ENVIRONMENTAL ASSESSMENT

Modification of SSD-7401-MOD-2

Lot 18 DP 249417, 24 Davis Road, Wetherill Park, NSW

20/12/2021

Document Control

REV NO.	REVISION DATE	AUTHOR	REVIEWER	DETAILS
1	20/12/2021	Brad Deane (Environmental Services Coordinator)	Shaun Smith (Principal Environmental Planner)	Final document for lodgement

Please note: In preparing this report Space Urban Pty Ltd have assumed that all information and documents provided to us as a result of a specific request or enquiry were complete, accurate and up to date. Where we have obtained information from a government register or database, we have assumed that the information is accurate. Where an assumption has been made, we have not made any independent investigations with respect to the matters the subject of that assumption. As such we would not be aware of any reason if any of the assumptions were incorrect.

Approval for Issue

NAME	SIGNATURE	DATE
Shaun Smith		20/12/2021

1 Introduction

1.1 Overview

This Statement of Environmental Effects (SEE) has been prepared by Space Urban Pty Ltd (Space Urban), on behalf of Bettergrow Pty Ltd (Bettergrow), to support an application to modify an existing approved resource recovery and recycling facility (the facility) at 24 Davis Road Wetherill Park NSW (the site). The existing development is approved under SSD7401.

The modification seeks to reconfigure onsite weighbridges and alter the approved stormwater management system proposed at the site, as approved under SSD-7401 and subsequent modifications. The alteration is considered a minor change to the development and of minimal impact. Accordingly, the modification is sought under Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Consent for State Significant Development 7401 (SSD-7401) was initially granted by the then NSW Department of Planning and Environment (DPE) on 22 December 2017. Consent for Modification 1 (MOD-1) of SSD-7401 was approved by the NSW Department of Planning, Industry and Environment (DPIE) on 21 April 2021. Consent for Modification 2 (MOD-2) of SSD-7401 was granted by DPIE on 30 November 2021.

The Approved Plans and Consolidated Conditions of Consent (CCoC) for SSD-7401 (including MODs 1 & 2) are provided in **Appendix A** and **Appendix B** of this EA respectively.

Table 1 provides a summary of key components approved under SSD-7401-MOD-2.

Table 1: Summary of SSD-7401-MOD-2

ELEMENT	SSD-7401-MOD-2 SUMMARY
Use	Waste or resource management facility, specifically a resource recovery facility. Landscaping material supplies facility
Processing Capacity	Total of up to 350,000 tonnes per annum (tpa) made up of: • 100,000 tpa of hydro-excavation, drill muds and fluids. • 70,000 tpa of food and garden organics. • 30,000 tpa of packaged and bulk food and liquids. • 150,000 tpa of general solid waste, including VENM, ENM, soils, gravels, aggregates, street sweepings, clean timber, asphalt waste, cured concrete, rail ballast, and C&D waste.
Storage / sale of bulk landscape materials	Up to 40,000 tpa stored and sold (but not processed).
Site Area	Site and development footprint measures approximately 2.29 ha in area.
Hours of Operation	24 hours / day during operation.
Receival / Dispatch Area (Lower and Mid-Levels)	Up to four weighbridges, main administration office including staff amenities (relocated to west of site) and car parking.
Processing Plant and Equipment and existing site buildings (Lower / Mid-Levels)	Partially enclosed shed over drill mud processing plant and equipment, including truck unloading area. Shed area, 7,970m^2. Drill mud processing plant and equipment with 4 x hydro-tips and 1 x tip-pit. Bulk landscape material storage bays inside shed. Demolition of remaining site buildings.
Food de-packaging building (Upper level)	960m^2 food de-packing building.
Garden and food organics sorting building (Upper level)	2,260m^2 food and garden organics sorting building.
Garden and food organics office (Upper level)	Office with amenities located to east of Food and Garden organics sorting building.

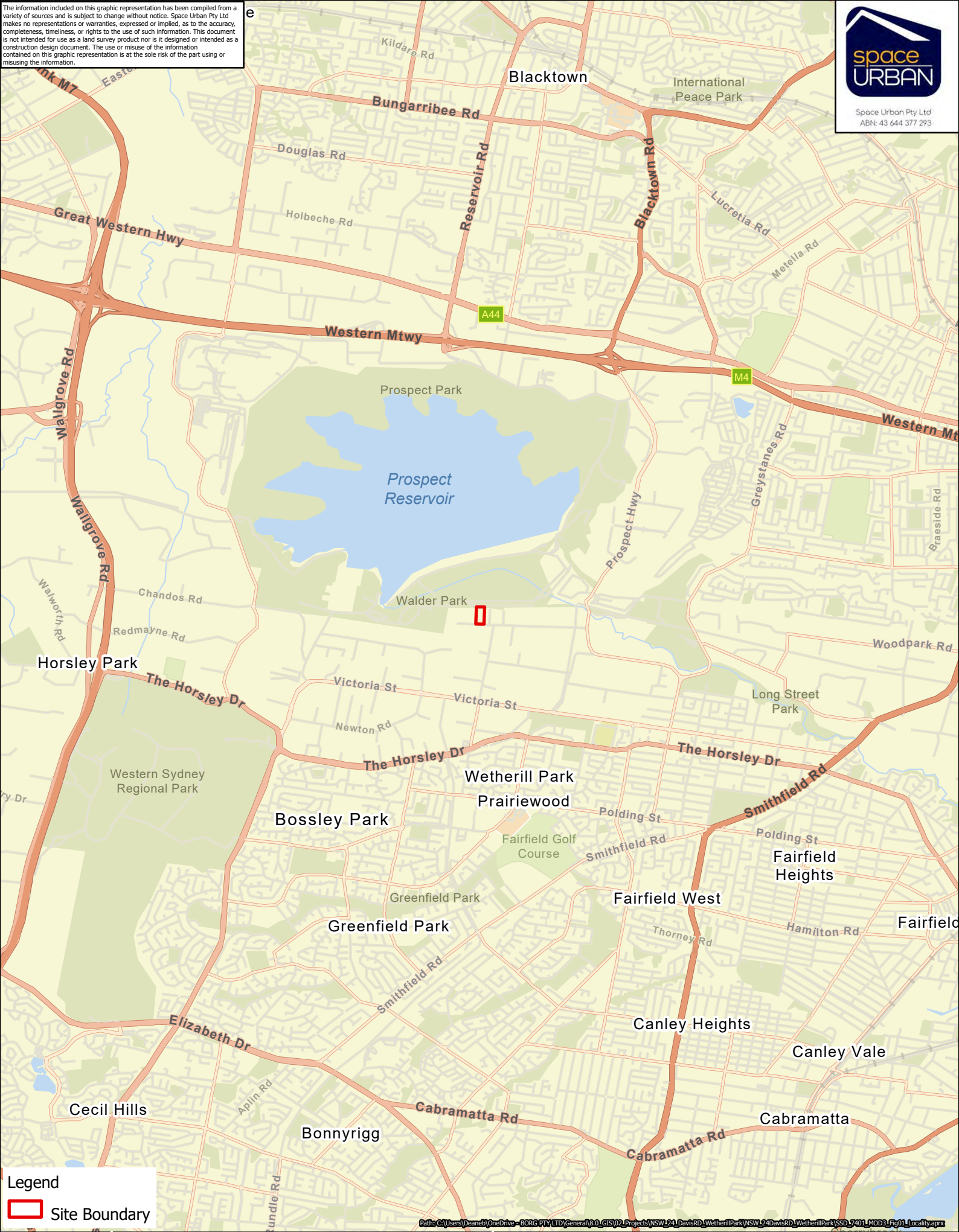
ELEMENT	SSD-7401-MOD-2 SUMMARY
Water storage and treatment	• 296m² of office roof space run-off drains into a 5000 L water tank. • Warehouse roof space (12,993m²), eastern gravel road (662m²), western (3,129m²) and southwestern (1,136m²) hardstand areas all drain into a sand filter system constructed using an existing inground concrete pit. The sand filter system drains through a Humeceptor prior to draining into receiving environments. • The Humeceptor will be located adjacent to the eastern driveway. The Humeceptor measures 2.3 m in diameter, with 3.3 m depth. • 73m² of gravel road drains directly to the Humeceptor prior to draining into receiving environments. • 317m² of hardstand fronting Davis Rd and 1676m2 of landscaping will drain into existing roadside drainage structures prior to flowing into the receiving environment.
Received wastes	• Soils (ENM and VENM). • Clay/Sands/Stone/Gravels/Aggregates (VENM). • Drilling mud and/or muddy waters from hydro excavation, drilling and pot holing operations. • Garden Mixes/Top Dressings/Mulches. • Garden Organics. • Food and Garden Organics. • Solid Food Waste. • Liquid Food Waste. • Sawdust. • Spent filter sand media. • Street Sweepings. • Stormwater Waste. • Wood Waste. • Asphalt Waste (including asphalt resulting from road construction). • Building and demolition waste. • Rail Ballast.
Finished products	• Finished Products include Mine Mix, Naturaliser, BioNRich, Earth4Turf. • Clay/Sands/Stone/Gravels/Aggregates. • 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. • Material transferred to EPA licenced composting sites for the production of a range of growing media suitable for domestic and agricultural use. • Material transferred to EPA licenced composting sites for the production of a range of growing media suitable for domestic and agricultural use. • Liquid fraction applied to processed FOGO, composting, or sent to another licenced facility for further re-use. • Sawdust. • Component of Mine Mix, Naturaliser, BioNRich, Earth4Turf. • Washed aggregate, organics transferred to EPA licenced composting site. • Wood waste screened and re-used in particle board manufacture - unsuitable wood sent to an EPA licenced facility. • Washed aggregate for re use in recycled products.
Traffic Generation	• Up to 432 movements per day (TBC as part of traffic assessment)
Workforce	• Up to 40-50 full-time equivalent construction jobs. Up to 25 operational jobs.

1.2 Site Location

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

The Project site 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 (see **Figure 1**).

The site is rectangular in shape and slopes moderately from the northern boundary down to Davis Road on the southern boundary. Topography of the site varies between 36m and 48m AHD within the site boundary, increasing from south to north (see **Figure 2**).



Legend

Site Boundary

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Figure: 1

Locality

SSD-7401-MOD-3 Application
24 Davis Road, Wetherill Park NSW

User: deaneb
Version 1
Date: 17/12/2021 4:12 PM

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Source: Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, METI/NASA, USGS, Esri, USGS

Scale: 1:60,000

0 0.5 1 1.5 2 Km

space URBAN
Space Urban Pty Ltd
ABN: 43 644 377 293

Figure: 2

Subject Site

N

Source: Esri Community Maps Contributors, Spatial Services, Esri, HERE, Garmin, METI/NASA, USGS, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, USGS

SSD-7401-MOD-3 Application
24 Davis Road, Wetherill Park NSW

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1.3 The Applicant

The Applicant for the development is Bettergrow Pty Ltd. Bettergrow operate a range of waste recovery facilities across NSW and QLD that produce products suitable for beneficial re-use across a range of industries. Wastes recycled by Bettergrow include hydro-excavated drill muds, liquid wastes, biosolids, garden organics, food waste organics, and grease trap waste. In addition, Bettergrow also receive and resell bulk landscape supplies.

Bettergrow currently operate recycling facilities across NSW and QLD, including sites at:

- Vineyard, NSW – drill mud and landscape supplies
- Bathurst, NSW – liquid wastes (existing operations), and forestry residues, biosolids, food organics, and garden organics (proposed operations)
- Swanbank, QLD – construction and demolition waste, concrete, scrap metal, soils, clean fill
- Ravensworth, NSW – organics recycling, composting, garden organics, and bio-solids
- St Mary's, NSW – biosolids
- Parkes, NSW – farming enterprises

1.4 Approval Pathway

The NSW *Environmental Planning and Assessment Act 1979* (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. These include:

- modification involving minor error, misdescription or miscalculation – Section 4.55(1) of the Act,
- modification involving minimal environmental impact – Section 4.55(1A),
- other modifications – Section 4.55(2), and
- modifications of consents granted by the Court – Section 4.56.

It is proposed to modify SSD-7401-MOD-2 under the provisions of Section 4.55(1A) – modification involving minimal environmental impact. Section 4.55(1A) provides for the following:

> *"(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 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 any period prescribed by the regulations or provided by the development control plan, as the case may be."*

1.5 Consultation

Consultation with stakeholders is particularly important during the project design, construction, and operational phases. Significant consultation was undertaken with (now superceded) DPE during the preparation and assessment of the SSD-7401 EIS. Following approval of SSD-7401, preparation of SSD-7401-MOD-1 and SSD-7401-MOD-2 applications included direct consultation with DPIE, who facilitated additional consultation requirements in line with the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation).

Table 2 below details the consultation undertaken to date following initial approval of SSD-7401.

Table 2: Consultation undertaken to date

RELEVANT APPROVAL	STAKEHOLDER(S)	DATE	DETAILS OF CONSULTATION
SSD-7401	DPE	18.12.2018	Meeting to discuss project, CEMP, and staging.
SSD-7401	Fairfield City Council	22.2.2019	Flood Emergency Response Plan sent to Council for feedback
SSD-7401-MOD-1	DPIE	19.9.2019	Meeting with officers from DPIE to discuss proposed modification. Main items on the meeting agenda included discussions towards relevant approval pathway and discussion of key environmental concerns.
SSD-7401-MOD-1	DPIE	7.5.2020	Phone meeting. Additional meeting regarding the proposed modification. DPIE advised that approval pathway advice by a legal entity was required (undertaken and provided in SEE) and that a Request for Secretary's Environmental Assessment Requirements (SEARs) was required.
SSD-7401-MOD-1	DPIE	17.6.2020	SEARs request lodged.
SSD-7401-MOD-1	DPIE	15.7.2020	SEARs received.
SSD-7401-MOD-1	Surrounding businesses	7.8.2020	Letter box drop of Project Factsheet to surrounding businesses
SSD-7401-MOD-1	Sydney Water	2.9.2020	Provision of Project Factsheet. No response received.
SSD-7401-MOD-1	Fairfield City Council	2.9.2020	Provision of Project Factsheet. No response received.
SSD-7401-MOD-1	NSW Fire and Rescue	2.9.2020	Provision of Project Factsheet. No response received.
SSD-7401-MOD-1	DPIE - Natural Resources Access Regulator and DPIE Water	2.9.2020	Provision of Project Factsheet. Acknowledgement of factsheet received.
SSD-7401-MOD-1	Transport for NSW	2.9.2020	Provision of Project Factsheet. Acknowledgement of factsheet received.
SSD-7401-MOD-1	NSW Environment Protection Authority	2.9.2020	Provision of Project Factsheet. No response received.
SSD-7401-MOD-1	Fairfield Council (Submission application publication)	29.9.2020 to 13.10.2020	Heavy vehicle and loading bay capacity query.
SSD-7401-MOD-1	NSW EPA (Submission application publication)	29.9.2020 to 13.10.2020	Revisions to Air Quality Impact Statement and advice that the Applicant must ensure the processed waste products identified in the SEE have a lawful reuse pathway in accordance with a resource recovery order and exemption prior to their sale
SSD-7401-MOD-1	Fire and Rescue NSW (Submission application publication)	29.9.2020 to 13.10.2020	Requested an assessment against *State Environmental Planning Policy 33 – Hazardous and Offense Development* (SEPP 33).
SSD-7401-MOD-1	Transport for NSW. WaterNSW, DPIE Water, DPIE Crown Lands	29.9.2020 to 13.10.2020	No response to DPIE publication of application
SSD-7401-MOD-1	Member of the public	29.9.2020 to 13.10.2020	Objection to SSD 7401 based on air quality.
SSD-7401-MOD-1	Nearby business	29.9.2020 to 13.10.2020	The objection raised concern regarding increased heavy vehicle traffic on Bettergrow RRF Wetherill Park Modification 1 (SSD-7401-Mod-1) | Modification Assessment Report 15 Davis Road and the associated safety and dust implications. The objection also raised concerns regarding air quality, ancillary noise and the concentration of waste facilities in the area.
SSD-7401-MOD-1	Bettergrow	17.12.2020	Provided Response to Submissions (RTS) document. Additional concerns raised by Fairfield Council and the NSW EPA following release of RTS.
SSD-7401-MOD-1	Bettergrow	8.2.2021	Bettergrow clarified Fairfield Council query in relation to on-site capacity and site access from RTS.

RELEVANT APPROVAL	STAKEHOLDER(S)	DATE	DETAILS OF CONSULTATION
SSD-7401-MOD-1	Bettergrow	15.2.2021	Bettergrow clarified completed dust modelling scenario. The NSW EPA amended recommended conditions following clarification.
SSD-7401-MOD-1	Bettergrow	1.3.2021	Bettergrow provided a Biodiversity Development Assessment Report for SSD-7401-Mod-1.
SSD-7401-MOD-1	NSW DPIE	21.4.2021	DPIE approval of SSD-7401-MOD-1
SSD-7401-MOD-1	NSW DPIE – Biodiversity Conservation Trust	2.6.2021	Confirmation receipt for the retirement of 2 credits of 849 - Cumberland shale plains woodland (Cumberland Plain Woodland in the Sydney Basin Bioregion).
SSD-7401-MOD-1	NSW DPIE	26.8.2021	Approval of Construction Environmental Management Plan for MOD-1
SSD-7401-MOD-2	NSW DPIE	25.8.2021	MOD-2 Submission report prepared.
SSD-7401-MOD-2	NSW DPIE	27.8.2021	DPIE support for MOD-2 submission progression (PMA-26868519).
SSD-7401-MOD-2	Davis Road Property Development Pty Ltd	3.9.2021	Landowner consent for MOD-2 application submission.
SSD-7401-MOD-2	NSW DPIE, Fairfield City Council, NSW DPIE Biodiversity Conservation Division	1.10.2021	Receipt of comments relating to SSD-7401-MOD-2 proposal.
SSD-7401-MOD-2	NSW DPIE, Fairfield City Council, NSW DPIE Biodiversity Conservation Division	29.10.2021	Response to Submissions completed.
SSD-7401-MOD-2	NSW DPIE, NSW DPIE Biodiversity Conservation Division – Environment, Energy and Science Group	19.11.2021	Receipt of additional request for information for SSD-7401-MOD-2 by NSW DPIE and NSW Biodiversity Conservation Division – Environment, Energy and Science Group
SSD-7401-MOD-2	NSW DPIE, NSW DPIE Biodiversity Conservation Division – Environment, Energy and Science Group	22.11.2021	Response letter to request for information prepared and submitted to NSW DPIE
SSD-7401-MOD-2	NSW DPIE	30.11.2021	SSD-7401-MOD-2 approved.
SSD-7401-MOD-3	Davis Road Property Development Pty Ltd	6.12.2021	Landowner consent for MOD-3 application submission.

2 Site Description

2.1 Existing Site

The Project site has an area of 20,292 m^2, and is located approximately 10 kilometres north of Liverpool, 10 kilometres west of Parramatta, and 7 kilometres south of Blacktown at 24 Davis Road, Wetherill Park NSW. The site is located within an industrial precinct, on land described as Lot 18 DP249417 within the Fairfield City LGA.

Construction of SSD-7401 commenced in late 2020 with the demolition of existing site infrastructure. Construction onsite is currently ongoing.

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

2.2 Site History

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.

2.3 Existing Approvals

From 1986 to 2004 the site was operated as an asphalt manufacturing business and prior to this time, the site was pastoral land. Since this time one approval was issued in 2015 for the demolition of site buildings and then in December 2017 SSD 7401 was granted. Details of the existing approvals for the site are shown in **Table 3**.

Table 3 Existing Approvals

APPLICATION NO.	DATE DETERMINED	DATE OF EXPIRY	DESCRIPTION OF DEVELOPMENT
1696/88	28 September 1989	Unknown	Construction of a Bitumen Plant
1448/89	12 July 1989	Unknown	Construction of a shed
B906/92	23 June 1992	Unknown	Construction of storage facilities
B957/93	24 June 1993	Unknown	Construction of a factory
2157/99	5 November 1999	8 November 2001	Construction of storage bins
493.1/2015	12 August 2015	12 August 2020	Demolition of office buildings and 4 ancillary buildings and carport
SSD-7401	22 December 2017	22 December 2023	Construction and operation of a 160,000tpa resource recovery facility and receival of 40,000tpa of bulk landscape supplies
SSD-7401-MOD-1	21 April 2021	22 December 2023	Modification to: > Increase the processing capacity to 350,000 tpa of waste; > Introduce additional waste streams; > Demolish existing structures; > Construct a partially enclosed shed; and > Increase the hours of operation to 24/7.
SSD-7401-MOD-2	30 November 2021	22 December 2023	Modification to utilise existing underground pit (modified as sandfilter) in lieu of detention and bioretention basin for stormwater control.

2.4 Land Ownership

The Development site (Lot 18 DP 249417) is currently owned by Davis Road Property Development Pty Ltd of which Bettergrow Pty Ltd hold a 50% share, however in this instance the sole Applicant will be Bettergrow Pty Ltd. Owners consent has been obtained for the lodgement of the Development Application (DA) and supporting EA documentation (see **Appendix G**).

2.5 Land Zoning

The development site is zoned *IN1 General Industrial* under the *Fairfield Local Environmental Plan 2013* (FLEP). Under the *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP), zone *IN1 General Industrial* is a prescribed zone in accordance with Clause 120.

Under Clause 121 of ISEPP:

> *(1) Development for the purpose of waste or resource management facilities, other than development referred to in subclause (2), may be carried out by any person with consent on land in a prescribed zone.*
>
> *(2) Development for the purposes of a waste or resource transfer station may be carried out by any person with consent on:*
>
> *(a) land in a prescribed zone, or*
>
> *(b) land in any of the following land use zones or equivalent land use zones:*
>
> *(i) B5 Business Development,*
>
> *(ii) B6 Enterprise Corridor,*
>
> *(iii) IN2 Light Industrial,*
>
> *(iv) IN4 Working Waterfront, or*
>
> *(c) land on which development for any of the following purposes is permitted with consent under any environmental planning instrument:*
>
> *(i) industry,*
>
> *(ii) business premises or retail premises,*
>
> *(iii) freight transport facilities.*

Accordingly, the proposed development satisfies Clause 121 of ISEPP and is permitted within zone IN1 General Industrial.

2.6 Surrounding Land Use

The site is located within the Wetherill Park Industrial Estate and is surrounded by a number of commercial and industrial businesses which operate from Monday to Sunday, and up to 24 hours per day. Notably, the following facilities are located within close proximity to the site:

- Immediately west of the site at 23 Davis Road is a metal recycling facility operated by One Steel Limited. The facility has an Environmental Protection Licence (EPL 1977) for scrap metal processing
- West of the site at 22 Davis Road is a manufacturing facility for surfactants, phosphates and chemicals operated by Albright and Wilson (Australia) Ltd. The facility has an EPL (1974) for chemical and dangerous goods production and soap and detergent production
- South-west of the site at 20 Davis Road is a resource recovery facility operated by SUEZ Pty Ltd. The facility has an EPL (4548) for treatment of hazardous and other wastes, waste storage - hazardous, restricted solid, liquid, clinical and related waste, asbestos waste and other types of waste
- South-east of the site at 6 Davis Road is a waste management and recycling facility operated by Cleanaway Pty Ltd (previously Transpacific). The facility has an EPL licence (854) for the treatment of hazardous and other waste and recovery of waste oil
- East of the site at 30 Davis Road is a petroleum product and fuel production facility operated by Valvoline (Australia) Pty Ltd. The facility has an EPL (3182) for petroleum products and fuel production and petroleum products storage.

Immediately north of the site are Sydney Water supply pipelines and Prospect Reservoir and parkland. Prospect Creek is further north, approximately 500 m from the site. The nearest residential properties are located to the east and south of the site at a distance greater than 1.5 km.

The site is located in close proximity to major road networks including the M4 Western Motorway and the Great Western Highway to the north, Smithfield Road to the east, Horsley Drive to the south and the M7 Westlink to the west.

2.7 Soils, Topography and Hydrology

Soils of the Blacktown soil landscape underlie the disturbed terrain at the site. The soils range from shallow to moderately deep (less than 1 m thick) and are hard setting, mottled textured clay soils. The soils are typically moderately reactive with a highly plastic subsoil, have a low soil fertility, moderate erodibility, poor soil drainage and localised salinity or sodicity. The subject site does not fall within an area prone to acid sulphate soil conditions.

A previous site investigation conducted by URS found that the first 0.2 m of material at the site consists mainly of grass, concrete or asphalt. From 0.2 m to 2.4 m a fill layer is present with areas of grey, brown to black sand, and gravel material.

From 2.4 m to 3 m sandy clay, hard light brown clays with shale fragments and gravel are found. The remaining 3 m to 10.2 m is mostly bedrock, weathered shale and siltstone (URS, 2013).

The topography of the site slopes moderately steeply from its northern boundary with an elevation ranging from 36 m to 48 m AHD. The property is also tiered into three distinct levels, with upper, mid and lower areas at varying elevations. Existing water sources surrounding the site include Prospect Creek and Prospect Reservoir 500 m and 800 m to the north respectively.

Based on the regional topography of the area, and that of the site, surface water would most likely migrate towards the unnamed stormwater drain located 550 m to the south, which then discharges into Prospect Creek. Similarly, subsurface and groundwater flow is also likely to move in a southerly direction towards the abovementioned unnamed stormwater drain.

2.8 Biodiversity

2.8.1 Vegetation Communities

Vegetation located in the subject site was been identified by MJD Environmental Pty limited (MJD Environmental) under the SSD-7401-MOD-1 Biodiversity Development Assessment Report (BDAR) (2021) as Plant Community Type (PCT) Number 849 (PCT 849) *Grey Box – Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion* that is commensurate with the *Cumberland Plain Woodland in the Sydney Basin Bioregion Ecological Community*, listed as a Critically Endangered Ecological Community (CEEC) under both the NSW *Biodiversity Conservation Act 2016* (BC Act) and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This CEEC has also been identified as a candidate Serious and Irreversible Impact (SAII).

The MJD Environmental BDAR determined that construction of the approved development under SSD-7401-MOD-1, including the detention basin and bioretention basin removed under SSD-7401-MOD-2, would impact upon 755m^2 or 0.08ha of PCT 849 will, requiring the retirement of 2 ecosystem credits under the NSW Biodiversity Offset Scheme. The approved SSD-7401-MOD-1 footprint would retain approximately 720m^2 of PCT 849.

Bettergrow retired the required credits via payment into the NSW Biodiversity Conservation Fund (BCF) on 2 June 2021.

The removal of the detention basin and bioretention basin under SSD-7401-MOD-2 allowed for the retention of an additional 270 m^2 (0.027 ha) of CEEC vegetation.

2.8.2 Threatened Species

The MJD Environmental BDAR (2021) identified that SSD-7401-MOD-1 contains potential habitat for the following species:

- Potential habitat for *Acacia pubescens*, *Grevillea juniperina subsp. juniperina*, *Marsdenia viridiflora subsp. viridiflora* – endangered population, *Pultenaea pedunculata* and *Pimelea spicata*. None of these species were identified onsite during field investigations, while the degraded nature of the vegetation parcel onsite (highly disturbed groundcover comprising large areas of exposed topsoil and very scarce presence of native groundcover species) precludes the establishment / presence of these species onsite. No credits were required to be retired for threatened flora following approval of SSD-7401-MOD-1.
- Potential foraging habitat for the *Petaurus norfolcensis* (Squirrel Glider) and *Haliaeetus leucogaster* (White-bellied Sea-eagle) and other ecosystem threatened fauna species. However, no threatened fauna were identified during the preparation of the SSD-7401-MOD-1 BDAR and no species / ecosystem credits were required to be retired for threated fauna due to a lack of suitable habitat (managed understorey, no hollow logs, no hollow-bearing trees) for extended occupation or breeding of threatened fauna onsite.

2.8.3 Habitat Connectivity

The subject site is an existing disturbed small parcel of land with native canopy and a managed understorey. Minor connectivity exists towards parcels of remnant vegetation to the north and west of the subject site.

2.8.4 State Environmental Planning Policy (Koala Habitat Protection) 2021

The *State Environmental Planning Policy (Koala Habitat Protection) 2020*, assessed under the SSD-7401-MOD-1 application, has since been superceded by the *State Environmental Planning Policy (Koala Habitat Protection) 2021*. The Fairfield LGA is not listed under Schedule 1 of the *State Environmental Planning Policy (Koala Habitat Protection) 2021*, as such further assessment of the proposed modification against the *State Environmental Planning Policy (Koala Habitat Protection) 2021* is not required.

2.9 Sensitive Receivers

The development site is located within the zone IN1 General Industrial under the Fairfield LEP 2013 which prohibits residential developments. As such, the closest receivers are either industrial or commercial in nature. The nearest residential receivers are located within the suburb of Wetherill Park, approximately 1.5 km to the south-east of the site on Maugham Crescent, off The Horsely Drive. Generally, the areas south of The Horsley Drive are dominated by residential dwellings (see **Figure 3**).

Legend

Site Boundary

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Figure: 3

Residential Receivers

SSD-7401-MOD-3 Application
24 Davis Road, Wetherill Park NSW

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Date: 17/12/2021 4:16 PM

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Source: Earthstar Geographics, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, METI/NASA, USGS, Esri, USGS

Scale: 1:30,000

0 0.25 0.5 0.75 1 Km

3 Project Description

3.1 Existing Approved Development

3.1.1 SSD-7401

Consent for SSD-7401 was initially granted by the then NSW DPE on 22 December 2017.

SSD-7401 authorised the processing of up to 160,000 tpa of waste at the Facility, and also receive and store up to 40,000 tpa of bulk landscape supplies.

SSD-7401 was designed to utilise existing site infrastructure and buildings where possible to maximise the use of existing structures. The existing benching of the site allowed the operations to be separated into individual process areas, and also assisted with the management of clean and dirty water catchments.

SSD-7401 comprised the following general areas:

- Receival/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 receival 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
- Garden and food organics office and staff amenities.

3.2 SSD-7401-MOD-1

Consent for SSD-7401-MOD-1 was approved by NSW DPIE on 21 April 2021. SSD-7401-MOD-1 proposed the removal of existing site buildings, an increase in Facility processing capacity and the introduction of additional waste streams. SSD-7401-MOD-1 is summarised in Table 4 below.

Table 4: Summary of SSD-7401-MOD-1

ELEMENT	SSD-7401-MOD-1 SUMMARY
Use	Waste or resource management facility, specifically a resource recovery facility. Landscaping material supplies facility
Processing Capacity	Total of up to 350,000 tonnes per annum (tpa) made up of: • 100,000 tpa of hydro-excavation, drill muds and fluids. • 70,000 tpa of food and garden organics. • 30,000 tpa of packaged and bulk food and liquids. • 150,000 tpa of general solid waste, including VENM, ENM, soils, gravels, aggregates, street sweepings, clean timber, asphalt waste, cured concrete, rail ballast, and C&D waste.
Storage / sale of bulk landscape materials	Up to 40,000 tpa stored and sold (but not processed).
Site Area	Site and development footprint measures approximately 2.29 ha in area.
Hours of Operation	24 hours / day during operation.
Receival / Dispatch Area (Lower and Mid-Levels)	Up to four weighbridges, main administration office including staff amenities (relocated to west of site) and car parking.
Processing Plant and Equipment and existing site buildings (Lower / Mid-Levels)	Partially enclosed shed over drill mud processing plant and equipment, including truck unloading area. Shed area, 7,970m^2. Drill mud processing plant and equipment with 4 x hydro-tips and 1 x tip-pit. Bulk landscape material storage bays inside shed.

ELEMENT	SSD-7401-MOD-1 SUMMARY
	Demolition of remaining site buildings.
Food de-packaging building (Upper level)	960m^2 food de-packing building.
Garden and food organics sorting building (Upper level)	2,260m^2 food and garden organics sorting building.
Garden and food organics office (Upper level)	Office with amenities located to east of Food and Garden organics sorting building.
Water storage	Rainwater/ raw water storage tanks (eastern side of shed).
Received wastes	• Soils (ENM and VENM). • Clay/Sands/Stone/Gravels/Aggregates (VENM). • Drilling mud and/or muddy waters from hydro excavation, drilling and pot holing operations. • Garden Mixes/Top Dressings/Mulches. • Garden Organics. • Food and Garden Organics. • Solid Food Waste. • Liquid Food Waste. • Sawdust. • Spent filter sand media. • Street Sweepings. • Stormwater Waste. • Wood Waste. • Asphalt Waste (including asphalt resulting from road construction). • Building and demolition waste. • Rail Ballast.
Finished products	• Finished Products include Mine Mix, Naturaliser, BioNRich, Earth4Turf. • Clay/Sands/Stone/Gravels/Aggregates. • 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. • Material transferred to EPA licenced composting sites for the production of a range of growing media suitable for domestic and agricultural use. • Material transferred to EPA licenced composting sites for the production of a range of growing media suitable for domestic and agricultural use. • Liquid fraction applied to processed FOGO, composting, or sent to another licenced facility for further re-use. • Sawdust. • Component of Mine Mix, Naturaliser, BioNRich, Earth4Turf. • Washed aggregate, organics transferred to EPA licenced composting site. • Wood waste screened and re-used in particle board manufacture - unsuitable wood sent to an EPA licenced facility. • Washed aggregate for re use in recycled products.
Traffic Generation	• Up to 432 movements per day (TBC as part of traffic assessment)
Workforce	• Up to 40-50 full-time equivalent construction jobs. Up to 25 operational jobs.

3.2.1 SSD-7401-MOD-2

Consent for SSD-7401-MOD-2 was granted by DPIE on 30 November 2021. SSD-7401-MOD-2 included the replacement of the 30, 000 L sediment basin and associated bioretention basin, located within the southwest corner of the subject site. In lieu of the detention and bioretention basins it was proposed to utilise an existing inground concrete pit that remains onsite

as part of a decommissioned weighbridge. This pit will be modified and improved to include a sand filter to treat onsite stormwater.

3.3 Proposed Modification

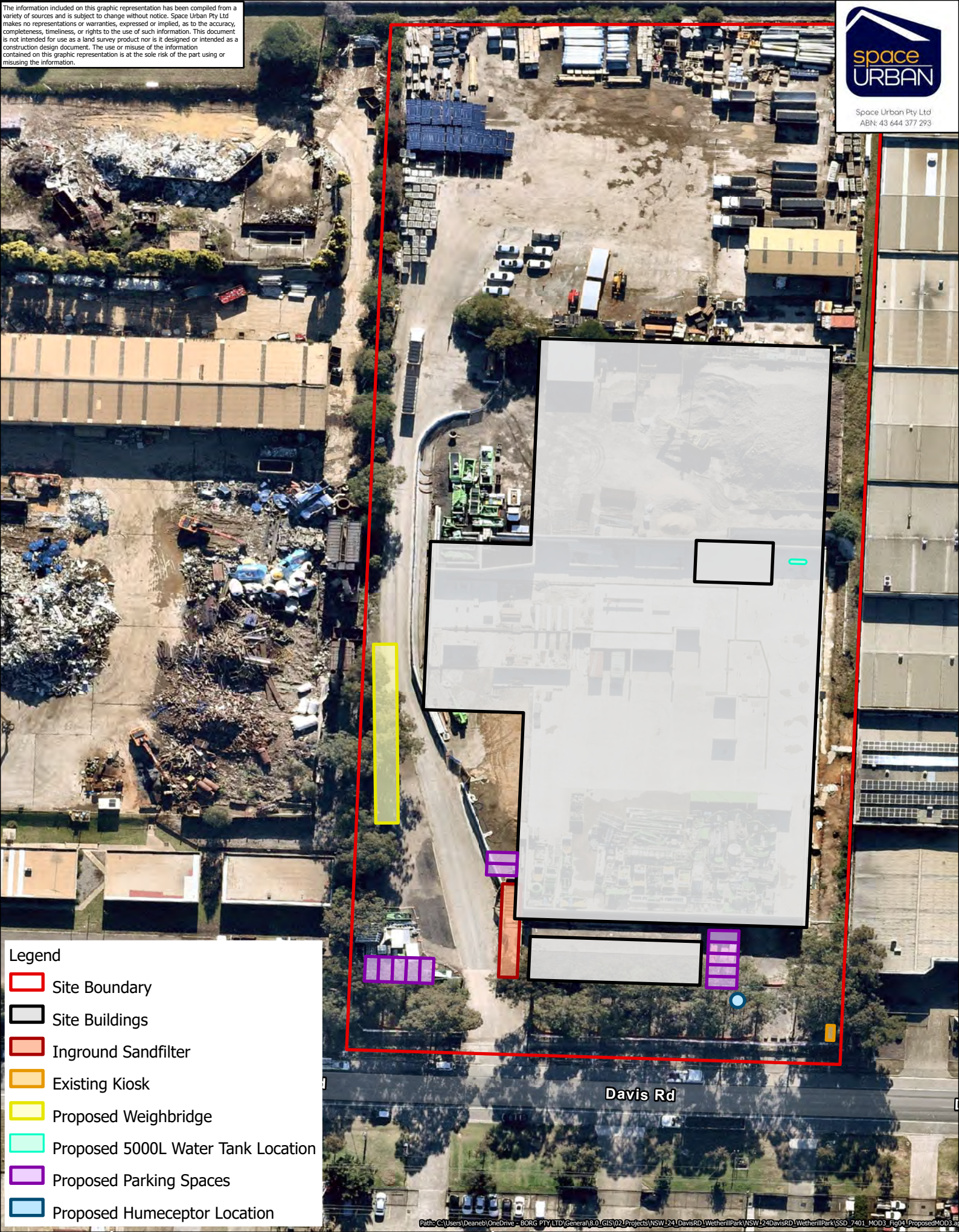
The proposed SSD-7401-MOD-3 pertains to the following:

1. Replacement of the five (5) approved weighbridges with one (1) 25 m by 4.2 m weighbridge located approximately 55 m from the Facility intersection with Davis Road.
2. To facilitate weighbridge installation and improve site safety, vehicle parking spaces have been relocated to three positions, including:
    a. Five (5) parking spaces immediately east of the existing site office.
    b. Two (2) parking spaces located north of the inground sand filter, abutting the western façade of the drill muds processing shed.
    c. Five (5) parking spaces located on the hardstand area immediately north of the western parcel of retained Cumberland Plain Woodland.
    d. Remaining parking spaces have not been altered.
3. Relocation of proposed humeceptor water treatment device to the north-western corner of the central portion of Cumberland Plain Woodland onsite.
4. Relocation of the 5,000 L rainwater tank to inside drill muds processing shed next to the control room. Rainwater from the existing office will now be captured via the Facility stormwater network.

Proposed modifications site plans in **Appendix C**. See **Figure 4** for an overview of the proposed modifications under SSD-7401-MOD-3.

The final water treatment device, labelled as a humeceptor in previous applications, will be a SPEL Ecoceptor 6000 series, designed and sized to effectively meet the drainage requirements of the Facility. The SPEL Ecoceptor 6000 series measures 2720mm diameter and 3300mm depth and therefore does not change the dimensions proposed for the humeceptor under the SSD-7401-MOD-2 application.

