



Project Name: Waste Management Facility, Botany
Case ID: SSD-62855708

Applicant Details

Project Owner Info

Title	Ms
First Name	Nellie
Last name	O'Keeffe
Role/Position	Executive Development Director
Phone	0400208658
Email	Nellie@coombesgroup.com.au
Address	2-4 Hale Street Botany , New South Wales, 2019 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	The Trustee for Coombes Family Trust No. 16
ABN	98190355816

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Victoria	Hale
Phone	Email	Role/Position
0476651547	victoria@emeadvisory.com	Senior Environmental Planner

Address

17
CARLOTTA STREET
GREENWICH,
New South Wales
2065
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Waste Management Facility, Botany
Industry	Waste & Sewerage
Development Type	Waste collection, treatment and disposal
Estimated Development Cost (excl GST)	AUD15,575,000.00
Indicative Operation Jobs	11
Indicative Construction Jobs	12
Number of Occupants	11
Number of Dwellings	0
Gross Floor Area (GFA) sqm	4,158

Description of amended development

Coombes Property Group (CPG) and KLF Group (KLF) are proposing to develop a construction and demolition (C&D) waste management facility at 2-4 Hale Street, Botany (Lot 1 DP 562374) (the project). The facility proposes to accept up to 300,000 tonnes per annum (tpa) of C&D waste.

Description of Changes

Briefly describe the proposed changes to the application

Preliminary Construction Traffic & Pedestrian Management to address construction traffic impacts and relevant updates to the EIS. Updated dates required in EDC Report. Minor fix to table orientation in Independent Auditor Advice Letter and fix to appendices order in the Acid Sulfate Soils Management Plan.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Hale Street
Site Address (Street number and name)	2-4 Hale Street, Botany

Site Co-ordinates - Latitude	-33.945727
Site Co-ordinates - Longitude	151.19

Local Government Area

Local Government	District Name	Region Name	Primary Region
Bayside	Eastern City District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 1 DP 562374

Site Area

What is the total site area for your development?

Site Area sqm

7,439

Landowners Consent

Is Landowner's consent required?

No

Reason Landowner's consent is not required

The applicant is the owner of the land to which the development application relates

The development is proposed to be undertaken by a public authority and relevant notices have been issued.

The development is set out in section 5 (Mining) or 6 (Petroleum (oil and gas)) of Schedule 1 to *State Environmental Planning Policy (Planning Systems) 2021* and is not in a state conservation reserved area under the *National Parks and Wildlife Act 1974* and relevant notices have been issued.

The development is on land with multiple owners as designated by the Secretary of the Department of Planning and Environment and relevant notices have been issued.

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The Project is classified as State significant development (SSD) under Section 4.36 of the Environmental Planning & Assessment Act 1979 (EP&A Act) because it involves development for the purposes of a waste or resource transfer station that meets the threshold listed under sub-section 23(3) of Schedule 1 of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP).

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 23 - Waste and resource management facilities

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

IN1 General Industrial

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

Yes

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

No

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

No

Has a BDAR waiver been issued?*

Yes

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

No

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

Yes

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

A licence under the [Pipelines Act 1967](#)?*

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
3760	PIA	Julian Ardas

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	Appendix D - EDC Report COMMERCIAL IN CONFIDENCE
File Name	Appendix D - EDC Report (Elemental Summary)
File Name	CPG_Botany_Environmental Impact Statement_F03
File Name	Appendix Z - Preliminary CTPMP Final
File Name	Appendix Y - Independent Audit Advice Letter
File Name	Appendix N - Acid Sulfate Soils Management Plan
File Name	Appendix S - Visual Impact Montage [Final]
File Name	Appendix W - BDAR Waiver Acceptance [Final]
File Name	Appendix C - Statutory Compliance Table [Final]
File Name	Appendix A - SEARs Table [Final]
File Name	Appendix X - Architectural Design Statement
File Name	Appendix V - Infrastructure Assessment
File Name	Appendix U - Electrical Infrastructure Report
File Name	Appendix T - ESD Report
File Name	Appendix R - Engagement Report
File Name	Appendix Q - Social Impact Assessment
File Name	Appendix P - ACHAR
File Name	Appendix P - ACHAR REDACTED
File Name	Appendix O - Fire Safety Assessment
File Name	Appendix M - Remedial Action Plan
File Name	Appendix L - Detailed Site Investigation
File Name	Appendix K - Landscape Concept Report
File Name	Appendix J - Intergrated Water Management Report
File Name	Appendix I - Flood Impact Assessment
File Name	Appendix H - Noise and Vibration Impact Assessment
File Name	Appendix G - Traffic Impact Assessment
File Name	Appendix F - Air Quality Impact Assessment
File Name	Appendix E - Aviation Impact Assessment
File Name	Appendix B - Architectural Plans
File Name	1220011_A201 - WAREHOUSE ELEVATIONS (K)
File Name	1220011_A006 - SIGNAGE PLAN (H)
File Name	1220011_A005 - SITE PLAN (K)
File Name	1220011_A101 - WAREHOUSE PLAN (G)
File Name	1220011_A102 - ROOF PLAN (H)
File Name	1220011_A203 - OFFICE ELEVATIONS (E)
File Name	1220011_A003 - DEMOLITION PLAN (J)
File Name	1220011_A002 - EXISTING SITE CONDITION PLAN (E)