
**PROPOSED WASTE MANAGEMENT FACILITY
RECYCLING**

AT

**Lot 29 DP 804530
No 11 Davies Road
PADSTOW NSW**

FOR

CHARLTON EXCAVATIONS & DEMOLITION PTY LTD

PROJECT OVERVIEW PREPARED BY

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LIST OF ATTACHMENTS

ATTACHMENT 1	Indicative Site Layout Plan
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1. INTROCUCTION

- 1.1 Planning Options Australia Pty Ltd has been requested to prepare a development application and Environmental Impact Statement (**EIS**) for a designated development. The development application will be submitted to Bankstown City Council (**the Council**) as the relevant consent authority. The development application will seek approval for a Waste Management Facility – Recycling (**the Application**) as defined within clause 32(1)(b)(iii) of the *Environmental Planning and Assessment Regulation 2000* (**the Regulation**).
- 1.2 The Application will seek approval to receive process and recycle up to 200,000 tonnes of waste per annum. Waste to be received processed and recycled will consist of :
- a. General Solid Waste;
 - b. Building and Demolition Waste;
 - c. Virgin Excavated Natural Material (**VENM**);
 - d. Excavated Natural Material (**ENM**); and
 - e. Green Waste.
- 1.3 No putrescible waste, contaminated waste or asbestos waste is intended to be received at this site.
- 1.4 The subject site is located at No. 11 Davies Road Padstow NSW and the site is located within the Bankstown City Council Local Government Area (**LGA**). Specific details of the site are outlined in Part 2 following.

2. SITE DETAILS AND LOCATION

- 2.1 The site is described in real property terms as Lot 29 DP 804530. The site has an area of 1.395 hectares and a frontage to Davies Road of 54.49 metres and has a street address of No. 11 Davies Road Padstow. The site is located within the City of Bankstown LGA. The site is located on the north eastern side of Davies Road and about 67.5 metres to the south east of the intersection of Iberia Street and Davies Road at Padstow. A copy of the Deposited Plan indicating the subject site is provided as **Figure 1**. An aerial photograph indicating the site relevant to the local area is provided as **Figure 2**.