Space Urban Pty Ltd
ABN: 43 644 377 293



Legend

- Site Boundary
- Site Buildings
- Inground Sandfilter
- Existing Kiosk
- Proposed Weighbridge
- Proposed 5000L Water Tank Location
- Proposed Parking Spaces
- Proposed Humeceptor Location

Path: C:\Users\Deaneb\OneDrive - BORG PTY LTD\General\8.0_GIS\02_Projects\NSW_24_DavisRD_WetherillPark\NSW_24DavisRD_WetherillPark\SSD_7401_MOD3_Fig04_ProposedMOD3.ap

Figure: 4

Proposed MOD-3

SSD-7401-MOD-3 Application
24 Davis Road, Wetherill Park NSW

User: deaneb
Version 1
Date: 17/12/2021 4:17 PM

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Scale: 1:1,000

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4 Planning and Statutory Considerations

4.1 Commonwealth Legislation

4.1.1 Environmental Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is administered by the Commonwealth Department of Agriculture, Water and the Environment (DAWE) and provides a legal framework to protect and manage places defined as Matters of National Environmental Significance (MNES). The EPBC Act lists the following places as MNES:

- World Heritage properties
- National heritage places
- Wetlands of International Significance (including Ramsar wetlands)
- Listed threatened species and ecological communities
- Listed Migratory Species protected under international agreements (CAMBA and JAMBA)
- The Great Barrier Reef Marine Park
- Water resources (relating to coal seam gas development and large coal mining development)
- Protection of the Environmental from Nuclear Actions
- Marine Environment.

Under Part 9 of the EPBC Act, actions that may have a significant impact on a MNES are deemed 'controlled actions' and require approval from the Commonwealth Minister for the Environment.

The assessment of the significance of the impact is based on the criteria listed in the DoE's Significant Impact Guidelines 1.1 (DoE 2013). Should the Environment Minister decide the action will be taken in a manner that will ensure it will be likely to not have an adverse impact on the MNES, approval will be granted.

The proposal will not have an impact on MNES, and accordingly, approval from the Commonwealth Minister for the Environment is not required.

4.2 NSW Legislation

4.2.1 Environmental Planning and Assessment Act 1979

The NSW EP&A Act establishes the planning and approvals process in NSW. The EP&A Act provides for the making of Environmental Planning Instruments (EPIs) including Local Environmental Plans (LEPs) and State Environmental Planning Policies (SEPPs), which set out requirements for particular localities and/or particular types of development. The applicable EPIs and the Regulations made under the EP&A Act determine the relevant planning approval pathway and the associated environmental assessment requirements for proposed development activities.

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. These include:

- Modification involving minor error, misdescription or miscalculation – Section 4.55(1) of the Act.
- Modification involving minimal environmental impact – Section 4.55(1A).
- Other modifications – Section 4.55(2).
- Modifications of consents granted by the Court – Section 4.56.

It is proposed to modify SSD-7401-MOD-1 under the provisions of Section 4.55(1A) as it is considered that the proposed modification will have minimal environmental impact with the minor decrease in vegetation removal. The remaining impacts of the development will be substantially the same as that approved under SSD-7401-MOD-2.

4.2.2 Other Relevant State Legislation

Additional planning framework relevant to the proposed modification are discussed in **Table 5**.

Table 5: Planning framework relevant to the proposal

INSTRUMENT	REGULATORY SUMMARY	RESPONSE
NSW *Biodiversity Conservation Act 2016* (BC Act)	The first tier of assessment (i.e. thresholds tests) for 'local development' assessed under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) initially focuses on 'triggers' that otherwise indicate a requirement, or not, for a second tier of assessment performed under Part 7 of the BC Act. Threshold tests applied to determine if a development or activity is "*likely to significantly affect threatened species*" are listed below: • Impacts exceed the biodiversity offsets scheme thresholds (Section 7.2 of the BC Act), or • Impacts are likely to significantly affect threatened species or ecological communities, or their habitats (Section 7.3 of the BC Act), or • Impact on declared area of outstanding biodiversity value. The SSD-7401-MOD-1 application included the provision of a Biodiversity Development Assessment Report (BDAR) to address impacts to vegetation onsite. This BDAR has been referenced as part of the assessment of potential impacts under this SSD-7401-MOD-3 EA.	The proposed modification requires a smaller clearing footprint than that previously approved and offset under SSD-7401-MOD-1. See **Section 5.1** for further details.
NSW *National Parks and Wildlife Act 1974* (NPW Act)	The NPW Act provides for the conservation of places, objects and features of significance to Aboriginal people and protection of native flora and fauna. A person must not harm or desecrate an Aboriginal object or place without an Aboriginal heritage impact permit under Section 90 of the NPW Act. However, a Section 90 permit is not required for SSD approvals by provisions of Section 4.41 of the EP&A Act. Places or objects of Aboriginal cultural heritage on or in the vicinity of the site will need to be managed in accordance with the NPW Act. Clause 86 of this Act states: a person must not harm or desecrate an object that the person knows is an Aboriginal object.	Potential impacts on Aboriginal heritage objects or places are unlikely due to the current highly disturbed nature of the site. A previous Aboriginal Heritage Assessment has been prepared for SSD 7401. There will be no change to the previously assessed project area and no additional risk of impacting Aboriginal heritage items. Therefore, a revised Aboriginal Heritage Assessment has not been prepared for this environmental assessment.
NSW *Heritage Act 1977*	The *Heritage Act 1977* provides a legal framework for the management of items and places of State heritage significance, providing for their protection. The Act encourages conservation of the States heritage and provides for the identification and registration of items of State heritage significance.	A previous Historic Heritage Assessment has been prepared for SSD 7401. This assessment determined that there are no recorded heritage items within the Project site. It is considered there will be no additional impact to historic heritage in the locality of the development, therefore a revised Historic Heritage Assessment has not been prepared.
NSW *Protection of the Environment Operations Act 1997* (POEO Act)	The POEO Act aims to protect, restore and enhance the quality of the environment in New South Wales, having regard to the need to maintain ecologically sustainable development. The POEO Act prohibits any person from causing pollution of waters or air and applies penalties for pollution offences. Schedule 1 of the POEO Act identifies scheduled activities that require a license for the premises at which the activity is carried out. In accordance with clause 12 of Schedule 1, the activities carried out on the site require an environmental protection license (EPL) as it receives more than 5,000 tonnes per year of non-putrescible organics from an off-site source.	Bettergrow currently hold a EPL for the site. A revised construction EPL will be requested for the development and an operational EPL will be obtained prior to the commencement of operations.
NSW *State Environmental Planning Policy No 33 – Hazardous and Offensive Development* (SEPP 33)	SEPP 33 aims to ensure that measures are employed to reduce the impact of a development that is a hazardous or offensive industry. Under SEPP 33 a consent authority must not consent to the carrying out of any development on land without considering: • Current circulars or guidelines published by the Department of Planning relating to hazardous or offensive development	The proposal involves the minor modification of existing approved development on a site that is appropriately zoned. The proposal does not involve the use of hazardous chemicals above screening levels that would trigger consideration as potentially hazardous development. The modification will not result in any increase

INSTRUMENT	REGULATORY SUMMARY	RESPONSE
	• Whether any public authority should be consulted concerning any environmental and land use safety requirements with which the development should comply • In the case of development for the purpose of a potentially hazardous industry—a preliminary hazard analysis prepared by or on behalf of the applicant • Any feasible alternatives to the carrying out of the development and the reasons for choosing the development the subject of the application (including any feasible alternatives for the location of the development and the reasons for choosing the location the subject of the application) • Any likely future use of the land surrounding the development.	to the potential for hazardous or offensive impacts.
NSW *State Environmental Planning Policy No 55 – Remediation of Land* (SEPP 55)	SEPP 55 aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. Clause 7 of SEPP 55 requires a consent authority to consider whether the land is contaminated and whether it is suitable (or can be made suitable) for the proposed development.	The site has been subject of previous heavy industrial use from the operation of an Emoleum plant which resulted in some contamination of the land. Remediation works were undertaken by the previous landowners (Mobil) and ongoing environmental monitoring was undertaken. As part of the assessment of SSD 7401 a Site Audit Report and Site Audit Statement were also prepared, including additional field assessment and sampling, to fill data gaps from previous contamination assessment works. The Site Audit Report and Statement were prepared by a NSW Environment Protection Authority (EPA) auditor from Synversa and the additional sampling and testing was undertaken by Douglas Partners. The Site Audit Report and Site Audit Statement prepared for the site concluded that: "*Based on the information presented in the consultants reports and observations made on site, and following the Decision-Making Process for Assessing Urban Redevelopment Sites in DEC (2006) Guidelines for the NSW Site Auditor Scheme, the Auditor concludes that the site is suitable for the proposed commercial/industrial uses*". The proposed modification will not alter the outcomes of the Site Audit Report or the Site Audit Statement.
Fairfield Local Environment Plan 2013 (Fairfield LEP)	The Fairfield LEP 2013 governs land use within the Fairfield City Council LGA. The Project site is zoned IN1 General Industrial under the Fairfield LEP 2013. The proposed development is consistent with the objectives of the IN1 General Industrial zone which are: • To provide a wide range of industrial and warehouse land uses • To encourage employment opportunities • To minimise any adverse effect of industry on other land uses • To support and protect industrial land for industrial uses • To ensure development is not likely to detrimentally affect the viability of any nearby business centre.	The proposal is consistent with the aims of the Fairfield LEP as the construction and operation of the facility will result in an increase in employment, and both direct and indirect economic benefits for the wider area. In addition, the Project is aiming to respond to changes in market demands, while optimising the use of the site, improving waste consolidation for the improvement of broader resource recovery outcomes, and assisting in meeting waste avoidance and resource recovery objectives. The proposed modification will not impact on the developments ability to meet the objectives of the zone.
Fairfield Development	The Fairfield DCP supplements the Fairfield LEP by providing more detailed controls and guidelines for development across	Whilst the provisions of the Fairfield DCP do not apply to the proposal, the

INSTRUMENT	REGULATORY SUMMARY	RESPONSE
Control Plan 2013 (Fairfield DCP)	the Fairfield LGA. The proposal is SSD; therefore clause 11 the *State Environmental Planning Policy (State and Regional Development) 2011* applies. Clause 11 states: Development control plans (whether made before or after the commencement of this Policy) do not apply to: *(a) State significant development, or* *(b) development for which a relevant council is the consent authority under section 89D (2) of the Act.*	development has been previously designed in consideration of the requirements of the Fairfield DCP. The proposed modification will not alter the development's ability to meet the requirements of the Fairfield DCP.

5 Impact Assessment, Mitigation, and Management

5.1 Biodiversity

The removal of the detention basin and bioretention basin under SSD-7401-MOD-2 allowed for the retention of an additional 270 m^2 (0.027 ha) of CEEC vegetation. SSD-7401-MOD-2 further included the provision that an unknown amount of vegetation may require removal for the installation of service infrastructure onsite. Practices to be applied during the removal of this vegetation was included as part of the SSD-7401-MOD-2 Instrument of Modification.

The proposed modification requires the removal of a portion of this previously offset vegetation, with further minor vegetation removal required to facilitate access to the subject site for heavy vehicles, for the installation of parking spaces, for stormwater and for the installation of the ecoceptor system. **Table 6** provide a comparison of vegetation impacts already offset via payment into the BCF (under SSD-7401-MOD-1) and the current modification proposal, utilising vegetation mapping data prepared by MJD Environmental under the SSD-7401-MOD-1 BDAR (2021).

While potential vegetation removal for the installation of pipelines for SSD-7401-MOD-2 has not been quantified, desktop review indicates that a hypothetical 2 m intrusion in the central portion of Cumberland Plain Woodland would have an indicative impact area of 0.009 ha and would thus remain below the amount of CEEC vegetation already offset via payment into the BCF (under SSD-7401-MOD-1). This level of impact has been included in **Table 6** to better account for the combined impact of SSD-7401-MOD-2 and SSD-7401-MOD-3. Overall, the proposed modification requires the removal of an additional 0.017 ha of CEEC vegetation.

Table 6: Vegetation impacts of current proposal

Vegetation Impact	Area (ha)
SSD-7401-MOD-1 - Offsets paid into BCF	
Exotic Vegetation Removed	0.017
CEEC Retained under SSD-7401-MOD-1	0.072
CEEC Removed under SSD-7401-MOD-1	0.076
Proposed Modification	
Exotic Vegetation Removed	0.017
Total CEEC Retained following proposed MOD-3	0.078
Total CEEC Removed following proposed MOD-3	0.070
Proposed modification does not exceed amount of CEEC vegetation offset via payment into the BCF. SSD-7401-MOD-2 impacts (besides nominal 2m buffer) not quantified to date.	

The MJD Environmental (2021) BDAR determined no hollow bearing trees or hollow logs were located within the subject site. Despite this, a suite of controls to compensate for habitat removal (if required) were included as part of mitigation measures for SSD-7401-MOD-2. In addition, SSD-7401-MOD-2 included the provision of compensatory planting for endemic Cumberland Plain Woodland flora species, both to provide a benefit to the local biodiversity and to provide a visual screen of the development from Davis Road. These mitigations measures remain current under the proposed SSD-7401-MOD-3 and are included within the consolidated Statement of Commitments under **Appendix F**.

The MJD Environmental BDAR (2021) determined that SSD-7401-MOD-1 proposal did not result in a significant impact to threatened flora and / or fauna species, with no ecosystem credit or species credit species requiring offset via payment into the BCF. Due to the smaller impact current proposed, no credits for individual species are considered to be required for SSD-7401-MOD-3.

Results of the EPBC determination and the Serious and Irreversible Impact (SAII) Assessment for SSD-7401-MOD-1 under the MJD Environmental BDAR (2021) are considered to remain current for the SSD-7401-MOD-3 proposal.

The proposed modification (albeit via SSD-7401-MOD-2) presents a minor improvement in connectivity when compared to vegetation removal under SSD-7401-MOD-1 through the retention of vegetation within the southwest portion of the subject site. The proposed modification has been designed so that only vegetation on the fringes of CEEC Cumberland Plain Woodland is impacted, retaining the tenuous east-west vegetation connectivity referenced under the MJD Environmental BDAR (2021).

5.2 Traffic

Pavey Consulting Services (PCS) has prepared a Supplementary *Traffic Impact Assessment* (TIA) (2021) for the proposed SSD-7401-MOD-3 (see **Appendix D**).

The TIA swept path analysis determined that a 19 m semi-trailer is capable of manoeuvring onto and off the weighbridge within the bounds of the subject site without any unreasonable encroachment on internal passenger vehicle parking areas or structures.

The proposed modification includes a revision of onsite parking such as that light vehicle parking is located within three separate locations. These include (see **Figure 4** and **Appendix C**):

- Adjacent to the western driveway, north of retained CEEC vegetation.
- North of the underground sand filter location, adjacent to the drill muds shed.
- East of the existing office building, adjacent to the eastern driveway. To reduce potential conflict with heavy vehicles, the eastern parking spaces will be primarily used by office-based personnel.

The PCS TIA further noted that the revised parking layout provides improved functionality for the operation of the Facility as it will reduce potential conflict between light vehicles / pedestrians and heavy vehicles. No changes to the amount of available parking spaces (36) are proposed.

Section 8 of the PCS TIA (**Appendix D**) provides an analysis the suitability of a single weighbridge for the operation of the facility. The PCS TIA determined that the position of the weighbridge allows for a backlog of up to three heavy vehicles in the event that unforeseen delays are experienced. In addition, the available hardstand within the subject site will allow for the circulation of several vehicles, with a system of prioritising site access over egress to be implemented if required prevent potential heavy vehicle queuing at the Facility entrance.

In conclusion, the PCS TIA determined that *"there are no traffic engineering related matters that should preclude approval of this modification*."

5.3 Noise and Vibration

It is considered that the proposed modification would have negligible difference in noise output for the development when compared to potential noise and vibration impacts discussed under the Noise and Vibration Impact Assessment (NVIA), undertaken by Global Acoustics Pty Ltd (2020) for the SSD-7401-MOD-1 application.

The SSD-7401-MOD-1 NVIA indicated that noise and vibration generated by the modified proposal would have little to no impact on the nearest residential receivers to the site. These are located more than 1,500 metres away, and there are a substantial number of industrial premises and buildings along the propagation path. It is considered highly unlikely proposed operations would be discernible at residential locations.

The SSD-7401-MOD-1 NVIA noise model predictions at the site boundary were less than the recommended noise amenity criterion for industrial premises, with the exception of two minor exceedances (2 dB or less) immediately to the west of site. The premises immediately to the west is a metal recycling operation, which currently generates relatively high noise levels. Premises located east of the subject site all have a solid concrete wall adjoining the common boundary, which form the rear walls of the buildings located along that boundary. Predicted external noise levels at the front of those buildings are typically 20 dB or more below the amenity criterion.

From an acoustics perspective, the proposed site is considered a good location for an operation of this nature. Compliance with development consent limits is predicted for all activities.

Given there is little to no impact predicted on the nearest residential receivers to the site, it is highly unlikely proposed operations would be discernible at residential locations. It is recommended attended noise monitoring only be undertaken on a complaint driven basis.

5.4 Visual

The Visual Impact Assessment (VIA) prepared for SSD-7401-MOD-1 (RPS, 2020) concluded that the "design principles of the development seek to achieve visual integration of the built form with the existing visual character at both, local and regional scales" following the application of the following methods to mitigate the potential visual impact of the construction and operation of the facility upon the surrounding environment:

- The built form of the proposed buildings are of a similar scale to the surrounding industrial and commercial buildings
- Building materials selected will reduce colour contrast and blend any new and existing structures, as far as possible, into the surrounding landscape
- The existing buildings are being reused, which will reduce the visual impact during the construction phase

- The existing vegetation buffer along the southern boundary will be retained and supplementary planting incorporated where possible (in accordance with the screen planting principles)
- Retention of existing trees within the site to assist in fragmenting views of the proposed development.

In addition, the RPS VIA included mitigation measures to address the removal of vegetation within the subject site. The proposed modification retains the vegetated screen at the fore of the subject site. This will provide a net benefit to the proposed design when considering visual impacts as, firstly, the visual screen of the facility from Davis Rd will not be removed and secondly, there will be no need to wait until plantings mature before a visual screen of the development from public lands the southwest is established.

5.5 Air Quality

Due to the types of wastes and resources intended to be received at the proposed facility, it is unlikely that environmental amenity will be impacted by dust (fine of particulate materials). A quantitative dust assessment against the assessment criteria contained within the (since superceded) NSW Department of Environment and Conservation (DEC) *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW* (2016)was prepared by Advanced Environmental Dynamics Pty Ltd (AED) during the preparation of the SSD-7401-MOD-1 Dust Assessment (2020). The Dust Assessment determined that activities are not anticipated to affect the background concentrations of total suspended particulate by any measurable degree due to the practices and process that will be adopted at the facility.

Due to the low potential for the proposed waste facility to generate dust beyond the site boundary, the high moisture content of the majority of wastes being handled, and the level of approved mitigation measures to be employed across the site under the Construction Environmental Management Plan (to be updated as required) and Operational Environmental Management Plan (to be completed prior to operation), the development will most likely have negligible dust impacts on the surrounding areas.

5.6 Waste

Waste generated from construction and operation of the modified development will be managed in accordance with the established waste hierarchy which underpins the objectives of the *Waste Avoidance and Resource Recovery Act 2001* to ensure that the diversion of waste from landfill is maximised. The approved Waste Management Plan (WMP) for SSD-7401-MOD-1 (currently being updated for SSD-7401-MOD-2) has been implemented onsite to ensure that waste on site is suitably managed. As required under the SSD-7401 CoC, the WMP will be updated when there is an operational or process change to the development. The proposed modification does not impact upon controls listed under the WMP, however the WMP will be reviewed and updated to specifically address the proposed modification if approved by DPIE.

5.7 Heritage

The current modification is not proposing to increase the disturbance footprint of the development therefore it is considered that the existing Aboriginal Cultural Heritage (ACHA) Assessment and a Historic Heritage Assessment (HHA), undertaken for SSD-7401 in 2016 by RPS (refer Appendix 17 and 18 respectively of 2017 Environmental Impact Statement prepared by RPS) are adequate for the purposes of this assessment.

The assessment of Aboriginal heritage concluded that the development is not anticipated to have any impact on any items of indigenous heritage due to the disturbed nature of the site, the lack of any listed sites on the relevant heritage databases, and the results of the site inspection.

The review of historic heritage concluded that the proposed development is not anticipated to have any impact on any items of historic heritage due to the disturbed nature of the site and the lack of any listed sites on the relevant heritage databases.

All mitigation measures and recommendations stated in both the ACHA and HHA will be applied to the proposed modified development.

5.8 Groundwater

A Groundwater Impact Assessment (GIA) was undertaken in 2016 for the current approved development by Douglas Partners (refer Appendix 14 of 2017 EIS for SSD-7401 prepared by RPS) to determine the existing hydrogeological and groundwater quality conditions of the site and to assess the potential of the proposed development to impact groundwater or Groundwater Dependant Ecosystems (GDE's).

Results of the 2016 GIA indicated that the proposed development poses a low risk of significantly impacting groundwater supply or quality. Results from four newly established monitoring bores at the development site were generally in line with historical monitoring results and confirm previous groundwater quality results undertaken as part of contamination assessments prepared for the site. Underlying groundwater resources are considered to be unsuitable for beneficial use in

the area of the site and there are no high priority GDE's within or near the site. The proposed development is not considered to present a potential risk to GDE's, groundwater bores, or natural drainage features.

The proposed modification is not proposing to undertake any additional excavation works that would potentially intercept or impact groundwater quality or quantity. Therefore, it is considered that the existing GIA is adequate, and all mitigation measures and recommendations of the GIA will be applied to the proposed modified development.

5.9 Stormwater

5.9.1 Proposed Design

The proposed stormwater management strategy has been detailed on drawings C01 to C12 of the engineering plans provided in Appendix A of the Eclipse Consulting Engineers (Eclipse) Stormwater Management Plan (SMP) (2021) for the proposed SSD-7401-MOD-3 (see **Appendix E**). The adopted stormwater management design is summarised as follows:

- A portion of roof water runoff is to be directed by downpipes to above-ground rainwater harvesting tanks which have been sized to meet the Facility's reuse demand for non-potable water. One rainwater harvesting tank has been proposed to provide a reuse volume of 5000 L. The harvested volume from a portion of the warehouse roof is to be internally reused through amenities connections with tank overflows reporting to the stormwater system. The remainder of the roof water collected is to be directed to the stormwater system.

- Surface water runoff from the hardstand areas and roof areas not connected to the rainwater tanks is to be conveyed by a new stormwater network near the eastern and western boundaries of the Site. The network carries stormwater towards the south in a gravity-driven pipe network. Stormwater is to be discharged to a sandfilter formed from the structure of a weighbridge pit used on the Site by the previous occupants.

- Discharges from the sandfilter are directed to the south-eastern corner of the Facility to a proprietary treatment device. A SPEL Ecoceptor 6000 series is proposed as the proprietary treatment device, which has been designed and sized to effectively meet the requirements of the Site.

- From the proprietary treatment device, the existing outlet connection point of stormwater into Fairfield City Council's stormwater system along Davis Road will be maintained.

To minimise impacts on the downstream watercourse ecology and health, stormwater treatment devices have been incorporated into the design of the development. These include the following:

- **Sandfilter:** The sandfilter provides media-based filtration. The media consists of highly permeable sand which effectively removes suspended solids and nutrients. The basin has been designed to allow for 600 mm of extended detention, at which points overflows are directed to the outlet sump.

- **Humeceptor:** Stormwater is lastly directed to a proprietary Ecoceptor device. The Ecoceptor is an underground fibreglass stormwater treatment solution that traps pollutants, sediments, and light liquids. The Ecoceptor 6000 series can store up to 11500L of pollutants.

The performance of the proposed stormwater management strategy has been assessed against an equivalent design of the proposed development with no stormwater treatment measures. This has been conducted using MUSIC 6, conceptual stormwater modelling software. the proposed treatment train will effectively reduce all residual pollutant loads by the target quantities specified by Fairfield City Council. Further to this, the development is not expected to result in changes to the downstream hydrologic flow regime and as such is not expected to result in additional nutrient enrichment within downstream water bodies.

5.9.2 Erosion and Sediment Control

An updated Erosion and Sediment Control Plan (ESCP) has been prepared for construction of the facility as part of the SMP (see Appendix A of **Appendix E**). The construction of the facility proposes minor alterations to the existing site levels to accommodate the new stormwater system to be installed. In general, the existing levels of the subject site are to be retained, minimising the required bulk earthworks during construction. As a result, the potential for significant amounts of sediment to leave the Site during construction works are expected to be minimal.

Once the construction activities on the subject site have been finalised, the potential for significant erosion across the subject site is considered negligible as the entirety of the subject site is to be sealed or appropriately landscaped, however there is potential for sediment generation from vehicle movement. The proposed stormwater management system includes treatment measures to minimise sediment leaving the side as outlined in this Section. Potential sedimentation will be managed as per the Facility Operational Environmental Management Plan (Condition C4 of SSD-7401 CCoC), Air Quality and Odour Management Plan (Condition B24 of SSD-7401 CCoC) and Water Management Plan (Condition B49 of the SSD-7401 CCoC).

5.9.3 Monitoring and Maintenance

Water usage onsite will be monitored once operations commence on the subject site to ensure reuse measure are operating as expected. This will also enable the water balance model (Section 6 of **Appendix E**) to be updated and/or calibrated after 12 months of operation to gain a better understanding of water usage throughout the subject site and where both operational and environmental improvements can be made. Current modelling indicates that by providing 5 kL of rainwater storage, the reuse demands of the proposed development will be met 58.73% of the time. Excess water from the rainwater tanks is to be disposed of by connection to the downstream stormwater system.

Additional monitoring and maintenance of stormwater treatment devices and / or impacts will be undertaken as outlined under Section 8.2 of the SWA (see **Appendix E**).

In addition, monitoring and maintenance of stormwater devices during operation will be undertaken as outlined under the Facility Water Management Plan, prepared in accordance with Condition B49 of the SSD-7401 CCoC.

5.10 Contamination

A targeted site investigation for contamination was undertaken at the site in 2017 by Douglas Partners as part of the Response to Submission (RTS) for the 2016 EIS (refer Appendix 5, Response to Submissions, prepared by RPS, 2017). The purpose of the investigation was to determine if there was any existing contamination at the site that required further remediation (and if a Remediation Action Plan was required).

The field and analytical results of the investigation determined that there was no contamination warranting remediation (despite the detected concentrations of metals, PAH and TRH in soil) and, therefore, a Remediation Action Plan is not required for the proposed development.

Residual TRH in soil at the site was not considered high enough to not pose a risk to terrestrial ecology, human health, or groundwater based on new and previous investigation results.

Based on the findings of the investigation and a review of previous investigation results, it was considered that the site was suitable for the proposed development.

The proposed modification includes excavation works required for the installation of the ecoceptor to be undertaken within a small portion of Cumberland Plan Woodland CEEC. However, based on the findings of the Douglas Partners investigation, the proposed extension does not contain any contamination constraints. As part of the post-consent approvals for the existing approved development, an Unexpected Finds Protocol (UFP) was required to be prepared and approved by DPIE. This UFP was subsequently updated following approval of SSD-7401-MOD-1 and shall be further updated as required in the event that this proposed modification is approved (SSD-7401-MOD-2 update in progress). The intent of the UFP is to ensure that should a potentially contaminating material be encountered it could be appropriately managed. Therefore, it is considered that the existing site investigation for contamination is adequate. All existing mitigation measures and recommendations of the site investigation will be applicable to the proposed modified development.

6 Mitigation Measures

A consolidated set of mitigation measures for SSD-7401, drawn from application documentation for SSD-7401, SSD-7401-MOD-1, SSD-7401-MOD-2 and this modification EA is provided in **Appendix F**.

Mitigation measures to be applied at the facility are to be outlined via the provision of a Construction Environmental Management Plan (CEMP) and Operational Environmental Management Plan (OEMP). The preparation of both documents will include approved mitigation measures, controls and reporting requirements as reported under the following:

- SSD-7401 CCoC, which includes:
  - SSD-7401 CoC.
  - SSD-7401-MOD-1 Instrument of Modification.
  - SSD-7401-MOD 2 Instrument of Modification.
- The Instrument of Modification relevant to this proposal (if approved).
- The facility Environment Protection Licence (EPL).
- SSD-7401 EIS, including appendices and the EIS Statement of Commitments.
- SSD-7401-MOD-1 SEE, including appendices.
- SSD-7401-MOD-2 proposal letter, including attachment documents.
- SSD-7401-MOD-2 Response to Submissions, including attachment documents.
- SSD-7401-MOD-2 response to request for information letter, including attachment documents.
- This SSD-7401-MOD-3 EA, including appendices.
- Any statutory guidelines referenced within the above documents.

7 Justification and Conclusion

7.1 Project Need

7.1.1 Socio-economic

The proposed recycling and resource recovery facility will provide many benefits to businesses in the greater Sydney region. When fully operational Bettergrow will employ up to 25 staff at the site which will provide jobs for the local community and surrounds. Associated supply businesses will also benefit from the operation of the site. Bettergrow estimate the total annual turnover for the for the facility at full development will be in the order of $20,000,000.

The modified facility will further assist the NSW government to achieve its goals to increase the diversion of waste from landfill disposal through the development of strategic recycling infrastructure. NSW currently has an under supply of processing capacity for organic wastes and resource recovery, therefore the modified development will provide additional processing capacity to ensure more wastes are recovered and re-used and less are sent to landfill.

7.1.2 Strategic

The recycling operations will assist the NSW Government to meet waste management targets in relation to the diversion of waste from landfill and increasing the economic use of recycled products. The modified development is consistent with the following regulations and policies:

- NSW Waste Avoidance and Resource Recovery Strategy 2014-21
- Western Sydney Regional Waste Avoidances and Resource Recovery Strategy 2017-2021
- Protection of the Environment Operations (Waste) Regulation 2014.

The key objectives of the above strategies relevant to the development are:

- Decrease the amount of waste sent to landfill to 25%
- By 2021-2022 increase the recycling rates of municipal solid waste (MSW) to 70%
- By 2021-2022 reduce the amount of waste generation per capita.

The overall development addresses these objectives by:

- Providing combined capacity of up to 350,000 tonnes of resource recovery for food and garden organics, construction and demolition waste (C & D) , hydro excavation and drill muds, and related recycled products
- Recycling materials that would traditionally be disposed of to landfill
- Increasing the amount of household waste that is recycled.

7.2 Project Alternatives

7.2.1 Preferred and Alternate Locations

The development area is a disused industrial site that has previously been subject to the production of asphalt material. This previous use has left the site with minimal re-use options due to the hazardous nature of those activities. Previous ESAs and site audits have concluded that the site is suitable for use as a waste recycling facility.

The development site is also strategically located close to major transport routes, including the M4 and M7 motorways, which will allow access for larger vehicles from the site to the motorway network through Transport for NSW approved routes for large vehicles.

The site was selected as the preferred location for the development due to its distance from residential dwellings, shopping districts, schools, and public services. The location is also boarded to the north by the Prospect Dam Reservoir which provides further buffering for the development.

The site is centrally located, being close to markets where wastes are sourced and where recycled products will be sold.

All other locations considered were either too close to residences, or too distant from major transport routes and waste sources making transport costs too high and the project uneconomic.

The proposed modification has been designed to streamline development and allow for commencement of the project without loss of operational ability.

7.2.2 Do Nothing

In addition to the alternatives described above, another option considered was the 'do nothing' option, with Bettergrow not developing or modifying this development.

The proposed modification improves the function of the Facility. In addition, the proposed modification enhances site safety through the provision of light vehicle parking away from the main western site entrance. Rejection of the proposed modification would therefore result in safety implications and sub-optimal utilisation of the facility due to the construction and operation of ancillary features onsite.

8 Conclusions

Bettergrow seeking consent to modify SSD-7401-MOD-2 pursuant to section 4.55(1A) of the NSW EP&A Act.

The development (as modified) will provide critical waste management infrastructure which will be able to service existing and future waste recycling needs in the greater Sydney region. The modified development will also assist the NSW Government in achieving an increased diversion of waste from landfill through the provision of strategic infrastructure and processing capacity.

The proposed development has been shown to be consistent with the relevant local, State and Commonwealth government planning instruments through the approvals of SSD-7401 and SSD-7401-MOD-1, while the proposed modification will result in a reduced environmental impact when compared to the previous approval SSD-7401-MOD-1.

9 References

- Commonwealth Department of the Environment (2013). *Matters of National Environmental Significance - Significant impact guidelines 1.1 - Environment Protection and Biodiversity Conservation Act 1999*, Commonwealth of Australia

- Eclipse (2021). Stormwater Management Plan – *Resource Recovery and Recycling Facility at 24 Davis Road Wetherill Park*, Eclipse Consulting Engineers, Baulkham Hills NSW

- Heuff, D. (2020). *Bettergrow Wetherill Park - Dust Assessment*, Advanced Environmental Dynamics Pty Ltd, Ferny Hills Qld

- Kirwan, R (2020) *Noise and Vibration Impact Assessment, Resource Recovery & Recycling Centre, Wetherill Park NSW*, Global Acoustics Pty Ltd, Thornton NSW 2322

- MJD Environmental (2021). *Biodiversity Development Assessment Report (Streamlined), Modification 1 Bettergrow Resources Recovery Facility, Wetherill Park*, MJD Environmental Pty Ltd, Waratah NSW 2298

- NSW Department of Environment and Conservation (DEC) (2016): A*pproved Methods for the Modelling and Assessment of Air Pollutants in New South Wales*.

- Pavey Consulting Services (2021). *Supplementary Traffic Impact Assessment – ReDirect Recycling Pty Ltd Recovery Facility Davis Road Wetherill Park,* David Pavey Pty Ltd, Merewether NSW 2291

- RPS (2020). *Bettergrow Resource Recovery Facility, Lot 18 DP 249417. 24 Davis Road Wetherill Park Visual Impact Assessment – Modification*, RPS Australia East Pty Ltd, Pitt Street Sydney NSW

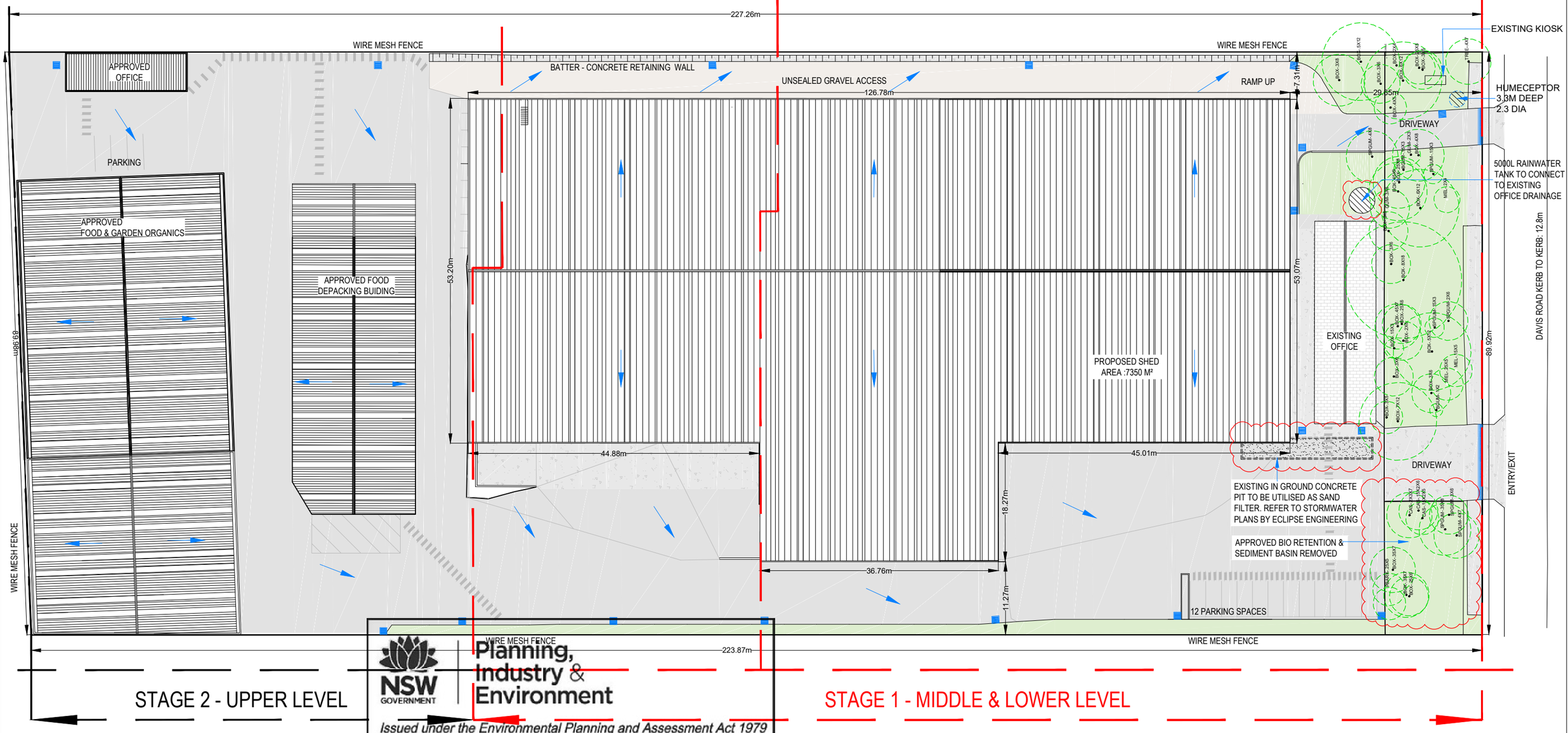
- RPS (2020). *Statement of Environmental Effects: Modification of the Bettergrow Resource Recovery and Recycling Facility, 24 Davis Road Wetherill Park, NSW*. RPS Australia East Pty Ltd, Carrington NSW 2294

Appendix A: SSD-7401-MOD-2 Approved Plans

UPPER LEVEL
AS PER APPROVED DA SSD 7401

MIDDLE LEVEL
PROPOSED

LOWER LEVEL
PROPOSED



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

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Approved Section 4.55 (1A) Modification Application

No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

Signed: JF Sheet No: 1 of 25

NOTE: PLEASE REFER TO ENGINEERING PLANS BY ECLIPSE FOR STORMWATER DESIGN DETAIL

LEGEND:

- FALLS DIRECTION
- PROPOSED UNDERLYING STORM WATER PIPES
- EXISTING TREE & CANOPY TO BE RETAINED
- PROPOSED SURFACE INLET PIT

NOTES:

TOTAL SITE AREA:	20,280m²
TOTAL ROOFED AREA:	11,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
C	Existing Pit / Sand Filter / Humeceptor / Existing CPW / WT	06-10-2021	JU	GD
B	Deleted basin / Added inground sand filter	24-08-2021	JU	GD
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED SITE PLAN AT ROOF LEVEL

SCALE: 1:300 @ A1, 1:600@A3

STAGE: DA

PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA003

ISSUE: C

UPPER LEVEL
AS PER APPROVED DA SSD 7401

MIDDLE LEVEL
PROPOSED

LOWER LEVEL
PROPOSED

227.26m

APPROVED OFFICE
AREA: 113 M²

WIRE MESH FENCE

BATTER - CONCRETE RETAINING WALL

5.81m

UNSEALED GRAVEL ACCESS

RAMP UP

7.31m

8.11m

EXISTING KIOSK

HUMECEPTOR
3.3M DEEP
2.3 DIA

29.66m

DRIVE WAY
(FOR SERVICES)

