



Statement of Environmental Effects

Modification 1

Widemere Recycling Plant

Boral Recycling Pty Ltd

July 2017

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1.0 INTRODUCTION

1.1 BACKGROUND

Boral Recycling Pty Ltd (Boral) operates the Widemere Recycling facility (the site) at Wetherill Park within the Fairfield local government area (LGA). Operating since 2002, the site separates, crushes and blends construction and demolition waste with quarry product to produce construction materials. The original approval for the site (DA 21-1-2002-i) was granted under the *NSW Environmental Planning and Assessment Act 1979* (EP&A Act) by the Minister for Planning and was subsequently modified in 2005 allowing a production increase and change to hours of operation. A new approval (SSD 6525) was granted in 2016 by delegate to the Minister for Planning, and is the subject of this modification. The approval history of the site is summarised in the table below.

Date	Approval		Particulars
Nov 2002	21-1-2002-i	SSD	Approval granted for the construction and operations of a materials recycling facility with a processing capacity of 600,000 tonnes per annum of non-putrescible construction and demolition waste.
Nov 2005	126-8-2005-i	Modification 1	A modification of original consent (DA 21-1-2002-i) to increase the hours of operation and the addition of a blending plant.
Nov 2016	SSD 6525	SSD	Approval granted to increase the processing capacity to 1,000,000 tonnes per annum.

Boral is proposing, under section 96 of the EP&A Act, to modify their existing development consent (SSD 6525) to incorporate Lot 4000 DP 1173524 into the subject site. This proposed modification is in response to a condition of consent imposed under SSD 6525 which requires the positioning of a meteorological station to service the facility.

1.2 THE APPLICANT

The applicant for the proposal is Boral Recycling Pty Ltd a subsidiary of Boral Limited.

Boral Limited is a large international company with three operating divisions. The Boral Australia division, which includes Boral Recycling, specialises in quarry, concrete, asphalt, cement, masonry, roofing, and timber operations throughout Australia, operating with a regional focus to service its local markets. It produces a broad range of quality recycled products which range from road bases and speciality products, to aggregates.

1.3 PURPOSE OF THE REPORT

This Statement of Environmental Effects (SEE) describes the site, its environs, the proposed modification and provides an assessment of the proposal in terms of the relevant matters for consideration under section 79C(1) of the EP&A Act. The consent authority for this application is the Department of Planning and Environment (DP&E).

This SEE describes the existing operations, the particulars of the proposal, and an assessment as to the likely impacts of the proposal upon the environment.

2.0 EXISTING OPERATIONS

2.1 SITE LOCATION

The site is located at Lot 4001 Widemere Road, Wetherill Park and is owned by Boral Resources (NSW) Pty Ltd. The site is accessible via Widemere Road. The facility is located in an industrial area bordered by the Greystanes Estate Southern Employment Lands industrial precinct and Wetherill Park Industrial precinct. The location of the site and its immediate surrounds is shown below (**Figure 1**). The site is bound by the suburbs of Wetherill Park, Pemulwuy and Prospect Reservoir (**Figure 2**).