LOCATION PLAN - SOURCE Gregory's 2007 71st Edition

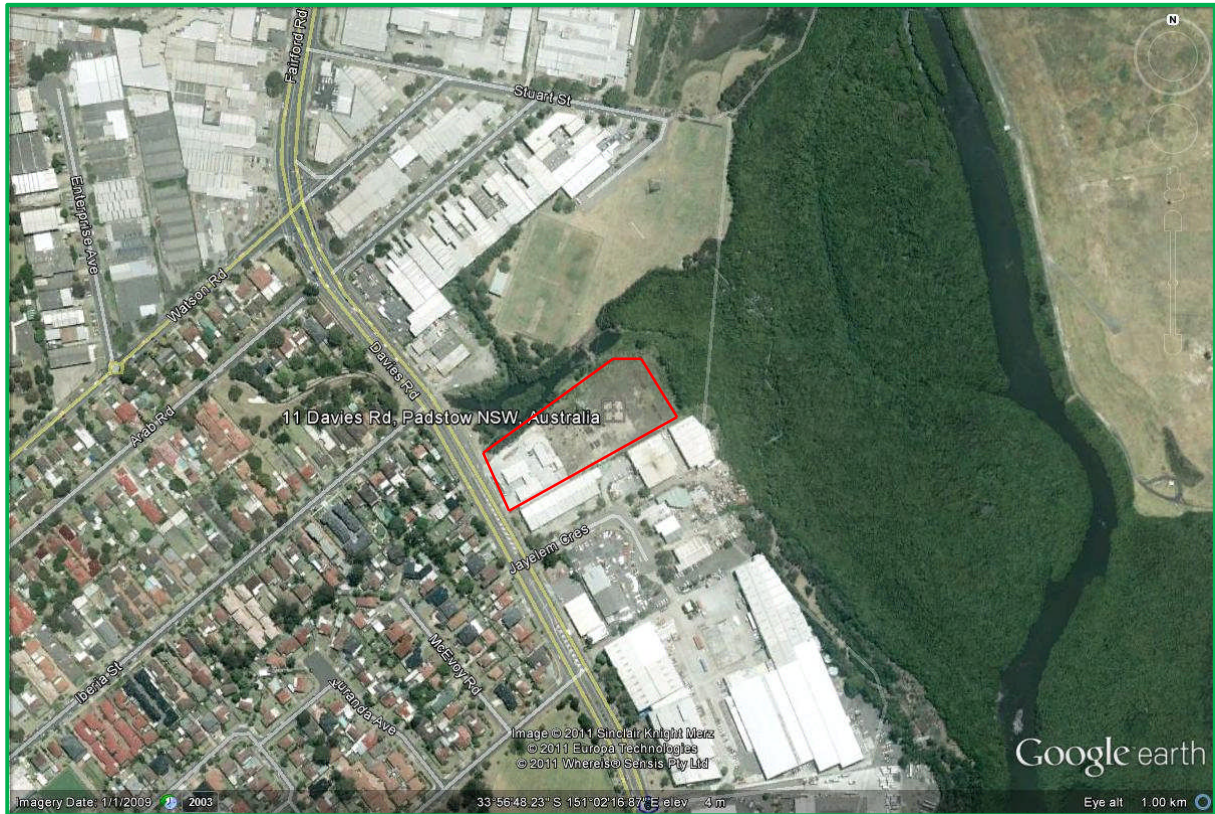


FIGURE 2 – Aerial Photograph (Source: Google Earth 2011)

2.2 To date the front half of the site has been developed and is used for the purpose of a Service Station (BP) a Car Wash and a Subway fast food outlet. It is intended that the proposed development will occupy the rear half of the site. An area of about 6,900m². Photographs of the existing developments are provided in **Figures 3, 4 and 5**. There is residential development to the south west of the site, on the opposite side of Davies road and the site adjoins a public reserve at its eastern boundary. A range of industrial developments adjoin the site to the south east.



FIGURE 3 – BP Service Station



FIGURE 3 – Car Wash



FIGURE 5 – Subway Fast Food Outlet

2.3 Access to the rear section of the site is to be obtained directly from Davies Road via established driveways along the north western and south eastern boundaries of the lot. The driveway along the north western boundary is to be used for access to the site while the driveway along the south eastern boundary is to be used for egress from the site. Each of the driveways is about 6.0 metres wide. A view of each of the driveways is shown in **Figures 6 and 7**.



FIGURE 6 – Site Entry Driveway



FIGURE 7 – Site Exit Driveway

- 2.4 It is intended that a detailed site survey will be prepared for the site in conjunction with the preparation of the EIS. For the purpose of this submission a preliminary site plan has been prepared and is provided as **Attachment 1**.

3. DESCRIPTION OF PROPOSAL

- 3.1 As indicated earlier approval will be sought from Bankstown City Council for the establishment of a Waste Management Facility – Recycling (**Recycling Facility**). The development will receive and process up to 200,000 tonnes of recyclable waste per annum. Waste to be received processed and recycled will consist of :
- a. General Solid Waste;
 - b. Building and Demolition Waste;
 - c. Virgin Excavated Natural Material (**VENM**);
 - d. Excavated Natural Material (**ENM**); and
 - e. Green Waste.
- 3.2 No putrescible waste, contaminated waste or asbestos waste is intended to be received at this site.
- 3.3 Once established the development will consist of a number of permanent structures including:
- a. A weighbridge and associated office;
 - b. An administration building of single storey construction;
 - c. Paved car parking and driveway areas for staff and visitors to the site; and
 - d. A materials processing area.
- 3.4 It is intended that the Recycling Facility will operate Monday to Friday from 6:00am to 5:00pm and on Saturday morning from 7:00am to 1:00pm. The site will receive waste in a range of vehicles with largest vehicle being a semi trailer or truck and dog trailer. No 'B' Double trucks will deliver to the site. Given the maximum volume of material to be received at the site and if trucks delivering to the site have an average capacity of 30 tonnes then if the site is operating at maximum capacity 24.2 trucks will deliver waste to the site per day. In consideration of the usual day to day operations the number of trucks will be determined by demand whilst the operational capacity of the facility will be determined, managed and monitored on the basis of a maximum annual volume of 200,000 tonnes. It is likely that this limitation will be included within any Environment Protection Licence (**EPL**) that would be issued for the site by the NSW Office of Environment and Heritage (**OEH**).
- 3.5 The development will employ a total of six full time staff with a further three part time staff employed on a casual basis during times of increased demand and operational requirements as well as during times that full time staff are on leave. In addition the development will also generate related employment opportunities through the engagement of truck drivers and a need for employment in areas external to the site though the use of trades people and service people associated with the day to day operations of the site.