5000L UNDER
GROUND RAINWATER
TANK TO CONNECT
TO EXISTING
OFFICE DRAINAGE

AA'
DA103

PARKING

CONCRETE RETAINING WALL

STORAGE BAYS

CONTROL ROOM
ACCESS FROM
MIDDLE LEVEL

BITUMEN
PAVEMENT

WEIGHBRIDGE

WEIGHBRIDGE

WEIGHBRIDGE

WEIGHBRIDGE

CONCRETE RETAINING WALL

PROPOSED SHED
AREA: 7,350 M²

51.35m

EXISTING
TREES

EXISTING
OFFICE

APPROVED FOOD
& GARDEN ORGANICS
AREA: 2,260 M²

APPROVED FOOD
DEPACKING BUIDING
AREA: 960 M²

STORAGE BAYS

WEIGHBRIDGE

CONCRETE
DRIVEWAY

ENTRY/EXIT

DAVIS ROAD KERB TO KERB: 12.8m

EXISTING IN GROUND CONCRETE
PIT TO BE UTILISED AS SAND
FILTER. REFER TO STORMWATER
PLANS BY ECLIPSE ENGINEERING

APPROVED BIO RETENTION &
SEDIMENT BASIN REMOVED

12 PARKING SPACES

RAMP UP

RAMP UP

RAMP UP

10.00m

BITUMEN PAVEMENT

SITE BOUNDARY

WIRE MESH FENCE

WIRE MESH FENCE

WIRE MESH FENCE

223.87m

STAGE 2 - UPPER LEVEL

STAGE 1 - MIDDLE & LOWER LEVEL

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

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No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

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LEGEND:

- 39.50 EXISTING SITE SPOT LEVELS
- TRUCK MOVEMENT
- EXISTING TREE & CANOPY TO BE RETAINED
- 39.45 PROPOSED SITE SPOT LEVELS (RED IN COLOUR)

NOTES:

TOTAL SITE AREA: 20,280m²

TOTAL ROOFED AREA: 11,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
C	Existing Pit / Sand Filter / Humeceptor / Existing CPW / WT	06-10-2021	JU	GD
B	Deleted basin / Added inground sand filter	24-08-2021	JU	GD
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED SITE PLAN AT GROUND LEVEL

SCALE: 1:300 @ A1, 1:600@A3

STAGE: DA

PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA004

ISSUE: C

MIDDLE LEVEL
PROPOSED

LOWER LEVEL
PROPOSED

BATTER - CONCRETE RETAINING WALL

126.78m

UNSEALED GRAVEL ACCESS

RAMP UP

29.66m

PARKING

S.B

P.A

ROOF BOUNDARY

CONCRETE RETAINING WALL

STORAGE BAY (S.B)

TIOLET

OFFICE

CONTROL ROOM

CONTROL ROOM ACCESS FROM MIDDLE LEVEL

Stairs UP

PROCESS WATER TANK

THICKENER BUFFER TANK

SLUDGE BUFFER TANK

2 PROCESS WATER TANKS

CENTRIFUGE

CONTROL PANEL

THICKENER TANK

CHEMICAL LOADING

FINES

WEIGH BRIDGE

HYDROTIPS

GMAX

40-80mm AGGREGATES

20-40mm AGGREGATES

5-20mm AGGREGATES

HYDROGRADE

TRASH/ ORGANICS

SANDS

MAGNET

METALS

PIT

R2500 SCREEN

+80mm Oversize

PROPOSED SHED AREA: 7,350 M²

11.60m

DRIVE WAY (FOR SERVICES)

HUMECEPTOR 3.3M DEEP 2.3 DIA

5000L UNDER GROUND WATER TANK

EXISTING OFFICE

OFFICE

DATA ROOM

GENERAL AREA

KITCHEN

53.07m

EXISTING IN GROUND CONCRETE PIT TO BE UTILISED AS SAND FILTER. REFER TO STORMWATER PLANS BY ECLIPSE ENGINEERING

APPROVED BIO RETENTION & SEDIMENT BASIN REMOVED

12 PARKING SPACES

CONCRETE DRIVEWAY

ENTRY/EXIT

SITE BOUNDARY

DAVIS ROAD KERB TO KERB: 12.8m

WIRE MESH FENCE

43.10 41.90 39.15 37.00 39.45 43.70 39.45 43.70 39.45 43.00 42.60 39.45 44.00 43.10 42.60 39.45 39.40 39.20 38.70 37.50 37.40 37.30 37.00 36.50 37.10 37.75

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No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

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STAGE 1 - MIDDLE & LOWER LEVEL

01 PROPOSED STAGE 1 - MIDDLE & LOWER LEVEL
SCALE: 1:200 (A1)

LEGEND:

39.45 PROPOSED SITE SPOT LEVELS (RED IN COLOUR)

TRUCK MOVEMENT

EXISTING TREE & CANOPY TO BE RETAINED

NOTES:

TOTAL SITE AREA: 20,280m²

TOTAL ROOFED AREA: 11,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
C	Existing Pit / Sand Filter / Humeceptor / Existing CPW / WT	06-10-2021	JU	GD
B	Deleted basin / Added inground sand filter	24-08-2021	JU	GD
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED STAGE 1 - MIDDLE & LOWER LEVEL PLAN

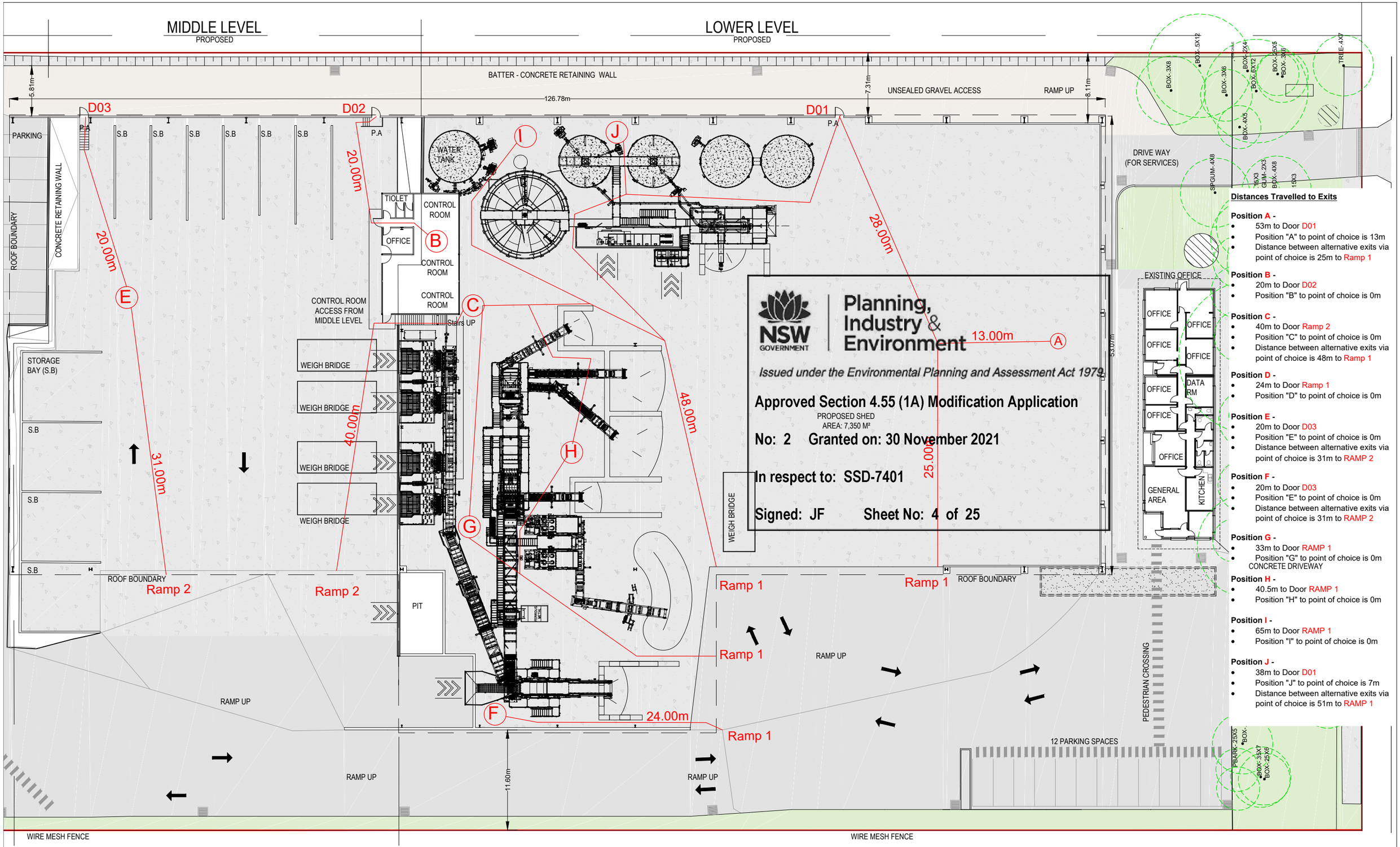
SCALE: 1:200 @ A1, 1:400@A3

STAGE: DA

PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA005

ISSUE: C



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PROPOSED SHED
AREA: 7,350 M²

No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

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Distances Travelled to Exits

Position A -
- 53m to Door D01
- Position "A" to point of choice is 13m
- Distance between alternative exits via point of choice is 25m to Ramp 1

Position B -
- 20m to Door D02
- Position "B" to point of choice is 0m

Position C -
- 40m to Door Ramp 2
- Position "C" to point of choice is 0m
- Distance between alternative exits via point of choice is 48m to Ramp 1

Position D -
- 24m to Door Ramp 1
- Position "D" to point of choice is 0m

Position E -
- 20m to Door D03
- Position "E" to point of choice is 0m
- Distance between alternative exits via point of choice is 31m to RAMP 2

Position F -
- 20m to Door D03
- Position "E" to point of choice is 0m
- Distance between alternative exits via point of choice is 31m to RAMP 2

Position G -
- 33m to Door RAMP 1
- Position "G" to point of choice is 0m CONCRETE DRIVEWAY

Position H -
- 40.5m to Door RAMP 1
- Position "H" to point of choice is 0m

Position I -
- 65m to Door RAMP 1
- Position "I" to point of choice is 0m

Position J -
- 38m to Door D01
- Position "J" to point of choice is 7m
- Distance between alternative exits via point of choice is 51m to RAMP 1

01 EGRESS PATHS - STAGE 1
SCALE: 1:200 (A1)

LEGEND:

NOTES:

TOTAL SITE AREA: 20,280m²

TOTAL ROOFED AREA: 11,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
B	Deleted basin / Added inground sand filter	24-08-2021	JU	GD
A	Development Application	19-08-2020	DC	MD/JB

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Tel: 02 4340 9800 Fax: 02 4340 8293

PROJECT: PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION: 24 DAVIS ROAD WETHERILL PARK NSW 2164

DRAWING: PROPOSED STAGE 1 - EGRESS PATHS

SCALE: 1:200 @ A1, 1:400@A3

STAGE: DA

PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA006

ISSUE: B

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No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

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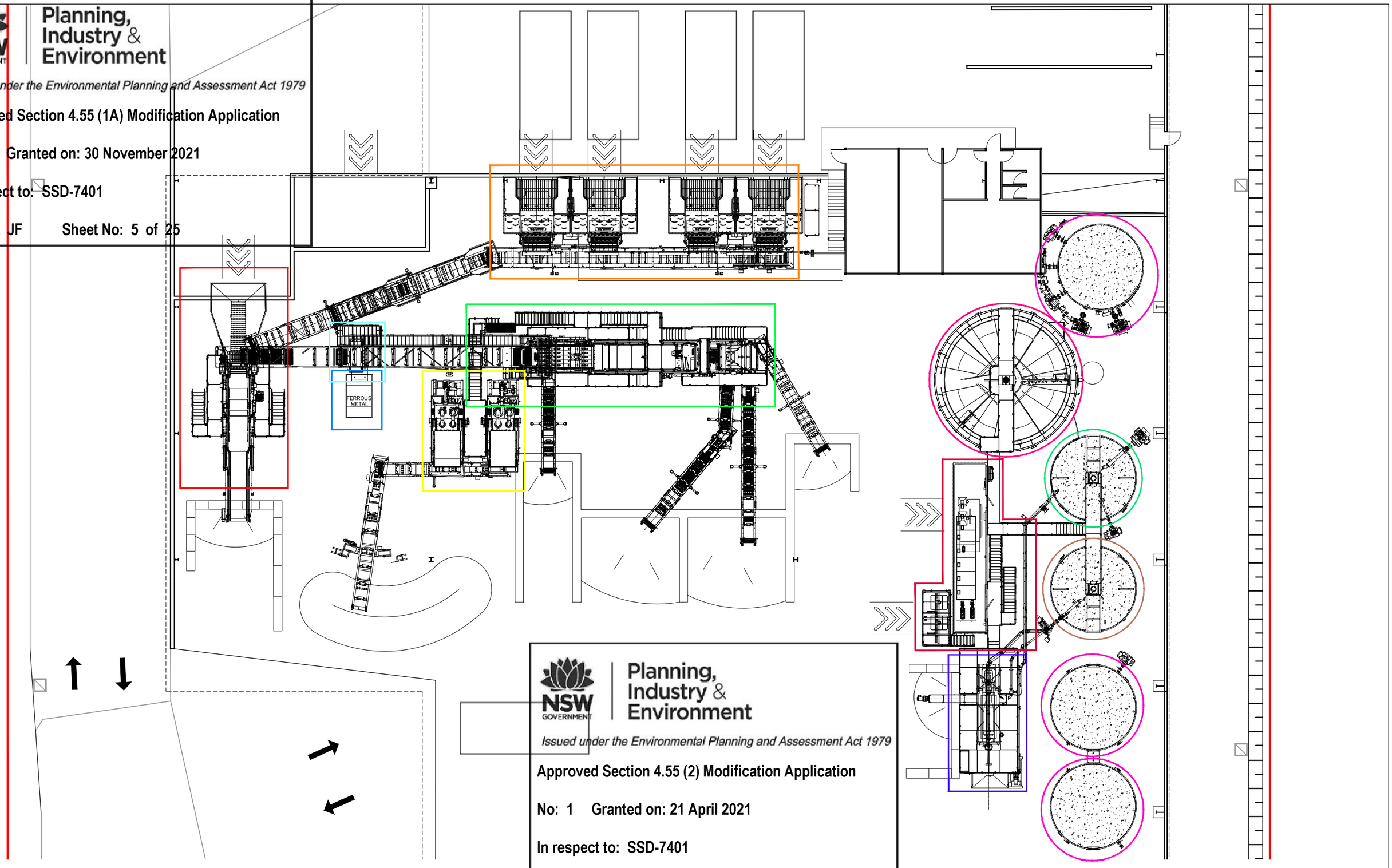

01 PROPOSED STAGE 1 - EQUIPMENT
SCALE: 1:125 (A1)

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Approved Section 4.55 (2) Modification Application

No: 1 Granted on: 21 April 2021

In respect to: SSD-7401

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LEGEND:

- R2500
- GMAX
- METALS
- MAGNET
- HYDROGRADE
- HYDROTIPS
- PROCESS WATER STORAGE
- THICKENER
- POLYMERS SYSTEM
- THICKENER BUFFER TANK
- SLUDGE BUFFER TANK
- CENTRIFUGE

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT: PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION: 24 DAVIS ROAD WETHERILL PARK NSW 2164

DRAWING: PROPOSED STAGE 1 - EQUIPMENT

SCALE: 1:125 @ A1, 1:250@A3

STAGE: DA

PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA007

ISSUE: A

MIDDLE LEVEL
PROPOSED

LOWER LEVEL
PROPOSED

BATTER - CONCRETE RETAINING WALL

UNSEALED GRAVEL ACCESS

RAMP UP

5.81m

126.78m

7.31m

8.11m

29.66m

DRIVE WAY
(FOR SERVICES)

EXISTING OFFICE

PROPOSED
SHED
AREA:
7,350 M²

53.07m

RAMP UP

RAMP UP

RAMP UP

11.60m

12 PARKING SPACES

CONCRETE DRIVEWAY

EXISTING IN GROUND CONCRETE PIT TO BE UTILISED AS SAND FILTER. REFER TO STORMWATER PLANS BY ECLIPSE ENGINEERING

APPROVED BIO RETENTION & SEDIMENT BASIN REMOVED

DAVIS ROAD KERB TO KERB: 12.8m

ENTRY/EXIT

SITE BOUNDARY

WIRE MESH FENCE

WIRE MESH FENCE

STAGE 1 - MIDDLE & LOWER LEVEL

01 PROPOSED STAGE 1 - MIDDLE & LOWER LEVEL
SCALE: 1:200 (A1)

NSW GOVERNMENT | Planning, Industry & Environment

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Approved Section 4.55 (1A) Modification Application

No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

Signed: JF Sheet No: 6 of 25

LEGEND:

EXISTING TREE & CANOPY TO BE RETAINED

PROPOSED STORM WATER PIPES AND DRAIN PITS

NOTES:

TOTAL SITE AREA: 20,280m²

TOTAL ROOFED AREA: 11,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
C	Existing Pit / Sand Filter / Humeceptor / Existing CPW / WT	06-10-2021	JU	GD
B	Development Application	25-02-2021	DC	MD/JB
A	Development Application	01-02-2021	DC	MD/JB

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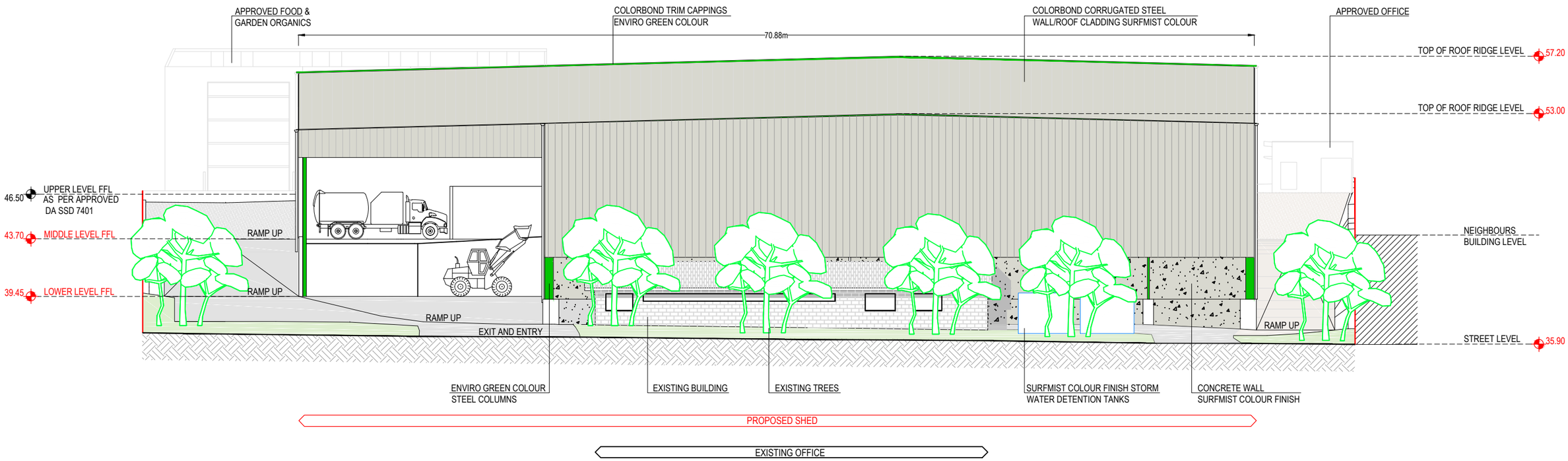
2 WELLA WAY SOMERSBY, N.S.W. 2250 AUSTRALIA
Tel: 02 4340 9800 Fax: 02 4340 8293

PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

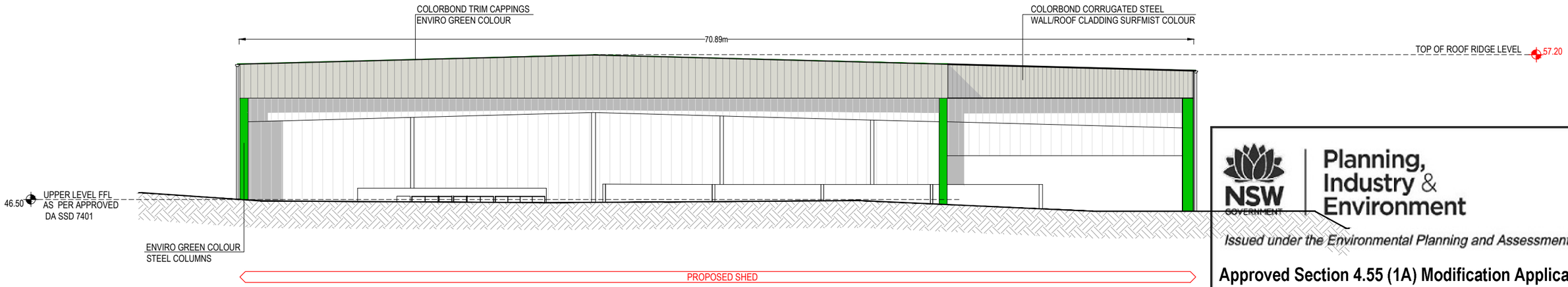
LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED STAGE 1 - MIDDLE & LOWER EXISTING CPW VEGETATION TO REMAIN

SCALE: 1:200 @ A1, 1:400@A3
STAGE: DA
PROJECT NUMBER: 2020/04
DRAWING NUMBER: DA009
ISSUE: C



01 PROPOSED STREET ELEVATION
SCALE: 1:150 (A1)



02 PROPOSED SHED NORTH ELEVATION
SCALE: 1:150 (A1)

NSW GOVERNMENT Planning, Industry & Environment

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Approved Section 4.55 (1A) Modification Application

No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

Signed: JF Sheet No: 7 of 25

LEGEND:

COLORBOND CORRUGATED STEEL WALL /ROOF CLADDING - SURMIST COLOUR

SOLAR GREY POLYCARBONATE ROOF SHEETING

ENVIRO GREEN COLOUR

SURFMIST COLOUR

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
B	Development Application	20-01-2021	DC	MD/JB
A	Development Application	19-08-2020	DC	MD/JB

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48 INDUSTRY ROAD VINEYARD NSW 2765
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OFFICE: 2 WELLA WAY SOMERSBY, N.S.W. 2250 AUSTRALIA
Tel: 02 4340 9800 Fax: 02 4340 8293

PROJECT: PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION: 24 DAVIS ROAD WETHERILL PARK NSW 2164

DRAWING: PROPOSED STREET & NORTH ELEVATIONS (SHED)

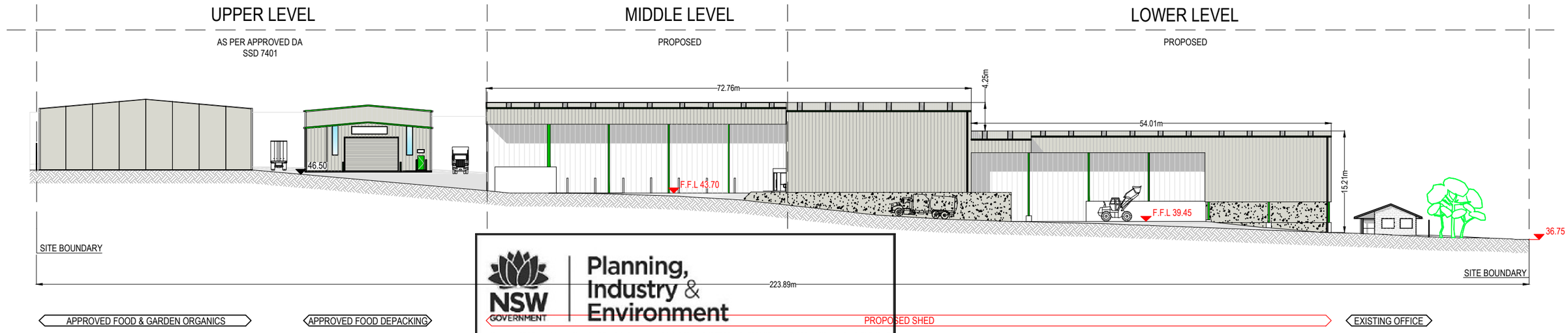
SCALE: 1:150 @ A1, 1:300@A3

STAGE: DA

PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA100

ISSUE: B



01 PROPOSED WEST SITE ELEVATION
SCALE: 1:300 (A1)

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No: 2 Granted on: 30 November 2021

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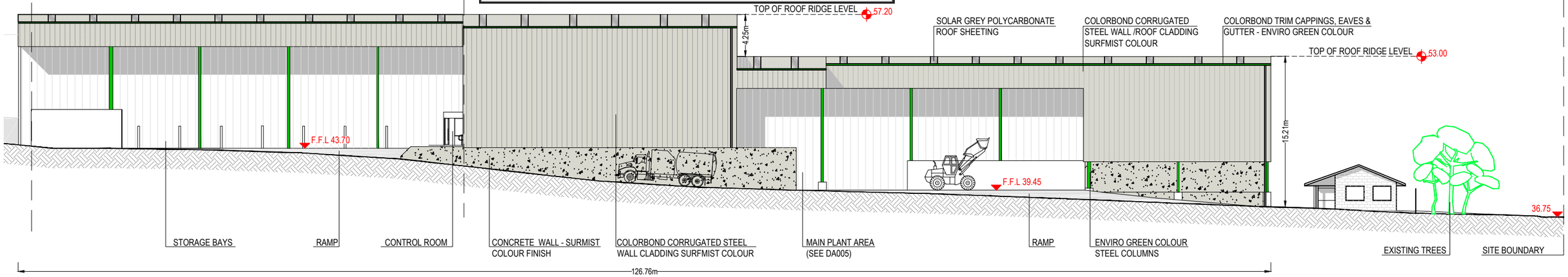
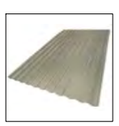


02 PROPOSED SHED WEST ELEVATION
SCALE: 1:200 (A1)

LEGEND:


COLORBOND CORRUGATED STEEL WALL /ROOF CLADDING - SURMIST COLOUR


SOLAR GREY POLYCARBONATE ROOF SHEETING

ENVIRO GREEN COLOUR

SURFMIST COLOUR

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
B	Development Application	20-01-2021	DC	MD/JB
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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED WEST SITE ELEVATION

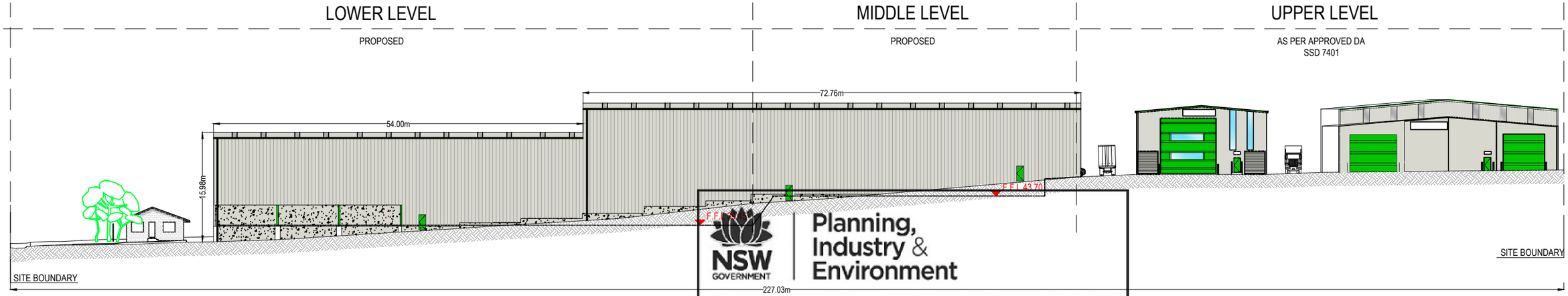
SCALE: VARIES

STAGE: DA

PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA101

ISSUE: B



01 PROPOSED EAST SITE ELEVATION
SCALE: 1:300 (A1)

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No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

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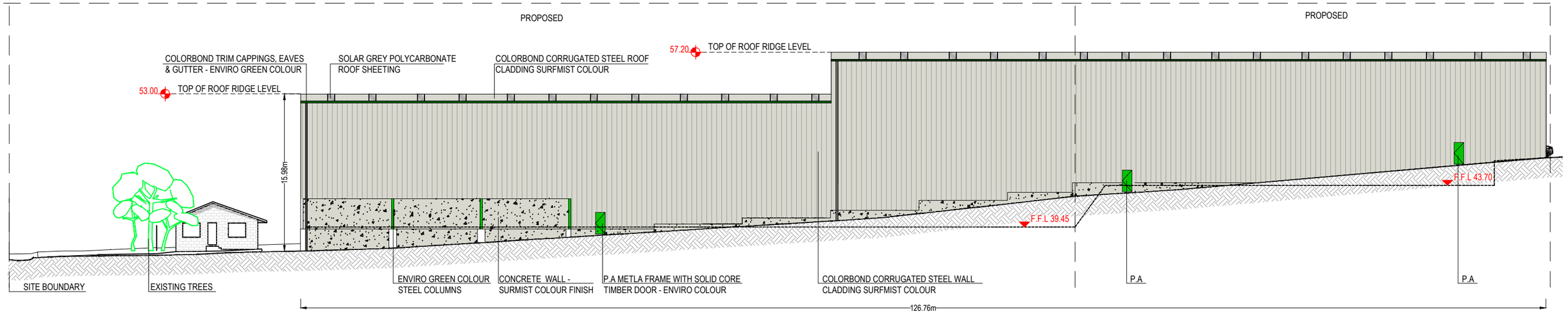

02 PROPOSED SHED EAST ELEVATION
SCALE: 1:200 (A1)

LEGEND:

COLORBOND CORRUGATED STEEL WALL /ROOF CLADDING - SURMIST COLOUR

SOLAR GREY POLYCARBONATE ROOF SHEETING

ENVIRO GREEN COLOUR

SURFMIST COLOUR

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
B	Development Application	20-01-2021	DC	MD/JB
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED EAST SITE ELEVATION

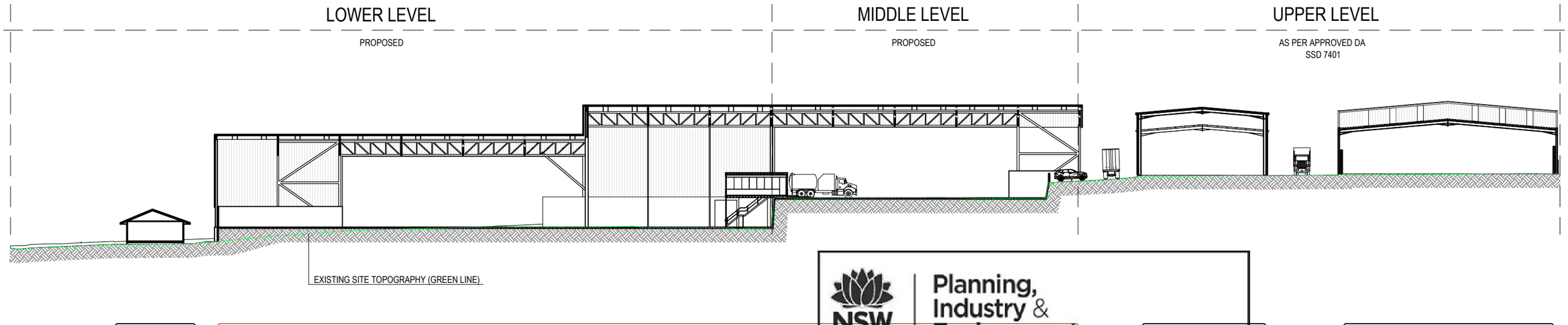
SCALE: VARIES

STAGE: DA

PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA102

ISSUE: B



01 PROPOSED SITE SECTION AA'
SCALE: 1:300 (A1)

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No: 1 Granted on: 21 April 2021

In respect to: SSD-7401

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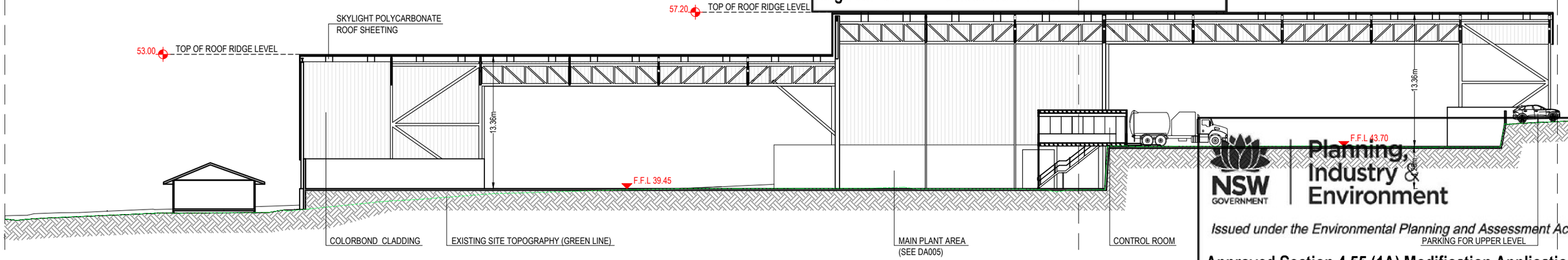

02 PROPOSED SHED SECTION AA'
SCALE: 1:200 (A1)

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Approved Section 4.55 (1A) Modification Application

No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

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LEGEND:

NOTES:

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
A	Development Application	19-08-2020	DC	MD/JB

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CROSSMULLER CONSTRUCTION
OFFICE:
2 WELLA WAY SOMERSBY, N.S.W. 2250 AUSTRALIA
Tel: 02 4340 9800 Fax: 02 4340 8293

PROJECT	PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY
LOCATION	24 DAVIS ROAD WETHERILL PARK NSW 2164
DRAWING	PROPOSED SHED SECTION AA'
SCALE	VARIES
STAGE	DA
PROJECT NUMBER	2020/04
DRAWING NUMBER	DA103
ISSUE	A

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No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

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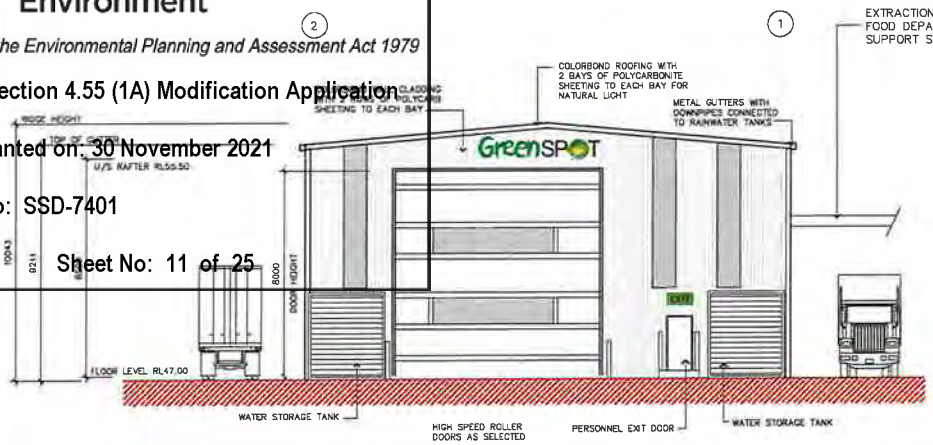
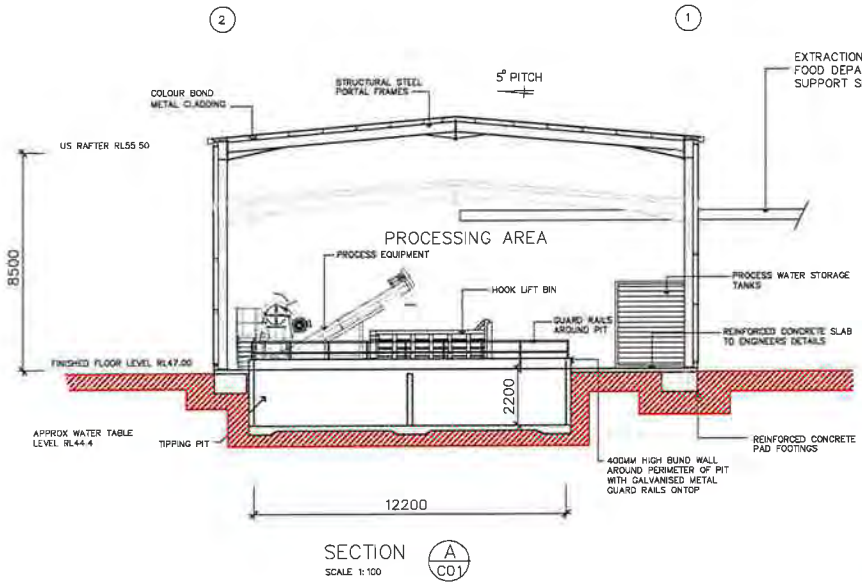


EAST ELEVATION

SCALE 1:100

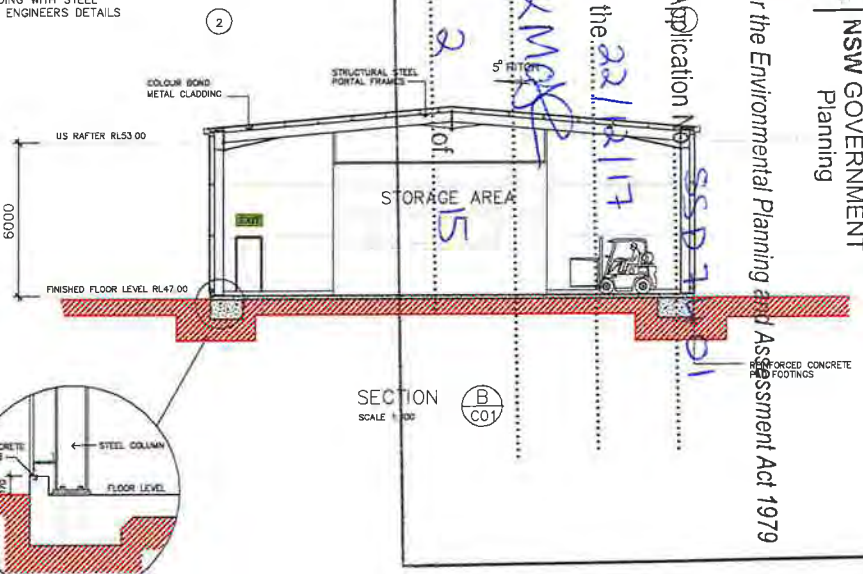
WEST ELEVATION

SCALE 1:100



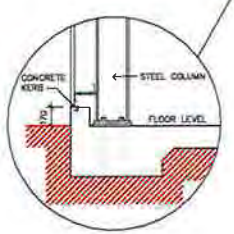
SECTION A C01

SCALE 1:100



SECTION B C01

SCALE 1:100



PERIMETER KERB DETAIL

ISSUE	BY	DESCRIPTION	DATE
A	CR	FOR EIS	8-8-16
A	CR	ADD ODOUR UNITS AND DUCTS	15-6-2017

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GENERAL NOTES:
1. ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER
2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS FROM A DETAILED SURVEY
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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 TAKE PRECEDENT OVER THIS DRAWING
6. STORMWATER TO BE RECONSIDERED TO CONSULTANTS REQUIREMENTS AND AS 3500.3-2003
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8. ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS
9. TERMITE PROTECTION TO BE INSTALLED IN ACCORDANCE WITH AS3660.1—1995 PART 1 NEW BUILDINGS
10. SMOKE DETECTORS TO BE INSTALLED BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THE

STYLE DEVELOPMENTS PTY LTD
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GLENMORE PARK NSW 2745
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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

A1 SHEET

NSW GOVERNMENT | Planning, Industry & Environment

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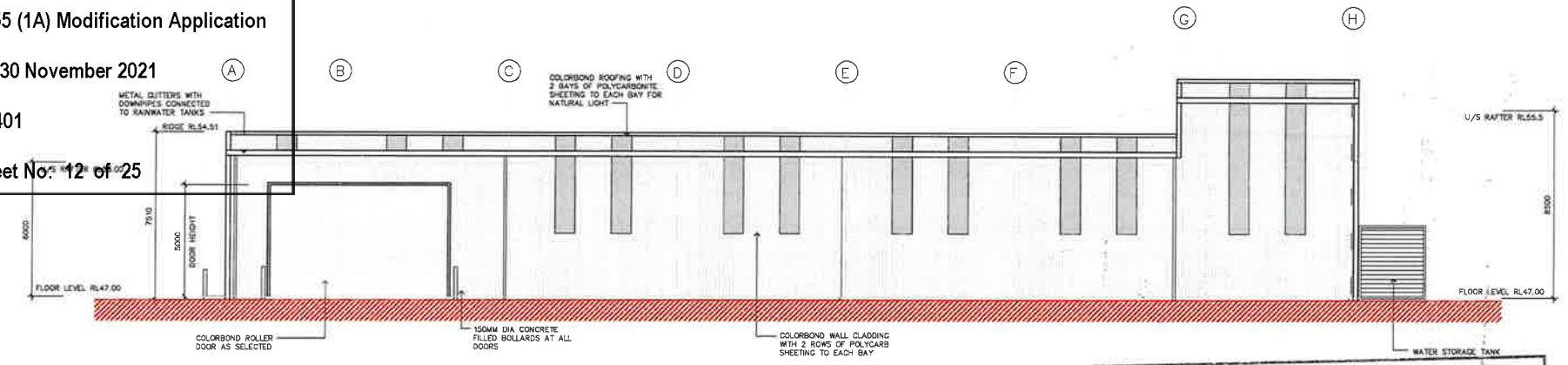
Approved Section 4.55 (1A) Modification Application

No: 2 Granted on: 30 November 2021

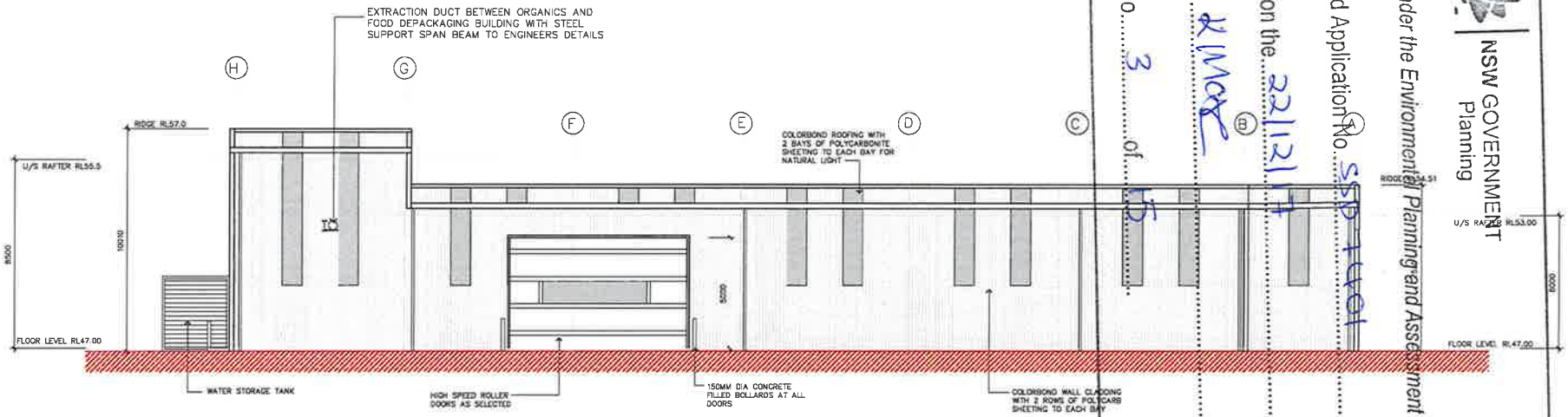
In respect to: SSD-7401

Signed: JF Sheet No: 12 of 25



SOUTH ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100

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Approved Application No. SSD-7401

granted on the 22/12/21

Signed.....