Figure 1 Immediate surrounds of the Widemere Recycling Facility

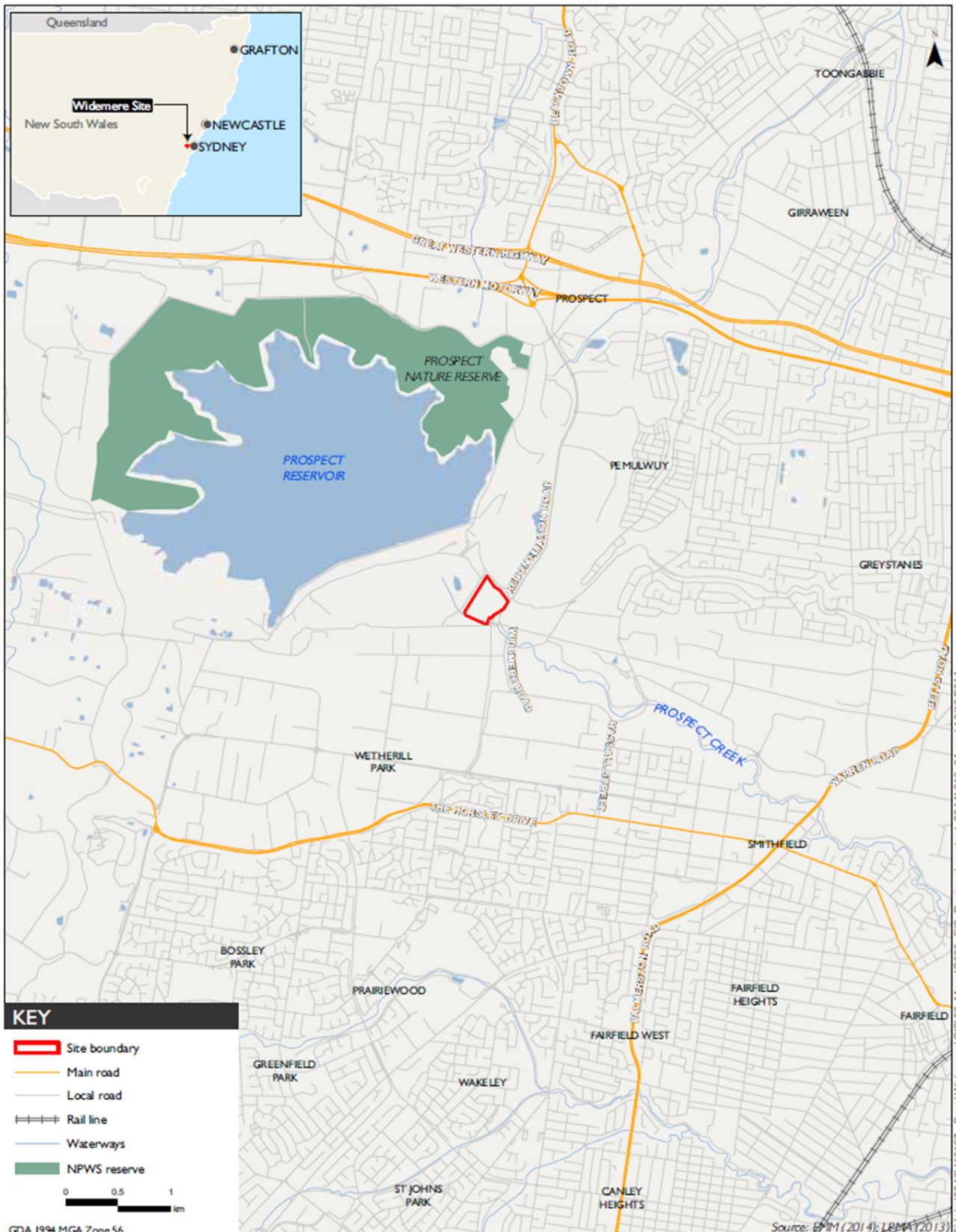


Figure 2 Location of the Widemere Recycling Facility

2.2 SITE DESCRIPTION

The site is wholly occupied by the Boral Recycling facility. The facility comprises an area of approximately 9.8 hectares (ha). The layout of the plant comprises three (3) general areas (see **Figure 3**). The approved operations are undertaken wholly on Lot 4001 DP 1173524.

The site's orientation is such that the main facility's plant and operations are performed in the centre of the site which includes crushing, screening and processing of incoming material. Vehicular access to the site is via the entrance driveway off Widemere Road with separate ingress and egress points for deliveries and product transport.

The subject site is bound by a number of natural landscapes which act as buffers to neighbouring industrial uses. This includes Prospect creek (to the south), Prospect Reservoir and associated buffer lands to the west and north-west, and a stormwater detention basin to the immediate east. The closest residential areas are approximately 1km to the east in Greystanes, and 1.5km north east of the facility in Pemulwuy.



Figure 3 Site layout of the Widemere Recycling Facility

2.3 EXISTING DEVELOPMENT

Boral has been operating its Widemere Recycling Plant since 2002 after gaining planning approval under Development consent DA 21-1-2002-i. The facility comprises three main areas being the receivables area, processing area and water detention basins.

The receivables area is serviced by a weighbridge and administrative buildings where inbound materials are checked and stockpiled within the northern portion of the site.

Raw material (permitted waste) is sorted, processed and blended on site to produce a range of recycled aggregate and road base products. The resultant processed material is collected in product stockpiles before being loaded onto trucks and dispatched.

The water detention basins serve the function of water management wherein water is collected and re-used on site for dust suppression and in the stabilisation (blending) plant.



Photo 1 Weighbridge



Photo 2 Processing area



Photo 3 Incoming material stockpile



Photo 4 Product stockpiles



Photo 5 Stabilisation Plant



Photo 6 Loading of product for dispatch

2.4 SURROUNDING DEVELOPMENT

The facility is located within a predominantly industrial area. The site lies in between two industrial precinct areas being the Wetherill Park industrial precinct and Greystanes Estate Southern Employment Lands. The closest residential areas are approximately 1km to the east in Greystanes, and 1.5km north east of the facility in Pemulwuy.

3.0 PROPOSED MODIFICATION

3.1 PURPOSE OF PROPOSAL

Condition B15 of the approval (SSD 6525) requires that a meteorological station is located on the site and complies with the requirements in the latest version of the *Approved Methods for Sampling of Air Pollutants in New South Wales* (the Approved Methods).

Condition B 15 is reproduced below.

“B15. Within 3 months of the date of this consent, the Applicant shall ensure that there is a suitable meteorological station on the site that complies with the requirements in the latest version of the *Approved Methods for Sampling of Air Pollutants in New South Wales*. The meteorological station must be operated and maintained for the life of the Development.”

Following consultation with a number of environmental monitoring contractors, it was determined there were no suitable locations available on the existing site (Lot 4001 DP 1173524) to position a meteorological station that would meet the requirements of the Approved Methods. In order to meet these requirements, a meteorological station is required to be located so that it is free from obstruction by physical interference including tree overhang and airborne dust particulates from the facility’s operation.

