Environment (Department). Based on our review, Council requests that the following conditions of consent be added to the State Significant Infrastructure Application:

Air Quality, Odour Management and unexpected finding:

- Council notes that the applicant has not supplied the Odour Assessment Report. The operation of the premises must not adversely affect the amenity of the neighbourhood by emission or discharge of noise, fumes, vapour, odour, steam, soot, ash, dust, waste water, waste products, grit, oil or other harmful products.
- All activities within the premises must comply with the relevant sections of the *Protection of the Environment Operations Act 1997* and Regulations and the Noise Policy for Industry (NSW Environment Protection Authority, 2017).
- Emission control equipment must be provided to effectively minimise the emission of dust, odours, vapours and oils. Details of the proposed emission control equipment must be provided in the relevant plans and specifications for the Construction Certificate for the proposed development. The emission control equipment must include an effective water misting system to be installed and maintained to suppress dust particles.
- Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.
- The entire facility should be enclosed consistent with the advice from the NSW EPA. The crusher and screen to be covered with a flexible hood and vacuum ducting to capture dust emissions directly from each process.
- All recommendations included in Air Quality Impact Assessment, dated 07 July 2021, reference 191290_AQIA_Rev4 prepared by Benbow Environmental should form part of the development consent.
- All chemicals, liquids and liquid waste must be stored in an approved receptacles area that is bunded or has a spill containment system to minimise the risk of pollution of the stormwater system. Storage of all chemical and liquids and the construction of bunds must comply with the requirements of relevant Australian Standards, Safety Data Sheet and the relevant Act.



- In the event of generation of any odour or uncovering of unexpected contaminants at the site, works must immediately cease. Council must be notified and a suitably qualified environmental consultant to be appointed to further assess the site. The exposed material/excavation is to be evaluated by the supervising environmental consultant and an appropriate response determined in consultation with the applicant, which is agreed to by Council.
- Council may also request that an NSW EPA Accredited Site Auditor is involved to assist with the assessment of any unexpected finds, review any contamination information and prepare a site audit report and site audit statement. The applicant must adhere to any additional conditions which may be imposed by the NSW EPA Accredited Site Auditor.

Noise, Vibration and Hours of Operation:

- The use of the premises and the operation of plant and equipment must not give rise to the transmission of a vibration nuisance or damage to other premises as defined in the 'Assessing Vibration: A Technical Guideline' (NSW Department of Environment and Conservation, 2006).
- All recommendations included in Noise Impact Assessment, dated 30 July 2021, reference number 191290_NIA_Rev4, prepared by Benbow Environmental for this SSD should form part of development consent for this application.
- Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must obtain a report from an appropriately qualified acoustic consultant (not previously involved with this SSD) stating that the recommendations of the above-mentioned acoustic report have been implemented and that the relevant noise criteria have been satisfied.
- Once the site is operational (post Occupational Certificate), if the measures recommended in the acoustic assessment are found to be insufficient and/or installed incorrectly, Council will require the owner/occupier to employ a qualified and independent acoustic consultant (who has not previously been involved with the development) to undertake a post-occupation assessment of the development to provide appropriate recommendations to rectify the situation. The revised report must be submitted for Council's approval prior to undertaking any noise attenuation works, within 30 days from the date requested by Council.
- Council requests that the hours of operation be rationalised for the entire development and that the plan of management include detailed description of the types of activities proposed to be undertaken outside of the current hours of operation.

Transport, Parking and Accessibility:

- Before construction commences, a Construction Traffic Management Plan should be prepared and forwarded to Council for consideration as the road authority. The report shall reference the Council approved Heavy Vehicle Route. The developer shall provide Council's City Asset Division a Dilapidation report on the Heavy Vehicle Route, between the site and the TfNSW road network.
- Prior to operation commencing, a detailed Operational Traffic Management Plan should be prepared and submitted to Council for review and comment. This plan should include the type of vehicles being utilised, with the tare and gross vehicle mass determined.
- This information is then to be incorporated into Equivalent Axle Impact Report (EAIR) of the receiving road network which is requested to be provided to Council's City Assets Division annually. This EAIR should reference the recorded weigh



bridge readings and routes taken to access the site (from the nearest TfNSW road) or the TfNSW road network, of all trucks servicing the site for the following categories

- In bound delivery trucks
- Out bound empty delivery trucks
- In bound empty outbound trucks
- Outbound full trucks.
- The Heavy Vehicle routes shall be determined and approved by the relevant authority for accessing the site.
- The developer shall provide Council's City Asset Division an annual Dilapidation Report on the Heavy Vehicle Route, between the site and the TfNSW road network.