Sheet No. 3 of 5

NSW GOVERNMENT Planning

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

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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.	C02
ISSUE	B

A1 SHEET

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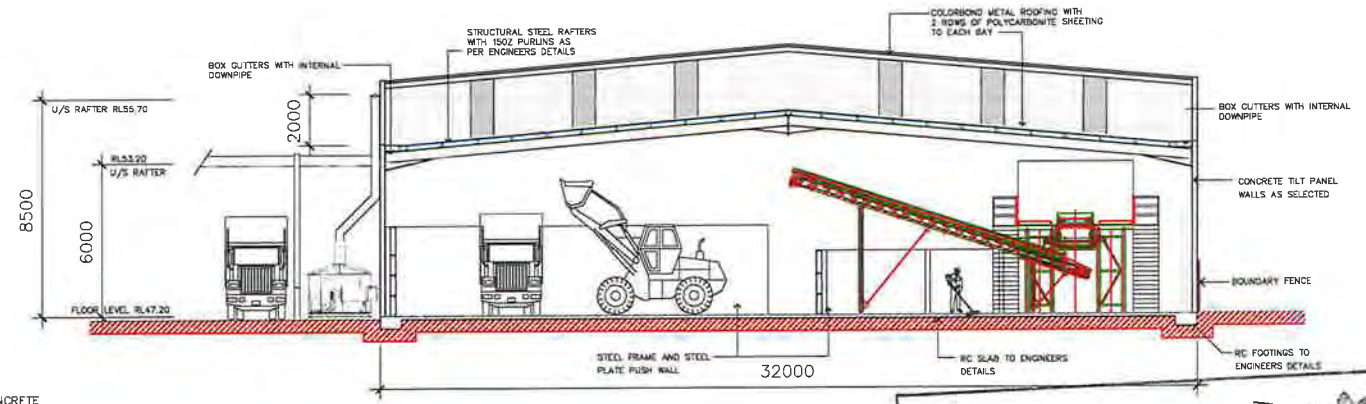
Approved Section 4.55 (1A) Modification Application

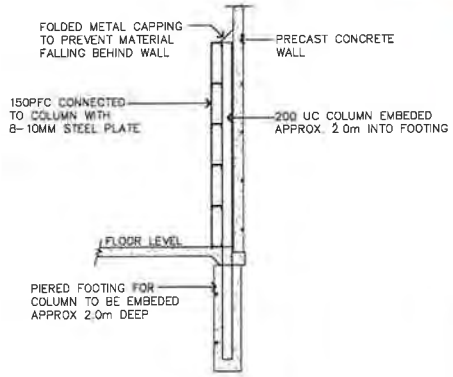
No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

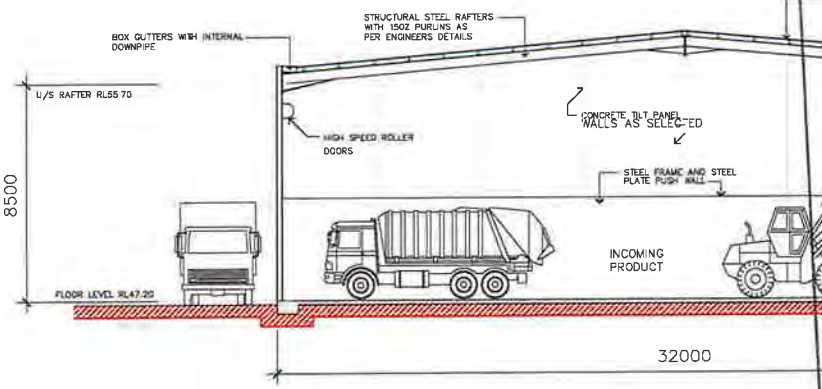
Signed: JF Sheet No: 13 of 25



SECTION A B01
SCALE 1:100



TYPICAL PUSHWALL SECTION
HEIGHTS VARY



SECTION B B01
SCALE 1:100

NSW GOVERNMENT Planning and Assessment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 7401

granted on the 22/12/17

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Sheet No. 4 of 15

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

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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

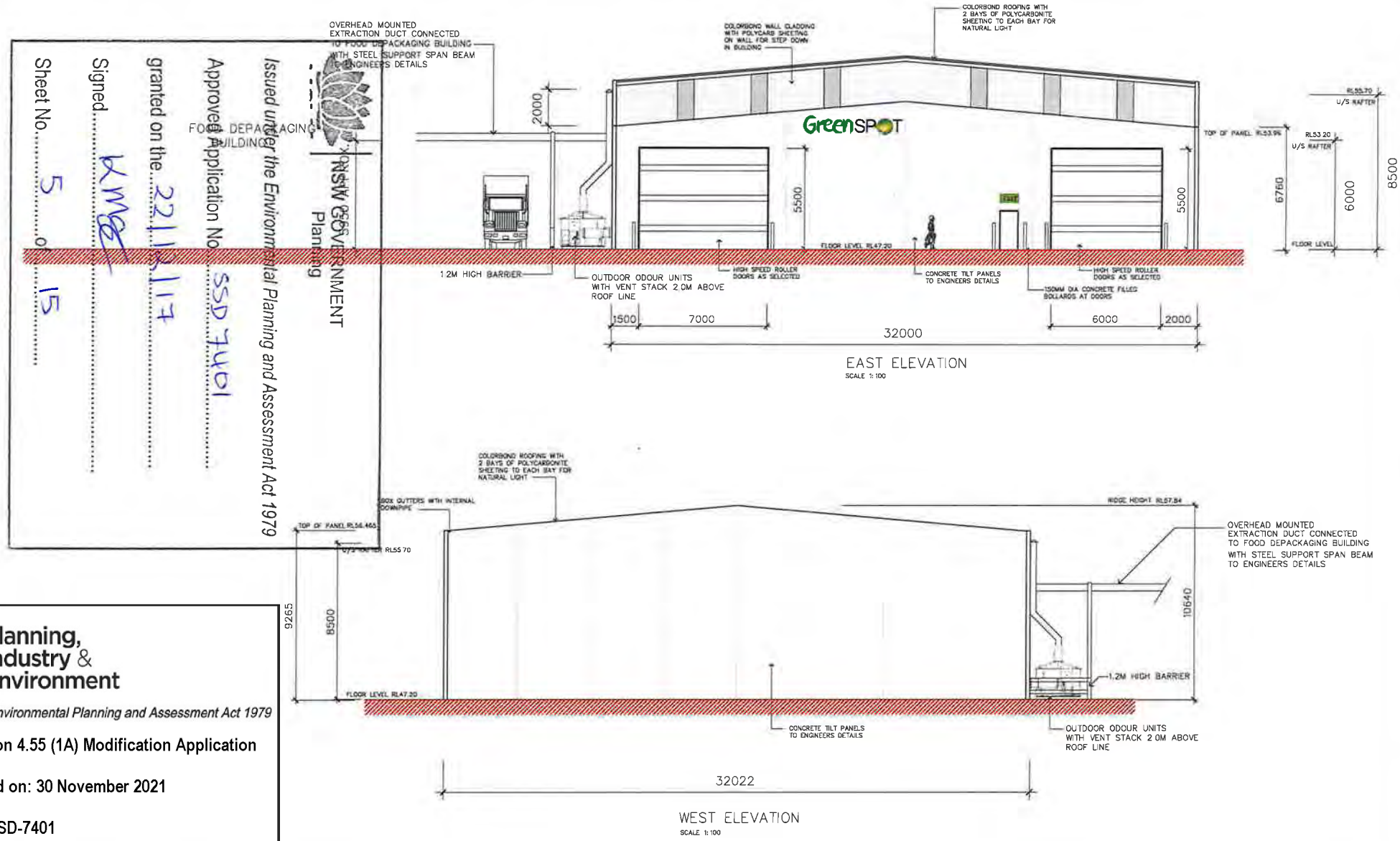
TITLE: ORGANICS RECEIVAL AND PROCESS BUILDING SECTIONS

JOB NO: 0604-16

SHEET NO: B04

ISSUE: B

A1 SHEET



Sheet No. 5 of 15

Signed: KMcG

granted on the 22/12/17

Approved Application No. SSD 7401

FOOD DEPACKAGING BUILDING

NSW GOVERNMENT Planning

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Approved Section 4.55 (1A) Modification Application

No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

Signed: JF Sheet No: 14 of 25

ISSUE	BY	DESCRIPTION	DATE
A	GR	FOR P/S	6-6-16
B	GR	ADD ODOUR UNITS AND DUCTS	19-6-2017

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P: 02 4587 7852
F: 02 4577 2603
WWW.BETTERGROW.COM.AU

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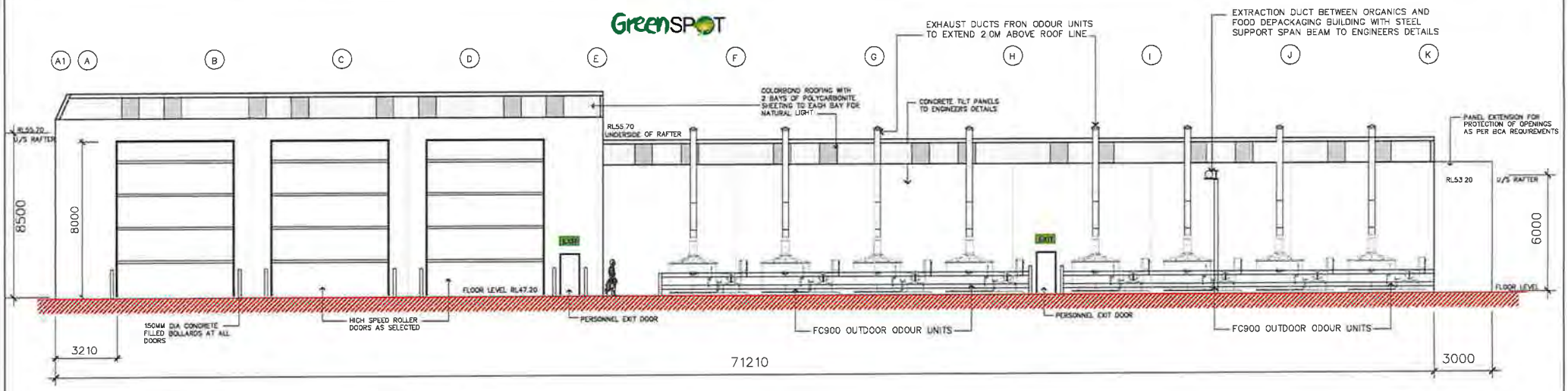
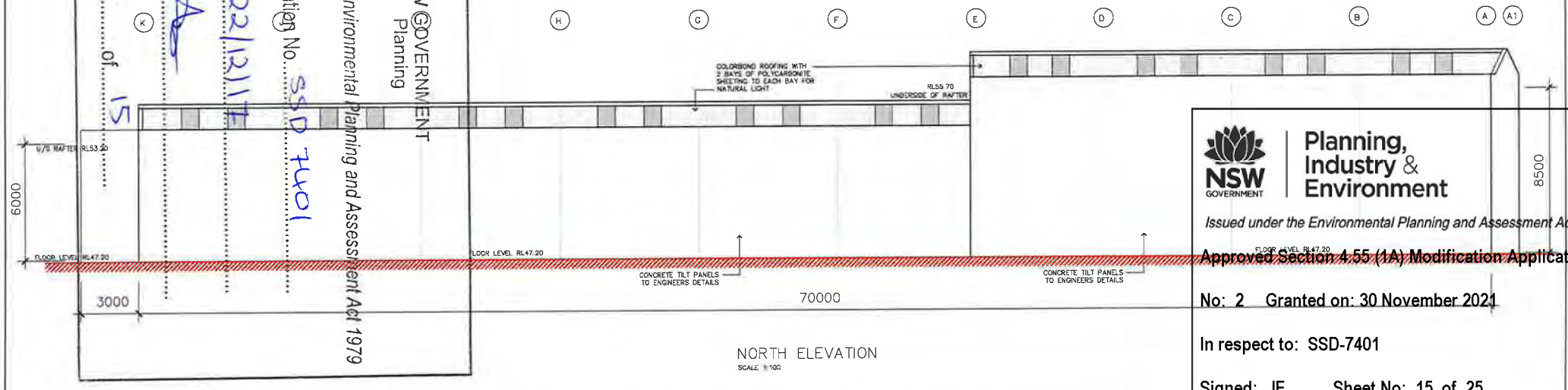
PROJECT	PROPOSED GREENSPOT RESOURCE RECOVERY AND RECYCLING FACILITY 24 DAVIS ROAD WETHERILL PARK NSW 2164
PROJECT NO.	1521
CLIENT	BETTERGROW
SCALE	1:100
TITLE	ORGANICS RECEIVAL AND PROCESS BUILDING ELEVATIONS
JOB NO.	0604-16
SHEET NO.	B03
ISSUE	B

A1 SHEET

GreenSPOT



SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

NSW GOVERNMENT Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 7401

granted on the 22/12/17

Signed: [signature]

Sheet No. 6 of 15

NSW GOVERNMENT | Planning, Industry & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

Signed: JF Sheet No: 15 of 25

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

BetterGROW
48 INDUSTRY ROAD VINEYARD NSW 2765
P: 02 4587 7852 F: 02 4577 2603
WWW.BETTERGROW.COM.AU

GENERAL NOTES:
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. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS FROM A DETAILED SURVEY
3. FIGURED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALING
4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY BUILDING WORK
5. WHERE DIMENSIONED DRAWINGS ARE REQUIRED SUCH MUST TAKE PRECEDENT OVER THIS DRAWING
6. STRUCTURE TO BE DESIGNED TO ENGINEERS REQUIREMENTS AND AS 3000.2- 2000
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH RELEVANT AUTHORITIES BEFORE ANY BUILDING WORK COMMENCES
8. ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS
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10. SMOKE DETECTORS TO BE INSTALLED BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THE

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CONSTRUCTION | PROJECT MANAGEMENT
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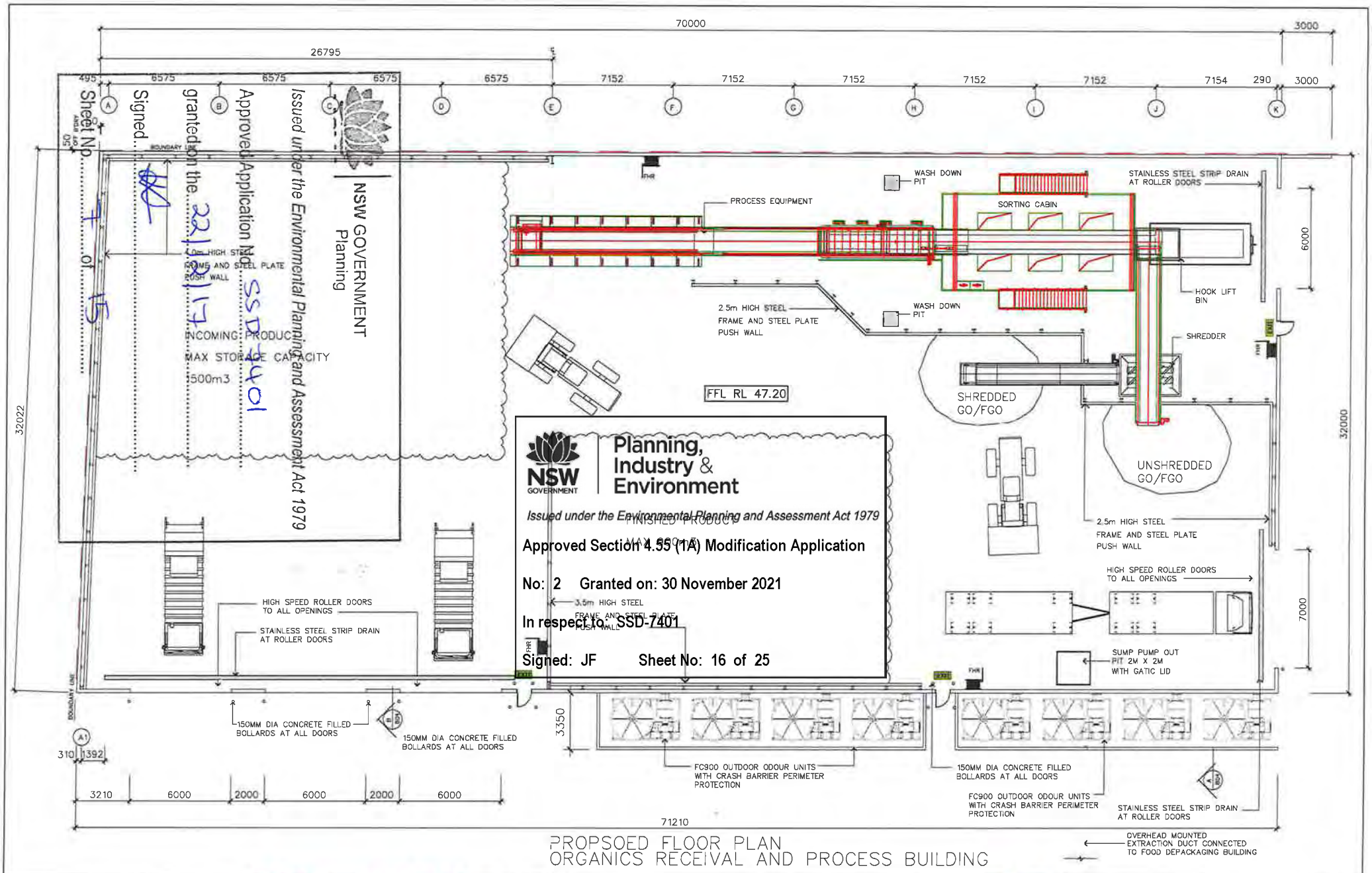
PROJECT	PROPOSED GREENSPOT RESOURCE RECOVERY AND RECYCLING FACILITY 24 DAVIS ROAD WETHERILL PARK NSW 2164
PROJECT NO.	1521
CLIENT	BETTERGROW
SCALE	1: 100
TITLE	ORGANICS RECEIVAL AND PROCESS BUILDING ELEVATIONS
JOB NO.	0604-16
SHEET NO. / ISSUE	B02 / B

A1 SHEET



Planning, Industry & Environment

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Signed: JF Sheet No: 16 of 25

PROPSOED FLOOR PLAN
ORGANICS RECEIVAL AND PROCESS BUILDING

ISSUE	BY	DESCRIPTION	DATE
A	GR	FOR EIS	8-8-16
B	GR	REMOVE SCRUBBERS – ISSUE FOR EIS	20-2-2017
C	GR	ADD ODOUR UNITS AND DUCTS	19-6-2017

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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 TAKE PRECEDENT OVER THIS DRAWING
6. STORMWATER TO BE DISCHARGED TO COUNCIL'S REQUIREMENTS AND AS 3500.3-2003
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH RELEVANT AUTHORITIES BEFORE ANY BUILDING WORK COMMENCES
8. ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS
9. TERMITE PROTECTION TO BE INSTALLED IN ACCORDANCE WITH AS3660.1– 1995 PART 1 NEW BUILDINGS
10. SMOKE DETECTORS TO BE INSTALLED BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THE

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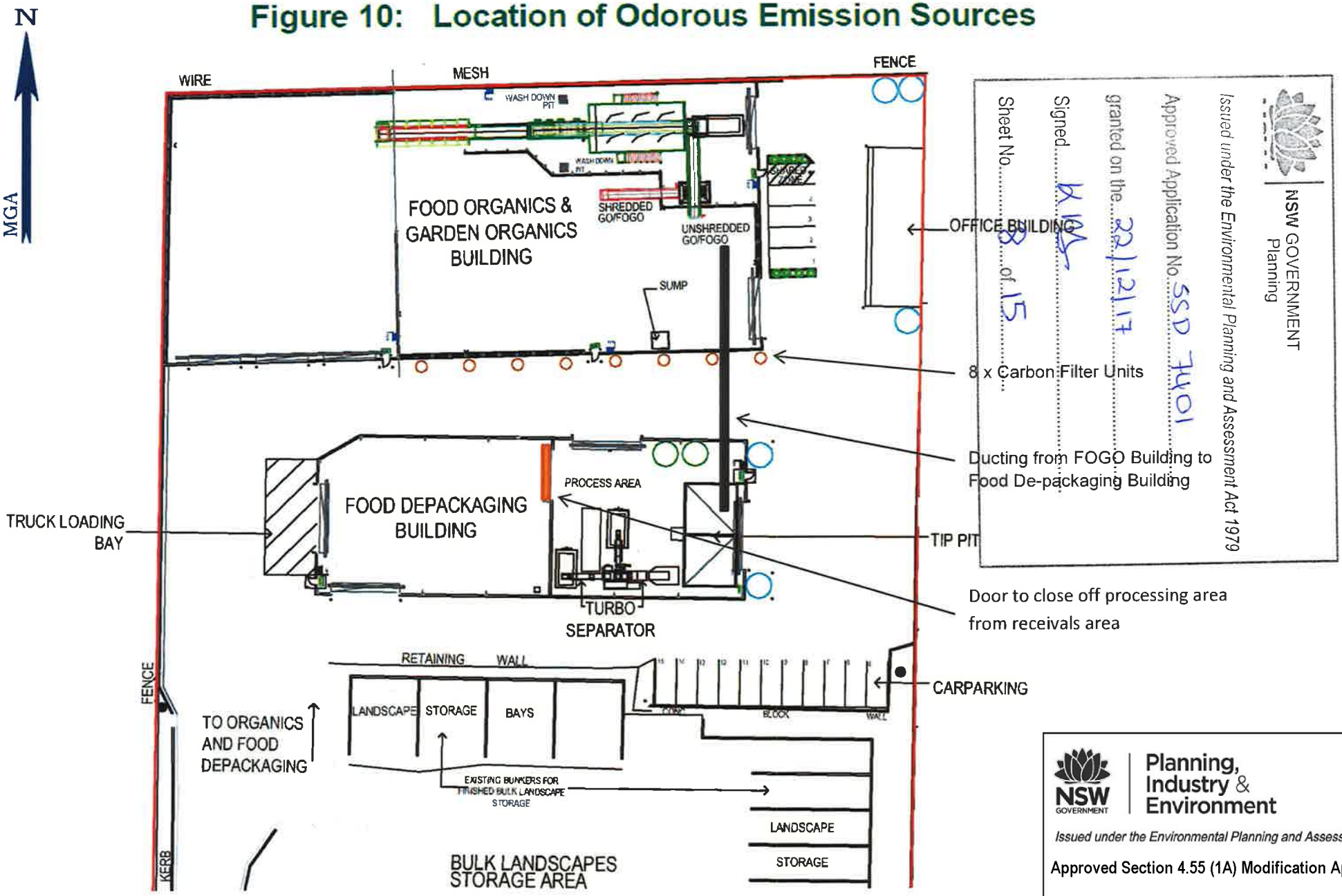
PROJECT	PROPOSED GREENSPOT RESOURCE RECOVERY AND RECYCLING FACILITY 24 DAVIS ROAD WETHERILL PARK NSW 2164
PROJECT NO.	1521
CLIENT	BETTERGROW
SCALE	1: 100
TITLE	ORGANICS RECEIVAL AND PROCESS BUILDING FLOOR PLAN
JOB NO.	0604– 16
SHEET NO.	B01
ISSUE	C

A1 SHEET

Figure 10: Location of Odorous Emission Sources



NSW GOVERNMENT Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 7401

granted on the 22/12/17

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Sheet No. 8 of 15

NSW GOVERNMENT Planning, Industry & Environment

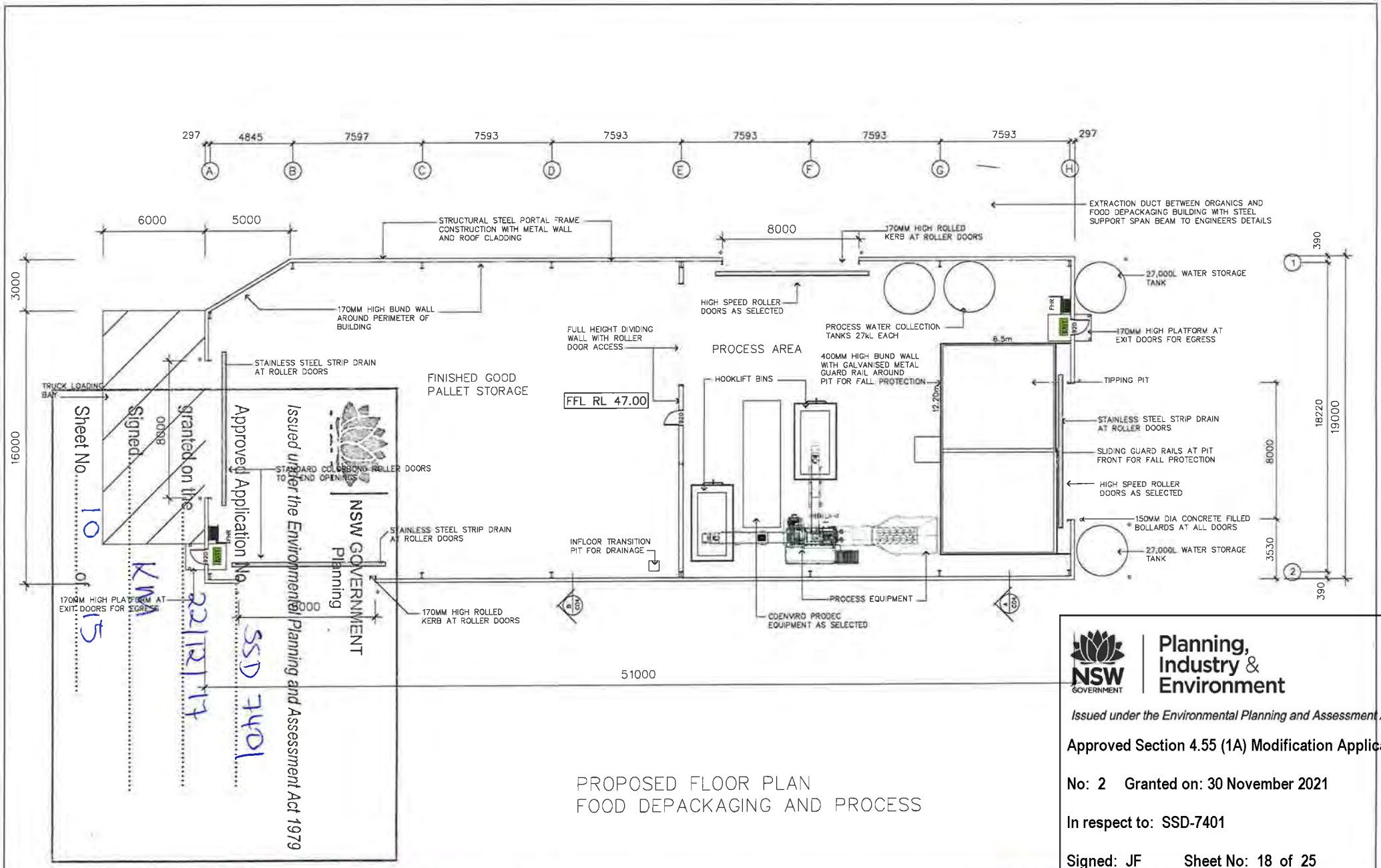
Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

Signed: JF Sheet No: 17 of 25



PROPOSED FLOOR PLAN
FOOD DEPACKAGING AND PROCESS

NSW GOVERNMENT | Planning, Industry & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

Signed: JF Sheet No: 18 of 25

ISSUE	BY	DESCRIPTION	DATE
A	CR	FOR EIS	8-8-16
B	CR	ADD ODOUR UNITS AND DUCTS	19-6-2017
C	CR	AMEND PIT NOTES	20-6-2017

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4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY BUILDING WORK
5. WHERE EXISTING DRAINAGE ARE REQUIRED SUCH MUST TAKE PRECEDENT OVER THIS DRAWING
6. STORMWATER TO BE DESIGNED TO COUNCILS REQUIREMENTS AND AS 3500.3-1994
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH RELEVANT AUTHORITIES BEFORE ANY BUILDING WORK COMMENCES
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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
SHEET	A1

NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 7401

granted on the 22/12/17

Signed KM

Sheet No. 11 of 15

NSW GOVERNMENT | Planning, Industry & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

Signed: JF Sheet No: 19 of 25

PROPOSED ORGANICS RECEIVAL AND PROCESSING

SHEET INDEX:

ISSUE	BY	DESCRIPTION	DATE
A	GR	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
TITLE	ORGANICS RECEIVAL AND PROCESS BUILDING COVER SHEET	JOB NO. 0604-16	SHEET NO. B00 / ISSUE A

A1 SHEET

NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

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Sheet No. 12 of 15

NSW GOVERNMENT | Planning, Industry & Environment

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Approved Section 4.55 (1A) Modification Application

No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

Signed: JF Sheet No: 20 of 25

PROPOSED FOOD DEPACKAGING AND PROCESSING

SHEET INDEX:

ISSUE	BY	DESCRIPTION	DATE
A	QR	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	
TITLE	FOOD DEPACKAGING AND PROCESS BUILDING COVER SHEET
JOB NO.	0604-16
SHEET NO.	C00
ISSUE	A

A1 SHEET

PROPOSED ORGANICS AND PROCESSING OFFICE BUILDING

SHEET INDEX:

D00 – COVER SHEET

D01 – PROPOSED FLOOR PLAN, ELEVATIONS AND SECTION

ISSUE	BY	DESCRIPTION	DATE
A	GR	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	
TITLE	ORGANICS RECEIVAL AREA OFFICE BUILDING COVER SHEET
JOB NO.	0604-16
SHEET NO.	D00
ISSUE	A

A1 SHEET

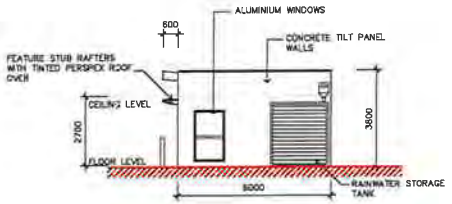
FIRE EXTINGUISHER

FIRE BLANKET

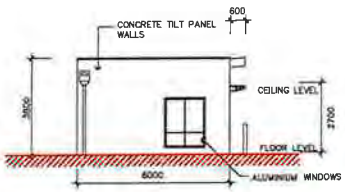
CEILING MOUNT EMERGENCY LIGHT

SMOKE DETECTOR

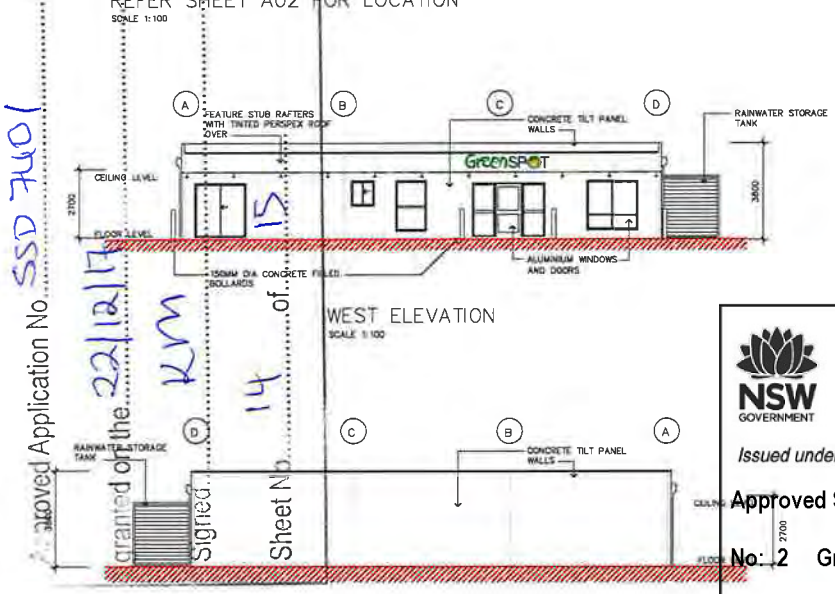
PROPOSED ORGANICS PROCESS AREA OFFICE LAYOUT
REFER SHEET A02 FOR LOCATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

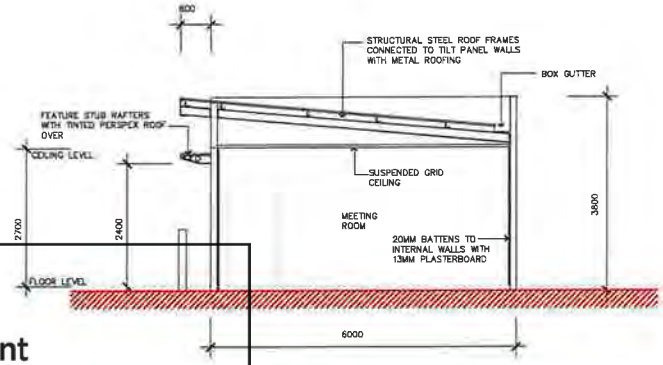


NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

EAST ELEVATION
SCALE 1:100



SECTION A
SCALE 1:50

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

NSW GOVERNMENT Planning

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Sheet No. 14 of 15

NSW GOVERNMENT | Planning, Industry & Environment

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Approved Section 4.55 (1A) Modification Application

No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

Signed: JF Sheet No: 22 of 25

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

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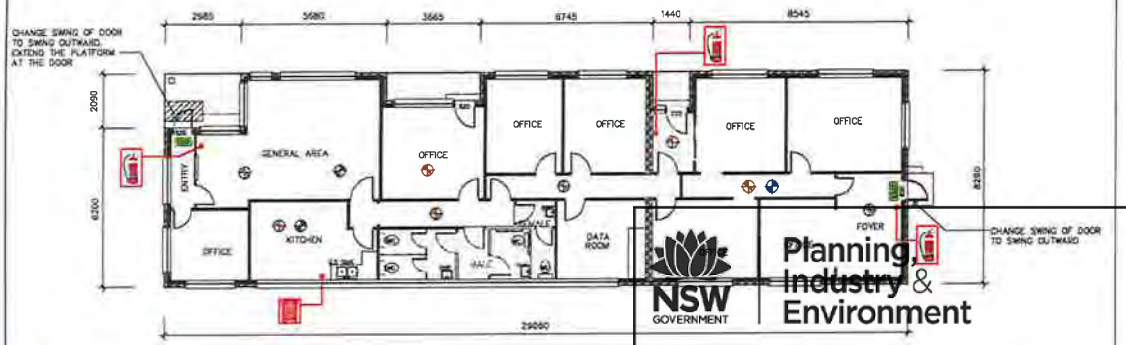
ARCHITECTURAL DESIGN | ENGINEERING CONSTRUCTION | PROJECT MANAGEMENT