Given the site’s inability to accommodate a meteorological station within the approved site area (lot 4001 DP 1173524), a neighbouring lot also owned by Boral and legally referred to as Lot 4000 DP 1173524 was identified as a suitable position for the meteorological station. Lot 4000 offers a suitably clear and level location for the positioning and operation of the meteorological station. Furthermore, the lot offers moderate security being bounded by a chain-link fence.

A modification is therefore required to expand the site area through the inclusion of the neighbouring Lot 4000 DP 1173524.

Figure 4 shows the existing site area. Figure 5 shows the proposed site area with the inclusion of Lot 4000.



Figure 4 Existing lot(s) forming Boral's Widemere Recycling Facility



Figure 5 Proposed lot(s) forming Boral's Widemere Recycling Facility

4.0 PLANNING FRAMEWORK

4.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Given the nature of the proposed modification, it is recommended that this modification be assessed pursuant to section 96 subsections (1A) (s96 (1A)) of the *Environmental Planning and Assessment Act, 1979* (EP&A Act). The particulars of the relevant section are below;

(1A) Modifications involving minimal environmental impact

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

- (a) it is satisfied that the proposed modification is of minimal environmental impact, and
- (b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and
- (c) it has notified the application in accordance with:
 - (i) the regulations, if the regulations so require, or
 - (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and
- (d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

Subsections (1), (2) and (5) do not apply to such a modification.

As the proposal is minor and administrative in nature, the proposal will not impact the environment nor alter the consented development to any substantial degree. As such, the modification proposal satisfies section s96 (1A) (a) and (b) respectively.

All other matters for consideration, as per s79C of the EP&A Act, have been considered in this SEE.

As per Division 12 Development consents-extension, completion and modification of the NSW *Environmental Planning and Assessment Regulation 2000*, the applicant is to provide certain information. Such information has been listed below.

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(a) the name and address of the applicant,
The applicant for the proposal is Boral Recycling Pty Limited, a subsidiary of Boral Limited. The address of the applicant is; Level 3, 40 Mount Street North Sydney, NSW 2060

(b) a description of the development to be carried out under the consent (as previously modified),
Operation of a recycling facility. The facility processes construction and demolition wastes to produce construction materials. The facility has a processing capacity of 1,000,000 tonnes per annum. Consent granted under SSD 6525.
(c) the address, and formal particulars of title, of the land on which the development is to be carried out,
Lot 4001 in Deposited Plan 1173524 owned by Boral Resources (NSW) Pty Limited Lot 4000 in Deposited Plan 1173524 owned by Boral Resources (NSW) Pty Limited
(d) a description of the proposed modification to the development consent,
Boral proposes to include Lot 4000 DP 1173524 in the approved site area of the Widemere Recycling Facility to ensure the meteorological station location is within the approved site area.
(e) a statement that indicates either: (i) that the modification is merely intended to correct a minor error, misdescription or miscalculation, or (ii) that the modification is intended to have some other effect, as specified in the statement,
Given the administrative nature of the proposal, the modification will not adversely impact the environment.
(f) a description of the expected impacts of the modification,
See section 5.1 of SEE.
(g) an undertaking to the effect that the development (as to be modified) will remain substantially the same as the development that was originally approved,
Boral do not propose to modify the existing consent (under this application) to increase the scope or size of existing operations. It merely seeks the addition of a lot to serve the function of a meteorological station. Therefore the development will remain substantially the same as approved.
(h) if the applicant is not the owner of the land, a statement signed by the owner of the land to the effect that the owner consents to the making of the application (except where the application for the consent the subject of the modification was made, or could have been made, without the consent of the owner),
See enclosed director authorisation.
(i) a statement as to whether the application is being made to the Court (under section 96) or to the consent authority (under section 96AA),
This application is being made to the Department of Planning and Environment as the consent authority.

5.0 IMPACT ASSESSMENT

5.1 ENVIRONMENTAL ASSESSMENT

Section 79C (1) of the EP&A Act requires that the likely impacts of the development, including any impact on the environment be taken into consideration.

As the proposed modification is administrative in nature, there will be no resultant impacts upon natural environment or upon the built environment. This modification proposal does not propose to change the scope or scale of works approved under the original consent, and only proposes to include lot 4000 as a part of the approved site area.

6.0 JUSTIFICATION AND CONCLUSION

This SEE has been prepared in accordance with Part 4 of the EP&A Act to support a development application by Boral to increase the site area to include the land identified as lot 4000 in deposited plan 1173524 for the purposes of the positioning of a meteorological station. This SEE has described the site, its environs, the proposal, and provides an assessment of the relevant matters of consideration under section 79C (1) of the Act.

The Widemere Recycling Facility has operated since 2002 and has operated under the current SSD approval since November of 2016.

No changes are proposed to the facility's production limits, operating hours, employee numbers, or vehicle movements. Further this proposal does not propose the development of plant or infrastructure beyond the scope described under SSD 6525.

The proposal is considered to be in the public interest as it would allow the facility to operate in a manner which is compliant with the development consent. Obtaining accurate meteorological data would allow for better facility management and better environmental outcomes.

In light of the above, Boral recommends that the consent authority approve the proposal.