- 3.6 Operations at the site will be undertaken using a range of machinery and equipment. This will include:
- a. A Finlay 883 Screen having a 12-16 foot deck with a live head;
 - b. A 24-42 inch Pegson Jaw primary crusher;
 - c. A Pegson 1000 Secondary cone crusher;
 - d. A Caterpillar 966H Rubber Wheel loader;
 - e. A 25tonne Komatsu PC 450LC-8 Excavator;
 - f. A 14tonne Caterpillar 314 D excavator.
- 3.7 Where nominated equipment is not available a suitable alternative brand/model of similar capacity will be used.
- 3.8 In consideration of the nature and scale of the development it is the case that the development has the potential for environmental harm if the site is not managed, controlled and monitored in a way that encourages and ensures that appropriate and effective environmental controls are maintained. To this end the proponent will engage all necessary professionals to ensure that final designs, operational strategies, drainage, silt, dust, noise and environmental safeguards are included within the overall development in accordance with the recommendations of the relevant consultant.

4. LEGISLATIVE REQUIREMENTS

4.1 The proposed development is Designated Development as defined in clause 32(1)(b) and (d)(i),(iv) and (vi) to Schedule 3 of the Regulation as follows:

32 Waste management facilities or works

- (1) *Waste management facilities or works that store, treat, purify or dispose of waste or sort, process, recycle, recover, use or reuse material from waste and:*
 - (b) *that sort, consolidate or temporarily store waste at transfer stations or materials recycling facilities for transfer to another site for final disposal, permanent storage, reprocessing, recycling, use or reuse and:*
 - (d) *that are located:*
 - (i) *in or within 100 metres of a natural waterbody, wetland, coastal dune field or environmentally sensitive area, or*
 - (iv) *within a catchment of an estuary where the entrance to the sea is intermittently open, or*
 - (vi) *within 500 metres of a residential zone or 250 metres of a dwelling not associated with the development and, in the opinion of the consent authority, having regard to topography and local meteorological conditions, are likely to significantly affect the amenity of the neighbourhood by reason of noise, visual impacts, air pollution (including odour, smoke, fumes or dust), vermin or traffic.*

4.2 In accordance with the requirements of clause 3 to Part 2 of Schedule 2 to the Regulation Planning Options Australia Pty Ltd is required to consult with the Director General – NSW Office of Planning and Infrastructure to obtain the Director Generals requirements as to the form and content of the EIS required to accompany the development application. This Project Overview sets out the preliminary details of the proposed Designated Development.

4.3 The proposed development, if approved, will require an EPL to be issued by the OEHL in order to operate at the site. Therefore, the proposed development is also Integrated Development.

4.4 At a local level the site is zoned 4(b) Light Industrial under the provisions of *Bankstown Local Environmental Plan 2001 (BLEP)*. Under the provisions of clause 12 of the BLEP Council can consider a development application for the purpose of a Recycling Facility because the use is separately defined and not a use that is identified within the land use table as being prohibited.

5. SUMMARY

- 5.1 This project overview has been prepared to support our submission to the Director General – NSW Office of Planning and Infrastructure for the Director General’s requirements for the form and content of an EIS. The EIS is required to accompany a Development Application to be submitted to Bankstown City Council for a Waste Management Facility – Recycling. The proposed development is Designated and Integrated Development and will also require an EPL following the granting of Development Consent by the Council.
- 5.2 The development will receive and process up to 200,000 tonnes of recyclable waste per annum. Waste to be received processed and recycled will consist of :
- a. General Solid Waste;
 - b. Building and Demolition Waste;
 - c. Virgin Excavated Natural Material (**VENM**);
 - d. Excavated Natural Material (**ENM**); and
 - e. Green Waste.
- 5.3 The development will operate from Monday to Friday and Saturday morning for 50 weeks per year. Once operational the development will employ six full time and three part time staff and will create a range of opportunities for employment within supporting supply and service business within the local area. Preliminary details of the site layout are provided as **Attachment 1** to this overview. A detailed site design and layout will accompany the development application when submitted for consideration.
- 5.4 Once operational the development will be conducted in strict compliance with any conditions of development consent and EPL requirements that may be applied to the development if an approval is forthcoming. It is considered that the proposed development can be conducted, managed and monitored to ensure the highest level of environmental control and compliance.
- 5.5 This overview is provided to assist the Director General in his/her consideration of the form and content of the required EIS. Further details and information regarding the proposed development can be provided if required.