PROJECT	PROPOSED GREENSPOT RESOURCE RECOVERY AND RECYCLING FACILITY 24 DAVIS ROAD WETHERILL PARK NSW 2164
PROJECT NO.	1521
CLIENT	BETTERGROW
SCALE	1:100 1:50
TITLE	ORGANICS RECEIVAL AREA OFFICE BUILDING
JOB NO.	0604–16
SHEET NO.	D01
ISSUE	A

A1 SHEET



NEW FIRE MEASURES TO BE INSTALLED

ILLUMINATED EXIT SIGN · FIRE EXTINGUISHER · CEILING MOUNT EMERGENCY LIGHT · SMOKE DETECTOR · FIRE BLANKET

EXISTING SITE OFFICE FLOOR PLAN

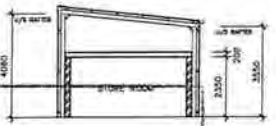
SCALE 1: 100

EXISTING AMENITIES BUILDING
BUILDING 1

SCALE 1: 100

NEW FIRE MEASURES TO BE INSTALLED

ILLUMINATED EXIT SIGN · FIRE EXTINGUISHER · CEILING MOUNT EMERGENCY LIGHT · SMOKE DETECTOR · FIRE BLANKET



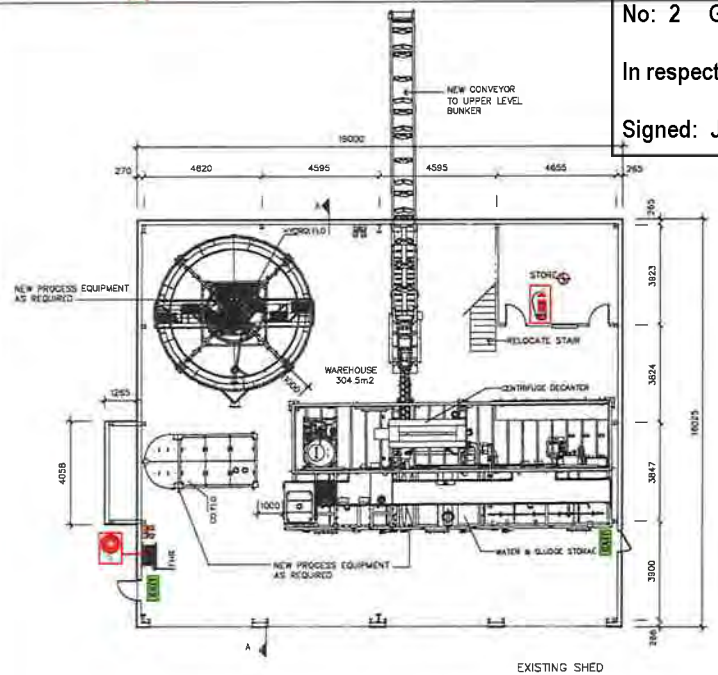
SECTION A

EXISTING SHED
BUILDING 3

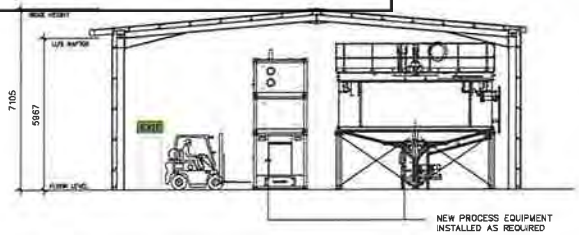
SCALE 1: 100

NEW FIRE MEASURES TO BE INSTALLED

ILLUMINATED EXIT SIGN · SPOTLIGHT EMERGENCY LIGHT · FIRE EXTINGUISHER · CEILING MOUNT EMERGENCY LIGHT



EXISTING SHED
BUILDING 3



SECTION A

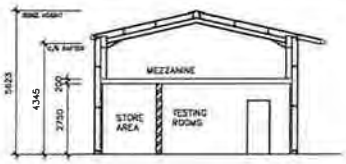
SCALE 1: 100

EXISTING SHED
BUILDING 4

SCALE 1: 100

NEW FIRE MEASURES TO BE INSTALLED

ILLUMINATED EXIT SIGN · CEILING MOUNT EMERGENCY LIGHT · SMOKE DETECTOR · SPOTLIGHT EMERGENCY LIGHT · FIRE HOSE · FIRE EXTINGUISHER



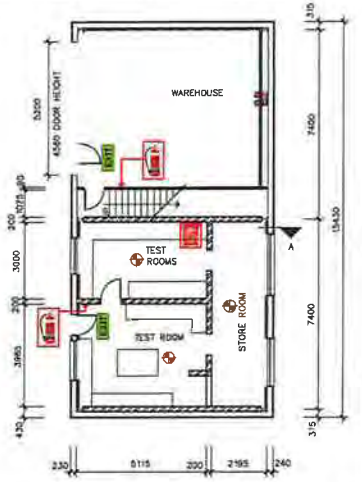
SECTION A

NEW FIRE MEASURES TO BE INSTALLED

ILLUMINATED EXIT SIGN · FIRE EXTINGUISHER · CEILING MOUNT EMERGENCY LIGHT · SPOTLIGHT EMERGENCY LIGHT · FIRE BLANKET

EXISTING SHED / LAB
BUILDING 2

SCALE 1: 100



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	OR	FOR EIS	5-8-15

BetterGROW
48 INDUSTRY ROAD
VINEYARD NSW 2765
P: 02 4587 7852
F: 02 4577 2603
WWW.BETTERGROW.COM.AU

GENERAL NOTES:
1. ALL DIMENSIONS 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 DESIGNER.
2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS FROM A DETAILED SURVEY.
3. FIGURED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALING.
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 HAVE PRECEDENT OVER THIS DRAWING
6. STORMWATER TO BE DESIGNED TO COUNCIL'S REQUIREMENTS AND AS 3500.3–2003
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH RELEVANT AUTHORITIES BEFORE ANY BUILDING WORK COMMENCES
8. ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS
9. TERMITE PROTECTION TO BE INSTALLED IN ACCORDANCE WITH AS3660.1 – 2000 PART 1 NEW BUILDINGS
10. SMOKE DETECTORS TO BE INSTALLED BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THE

STYLE DEVELOPMENTS PTY LTD
2001–2053 THE NORTHERN ROAD
GLENMORE PARK NSW 2745
M: +61 2 419 404 109
E: info@styledevelopments.com.au
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ARCHITECTURAL DESIGN | ENGINEERING CONSTRUCTION | PROJECT MANAGEMENT
styledevelopments

PROJECT	PROPOSED GREENSPOT RESOURCE RECOVERY AND RECYCLING FACILITY 24 DAVIS ROAD WETHERILL PARK NSW 2164
PROJECT NO.	1521
CLIENT	BETTERGROW
SCALE	1: 100
TITLE	EXISTING BUILDINGS ON SITE
JOB NO.	0604–16
SHEET NO.	E01
ISSUE	A

A1 SHEET

Planning, Industry & Environment
NSW GOVERNMENT

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

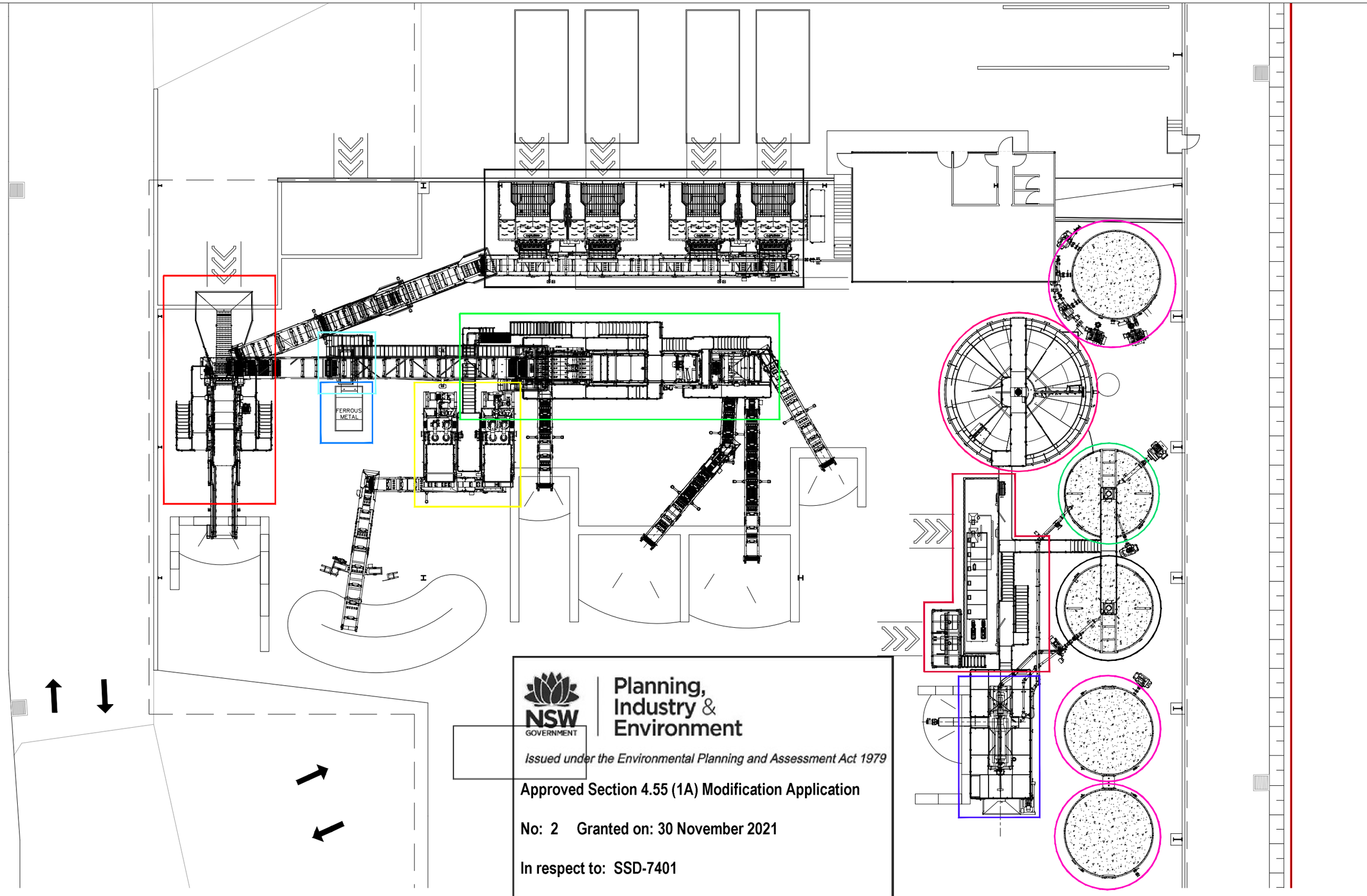
No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

Signed: JF Sheet No: 23 of 25

NSW GOVERNMENT Planning

Issued under the Environmental Planning and Assessment Act 1979
Approved Application No. SSD 7401
granted on the 22/12/17
Signed
Sheet No. 15 of 15



01 PROPOSED STAGE 1 - EQUIPMENT
SCALE: 1:125 (A1)

NSW GOVERNMENT | Planning, Industry & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

Signed: JF Sheet No: 24 of 25

LEGEND:

- R2500
- GMAX
- METALS
- MAGNET
- HYDROGRADE
- HYDROTIPS
- PROCESS WATER STORAGE
- THICKENER
- POLYMERS SYSTEM
- THICKENER BUFFER TANK
- SLUDGE BUFFER TANK
- CENTRIFUGE

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
A	Development Application	19-08-2020	DC	MD/JB

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CROSSMULLER CONSTRUCTION
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Tel: 02 4340 9800 Fax: 02 4340 8293

PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED STAGE 1 - EQUIPMENT

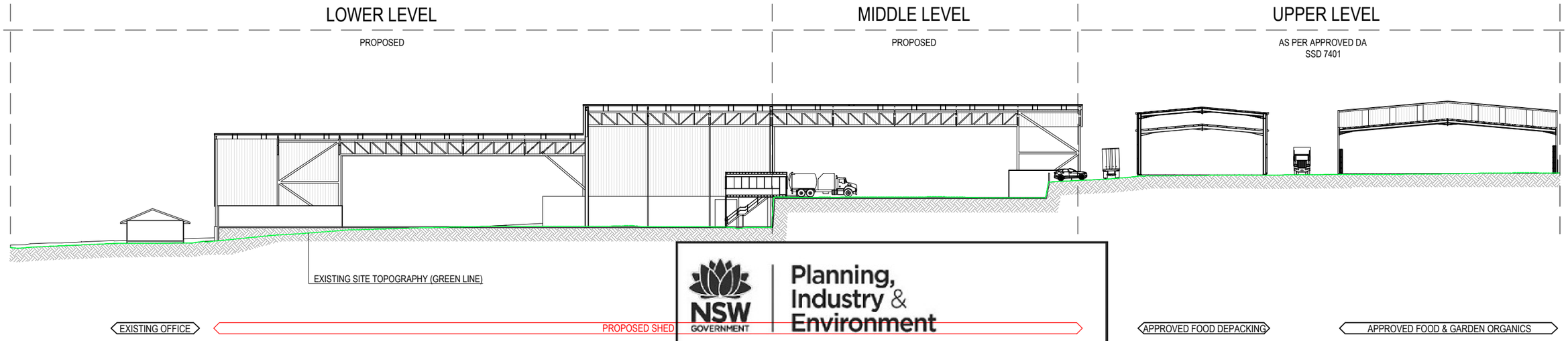
SCALE: 1:125 @ A1, 1:250@A3

STAGE: DA

PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA007

ISSUE: A



01 PROPOSED SITE SECTION AA'
SCALE: 1:300 (A1)

NSW GOVERNMENT | Planning, Industry & Environment

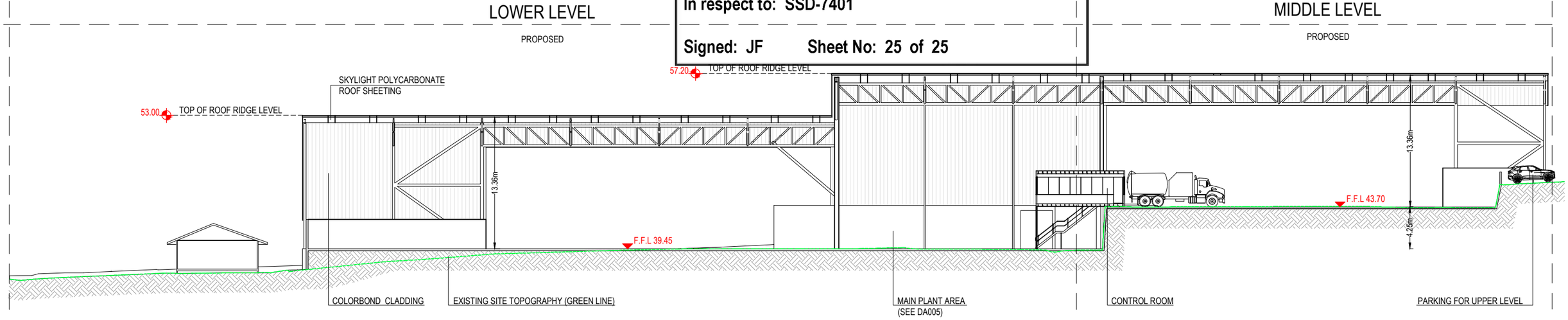
Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

Signed: JF Sheet No: 25 of 25



02 PROPOSED SHED SECTION AA'
SCALE: 1:200 (A1)

LEGEND:

NOTES:

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
A	Development Application	19-08-2020	DC	MD/JB

BetterGROW CROSSMULLER CONSTRUCTION
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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED SHED SECTION AA'

SCALE: VARIES

STAGE: DA

PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA103

ISSUE: A

Appendix B: SSD-7401 Consolidated Conditions of Consent

CONSOLIDATED CONSENT

Development Consent

Section 89E of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 11 October 2017, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.

Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney 22 December 2017

The Department has prepared a consolidated version of the consent which is intended to include all modifications to the original determination instrument.

The consolidated version of the consent has been prepared by the Department with all due care. This consolidated version is intended to aid the consent holder by combining all consents relating to the original determination instrument but it does not relieve a consent holder of its obligation to be aware of and fully comply with all consent obligations as they are set out in the legal instruments, including the original determination instrument and all subsequent modification instruments.

SCHEDULE 1

Application No:	SSD-7401
Applicant:	Bettergrow Pty Ltd
Consent Authority:	Minister for Planning
Site:	Lot 18 DP 249417, 24 Davis Road, Wetherill Park
Development:	The construction and operation of a resource recovery facility to process up to 160,000 tonnes per year of waste comprising of: • 60,000 tpa of hydro-excavation, drill muds and fluids; • 70,000 tpa of food and garden organics; and • 30,000 tpa of packaged and bulk food and liquids. The operation of a landscaping material supplies facility for the storage and sale of up to 40,000 tpa of landscaping supplies.

SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-7401-Mod-1	**21 April 2021**	**Director**	**Increase the processing capacity to 350,000 tpa of waste; introduce additional waste streams; demolish existing structures; construct a partially enclosed shed; and increase the hours of operation to 24/7.**
SSD-7401-Mod-2	**30 November 2021**	**Team Leader**	**Amend the stormwater management system to include the use of an in-ground concrete out with sand filter.**

TABLE OF CONTENTS

DEFINITIONS

24 Hours	Relating to one day, or happening only on one day
Applicant	Bettergrow Pty Ltd, or any other person(s) carrying out any development to which this consent applies
AS	Australian Standard
BCA	Building Code of Australia
CEMP	Construction Environmental Management Plan
Certifying Authority	A person who is authorised by or under section 109D of the EP&A Act to issue Part 4A certificates
Construction	The demolition of buildings or works, the carrying out of works, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent
Council	Fairfield City Council
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Demolition	The removal of buildings, sheds and other structures on the site
Department	Department of Planning, Industry and Environment
Development	The development as described in the EIS and RTS, and as generally depicted in Appendix A
EIS	Environmental Impact Statement titled Greenspot Wetherill Park, Resource
EPA	NSW Environment Protection Authority
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPL	Environment Protection Licence issued by the EPA under the POEO Act
Evening	The period from 6 pm to 10 pm
FGO	Food and Garden Organics facility
FLD	Food and Liquid Depackaging facility
FRNSW	Fire and Rescue NSW
General solid waste (putrescible)	As defined in Part 3 Schedule 1 of the POEO Act
General solid waste (non-putrescible)	As defined in Part 3 Schedule 1 of the POEO Act
Heavy Vehicle	Any vehicle with a gross vehicle mass of five tonnes or more
Incident	A set of circumstances causing or threatening material harm to the environment, and/or an exceedance of the limits or performance criteria in this consent
kL	Kilolitre
Land	In general, the definition of land is consistent with the definition in the EP&A Act
Landscaping Materials Supplies	means a building or place used for the storage and sale of landscaping supplies such as soil, gravel, potting mix, mulch, sand, screenings, rock and the like
Management & Mitigation Measures	The Applicant's management and mitigation measures contained in the EIS/RTS and included in Appendix B
Material harm to the environment	Harm to the environment is material if it involves actual or potential harm to the health or safety of human beings of ecosystems that is not trivial
Minister	Minister for Planning and Public Spaces (or delegate)
Mitigation	Activities associated with reducing impacts of the development prior to or during those impacts occurring
Modification Assessments	The document assessing the environmental impact of a proposed modification of this consent and any other information submitted with the following modification applications made under the EP&A Act: • SSD-7401-Mod-1, prepared by RPS Australia East Pty Ltd and dated 14 September 2020, as amended by the Response to Submissions prepared by RPS Australia East Pty Ltd and dated 17 December 2020; and • SSD-7401-Mod-2, prepared by Space Urban and dated 25 August 2021, as amended by the *Response to Submissions* prepared by Space Urban Pty Ltd and dated 29 October 2021 and *Response to Department of Planning, Industry and Environment Request for Information dated 19 November 2021 – SSD-7401-MOD-2*, prepared by Space Urban Pty Ltd and dated 22 November 2021.
Monitoring	Any monitoring required under this consent must be undertaken in accordance with section 122C of the EP&A Act
NCC	National Construction Code
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
OEMP	Operational Environmental Management Plan
Operation	The receipt, sorting, separating, processing and removal of waste or receival of product for the landscaping material supplies area
PCA	Principal Certifying Authority authorised under section 109D of the EP&A Act
POEO Act	Protection of the Environment Operations Act 1997
POEO (Waste) Regulation	Protection of the Environment (Waste) Regulation 2014
RTS	Response to Submissions titles Greenspot Wetherill Park, Resource Recovery and Recycling Facility, Response to Submissions, SSD-7401, prepared by RPS, dated 4 September 2017

Planning Secretary	Secretary of the Department (or nominee)
Sensitive Receivers	A location where people are likely to work or reside, this may include a dwelling, school, hospital, office or public recreation area
Site	The land listed in Schedule 1
Tpa	Tonnes per annum
Waste	Has the same meaning as the definition of the term in the dictionary to the POEO Act
Weighbridge	A weighbridge that is verified in accordance with the National Measures Act 1960
Year	A period of 12 consecutive months

SCHEDULE 2

PART A: ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

A1. In addition to meeting the specific performance criteria established under this consent, the Applicant must implement all measures to prevent and/or minimise any harm to the environment that may result from the Development.

TERMS OF CONSENT

A2. The Development may only be carried out in:
(a) compliance with the conditions of this consent;
(b) accordance with the directions of the Planning Secretary;
(c) accordance with the EIS and RTS;
(d) accordance with development layout plans and drawings in the EIS (see Appendix A);
(e) accordance with the Management and Mitigation Measures (see Appendix B); and
(f) accordance with Modification Assessments.

A3. If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency.

A4. The Applicant must comply with all written requirement(s) of the Planning Secretary arising from the Department's assessment of:
(a) any strategies, plans, programs, reviews, audits, reports or correspondence that are submitted in accordance with this consent;
(b) any reviews, reports or audits undertaken or commissioned by the Department regarding compliance with the consent; and
(c) the implementation of any actions or measures contained in these documents.

LIMITS OF CONSENT

A5. This consent lapses five years after the date from which it operates, unless the Development has physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse under section 95 of the EP&A Act.

A6. The Applicant must not cause, permit or allow any materials or waste generated outside the site to be received at the site for storage, use, treatment, processing, reprocessing, or disposal on the site, except as expressly permitted by an EPL.

A7. The Applicant must not receive or process more than 350,000 tonnes per year of waste comprising of:
(a) 100,000 tpa of hydro-excavation, drill muds and fluids, classed as liquid waste;
(b) 150,000 tpa of general solid waste (non-putrescible);
(c) 70,000 tpa of food and garden organics classed as general solid waste (putrescible); and
(d) 30,000 tpa of packaged and bulk food and liquids, classed as general solid waste (putrescible) and liquid waste respectively.

A8. The Applicant must not store more than 40,000 tonnes per year of landscape material supplies at the site and no processing of landscape supplies is permitted.

A9. The Applicant must not store general solid (putrescible) and liquid waste at the site for more than 48 hours from the time of receival unless in the event of an emergency and approved by the Planning Secretary.

A10. The storage of compost on the site is not permitted.

A11. Stockpiles of waste within the FGO and FLD buildings must not exceed 4 m in height measured from the finished floor level.

A12. Stockpiles of product stored at the landscaping material supplies facility must not exceed 4 m in height measured from the finished ground level.

A13. The Applicant shall aim to achieve a recycling rate of 97.5% of all waste and a disposal rate of not more than 2.5% to landfill.

A14. The Applicant must not receive, per week, more than:
(a) 1,750 tonnes of general solid waste (putrescible) within the FGO building; and
(b) 700 tonnes of general solid waste (putrescible) and liquid waste within the FLD building.

STAGED SUBMISSION OF PLANS OR PROGRAMS

A15. With the approval of the Planning Secretary, the Applicant may:
(a) submit any strategy, plan or program required by this consent on a progressive basis; and/or
(b) combine any strategy, plan or program required by this consent.

A16. If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program must clearly describe the specific stage to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program. A clear relationship between the strategy, plan or program that is to be combined must be demonstrated.

REQUEST FOR INFORMATION

A17. The Applicant must retain all weighbridge records as required by the POEO (Waste) Regulation and for the life of the development. The weighbridge records must be made immediately available on request by the Planning Secretary and/or the EPA.

A18. The Applicant must retain waste classification records for all wastes received on the site and waste disposed from the site for the life of the development. The waste classification records must be made immediately available on request by the EPA and/or the Planning Secretary.

EVIDENCE OF CONSULTATION

A19. Where consultation with any public authority is required by the conditions of this consent, the Applicant must:
(a) consult with the relevant public authority prior to submitting the required documentation to the Planning Secretary or the PCA for approval;
(b) submit evidence of such consultation as part of the relevant documentation required by the conditions of this consent;
(c) describe how matters raised by the public authority have been addressed and identify matters that have not been resolved; and
(d) include the details of any outstanding issues raised by the relevant public authority and an explanation of disagreement between any public authority and the Applicant.

STATUTORY REQUIREMENTS

A20. The Applicant must ensure that all licences, permits and approval/consents are obtained as required by law and maintained as required throughout the life of the Development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits or approval/consents.

DEMOLITION

A21. The Applicant must ensure that all demolition associated with the Development is carried out in accordance with Australian Standard AS 2601:2001: *The Demolition of Structures*, or its latest version and the requirements of the *Work Health and Safety Regulation, 2011*.

STRUCTURAL ADEQUACY AND CERTIFICATION

A22. The Applicant must ensure all new buildings and structures, and any alterations or additions to existing buildings and structures are constructed in accordance with the EIS and relevant requirements of the BCA.

Note: Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. Part 8 of the EP&A Regulation sets out the requirements for the certification of the Development.

A23. Prior to the issue of the Final Occupation Certificate, adjustments to any public utilities necessitated by the development are to be completed in accordance with the requirements of the relevant Authority. Any utility costs are to be at no cost to Council, unless otherwise agreed between the Applicant and Council.

UTILITIES AND SERVICES

A24. Prior to the construction of any utility works associated with the Development, the Applicant must obtain relevant approvals from service providers.

A25. Prior to the commencement of construction, Approved Plans must be submitted to the Sydney Water via their online service to determine if the development will have any impacts on Sydney Water assets.

A26. Prior to the commencement of operations, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act* 1994.

PROTECTION OF PUBLIC INFRASTRUCTURE

A27. Prior to the commencement of construction, the Applicant must:
(a) consult with the relevant owner and/or provider of services that are likely to be affected by the Development to make suitable arrangements for access to, diversion, protection, and/or support of the affected infrastructure;
(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
(c) submit a copy of this report to the Planning Secretary and Council.

A28. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
(a) repair, or pay the full costs associated with repairing any public infrastructure that is damaged by the Development; and
(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the Development.

OPERATION OF PLANT AND EQUIPMENT

A29. The Applicant must ensure that all plant and equipment used for the Development is:
(a) maintained in a proper and efficient condition; and
(b) operated in a proper and efficient manner.

COMPLIANCE

A30. The Applicant must ensure that employees, contractors and sub-contractors are aware of, and comply with, the conditions of this consent relevant to their respective activities.

DEVELOPMENT CONTRIBUTIONS

A31. Prior to the issue of a Construction Certificate for any part of the Development, the Applicant must pay $158,862.74 to Council in accordance with the Fairfield City Council Indirect (Section 94A) Development Contributions Plan 2011. Following Councils approval, the Applicant may stage the payment of the 94A contributions in accordance with the construction stages.

Note: *The contribution and the amount payable may be adjusted at the date of payment. Any unpaid contributions will be adjusted on a quarterly basis to account for movements in the Australian Bureau of Statistics, producer Price index – Building Construction (NSW South Wales).*

PART B: ENVIRONMENTAL PERFORMANCE AND MANAGEMENT

WASTE MANAGEMENT

B1. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.

B2. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal, except as expressly permitted by an EPL.

B3. The Applicant must record the amount of waste (in tonnes) received at the site on a daily basis.

B4. The Applicant must retain all sampling and waste classification data for the life of the Development in accordance with the requirements of the EPA.

Receipt, Storage & Handling of Waste

B5. The Applicant shall only receive waste on site that is authorised for receipt by an EPL.

B6. The Applicant shall ensure any waste generated on the site during construction is classified in accordance with the EPA's *Waste Classification Guidelines*, *2014* or its latest version, and disposed of to a facility that may lawfully accept the waste.

B7. The Applicant shall:
- (a) implement auditable procedures to:
  - (i) ensure the site does not accept wastes that are prohibited; and
  - (ii) screen incoming waste loads.
- (b) ensure that:
  - (i) all waste types that are controlled under a tracking system have the appropriate documentation prior to acceptance at the site;
  - (ii) all waste received at the site must be recorded in accordance with clause 27 of the POEO (Waste) Regulation;
  - (iii) details of the quantity, type and source of wastes received on the site must be provided to the EPA and the Planning Secretary when requested; and
  - (iv) staff receive adequate training to be able to recognise and handle any hazardous or other prohibited waste.

B8. The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the EPA's *Waste Classification Guidelines Part 1: Classifying Waste, November 2014*, or its latest version and dispose of all wastes to a facility that may lawfully accept the waste.

B9. All waste must be:
- (a) stored wholly within the designated waste storage areas; and
- (b) loaded and unloaded within the designated loading and unloading areas.

B10. All loading and unloading of general solid waste (putrescible) and liquid waste must be carried out completely within the FGO and FLD buildings.

Waste Monitoring Program

B11. From the commencement of operation, the Applicant must implement a Waste Monitoring Program for the Development. The program must:
- (a) be prepared by a suitably qualified and experienced person(s) prior to the commencement of operation;
- (b) include suitable provision to monitor the:
  - (i) quantity, type and source of waste received on site;
  - (ii) quantity, type and quality of the outputs produced on site; and
- (c) ensure that:
  - (i) all waste that is controlled under a tracking system has the appropriate documentation prior to acceptance at the site; and
  - (ii) staff receive adequate training in order to be able to recognise and handle any hazardous or other prohibited waste, including asbestos.

Waste Management Plan

B12. Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the Development to the satisfaction of the Planning Secretary. The Waste Management Plan must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C7. The Plan must:
(a) detail the type and quantity of waste to be received during operation of the Development;
(b) include procedures for diversion of waste to other facilities during unexpected machinery breakdown; and
(c) details the requirements for non-conforming waste handling and removal.

B13. The Applicant must:
(a) not commence operation until the Waste Management Plan is approved by the Planning Secretary; and
(b) implement the most recent version of the Waste Management Plan approved by the Planning Secretary.

Construction Waste Management

B14. Prior to the commencement of construction, the Applicant must prepare a Construction and Demolition Waste Management Plan (CDWMP) for the Development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by Condition C1. The CDWMP must:
(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and
(b) be implemented for the duration of construction works.

B15. The Applicant must:
(a) retain disposal records for all waste disposed of under the CDWMP for 4 years and provide these to the EPA as requested;
(b) not commence construction until the CDWMP is approved by the Planning Secretary; and
(c) implement the most recent version of the CDWMP approved by the Planning Secretary.

ODOUR AND AIR QUALITY

Meteorological Station

B16. Prior to the commencement of any works on-site, the Applicant must install a suitable meteorological station on the site. That generally complies with the requirements in the EPA's *Approved Methods for Sampling of Air Pollutants in New South Wales*.

Dust Management

B17. All reasonable steps must be taken to minimise dust generated during all works authorised by this consent.

B18. During construction, the Applicant must ensure that:
(a) all vehicles on site do not exceed a speed of 20 kilometres per hour;
(b) exposed surfaces and stockpiles are suppressed by regular watering;
(c) all trucks entering or leaving the site with loads have their loads covered;
(d) trucks associated with the Development do not track dirt onto the public road network; and
(e) public roads used by these trucks are kept clean.

B19. Prior to the commencement of operations, the Applicant must:
(a) ensure the interior of the FGO and FLD building is designed to facilitate wash down and leachate capture; and
(b) seal all trafficable areas.

B20. During operations, the Applicant must ensure that:
(a) all vehicles on site do not exceed a speed of 20 kilometres per hour;
(b) regular watering is conducted within the landscaping material supplies area to ensure dust impacts are minimised; and
(c) air quality and odour impacts of the Development are minimised during adverse meteorological conditions.

B20A. The Applicant must ensure the design and construction of the partially enclosed shed (shown in Drawing Number DA100, Issue A in Appendix A) does not preclude the ability for roller doors to be retrofitted.

Odour

B21. The Applicant must ensure the Development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

Air Quality and Odour Mitigation

B22. The Applicant must:
- (a) operate the Development so that air and odour emissions are minimised during all meteorological conditions
- (b) implement best management practice, including all reasonable and feasible air and odour emission mitigation measures to minimise emissions from the Development, including but not limited to an odour management system comprising of:
  - (i) a system which ensures the FGO and FLD buildings would be held under negative pressure and fitted with automatically closing heavy vehicle roller doors;
  - (ii) installation of an air extraction device(s) which directs the air to eight carbon filters with a 99.9% odour elimination efficiency rate;
  - (iii) installation of a volatile organic compounds (VOC) breakthrough detection alarm in the FGO building which must be triggered once the carbon filters reach 90% saturation;
  - (iv) ducting the air from the FLD building to the FGO building to ensure the air is treated via the eight carbon filters;
  - (v) biological inoculums to deodorise plant and equipment areas; and
  - (vi) the installation of misting sprays above the truck entry/exit in the FGO and FLD building to supress odour emissions
  - (vii) conduct weekly cleaning of any tipping areas within the FGO or FLD building where interior walls have been contaminated with putrescible waste;
- (c) regularly maintain on-site surfaces to prevent dust re-entrainment from vehicle movements and other equipment use;
- (d) in accordance with the OEMP ensure the regular wash down of the FGO and FLD buildings to ensure a build-up of waste and odour does not occur;
- (e) ensure regular maintenance of the odour management system; and
- (f) record and respond to any air quality or odour complaints within 48 hours.

B23. Prior to acceptance of any waste at the FGO or FLD building, the odour management system identified in Condition B22(b) must be installed and operational.

Air Quality and Odour Management Plan

B24. Prior to commencement of operation, the Applicant must prepare an Air Quality and Odour Management Plan (AQOMP) to the satisfaction of the Planning Secretary. The AQOMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C7. The AQOMP must:
- (a) be prepared by a suitably qualified and experienced person(s) in consultation with the EPA;
- (b) describe the measures that would be implemented on site to ensure all reasonable and feasible measures are employed to minimise air quality and odour emissions, including details of the odour management system and all other operational air quality mitigation measures;
- (c) detail on a site plan the location of any air quality and odour management infrastructure;
- (d) include an ongoing odour monitoring program with details of location, frequency and duration of monitoring activities;
- (e) detail the contingency measures to be deployed to minimise air quality and odour impacts with well-defined triggers for their deployment; and
- (f) include a system for monitoring and responding to any odour complaints.

B25. The Applicant must:
- (a) not commence operation until the AQOMP required by Condition B24 is approved by the Planning Secretary; and
- (b) implement the most recent version of the AQOMP approved by the Planning Secretary for the duration of the Development.

Odour Audit

B26. The Applicant must carry out an Odour Audit of the Development no later than six months after the commencement of operation of the FGO and FLD buildings. The audit must:
- (a) be carried out by a suitably qualified, experienced and independent person(s), whose appointment has been endorsed by the Planning Secretary;
- (b) be carried out in accordance with the methodologies set out in the relevant EPA guidelines;
- (c) identify all significant odour sources at the site;
- (d) monitor odour and audit the Development whilst the FGO and FLD buildings are in full operation;
- (e) include a summary of air and odour emission related complaints and any actions that were carried out to address the complaints;

(f) validate the Development in consultation with the EPA against the odour predictions in the EIS and provide a comparison between the monitoring results and the relevant EPA guidelines;
(g) review the design and management practices of the Development against the industry best practice for odour emissions; and
(h) include an action plan that identifies, prioritises and provides timeframes for the implementation of any additional odour emission mitigation measures that may be necessary to reduce odour emissions to ensure the relevant odour criteria is met.

***Note:** The Odour Audit may be prepared so that it addresses the requirements of this consent and the EPL for the Development.*

B27. Within six months of commissioning of the Odour Audit required by Condition B26, or as otherwise agreed by the Planning Secretary, the Applicant must submit a copy of the Odour Audit report to the satisfaction of the Planning Secretary, together with the Applicant's response to any recommendations contained in the Odour Audit report.

B28. The Applicant must comply with any reasonable requirement(s) of the Planning Secretary arising from the Odour Audit.

SOILS, WATER QUALITY AND HYDROLOGY

Wastewater and Leachate

B29. Any leachate generated on the site must be captured and re-used on-site or disposed of at a licenced facility, and no leachate is permitted to enter the stormwater system.

B30. The Applicant must ensure all wastewater is discharged to sewer in accordance with a Trade Waste Agreement with Sydney Water or tankered offsite for appropriate disposal at licenced facilities or further processing

B31. The Applicant must install an alarm system which sounds and flashes once the amount of wastewater within the ~~six 35 kL~~ wastewater tanks reaches 80% of the total capacity.

B32. Wastewater from the hydro-excavation, drill mud and fluids processing facility is not permitted to enter the stormwater management system.

B33. Prior to commencement of operation of the hydro-excavation, drill mud and fluid processing facility, the Applicant must ensure:
(a) the wastewater management system is operational; and
(b) the ~~six 35 kL~~ wastewater tanks associated with the hydro-excavation, drill mud and fluid processing facility are bunded in accordance with:
  (i) all relevant Australian Standards; and
  (ii) NSW EPA's Spill Management Bunding guidelines.

Liquid Food Waste

B34. Prior to the commencement of operations of the FLD building, the Applicant must:
(a) ensure the base of the FLD tip pit is located at or above 44.5 m AHD (0.5 m above the groundwater table);
(b) line the FLD building tip pit with an impermeable barrier to prevent leachate from entering groundwater;
(c) install an alarm within the two 27 kL liquid food waste tanks which sounds and flashes once 75% of the total capacity is reached; and
(d) ensure the liquid food waste tanks are bunded in accordance with all relevant Australian Standards and NSW EPA's Spill Management Bunding guidelines.

B35. Any liquid food waste generated within the FLD building must be contained within the two 27 kL tanks within the FLD building.

Groundwater

B36. Every 12 months from commencement of the FLD operations, the Applicant must conduct groundwater monitoring and demonstrate that leachate from the FLD facility tip pit is not entering groundwater. The groundwater monitoring must be conducted by a suitably qualified and experienced expert whose appointment has been endorsed by the Planning Secretary.

B37. Within two months of the groundwater monitoring being conducted, the Applicant must submit a Groundwater Report to the Planning Secretary which:
(a) includes a plan showing the location of the groundwater monitoring well which was sampled in accordance with Condition B36;

(b) details the baseline data, groundwater levels and monitoring results against the relevant criteria;
(c) considers whether leachate from the FLD tip pit has entered groundwater; and
(d) if necessary, details the mitigation and contingency measures which would be implemented to prevent the FLD tip pit from leaking.