Flooding, Drainage and Stormwater:

- Prior to the issue of a final Occupation Certificate the following is to be undertaken:
 - Prior to the connection of the proposed stormwater system to the existing Council stormwater pipe, photos shall be taken to show the existing condition of the pipe
 - Photos shall be taken from the opening to the Council pipe
 - After the connection and before the backfilling, clear and enough photos shall be taken to show the general condition of the pipe after connection
 - After the connection, the pipe shall be flushed with a high-pressure water jet
 - After pipe being flushed, CCTV footage shall be provided to confirm the quality of the connection of the 375 mm stormwater pipe to the Council 1500mm pipe
 - The applicant engineer supervisor to supervise the whole process and to review the CCTV report and to certify that no damage has occurred to Council assets.
- A copy of all photos, CCTV report and engineer supervisor certificate are to be submitted to the Principal Certifying Authority and to Council's Customer Support – Public Domain and Works Team for approval.

Acid Sulfate Soils:

- All recommendations included in the following technical studies prepared by Benbow Environmental for this SSD should form part of development consent for this application:
 - Acid Sulfate Soil Management Plan, dated 8 July 2021
 - Soil and Water Assessment, dated 24 August 2021, reference 191290_Soil-Water_Rev4
 - Erosion and Sediment Control Plan, dated June 2021.
 - Construction Environmental Management Plan, dated 01 April 2021, reference 191290-03_CEMP_Rev3
 - Environmental Management Plan, dated 01 April 2021, reference 191290-03_EMP_Rev3.
- All works must be carried out under the supervision of a suitably qualified environmental consultant. Any changes made to the site that will or is likely to impact the recommendations of the acid sulfate soil management plan will require a further assessment and is to be provided to Council prior to the issue of a construction certificate.
- Prior to the issue of an occupation certificate, the supervising environmental consultant must certify in writing to Council that the management of acid sulfate soil was undertaken in accordance with the plan.



- Any soils to be excavated and disposed of from the site must be analysed and classified by a suitably qualified environmental consultant, in accordance with relevant NSW EPA guidelines including Part 4 of the 'Waste Classification Guidelines' (NSW EPA, 2014) prior to off-site disposal.
- Any waste material is to be transported to an appropriately licensed waste facility by an EPA licensed waste contractor in accordance with relevant NSW EPA guidelines

Landscaping and Tree Canopies

- Council notes that the site is devoid of any landscaping. The applicant has not considered any opportunities for providing landscaping as part of this SSD. Council's existing DCP for Industrial land requires landscaping to enhance the amenity for people working and visiting the industrial precincts and to facilitate ecologically sustainable development.
- The development must plant at least one street tree at 5 metre intervals along the length of the primary street frontage. The development must provide a landscaping plan to identify areas to introduce appropriate landscaping.
- Any lighting of the premises must be installed in accordance with AS/NZS 4282-2019, 'Control of the obtrusive effects of outdoor lighting', to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads. Flashing, moving or intermittent lights or signs are prohibited. The intensity, colour or hours of illumination of the lights must be varied at Council's discretion if Council considers there to be adverse effects on the amenity of the area.

Waste Management:

- All recommendations included in the Waste Management Plan submitted with the SSDA Should form part of development consent for on-site waste management.

Please contact Ms Amita Maharjan on (02) 9707 9806 or amita.maharjan@cbc.city.nsw.gov.au if you require clarification on this matter.

Your sincerely

Patrick Lebon
Coordinator Strategic Assessments