B38. Should it be determined that leachate has entered groundwater, the Applicant is not permitted to store waste within the FLD tip pit until the leak has been rectified.

Discharge Limits

B39. The Development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.

Flood Management

B40. Prior to the commencement of construction, the Applicant must prepare a Flood Emergency Response Plan (FERP) for the Development in consultation with Council and to the satisfaction of the Planning Secretary. The Plan must form part of the CEMP and OEMP required by Conditions C1 and C4 and must:
(a) be prepared by a suitably qualified and experienced person(s);
(b) include details of:
(i) the flood emergency responses for both construction and operation phases of the Development;
(ii) predicted flood levels;
(iii) flood warning time and flood notification;
(iv) assembly points and evacuation routes;
(v) evacuation and refuge protocols; and
(vi) awareness training for employees and contractors.

B41. The Applicant must:
(a) not commence construction until the FERP required by Condition B40 is approved by the Planning Secretary; and
(b) implement the most recent version of the FERP approved by the Planning Secretary for the duration of the Development.

B42. All floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 0.5 m of freeboard.

Stormwater Management System

B43. The Applicant must design, install and operate a stormwater management system for the Development. The system must:
(a) be designed by a suitably qualified and experienced person(s);
(b) be generally in accordance with the conceptual design in the EIS (as amended in Modification Assessments) and applicable Australian Standards;
(c) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Soils and Construction – Volume 1* (Landcom, 2004);
(d) divert existing clean surface water around operational areas of the site;
(e) prevent firewater and contaminated water from entering the stormwater system; and
(f) ensure all roof water runoff from all on site buildings is captured in the on site rainwater harvesting tanks.
~~(g) direct all sediment laden water from the landscaping material supplies area to a minimum 41 kL sediment trap and a minimum 27 kL humeceptor (or equivalent).~~
~~(h) ensure roof water run off from the FGO building, FLD building, administration and staff amenities buildings is captured and stored in one of the seven rainwater harvesting tanks, the seven rainwater tanks must have a combined volume of 120 kL.~~

B44. Prior to the issue of a Construction Certificate, a certificate must be submitted to the PCA certifying that:
(a) satisfactory arrangements have been made for the disposal of stormwater;
(b) the proposed development and alterations to the natural surface contours will not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties; and
(c) the piped drainage system has been designed to Council's Stormwater Drainage Policy.

B45. Prior to the issue of the Final Occupation Certificate, Works-As-Executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved must be submitted to the PCA.

B46. ~~The Applicant must ensure the stormwater generated from the development is directed to the on site sediment basin and bioretention basin prior to being released to Council's street kerb and gutter.~~

B46. The Applicant must ensure the stormwater generated from the development is directed to the on site in-ground concrete pit and/or Humeceptor prior to being released to Council's street kerb and gutter.

B47. Within 6 months of the operation of the landscaping materials supplies facility, the Applicant must demonstrate to the Planning Secretary that the following stormwater reduction targets for the site are being met:

Table 1: Stormwater Reduction Targets

Stormwater Pollutant	Industrial Developments
Gross pollutants	90%
Total suspended solids (TSS)	80%
Total phosphorus (TP)	55%
Total nitrogen (TN)	40%

B48. If the Targets in **Table 1** are not met, the Applicant must install additional mitigation measures to meet the targets in **Table 1**.

Water Management Plan

B49. Prior to the commencement of operation, the Applicant must prepare a Water Management Plan to the satisfaction of the Planning Secretary. The Water Management Plan must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C7. The Water Management Plan must:
(a) be prepared by a suitably qualified and experienced person(s);
(b) detail water use, disposal and management on-site;
(c) detail the water licence requirements for the development i.e trade waste;
(d) detail how leachate, stormwater and wastewater would be managed;
(e) detail any trigger levels to ensure overflow of wastewater and leachate at the site does not occur;
(f) contain a Surface Water Management Plan, including;
  (i) a program to monitor:
    a. surface water flows and quality;
    b. surface water storage and use; and
  (ii) sediment and erosion controls;
  (iii) surface water impact assessment criteria, including trigger levels for investigating and potential adverse surface water impacts; and
  (iv) a protocol for the investigation and mitigation of identified exceedances of the surface water impact assessment criteria.
(g) contain a Groundwater Management Plan, including:
  (i) baseline data on groundwater levels and quality;
  (ii) a program to monitor groundwater levels and quality;
  (iii) groundwater impact assessment criteria, including trigger levels for investigating any potentially adverse groundwater impacts; and
  (iv) a protocol for the investigation and mitigation of identified exceedances of the groundwater impact assessment criteria.

B50. The Applicant must:
(a) not commence operation until the Water Management Plan required by Condition B49 is approved by the Planning Secretary; and
(b) implement the most recent version of the Water Management Plan approved by the Planning Secretary for the duration of the Development.

Chemical Spills and Fire Water Containment

B51. To ensure that chemical spills and fire-water are contained on-site, prior to the commencement of operations, the Applicant must:
(a) prepare an Emergency Response Plan as part of the OEMP as required by Condition C4 which details the responsibilities and procedures should a chemical spill or fire occur on the site;
(b) ensure the stormwater isolation valve functionality has a fail-safe function on power failure which automatically closes the valve. The stormwater isolation valve must remain in the closed position until a manual over-ride function is initiated upon confirmation that stormwater isolation is no longer required or once any contaminated water is disposed via trade waste or at a site that can lawfully receive the waste; and
(c) ensure the location of the stormwater isolation valve and any associated controls are clearly identified on the site's fire hydrant block plan, fire sprinkler block plan and the site plan located within the site's Emergency Response Plan.

Erosion and Sediment Control

B52. Prior to the commencement of construction, the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements in the latest version of the *Managing Urban Stormwater: Soils and Construction Guideline* and the Erosion and Sediment Control Plan included in the CEMP required by Condition C1.

TRAFFIC AND ACCESS

Parking

B53. Prior to the commencement of any operations, the Applicant must provide a total of 31 car parking spaces (including two disabled car spaces), all car parking must be constructed in accordance with the latest version of AS 2890.

Operating Conditions

B54. The Applicant must ensure:
- (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the Development are constructed and maintained in accordance with the latest version of AS 2890.1 and AS 2890.2;
- (b) the western entry/exit must be widened to meet RMS heavy vehicle access requirements and be submitted to Council for approval;
- (c) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;
- (d) the Development does not result in any vehicles queuing on the public road network in particular Davis Road;
- (e) heavy vehicles and bins associated with the Development are not parked on local roads or footpaths in the vicinity of the site;
- (f) all vehicles are wholly contained on site before being required to stop;
- (g) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network;
- (h) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times;
- (i) the eastern driveway is reserved for service and emergency access only;
- (j) the various operating areas must be clearly marked and signage erected to direct heavy vehicles to the relevant operating areas; and
- (k) pedestrian paths on-site must be clearly marked at all times.

Operational Traffic Management Plan

B55. Prior to the commencement of operations, the Applicant must prepare an Operational Traffic Management Plan (OTMP) for the Development to the satisfaction of the Planning Secretary. The plan must form part of the OEMP required by Condition C7. The OTMP must:
- (a) be prepared by a suitably qualified and experienced person(s);
- (b) be prepared in consultation with Council;
- (c) detail the measures that are to be implemented to ensure road safety and network efficiency is maintained including restricting queuing or parking of vehicles on Davis Road and re-directing heavy vehicles during peak times so that queuing is appropriately managed;
- (d) detail heavy vehicle routes, driveway widening, access and parking arrangements;
- (e) include a Driver Code of Conduct to:
  - (i) minimise the impacts on the local and regional road network;
  - (ii) minimise conflicts with other road users;
  - (iii) minimise road traffic noise;
  - (iv) ensure truck drivers use specified routes; and
  - (v) include a program to monitor the effectiveness of these measures.
- (f) include a Traffic Control Plan (TCP) detailing:
  - (i) the location of signage to direct heavy vehicles to the relevant operating areas;
  - (ii) the on-site measures to be implemented to control the movement of trucks in, out and onsite, such as 'left turn only' signs and a traffic controller; and
  - (iii) provisions for requiring a dedicated traffic controller to stop exiting trucks to allow an entering truck to manoeuvre into the site unhindered.

B56. The Applicant must:
- (a) not commence operation until the OTMP required by Condition B55 is approved by the Planning Secretary; and

(b) ensure the OTMP (as required and approved by the Planning Secretary from time to time) is implemented for the operational life of the Development.

NOISE

Hours of Work

B57. The Applicant must comply with the hours detailed in **Table 2** and **Table 3**:

Table 2: Hours of Demolition and Construction

Activity	Day	Time
Demolition and construction	Monday to Friday Saturday Sunday	7 am to 6 pm 8 am to 1 pm No works permitted

Table 3: Hours of Operation

Operation	Receival	Dispatch	Processing
Hydro-Excavation, Drill Mud and Fluids Processing Facility	Monday to Sunday, 24 hours	Monday to Sunday, 24 hours	Monday to Sunday, 24 hours
FGO Facility	Monday to Sunday, 24 hours	Monday to Sunday, 24 hours	
FLD Facility	Monday to Sunday, 24 hours	Monday to Sunday, 24 hours	
Landscaping Material Supplies Facility	Monday to Sunday, 24 hours	Monday to Sunday, 24 hours	Not Applicable

B58. Works outside of the hours identified in Condition B57 may be undertaken in the following circumstances:
(a) works that are inaudible at the nearest sensitive receivers;
(b) works agreed to in writing by the Planning Secretary;
(c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
(d) where it is required in an emergency to avoid the loss of lives, property and /or prevent environmental harm.

Construction Noise Limits

B59. The Development must be constructed to achieve the construction noise management levels detailed in the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009). All noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the EIS.

Operational Noise Limits

B60. The Applicant must ensure that noise generated by operation of the Development does not exceed the noise limits in **Table 4.**

Table 4: Noise Limits dB(A)

Location	Day $L_{Aeq(15\ minute)}$	Evening $L_{Aeq(15\ minute)}$	Night $L_{Aeq(15\ minute)}$	Night $L_{A1(1\ minute)}$
All residential receivers	35	35	35	45

Note: *Noise generated by the Development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Industrial Noise Policy.*

Noise Mitigation

B61. The Applicant must:
(a) implement best practice, including all noise management and mitigation measures to prevent and minimise operational, low frequency and traffic noise generated by the development;
(b) minimise the noise impacts of the development during adverse meteorological conditions;

(c) maintain the effectiveness of any noise suppression equipment on plant at all times and ensure defective plant and equipment is not being used operationally until fully repaired; and
(d) regularly assess noise emissions and relocate, modify and/or stop operations to ensure compliance with the relevant conditions of this consent.

Construction and Operational Noise Management

B62. The Applicant must ensure that all its vehicles are fitted with broadband reversing alarms only.

VIBRATION

Vibration Criteria

B63. Vibration caused by construction at any residence or structure outside the site must be limited to:
(a) for structural damage, German Standard DIN 4150 Part 3 Structural Vibration in Buildings Effects on Structures; and
(b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006).

Vibration Validation

B64. During the commissioning of the hydro-excavation, drill mud and fluids processing equipment the Applicant must conduct vibration testing on vibration generating equipment. The vibration testing must be conducted by a suitably qualified and experienced person(s). Should exceedances occur, the Applicant must implement the following mitigation measures:
(a) equipment causing the vibration should be isolated on resilient mounts from any connective structures;
(b) inertia blocks should be considered to add system mass to reduce vibration; and
(c) balance weights to correct rotation of poorly balanced parts.

B65. Evidence of the vibration testing and outcomes must be submitted to the Planning Secretary and the EPA within two months of conducting the testing.

HAZARDS AND RISK

B66. The Applicant must store all chemicals, fuels and oils used on-site in accordance with:
(a) the requirements of all relevant Australian Standards; and
(b) the NSW EPA's *'Storing and Handling of Liquids: Environmental Protection – Participants Handbook'* if the chemicals are liquids.

In the event of an inconsistency between the requirements listed from (a) to (b) above, the most stringent requirement must prevail to the extent of the inconsistency.

Dangerous Goods

B67. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.

B68. Dangerous goods, as defined by the *Australian Dangerous Goods Code*, must be stored and handled strictly in accordance with:
(a) all relevant Australian Standards;
(b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and
(c) the *Environment Protection Manual for Authorised Officers: Bunding and Spill Management, technical bulletin* (EPA,1997).

In the event of an inconsistency between the requirements listed from a) to c) above, the most stringent requirement must prevail to the extent of the inconsistency.

LITTER AND PEST CONTROL

Pests, Vermin and Noxious Weed Management

B69. The Applicant must:
(a) ensure all waste loads are covered unless fully contained with building(s); and
(b) maintain the site in a clean and tidy state at all times.

B70. The Applicant must:
(a) implement suitable measures to manage pests, vermin and declared noxious weeds on the site; and
(b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard, or cause the loss of amenity in the surrounding area.

Note: *For the purposes of this condition, noxious weeds are those species subject to an order declared under the Noxious Weed Act 1993.*

CONTAMINATION

B71. Prior to the commencement of construction, the Applicant must prepare an unexpected finds protocol to ensure that potentially contaminated material is appropriately managed. The protocol must form part of the CEMP required by Condition C1 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.

VISUAL AMENITY

Building Materials and Landscaping

B72. Prior to the commencement of construction, the Applicant must prepare a Building Material Schedule and Landscape Plan for the Development to the satisfaction of the Planning Secretary. The Schedule and Plan must:
(a) be prepared in consultation with Council;
(b) be consistent with the Fairfield City Council Development Control Plan 2013;
(c) include a schedule of the building materials and colours to be used on the facades; and
(d) include details on landscaping including species and number of plants to be planted and the watering regime.

Only native species are to be used for landscaping purposes, and species must be selected which benefit the Cumberland Plain Woodland species present on the site.

B73. The Applicant must:
(a) not commence construction until the Building Material Schedule and Landscape Plan required by Condition B72 is approved by the Planning Secretary; and
(b) ensure the Building Material Schedule and Landscape Plan (as required and approved by the Planning Secretary from time to time) is implemented for the operational life of the Development.

External Walls and Cladding Flammability

B74. The external walls of the building including attachments must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of a Construction Certificate and Occupation Certificate the Certifying Authority must:
(a) be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the relevant requirements of the NCC; and
(b) ensure that the documentation relied upon in the approval processes include an appropriate level of detail to demonstrate compliance with the NCC as proposed and as built.

B75. A copy of the documentation required under Condition B74(b) must be provided to the Planning Secretary within 7 days of being accepted by the Certifying

Lighting

B76. The Applicant must ensure the lighting associated with the Development:
(a) complies with the latest version of AS 4282 (INT) - Control of Obtrusive Effects of Outdoor Lighting; and
(b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Signage

B77. All signage and fencing must be erected in accordance with the Development plans included in the EIS/RTS.

Note: *This condition does not apply to temporary construction and safety related signage and fencing.*

HERITAGE

B78. The Applicant must cease all works on site in the event that any Aboriginal cultural object(s) or human remains are uncovered. If human remains are uncovered, you must immediately stop work, not further disturb the remains and notify NSW Police. OEH and the Aboriginal community must be contacted if the remains are suspected to be of Aboriginal origin. If other Aboriginal objects are discovered, you must immediately stop work, not further disturb the objects and notify OEH by calling Environment Line on 131 555. Works must not resume in the designated area until the relevant written consent is received from NSW Police and/or OEH. Any Aboriginal objects discovered must be registered on the Aboriginal Heritage Management Information System (AHIMS), in accordance with section 89A of the *National Parks and Wildlife Act 1974*.

SECURITY

B79. The Applicant shall:
(a) maintain the perimeter fence and security gates on the site; and
(b) ensure that the security gates on site are locked whenever the site is unattended.

DECOMISSIONING

B80. Prior to the commencement of operations, the Applicant must prepare a Conceptual Decommissioning Management Plan (DMP) for the Development to the satisfaction of the Planning Secretary. The plan must form part of the OEMP required by Condition C7. The DMP must:
(a) include a schedule for the decommissioning of the Development;
(b) detail how the following would be achieved:
  (i) ensure the site is left in a safe, stable and non-polluting manner;
  (ii) removal of all waste from the site;
  (iii) restoration of the site to the existing landuse in accordance with *State Environmental Planning Policy No 55 – Remediation of Land*; and
  (iv) ensure public safety is maintained.
(c) include procedures for notification of the surrounding landowners;
(d) include procedures for safe removal of any machinery and structures;
(e) include measures to mitigate any environmental impacts associated with the removal of the development;
(f) include details of monitoring that would be undertaken during the decommissioning of the development; and
(g) be reviewed 12 months prior to the closure of the site to the satisfaction of the Planning Secretary.

PART C: ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

C1. The Applicant must prepare a Construction Environmental Management Plan (CEMP) to the satisfaction of the Planning Secretary. The CEMP must:
(a) be approved by the Planning Secretary prior to the commencement of construction;
(b) outline all environmental management practices and procedures to be followed during construction works associated with the Development;
(c) explain the controls that would be implemented to minimise dust emissions during construction of the Development;
(d) describe all activities to be undertaken on the site during construction of the Development, including a clear indication of construction stages;
(e) detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts;
(f) describe the roles and responsibilities for all relevant employees involved in construction works associated with the Development; and
(g) include the management plans required under Condition C2 of this consent.

C2. As part of the CEMP required under Condition C1 of this consent, the Applicant must include the following:
(a) Construction and Demolition Waste Management Plan (Condition B14);
(b) Flood Emergency Response Plan (see Condition B40);
(c) Erosion and Sediment Control Plan (see Condition B52);
(d) Unexpected Finds Protocol (see Condition B71); and
(e) Building Material Schedule and Landscape Plan (see Condition B72).

C3. The Applicant must carry out the construction of the Development in accordance with the CEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time), unless otherwise agreed by the Planning Secretary.

OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN

C4. The Applicant must prepare an Operational Environmental Management Plan (OEMP) to the satisfaction of the Planning Secretary. The OEMP must:
(a) be approved by the Planning Secretary prior to the commencement of operations;
(b) be prepared by a suitably qualified and experienced expert;
(c) provide the strategic framework for environmental management of the Development;
(d) identify the statutory approvals that apply to the Development;
(e) provide a legible site plan which shows all the various operations on the site;
(f) detail the FGO and FLD cleaning and maintenance regime;
(g) include the details of the groundwater monitoring as required by Condition B36;
(h) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the Development;
(i) describe the procedures that would be implemented to:
  (i) keep the local community and relevant agencies informed about the operation and environmental performance of the Development;
  (ii) receive, handle, respond to, and record complaints;
  (iii) resolve any disputes that may arise;
  (iv) respond to any non-compliance; and
  (v) respond to emergencies.
(j) include the following environmental management plans:
  (i) Waste Management Plan (Condition B12);
  (ii) Air Quality and Odour Management Plan (see Condition B24);
  (iii) Water Management Plan (see Condition B49);
  (iv) Emergency Response Plan that addresses flooding, chemical spills and fire water containment (see Condition B51 and B40);
  (v) Operational Traffic Management Plan (see Condition B55); and
  (vi) Conceptual Decommissioning Management Plan (see Condition B80).

C5. The Applicant must operate the Development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time), unless otherwise agreed by the Planning Secretary.

Conditions Compliance Report

C6. The Applicant must submit a Conditions Compliance Report to the Planning Secretary with any Environmental Management Plans, to track compliance with the conditions of this approval during the construction and

operation of the Development. The Conditions Compliance Report must include procedures for rectifying any non-compliance identified.

MANAGEMENT PLAN REQUIREMENTS

C7. The Applicant must ensure that the environmental management plans required under Condition C1 and Condition C4 of this consent are prepared by a suitably qualified person or persons in accordance with best practice and include:
(a) detailed baseline data
(b) a description of:
  (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
  (ii) any relevant limits or performance measures/criteria; and
  (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the Development or any management measures.
(c) a description of the management measures that would be implemented to comply with the relevant statutory requirements, limits or performance measures/criteria;
(d) a program to monitor and report on the:
  (i) impacts and environmental performance of the Development; and
  (ii) effectiveness of any management measures (see (c) above).
(e) a contingency plan to manage any unpredicted impacts and their consequences;
(f) a program to investigate and implement ways to improve the environmental performance of the Development over time;
(g) a protocol for managing and reporting any:
  (i) incidents;
  (ii) complaints;
  (iii) non-compliances with statutory requirements; and
  (iv) exceedances of the impact assessment criteria and/or performance criteria.
(h) a protocol for periodic review of the plan.

Revision of Strategies, Plans and Programs

C8. Within three months of:
(a) approval of a modification;
(b) approval of an annual review under Condition C9;
(c) submission of an incident report under Condition C10; and
(d) completion of an audit under Condition C14.

the Applicant must review, and if necessary revise, the strategies, plans, and programs required under this consent to the satisfaction of the Planning Secretary.

Note: *This is to ensure the strategies, plans and programs are updated on a regular basis, and incorporate any recommended measures to improve the environmental performance of the Development.*

ANNUAL REVIEW

C9. Each year, the Applicant must review the environmental performance of the Development to the satisfaction of the Planning Secretary. This review must:
(a) describe the development that was carried out in the previous calendar year, and the Development that is proposed to be carried out over the next year;
(b) include a comprehensive review of the monitoring results and complaints records of the Development over the previous calendar year, which includes a comparison of these results against the:
  (i) the relevant statutory requirements, limits or performance measures/criteria;
  (ii) requirements of any plan or program required under this consent;
  (iii) the monitoring results of previous years; and
  (iv) the relevant predictions in the EIS.
(c) identify any non-compliance over the last year, and describe what actions were (or are being) taken to ensure compliance;
(d) identify any trends in the monitoring data over the life of the Development;
(e) identify any discrepancies between the predicted and actual impacts of the Development, and analyse the potential cause of any significant discrepancies; and
(f) describe what measures will be implemented over the next year to improve the environmental performance of the Development.

REPORTING

Incident Reporting

C10. Within 24 hours of any incident or potential incident with actual or potential significant off-site impacts on people or the biophysical environment, a report shall be supplied to the Department outlining the basic facts. A further detailed report shall be prepared and submitted following investigations of the causes and identification of necessary additional preventive measures. That report must be submitted to the Planning Secretary no later than 14 days after the incident or potential incident.

C11. The Applicant shall maintain a register of accidents, incidents and potential incidents. The register shall be made available for inspection at any time by the independent Hazard Auditor and the Department.

Regular Reporting

C12. The Applicant must provide regular reporting on the environmental performance of the Development on its website, in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent.

AUDITING

Independent Environmental Audit

C13. Within one year of the commencement of operation, and every three years thereafter, unless the Planning Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit (audit) of the Development. Division 2B of Part 6 of the EP&A Act applies to these audits, which are for the purposes of ascertaining information in relation to the environmental performance of the Development and the adequacy of strategies, plans and programs. Audits must:

(a) be conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Planning Secretary;
(b) include consultation with the relevant agencies;
(c) assess the environmental performance of the Development and assess whether it is complying with the requirements in this consent, and any other relevant approvals, relevant EPL(s) (including any assessment, plan or program required under these approvals);
(d) review the adequacy of any approved strategy, plan or program required under the abovementioned consents; and
(e) recommend measures or actions to improve the environmental performance of the Development, and/or any strategy, plan or program required under these consents.

***Note:** This audit team must be led by a suitably qualified auditor, and include relevant experts in any other fields specified by the Planning Secretary.*

C14. Within three months of commissioning this audit, or as otherwise agreed by the Planning Secretary, the Applicant must submit a copy of the audit report to the Planning Secretary, and any other NSW agency that requests it, together with its response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The Applicant must implement these recommendations to the satisfaction of the Planning Secretary.

ACCESS TO INFORMATION

C15. The Applicant must:

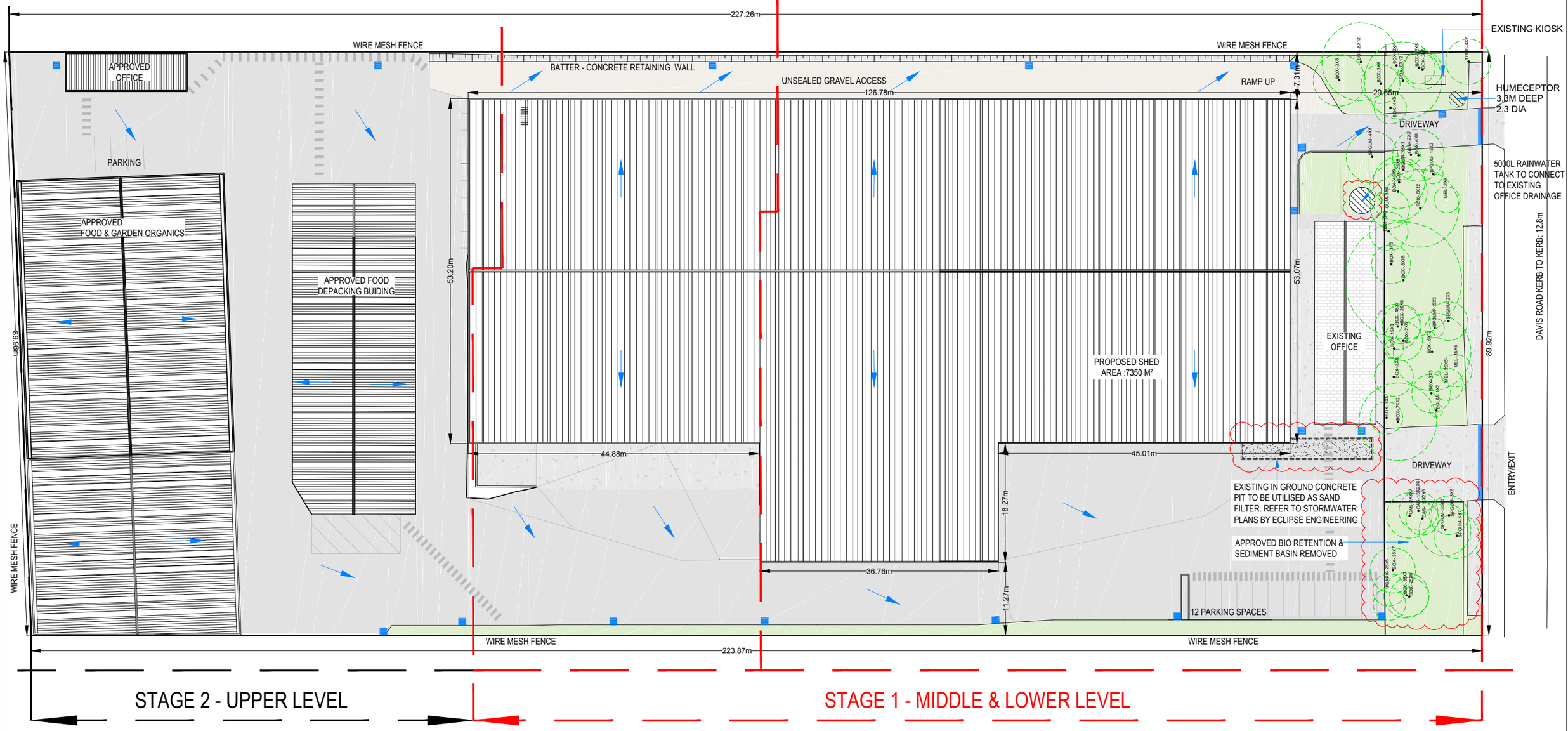
(a) make copies of the following publicly available on its website:
  (i) the documents referred to in Condition A2;
  (ii) all current statutory approvals for the Development;
  (iii) all approved strategies, plans and programs required under the conditions of this consent;
  (iv) a comprehensive summary of the monitoring results of the Development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
  (v) a complaint register updated on a monthly basis;
  (vi) the annual reviews of the Development;
  (vii) any independent environmental audit of the Development and the Applicant's response to the recommendations in any audit;
  (viii) any other matter required by the Planning Secretary; and
  (ix) keep this information up to date, to the satisfaction of the Planning Secretary.

APPENDIX A
DEVELOPMENT LAYOUT PLANS

UPPER LEVEL
AS PER APPROVED DA SSD 7401

MIDDLE LEVEL
PROPOSED

LOWER LEVEL
PROPOSED



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

NOTE: PLEASE REFER TO ENGINEERING PLANS BY ECLIPSE FOR STORMWATER DESIGN DETAIL

LEGEND:

- FALLS DIRECTION
- PROPOSED UNDERLYING STORM WATER PIPES
- EXISTING TREE & CANOPY TO BE RETAINED
- PROPOSED SURFACE INLET PIT

NOTES:

TOTAL SITE AREA: 20,280m²

TOTAL ROOFED AREA: 11,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
C	Existing Pit / Sand Filter / Humeceptor / Existing CPW / WT	06-10-2021	JU	GD
B	Deleted basin / Added inground sand filter	24-08-2021	JU	GD
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED SITE PLAN AT ROOF LEVEL

SCALE
1:300 @ A1, 1:600@A3

STAGE
DA

PROJECT NUMBER
2020/04

DRAWING NUMBER
DA003

ISSUE
C

UPPER LEVEL
AS PER APPROVED DA SSD 7401

MIDDLE LEVEL
PROPOSED

LOWER LEVEL
PROPOSED

227.26m

APPROVED OFFICE
AREA: 113 M²

PARKING

APPROVED FOOD
& GARDEN ORGANICS
AREA: 2,260 M²

BITUMEN
PAVEMENT

APPROVED FOOD
DEPACKING BUIDING
AREA: 960 M²

WIRE MESH FENCE

BATTER - CONCRETE RETAINING WALL

5.81m

PARKING

CONCRETE RETAINING WALL

STORAGE BAYS

CONTROL ROOM
ACCESS FROM
MIDDLE LEVEL

WEIGHBRIDGE
WEIGHBRIDGE
WEIGHBRIDGE
WEIGHBRIDGE

CONCRETE RETAINING WALL

STORAGE BAYS

RAMP UP

RAMP UP

RAMP UP

UNSEALED GRAVEL ACCESS

RAMP UP

7.31m

8.11m

51.35m

10.00m

PROPOSED SHED
AREA: 7,350 M²

WEIGHBRIDGE

29.66m

DRIVE WAY
(FOR SERVICES)

EXISTING KIOSK

HUMECEPTOR
3.3M DEEP
2.3 DIA

5000L UNDER
GROUND RAINWATER
TANK TO CONNECT
TO EXISTING
OFFICE DRAINAGE

AA'
DA103

EXISTING
TREES

EXISTING
OFFICE

CONCRETE
DRIVEWAY

ENTRY/EXIT

DAVIS ROAD KERB TO KERB: 12.8m

EXISTING IN GROUND CONCRETE
PIT TO BE UTILISED AS SAND
FILTER. REFER TO STORMWATER
PLANS BY ECLIPSE ENGINEERING

APPROVED BIO RETENTION &
SEDIMENT BASIN REMOVED

12 PARKING SPACES

BITUMEN PAVEMENT

SITE BOUNDARY

WIRE MESH FENCE

WIRE MESH FENCE

WIRE MESH FENCE

223.87m

STAGE 2 - UPPER LEVEL

STAGE 1 - MIDDLE & LOWER LEVEL

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

LEGEND:

39.50 EXISTING SITE SPOT LEVELS

39.45 PROPOSED SITE SPOT LEVELS (RED IN COLOUR)

TRUCK MOVEMENT

EXISTING TREE & CANOPY TO BE RETAINED

NOTES:

TOTAL SITE AREA: 20,280m²

TOTAL ROOFED AREA: 11,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED SITE PLAN AT GROUND LEVEL

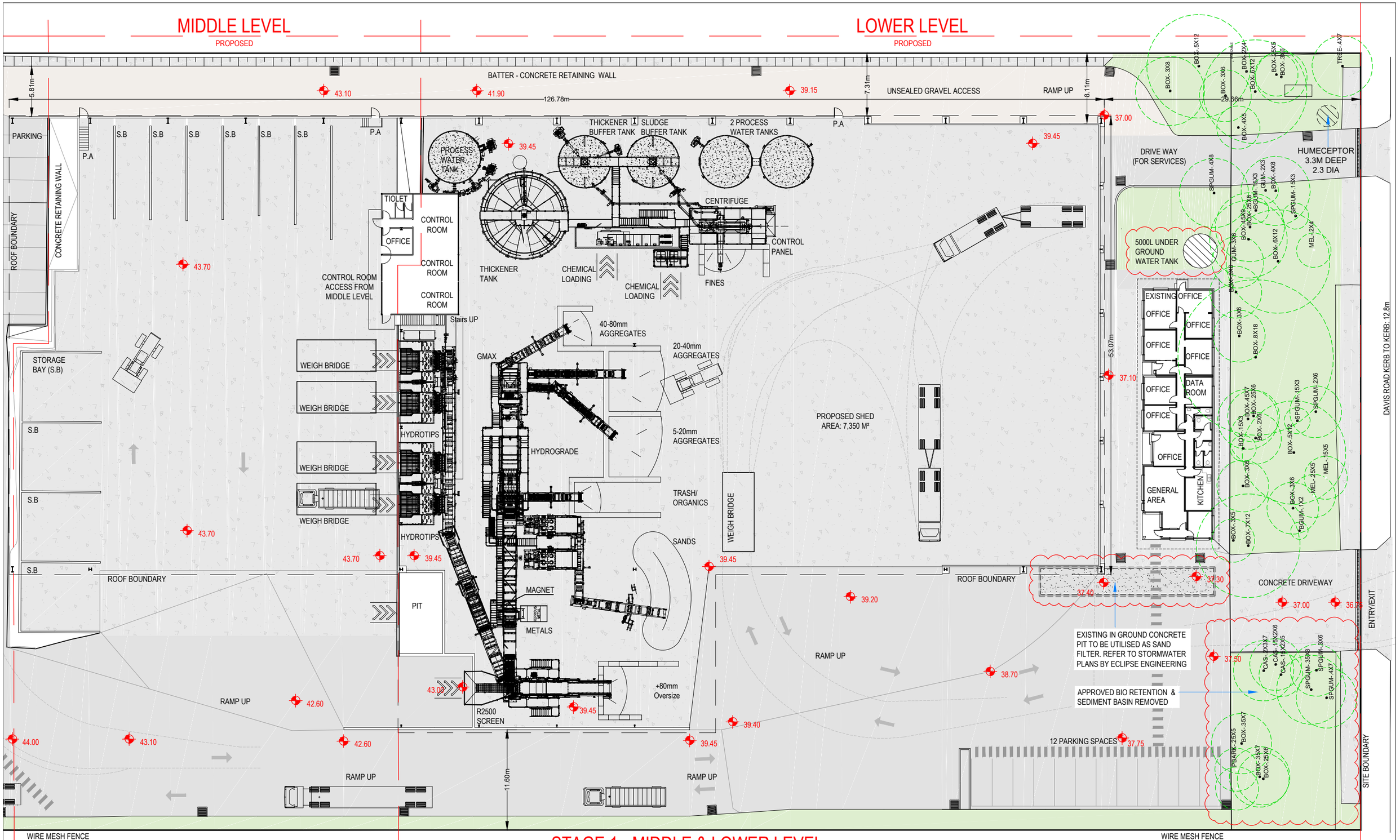
SCALE: 1:300 @ A1, 1:600@A3

STAGE: DA

PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA004

ISSUE: C



01 PROPOSED STAGE 1 - MIDDLE & LOWER LEVEL
SCALE: 1:200 (A1)

LEGEND:

39.45 PROPOSED SITE SPOT LEVELS (RED IN COLOUR)

TRUCK MOVEMENT

EXISTING TREE & CANOPY TO BE RETAINED

NOTES:

TOTAL SITE AREA: 20,280m²

TOTAL ROOFED AREA: 11,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
C	Existing Pit / Sand Filter / Humeceptor / Existing CPW / WT	06-10-2021	JU	GD
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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED STAGE 1 - MIDDLE & LOWER LEVEL PLAN

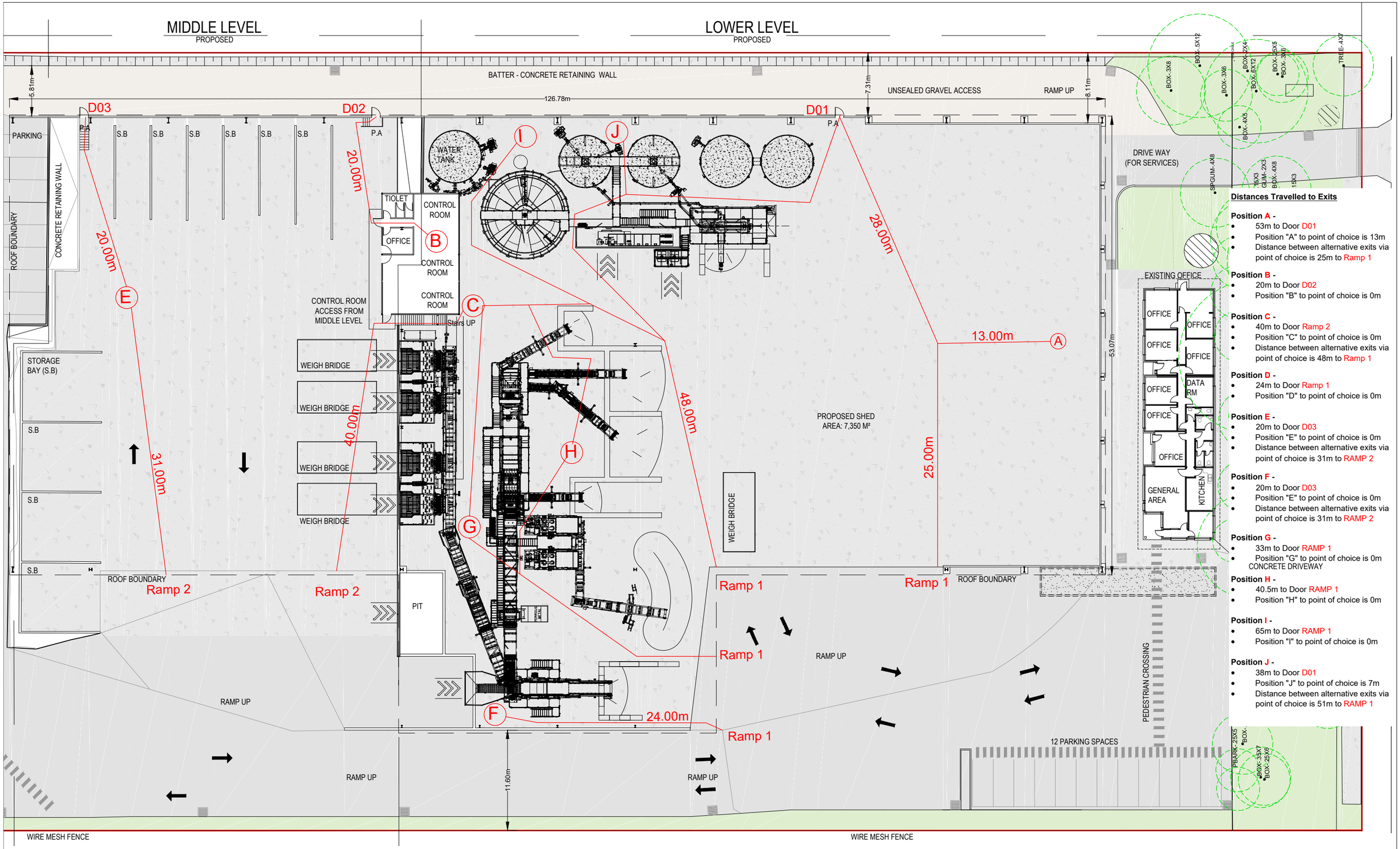
SCALE: 1:200 @ A1, 1:400@A3

STAGE: DA

PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA005

ISSUE: C



Distances Travelled to Exits

Position A -
- 53m to Door D01
- Position "A" to point of choice is 13m
- Distance between alternative exits via point of choice is 25m to Ramp 1

Position B -
- 20m to Door D02
- Position "B" to point of choice is 0m

Position C -
- 40m to Door Ramp 2
- Position "C" to point of choice is 0m
- Distance between alternative exits via point of choice is 48m to Ramp 1

Position D -
- 24m to Door Ramp 1
- Position "D" to point of choice is 0m

Position E -
- 20m to Door D03
- Position "E" to point of choice is 0m
- Distance between alternative exits via point of choice is 31m to RAMP 2

Position F -
- 20m to Door D03
- Position "E" to point of choice is 0m
- Distance between alternative exits via point of choice is 31m to RAMP 2

Position G -
- 33m to Door RAMP 1
- Position "G" to point of choice is 0m

Position H -
- 40.5m to Door RAMP 1
- Position "H" to point of choice is 0m

Position I -
- 65m to Door RAMP 1
- Position "I" to point of choice is 0m

Position J -
- 38m to Door D01
- Position "J" to point of choice is 7m
- Distance between alternative exits via point of choice is 51m to RAMP 1

01 EGRESS PATHS - STAGE 1

SCALE: 1:200 (A1)

LEGEND:

NOTES:

TOTAL SITE AREA: 20,280m²

TOTAL ROOFED AREA: 11,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
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PROJECT: PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION: 24 DAVIS ROAD WETHERILL PARK NSW 2164

DRAWING: PROPOSED STAGE 1 - EGRESS PATHS

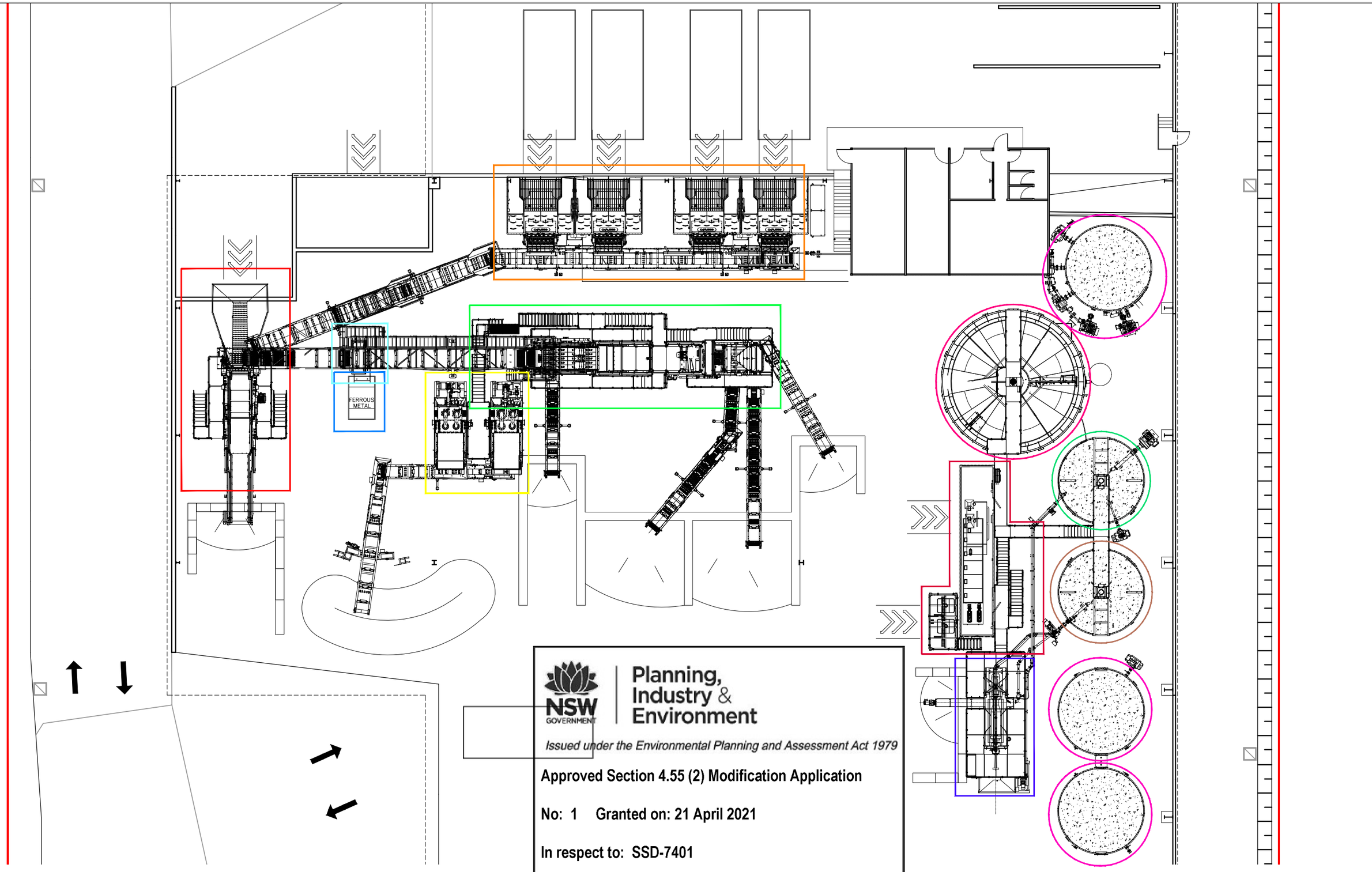
SCALE: 1:200 @ A1, 1:400@A3

STAGE: DA

PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA006

ISSUE: B



01 PROPOSED STAGE 1 - EQUIPMENT
SCALE: 1:125 (A1)

NSW GOVERNMENT | Planning, Industry & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (2) Modification Application

No: 1 Granted on: 21 April 2021

In respect to: SSD-7401

Signed: JF Sheet No: 6 of 10

LEGEND:

- R2500
- GMAX
- METALS
- MAGNET
- HYDROGRADE
- HYDROTIPS
- PROCESS WATER STORAGE
- THICKENER
- POLYMERS SYSTEM
- THICKENER BUFFER TANK
- SLUDGE BUFFER TANK
- CENTRIFUGE

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED STAGE 1 - EQUIPMENT

SCALE: 1:125 @ A1, 1:250@A3

STAGE: DA

PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA007

ISSUE: A

MIDDLE LEVEL
PROPOSED

LOWER LEVEL
PROPOSED

BATTER - CONCRETE RETAINING WALL

UNSEALED GRAVEL ACCESS

RAMP UP

5.81m

126.78m

7.31m

8.11m

29.66m

DRIVE WAY
(FOR SERVICES)

EXISTING OFFICE

PROPOSED
SHED
AREA:
7,350 M²

53.07m

RAMP UP

RAMP UP

RAMP UP

11.60m

12 PARKING SPACES

CONCRETE DRIVEWAY

EXISTING IN GROUND CONCRETE PIT TO BE UTILISED AS SAND FILTER. REFER TO STORMWATER PLANS BY ECLIPSE ENGINEERING

APPROVED BIO RETENTION & SEDIMENT BASIN REMOVED

DAVIS ROAD KERB TO KERB: 12.8m

ENTRY/EXIT

SITE BOUNDARY

WIRE MESH FENCE

WIRE MESH FENCE

STAGE 1 - MIDDLE & LOWER LEVEL

01 PROPOSED STAGE 1 - MIDDLE & LOWER LEVEL
SCALE: 1:200 (A1)

LEGEND:

EXISTING TREE & CANOPY TO BE RETAINED

PROPOSED STORM WATER PIPES AND DRAIN PITS

NOTES:

TOTAL SITE AREA: 20,280m²

TOTAL ROOFED AREA: 11,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
C	Existing Pit / Sand Filter / Humeceptor / Existing CPW / WT	06-10-2021	JU	GD
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A	Development Application	01-02-2021	DC	MD/JB

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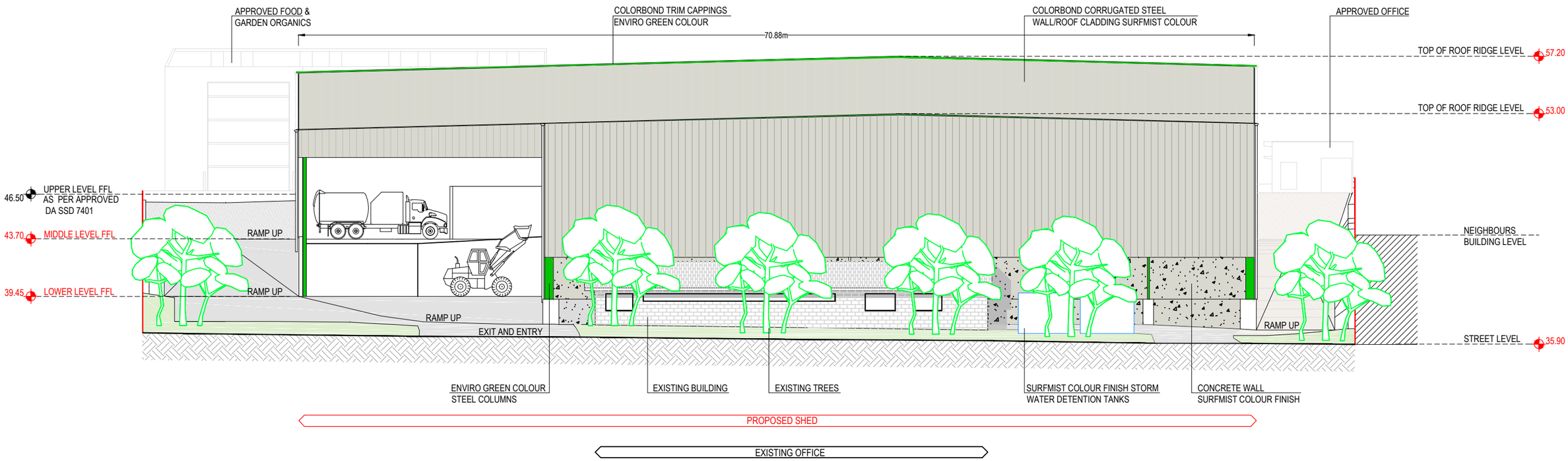
PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

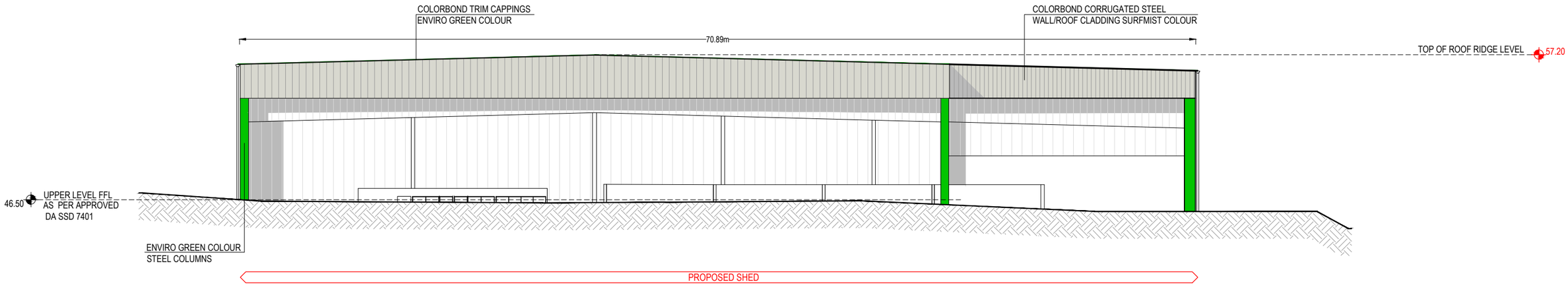
DRAWING
PROPOSED STAGE 1 - MIDDLE & LOWER EXISTING CPW VEGETATION TO REMAIN

SCALE	STAGE
1:200 @ A1, 1:400@A3	DA

PROJECT NUMBER	DRAWING NUMBER	ISSUE
2020/04	DA009	C



01 PROPOSED STREET ELEVATION
SCALE: 1:150 (A1)



02 PROPOSED SHED NORTH ELEVATION
SCALE: 1:150 (A1)

LEGEND:

COLORBOND CORRUGATED STEEL WALL /ROOF CLADDING - SURMIST COLOUR

SOLAR GREY POLYCARBONATE ROOF SHEETING

ENVIRO GREEN COLOUR

SURFMIST COLOUR

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
B	Development Application	20-01-2021	DC	MD/JB
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED STREET & NORTH ELEVATIONS (SHED)

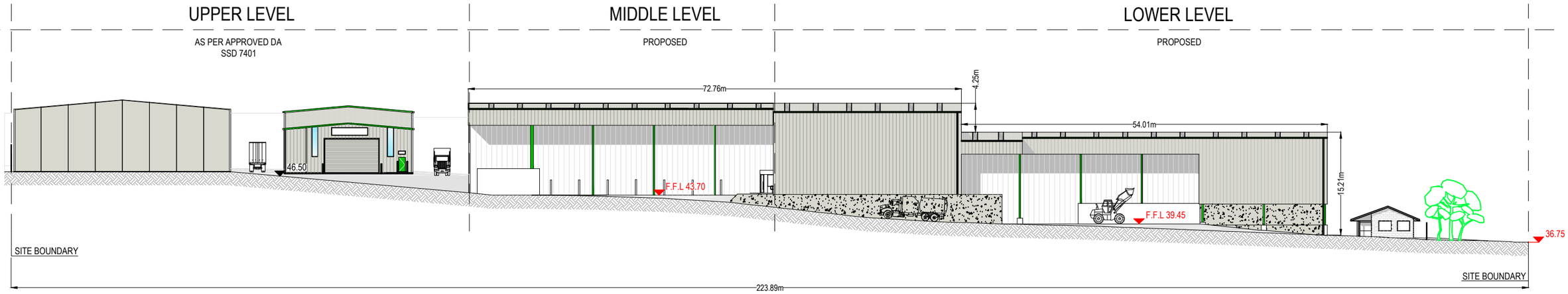
SCALE
1:150 @ A1, 1:300@A3

STAGE
DA

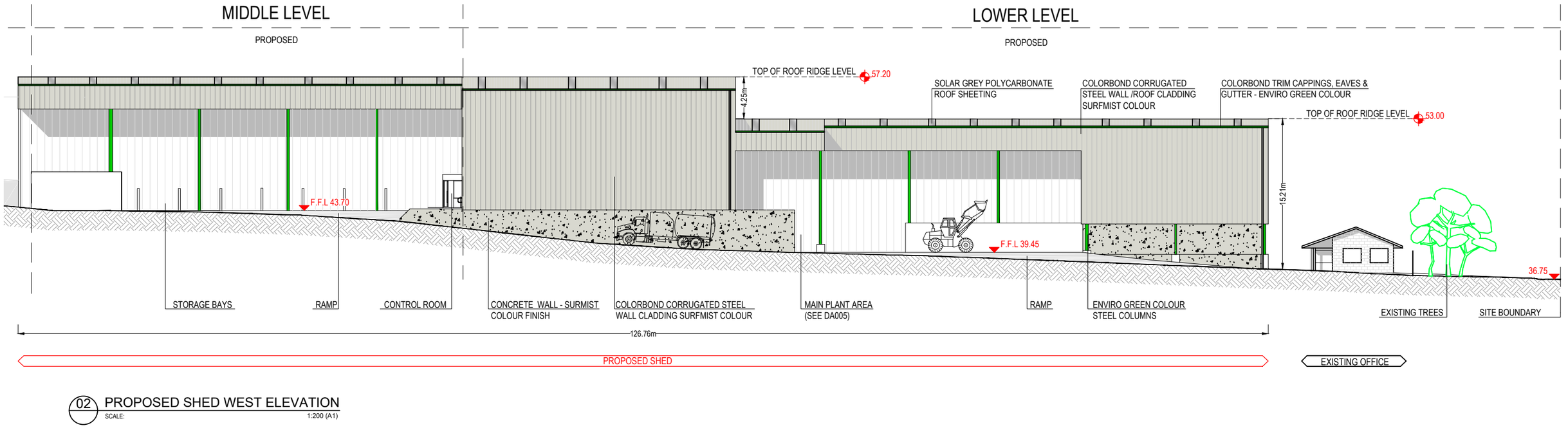
PROJECT NUMBER
2020/04

DRAWING NUMBER
DA100

ISSUE
B



01 PROPOSED WEST SITE ELEVATION
SCALE: 1:300 (A1)



02 PROPOSED SHED WEST ELEVATION
SCALE: 1:200 (A1)

LEGEND:

COLORBOND CORRUGATED STEEL WALL /ROOF CLADDING - SURMIST COLOUR

SOLAR GREY POLYCARBONATE ROOF SHEETING

ENVIRO GREEN COLOUR

SURFMIST COLOUR

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
B	Development Application	20-01-2021	DC	MD/JB
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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED WEST SITE ELEVATION

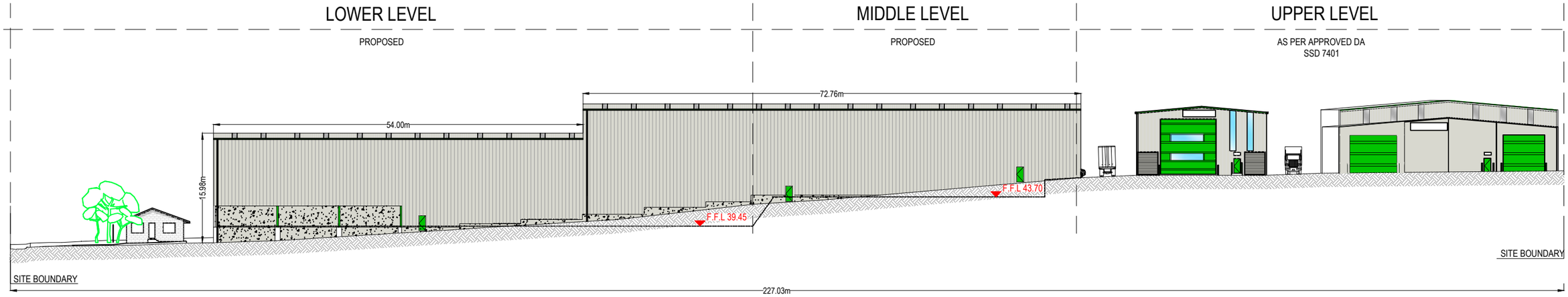
SCALE: VARIES

STAGE: DA

PROJECT NUMBER: 2020/04

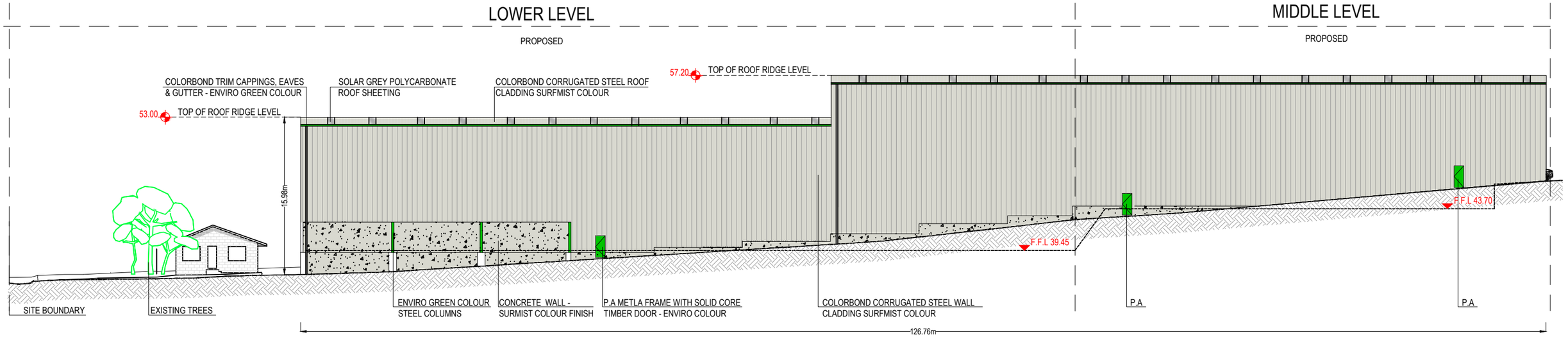
DRAWING NUMBER: DA101

ISSUE: B



01 PROPOSED EAST SITE ELEVATION

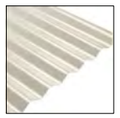
SCALE: 1:300 (A1)



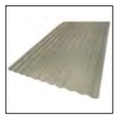
02 PROPOSED SHED EAST ELEVATION

SCALE: 1:200 (A1)

LEGEND:



COLORBOND CORRUGATED STEEL WALL /ROOF CLADDING - SURMIST COLOUR



SOLAR GREY POLYCARBONATE ROOF SHEETING

ENVIRO GREEN COLOUR

SURFMIST COLOUR

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
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WETHERILL PARK NSW 2164

DRAWING
PROPOSED EAST SITE ELEVATION

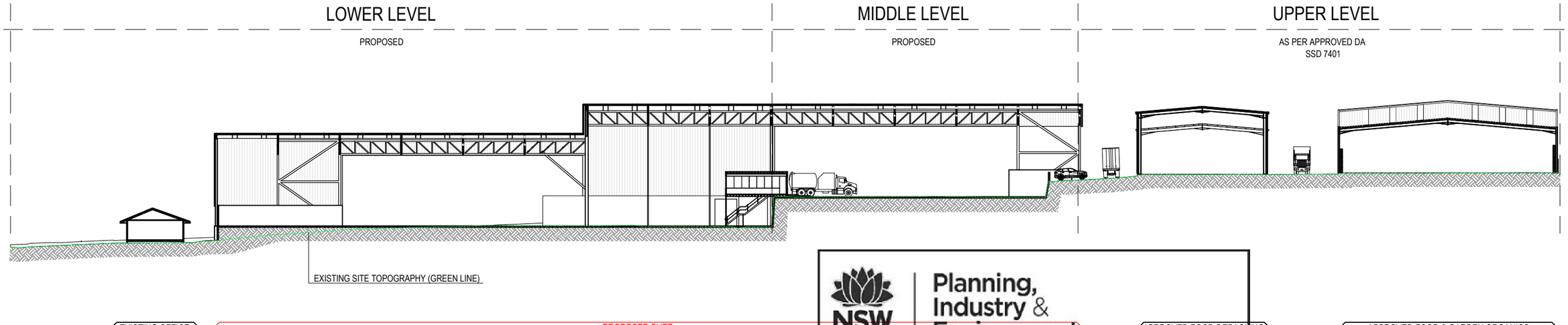
SCALE: VARIES

STAGE: DA

PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA102

ISSUE: B



01 PROPOSED SITE SECTION AA'
SCALE: 1:300 (A1)

NSW GOVERNMENT | Planning, Industry & Environment

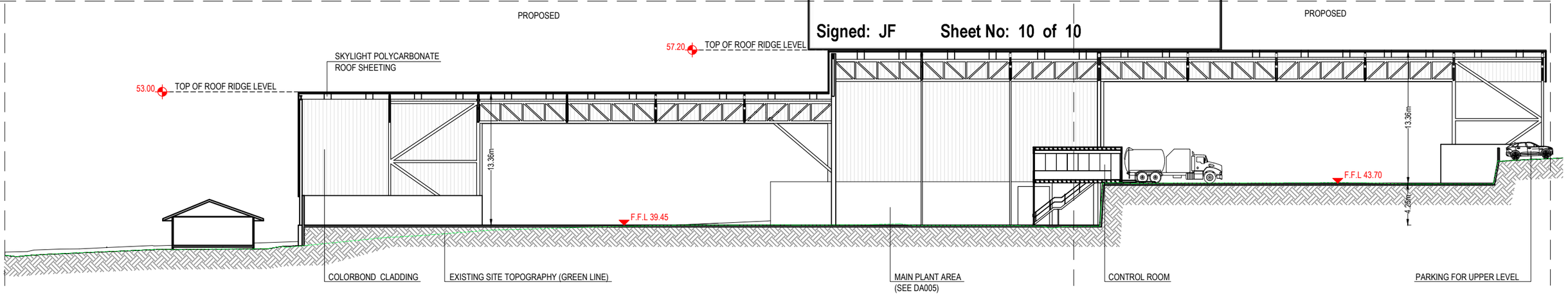
Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (2) Modification Application

No: 1 Granted on: 21 April 2021

In respect to: SSD-7401

Signed: JF Sheet No: 10 of 10



02 PROPOSED SHED SECTION AA'
SCALE: 1:200 (A1)

LEGEND:

NOTES:

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED SHED SECTION AA'

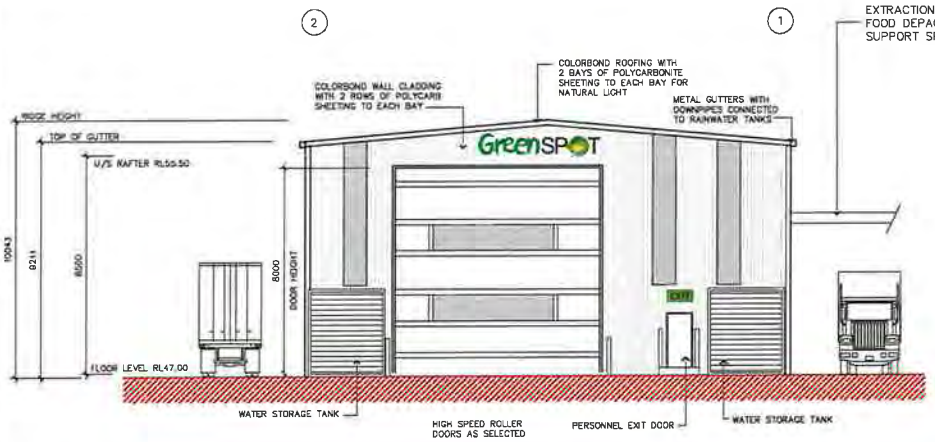
SCALE: VARIES

STAGE: DA

PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA103

ISSUE: A



EAST ELEVATION
SCALE 1:100

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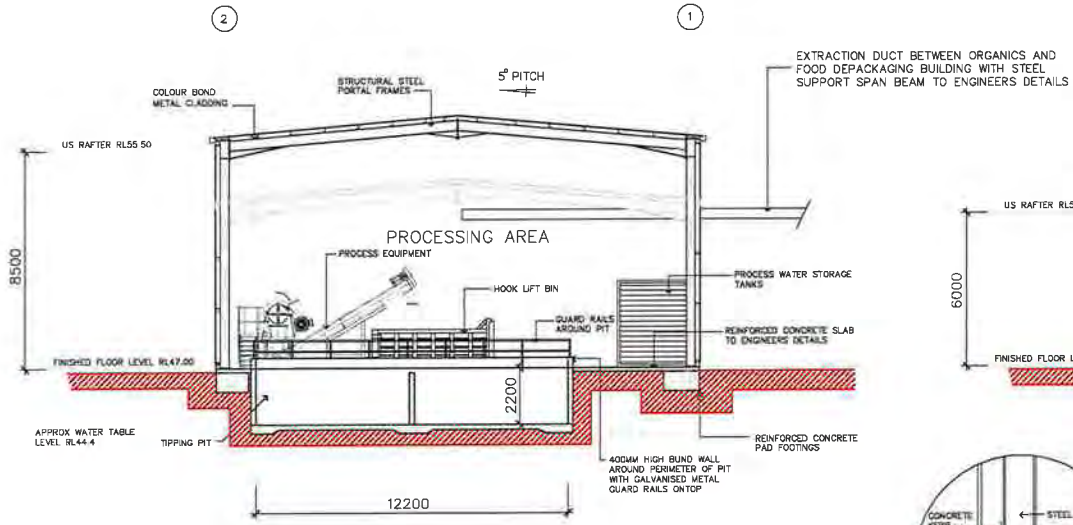
SCALE 1:100



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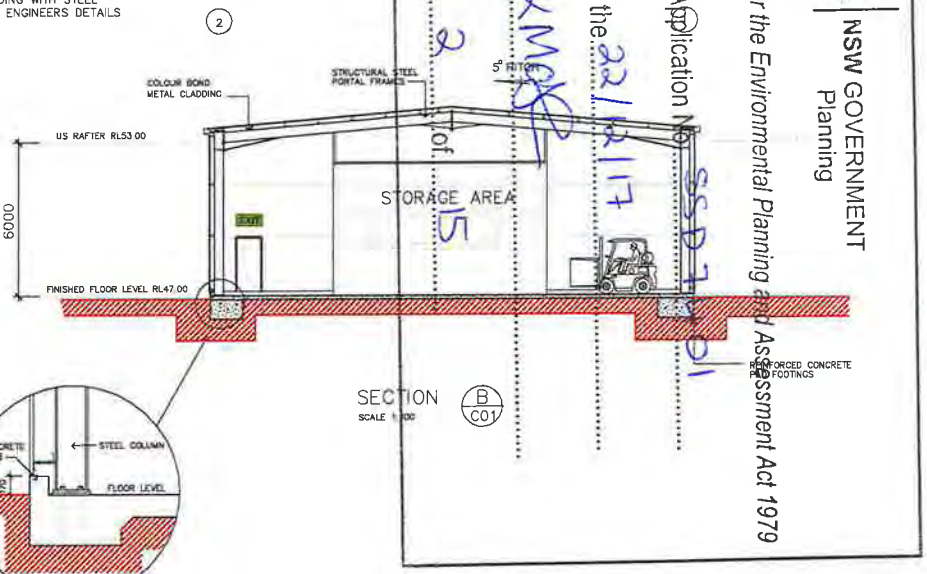

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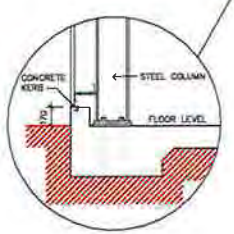

PERIMETER KERB DETAIL

Sheet No. 2 of 15
Signed KMcK
granted on the 22/12/17
Approved Application No. SSD 7601
Issued under the Environmental Planning and Assessment Act 1979
NSW GOVERNMENT Planning

ISSUE	BY	DESCRIPTION	DATE
A	CR	FOR EIS	8-8-16
A	CR	ADD ODOUR UNITS AND DUCTS	15-6-2017

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GENERAL NOTES:
1. ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR SHOP DRAWINGS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER
2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS FROM A DETAILED SURVEY
3. FIGURED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALING
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 TAKE PRECEDENT OVER THIS DRAWING
6. STORMWATER TO BE RECHANNELED TO COMPLETE REQUIREMENTS AND AS 3500.3-2003
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH RELEVANT AUTHORITIES BEFORE ANY BUILDING WORK COMMENCES
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9. TERMITE PROTECTION TO BE INSTALLED IN ACCORDANCE WITH AS3660.1– 1995 PART 1 NEW BUILDINGS
10. SMOKE DETECTORS TO BE INSTALLED BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THC

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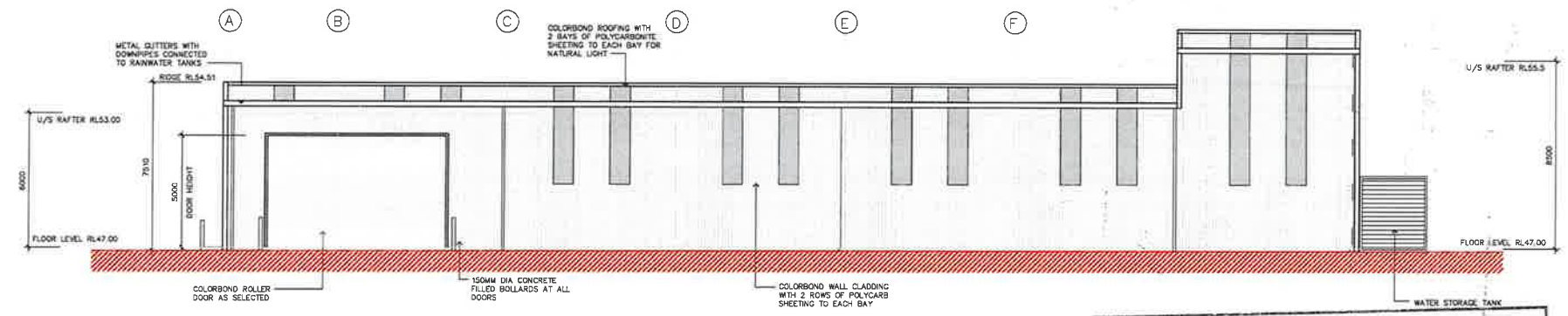
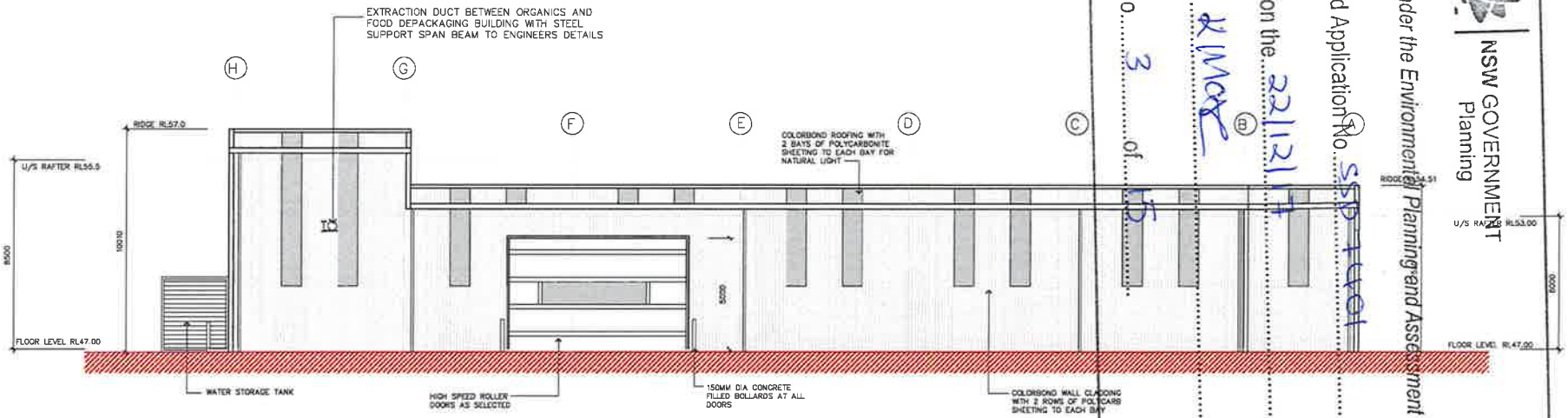
PROJECT	PROPOSED GREENSPOT RESOURCE RECOVERY AND RECYCLING FACILITY 24 DAVIS ROAD WETHERILL PARK NSW 2164
PROJECT NO.	1521
CLIENT	BETTERGROW
SCALE	1:100
TITLE	FOOD DEPACKAGING AND PROCESS BUILDING ELEVATIONS
JOB NO.	0604–16
SHEET NO.	C03
ISSUE	B

A1 SHEET



SOUTH ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100

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

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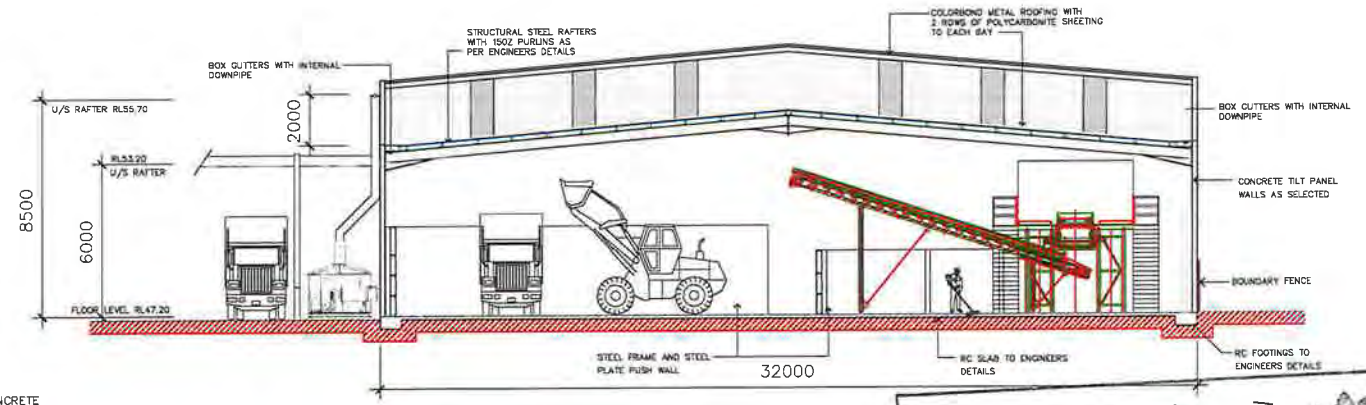
PROJECT	PROPOSED GREENSPOT RESOURCE RECOVERY AND RECYCLING FACILITY 24 DAVIS ROAD WETHERILL PARK NSW 2164
PROJECT NO.	1521
CLIENT	BETTERGROW
SCALE	1:100
TITLE	FOOD DEPACKAGING AND PROCESS BUILDING ELEVATIONS
JOB NO.	0604-16
SHEET NO.	C02
ISSUE	B

A1 SHEET



SECTION A B01
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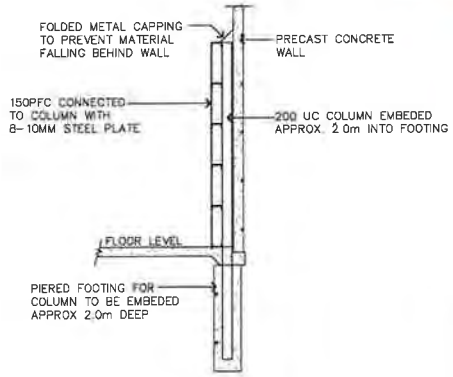
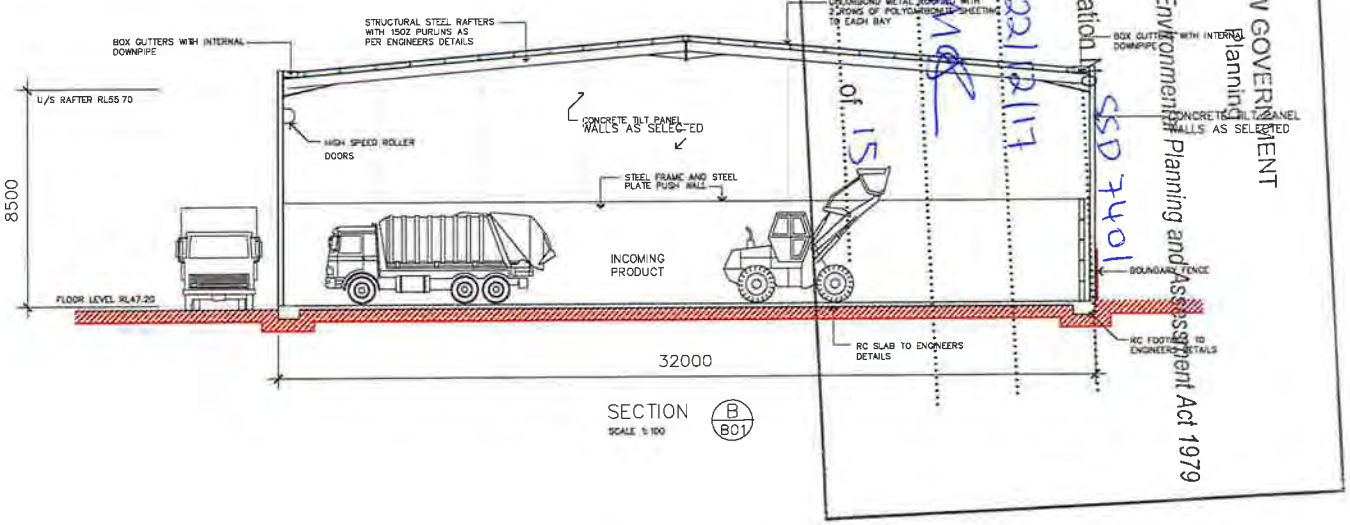


TYPICAL PUSHWALL SECTION
HEIGHTS VARY



SECTION B B01
SCALE 1:100

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

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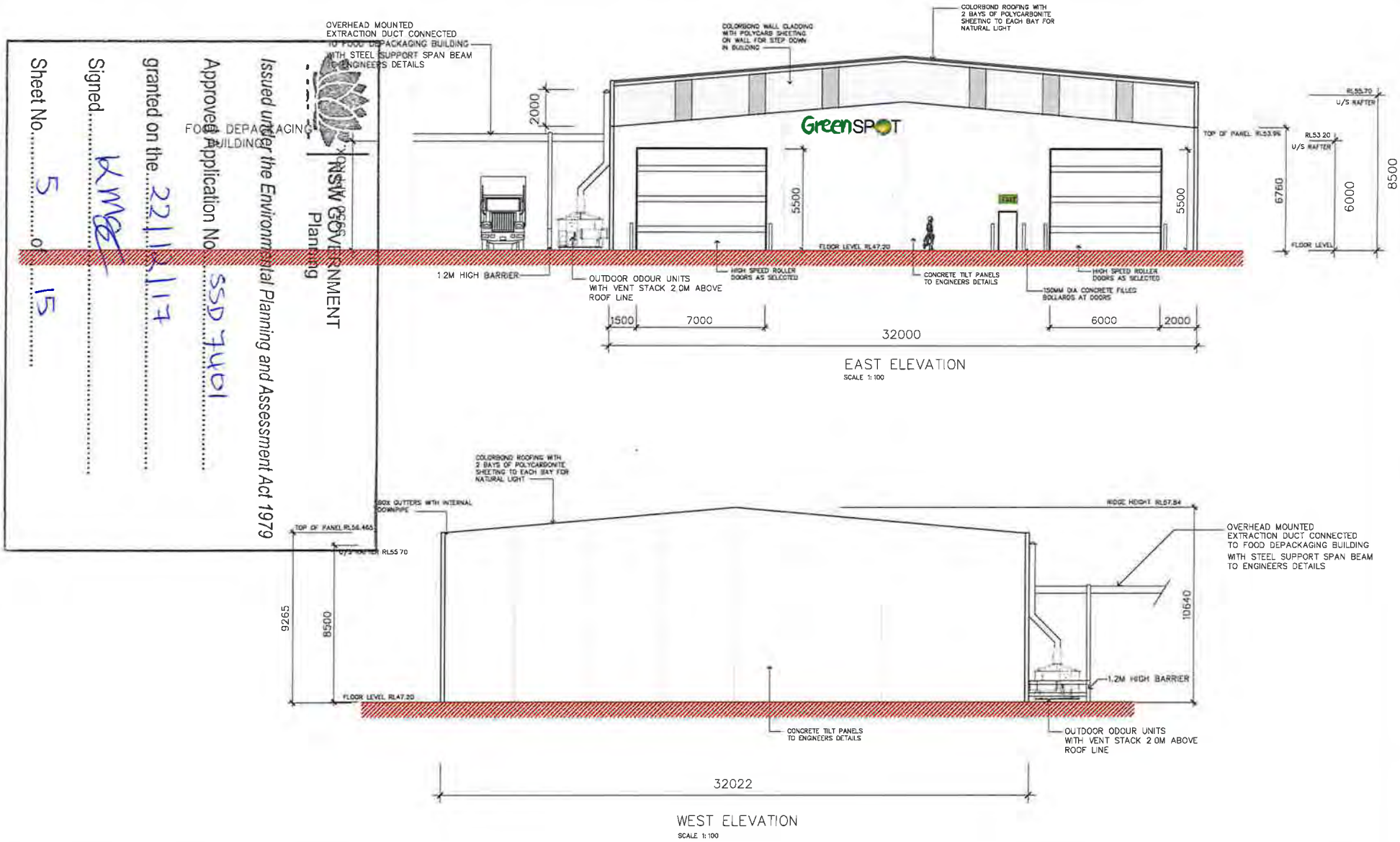
PROJECT NO.	1521
CLIENT	BETTERGROW
SCALE	1:100
TITLE	ORGANICS RECEIVAL AND PROCESS BUILDING SECTIONS
JOB NO.	0604-16
SHEET NO.	B04
ISSUE	B

A1 SHEET



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NSW GOVERNMENT
Planning
FOOD DEPACKAGING BUILDING
Approved Application No. SSD 7401
granted on the 22/12/17
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Sheet No. 5 of 15

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

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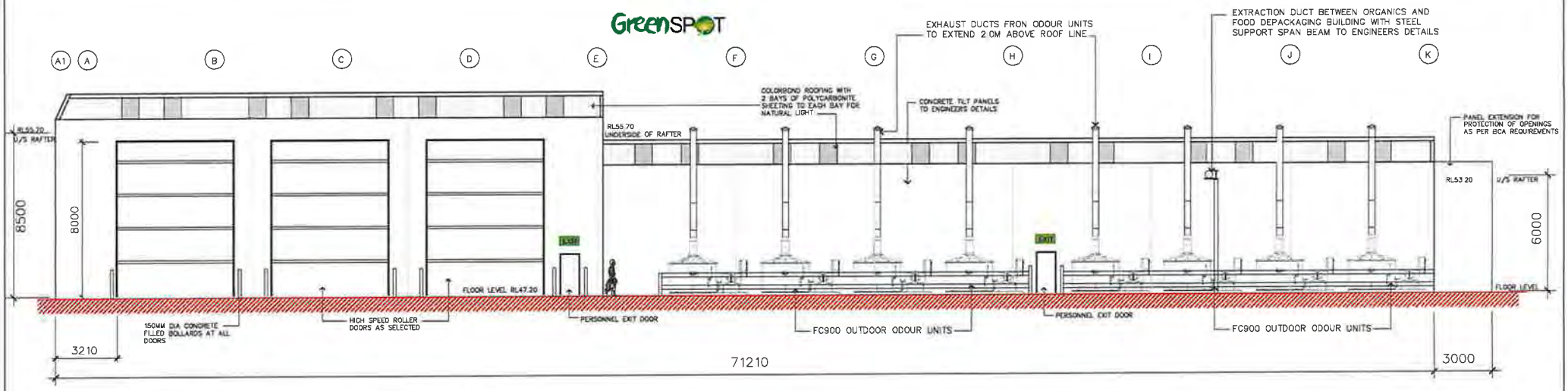
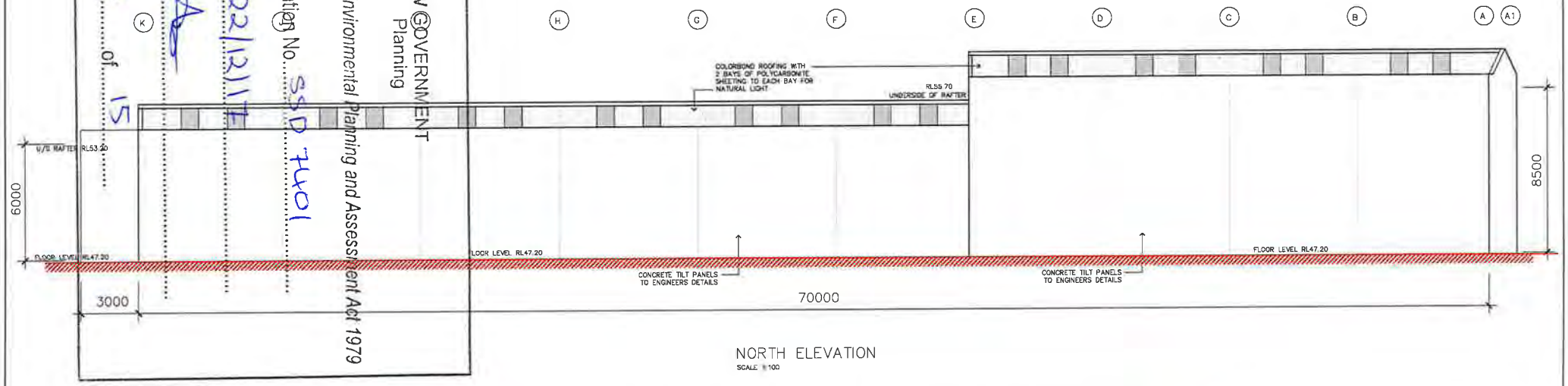
PROJECT	PROPOSED GREENSPOT RESOURCE RECOVERY AND RECYCLING FACILITY 24 DAVIS ROAD WETHERILL PARK NSW 2164	PROJECT NO. 1521
CLIENT	BETTERGROW	SCALE 1:100
TITLE	ORGANICS RECEIVAL AND PROCESS BUILDING ELEVATIONS	JOB NO. 0604-16
		SHEET NO. B03
		ISSUE B

A1 SHEET

GreenSPOT



SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

NSW GOVERNMENT Planning

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Approved Application No. SSD 7401

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Signed.....

Sheet No. 6 of 15

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

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5. WHERE ENGINEERING DRAWINGS ARE REQUIRED SUCH MUST TAKE PRECEDENT OVER THIS DRAWING
6. STRUCTURE TO BE DESIGNED TO ENGINEERS REQUIREMENTS AND AS 1684.2- 2006
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH RELEVANT AUTHORITIES BEFORE ANY BUILDING WORK COMMENCES
8. ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS
9. TERMITE PROTECTION TO BE INSTALLED IN ACCORDANCE WITH AS3660.1- 1995 PART 1 NEW BUILDINGS
10. SMOKE DETECTORS TO BE INSTALLED BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THE

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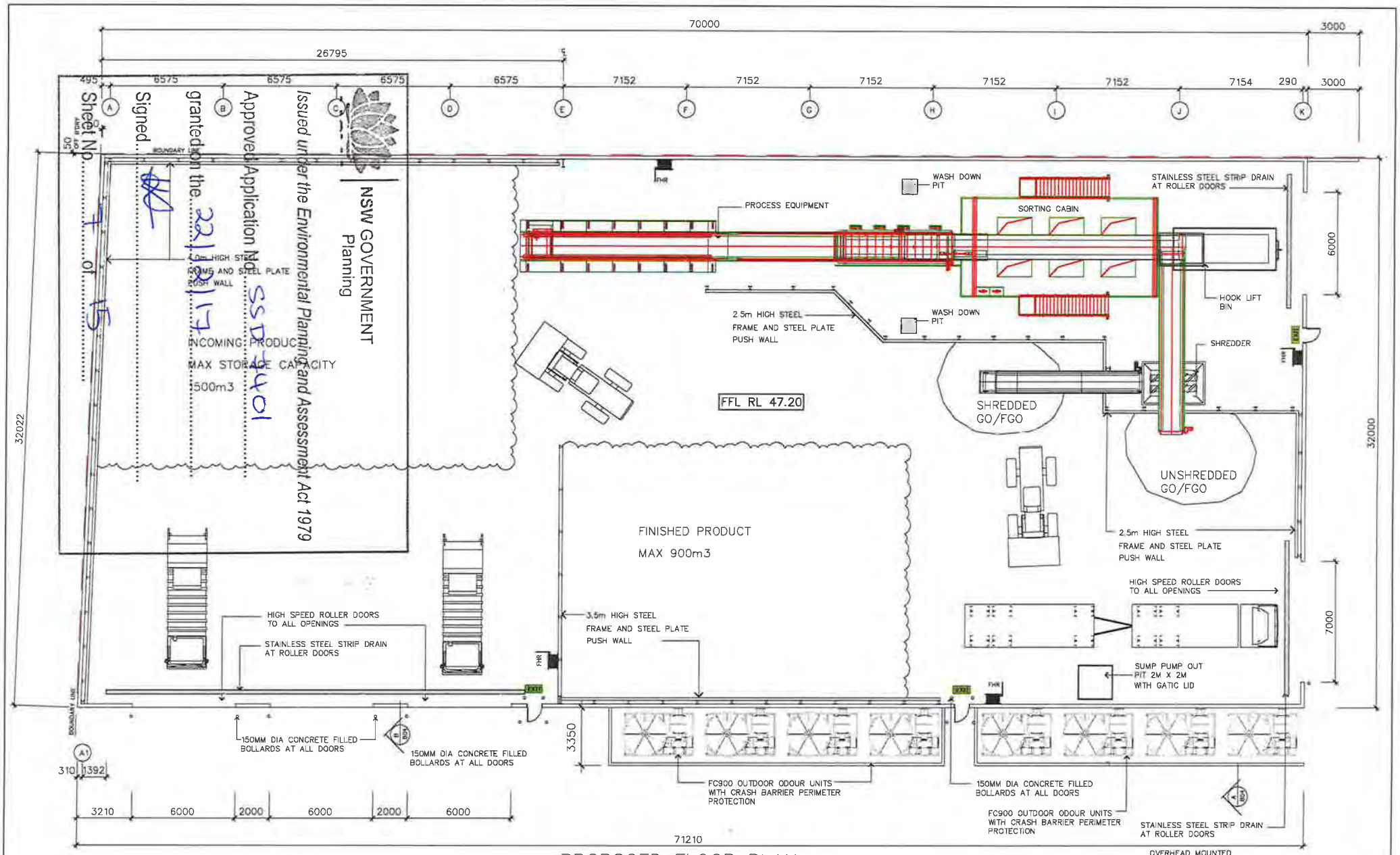
PROJECT	PROPOSED GREENSPOT RESOURCE RECOVERY AND RECYCLING FACILITY 24 DAVIS ROAD WETHERILL PARK NSW 2164
PROJECT NO.	1521
CLIENT	BETTERGROW
SCALE	1: 100
TITLE	ORGANICS RECEIVAL AND PROCESS BUILDING ELEVATIONS
JOB NO.	0604-16
SHEET NO.	B02
ISSUE	B

A1 SHEET



PROPSOED FLOOR PLAN
ORGANICS RECEIVAL AND PROCESS BUILDING

ISSUE	BY	DESCRIPTION	DATE
A	GR	FOR EIS	8-8-16
B	GR	REMOVE SCRUBBERS – ISSUE FOR EIS	20-2-2017
C	GR	ADD ODOUR UNITS AND DUCTS	19-6-2017

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6. STORMWATER TO BE DISCHARGED TO COUNCIL'S REQUIREMENTS AND AS 3500.3-2003
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH RELEVANT AUTHORITIES BEFORE ANY BUILDING WORK COMMENCES
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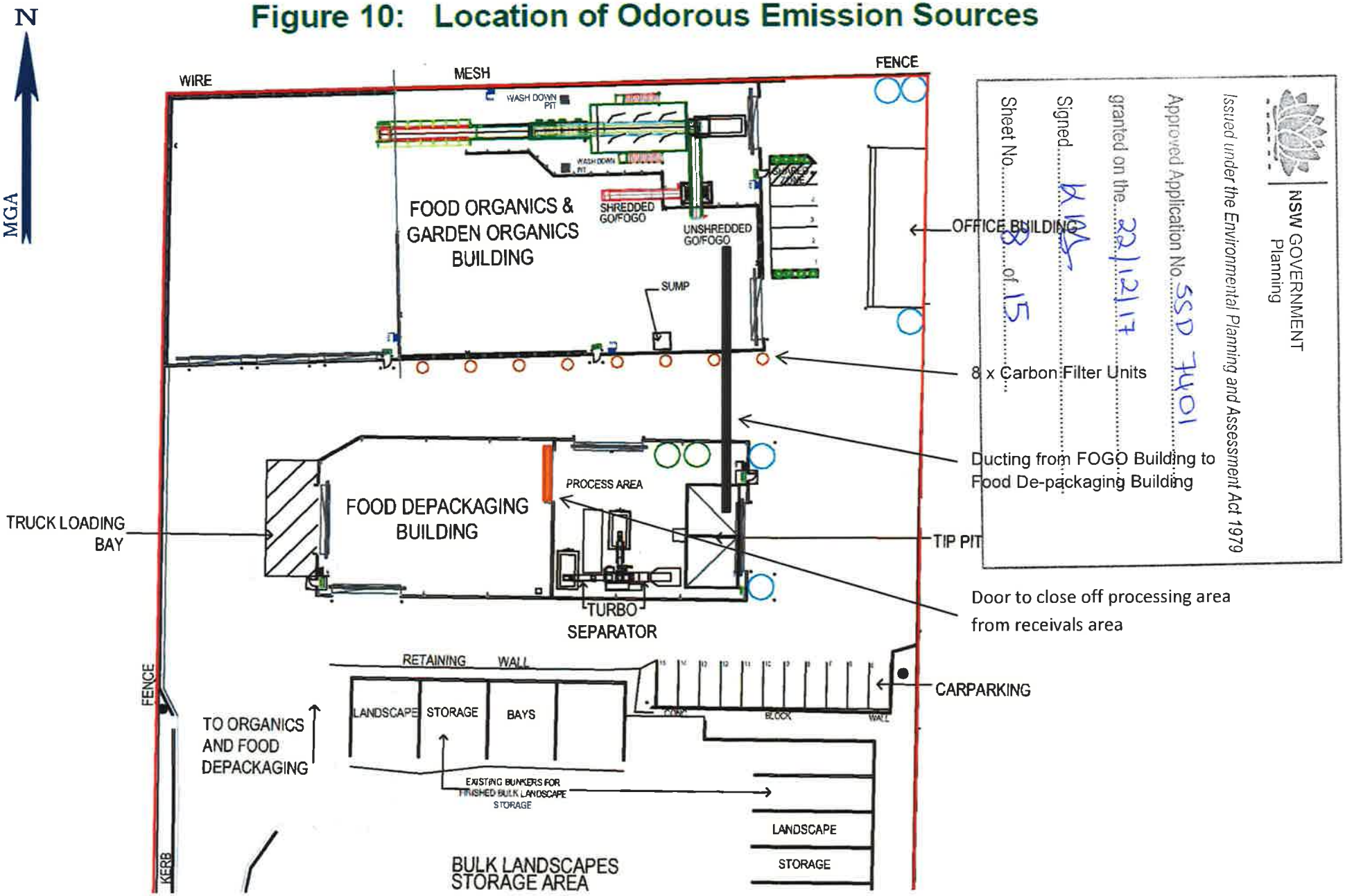
PROJECT	PROPOSED GREENSPOT RESOURCE RECOVERY AND RECYCLING FACILITY 24 DAVIS ROAD WETHERILL PARK NSW 2164
PROJECT NO.	1521
CLIENT	BETTERGROW
SCALE	1: 100
TITLE	ORGANICS RECEIVAL AND PROCESS BUILDING FLOOR PLAN
JOB NO.	0604– 16
SHEET NO.	B01
ISSUE	C

A1 SHEET

Figure 10: Location of Odorous Emission Sources



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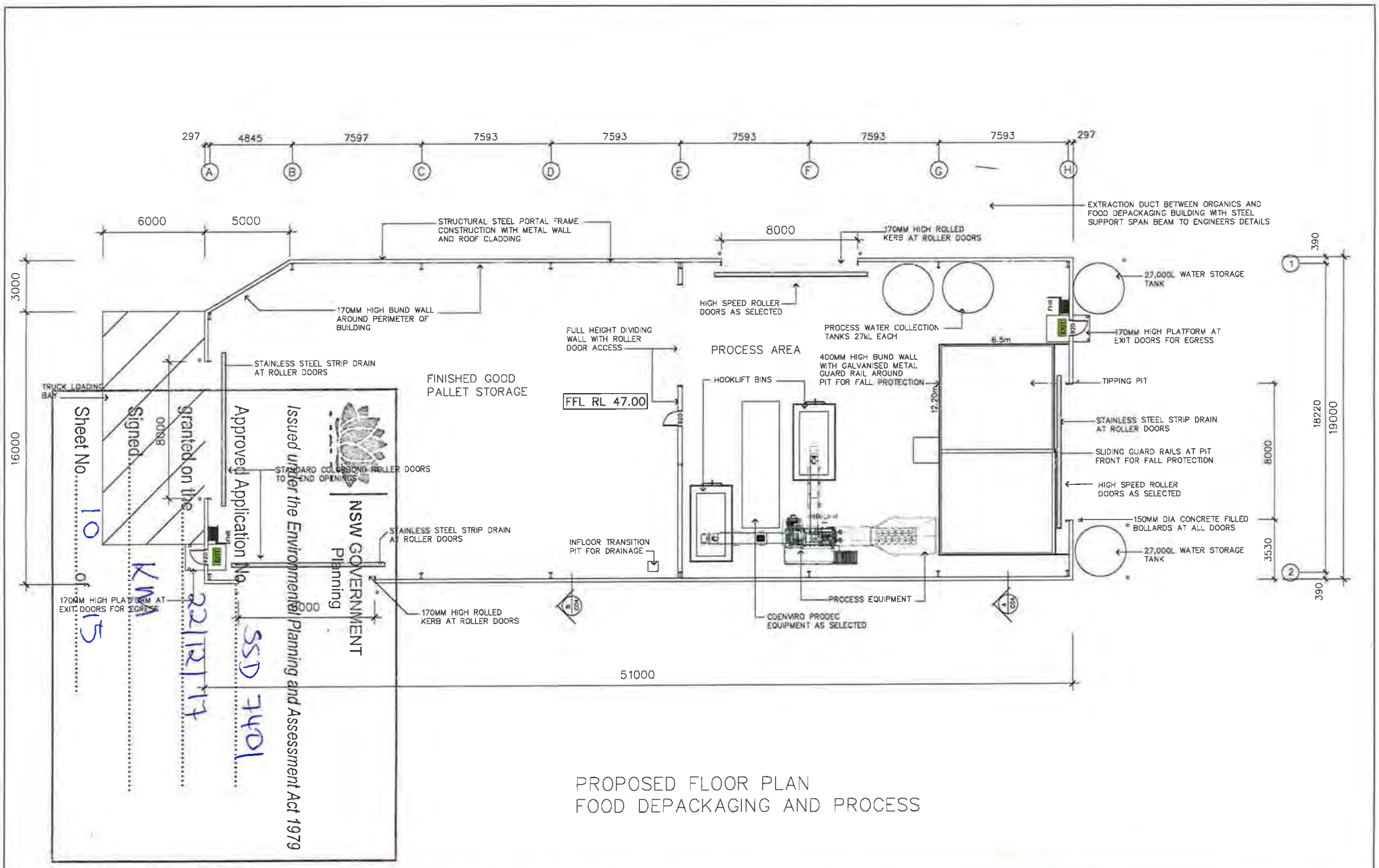
Sheet No. 8 of 15



PROPOSED FLOOR PLAN
FOOD DEPACKAGING AND PROCESS

ISSUE	BY	DESCRIPTION	DATE
A	CR	FOR EIS	8-8-16
B	CR	ADD ODOUR UNITS AND DUCTS	19-6-2017
C	CR	AMEND PIT NOTES	20-6-2017

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6. STORMWATER TO BE DESIGNED TO COUNCILS REQUIREMENTS AND AS 3500.3-1994
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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
SHEET	A1

NSW GOVERNMENT
Planning

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Approved Application No. SSD 7401

granted on the 22/12/17

Signed KM

Sheet No. 11 of 15

PROPOSED ORGANICS RECEIVAL AND PROCESSING

SHEET INDEX:

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

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CLIENT	BETTERGROW		SCALE
TITLE	ORGANICS RECEIVAL AND PROCESS BUILDING COVER SHEET	JOB NO. 0604-16	SHEET NO. B00 / ISSUE A

A1 SHEET

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Approved Application No. SSD 7401

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Sheet No. 12 of 15

PROPOSED FOOD DEPACKAGING AND PROCESSING

SHEET INDEX:

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

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PROJECT NO.	1521
CLIENT	BETTERGROW
SCALE	
TITLE	FOOD DEPACKAGING AND PROCESS BUILDING COVER SHEET
JOB NO.	0604-16
SHEET NO.	C00
ISSUE	A

A1 SHEET

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Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 7401

granted on the 22/12/17

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Sheet No. 30 of 35

PROPOSED ORGANICS AND PROCESSING OFFICE BUILDING

SHEET INDEX:

D00 – COVER SHEET

D01 – PROPOSED FLOOR PLAN, ELEVATIONS AND SECTION

ISSUE	BY	DESCRIPTION	DATE
A	GR	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	
TITLE	ORGANICS RECEIVAL AREA OFFICE BUILDING COVER SHEET	JOB NO. 0604-16	SHEET NO. D00 / ISSUE A

A1 SHEET

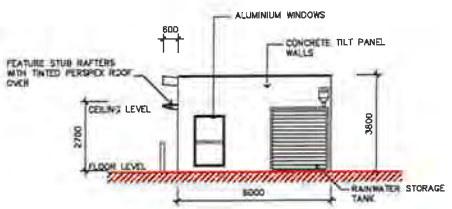
FIRE EXTINGUISHER

FIRE BLANKET

CEILING MOUNT EMERGENCY LIGHT

SMOKE DETECTOR

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



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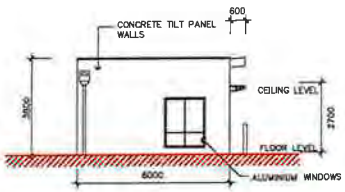
SCALE 1:100



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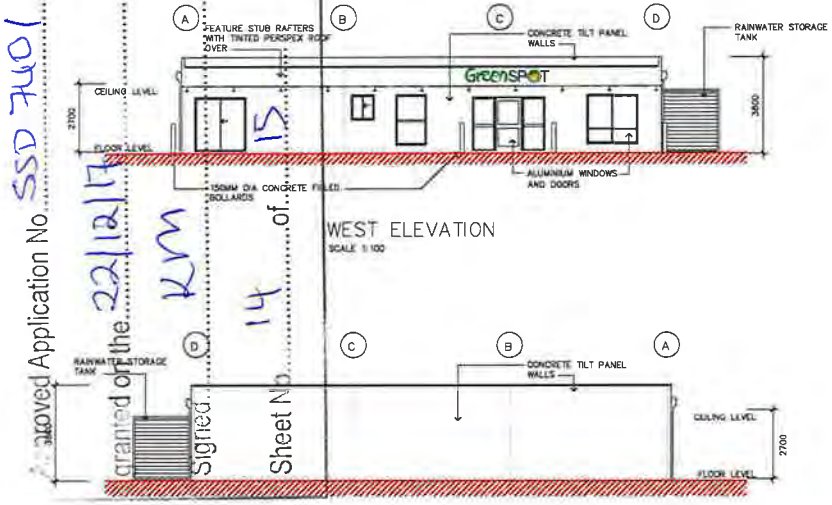
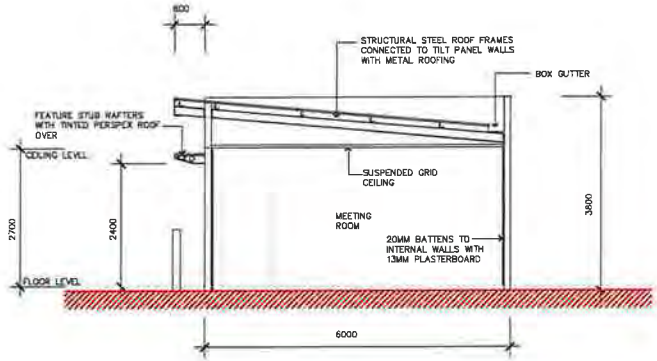


WEST ELEVATION
SCALE 1:100

EAST ELEVATION
SCALE 1:100



SECTION A
SCALE 1:50

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

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Sheet No. 14 of 15

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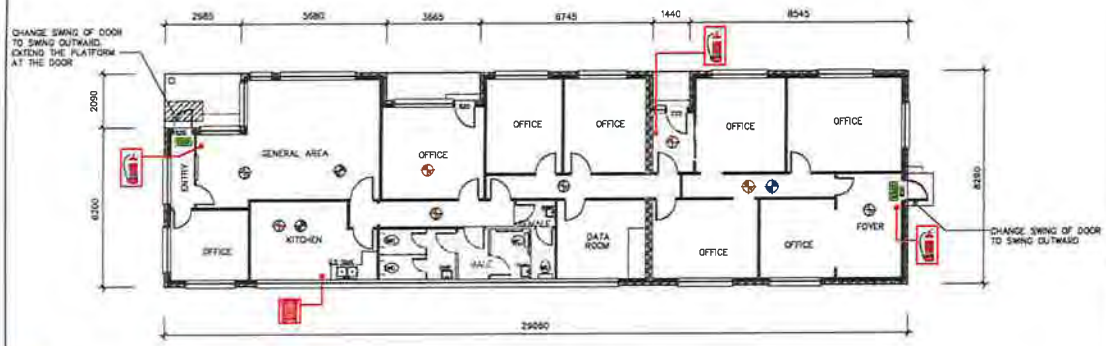
PROJECT NO.	1521
CLIENT	BETTERGROW
SCALE	1:100 1:50
TITLE	ORGANICS RECEIVAL AREA OFFICE BUILDING
JOB NO.	0604-16
SHEET NO.	D01
ISSUE	A

A1 SHEET



NEW FIRE MEASURES TO BE INSTALLED

- ILLUMINATED EXIT SIGN
- CEILING MOUNT EMERGENCY LIGHT
- SMOKE DETECTOR
- FIRE EXTINGUISHER
- FIRE BLANKET

EXISTING SITE OFFICE FLOOR PLAN

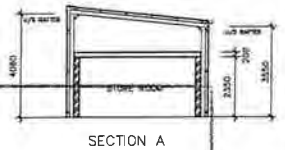
SCALE 1: 100

EXISTING AMENITIES BUILDING BUILDING 1

SCALE 1: 100

NEW FIRE MEASURES TO BE INSTALLED

- ILLUMINATED EXIT SIGN
- CEILING MOUNT EMERGENCY LIGHT
- SMOKE DETECTOR
- FIRE EXTINGUISHER
- FIRE BLANKET



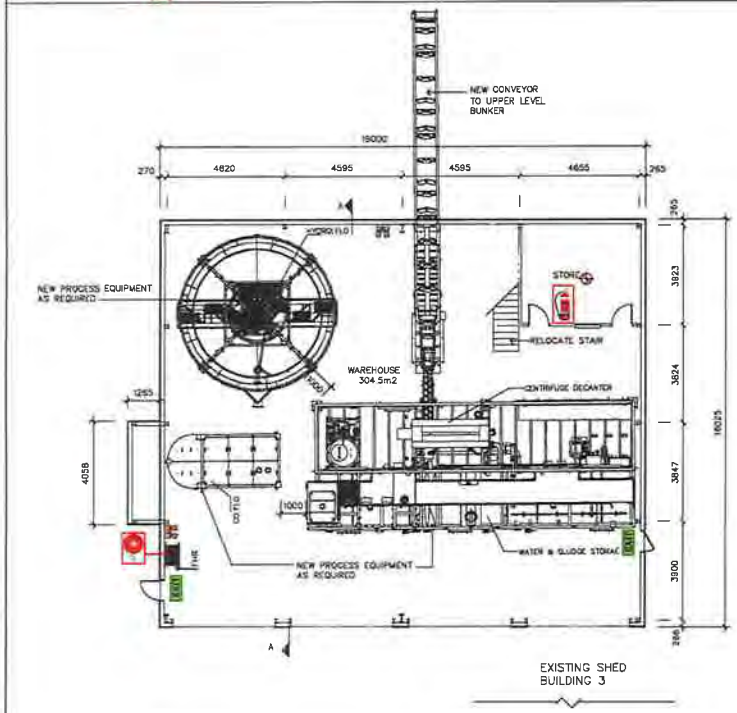
SECTION A

EXISTING SHED BUILDING 3

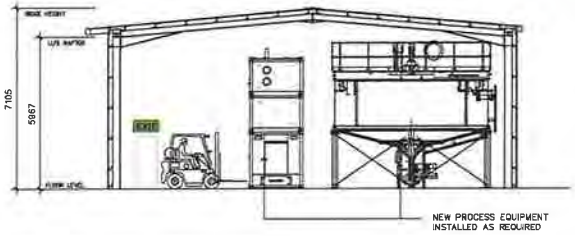
SCALE 1: 100

NEW FIRE MEASURES TO BE INSTALLED

- ILLUMINATED EXIT SIGN
- SPOTLIGHT EMERGENCY LIGHT
- FIRE EXTINGUISHER
- CEILING MOUNT EMERGENCY LIGHT



EXISTING SHED BUILDING 3



SECTION A

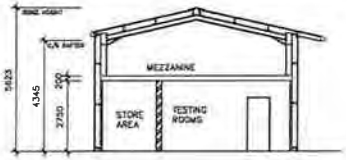
SCALE 1: 100

EXISTING SHED BUILDING 4

SCALE 1: 100

NEW FIRE MEASURES TO BE INSTALLED

- ILLUMINATED EXIT SIGN
- CEILING MOUNT EMERGENCY LIGHT
- SMOKE DETECTOR
- SPOTLIGHT EMERGENCY LIGHT
- FIRE HOSE
- FIRE EXTINGUISHER



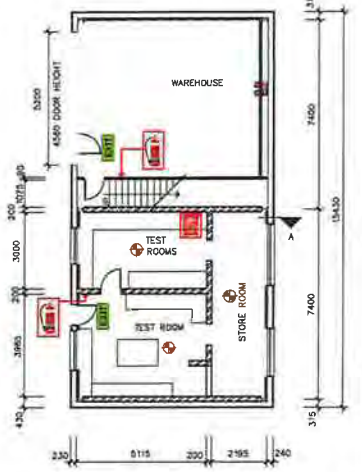
SECTION A

NEW FIRE MEASURES TO BE INSTALLED

- ILLUMINATED EXIT SIGN
- CEILING MOUNT EMERGENCY LIGHT
- SPOTLIGHT EMERGENCY LIGHT
- FIRE EXTINGUISHER
- FIRE BLANKET

EXISTING SHED / LAB BUILDING 2

SCALE 1: 100



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Sheet No 15 of 15

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	CR	FOR EIS	5-8-15

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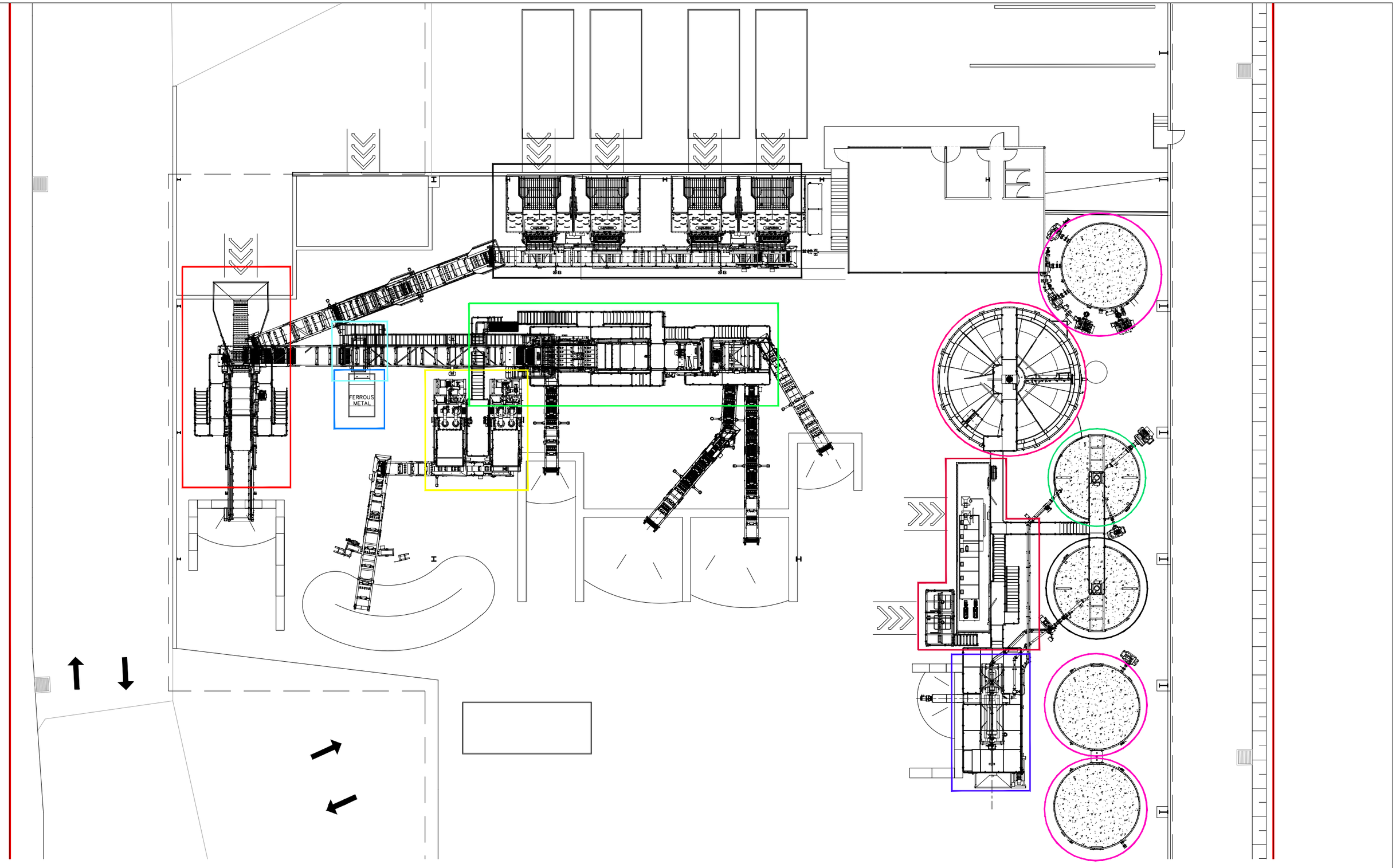
PROJECT NO.	1521
CLIENT	BETTERGROW
SCALE	1: 100
TITLE	EXISTING BUILDINGS ON SITE
JOB NO.	0604–16
SHEET NO.	E01
ISSUE	A

A1 SHEET



01 PROPOSED STAGE 1 - EQUIPMENT
SCALE: 1:125 (A1)

LEGEND:

- R2500
- GMAX
- METALS
- MAGNET
- HYDROGRADE
- HYDROTIPS
- PROCESS WATER STORAGE
- THICKENER
- POLYMERS SYSTEM
- THICKENER BUFFER TANK
- SLUDGE BUFFER TANK
- CENTRIFUGE

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED STAGE 1 - EQUIPMENT

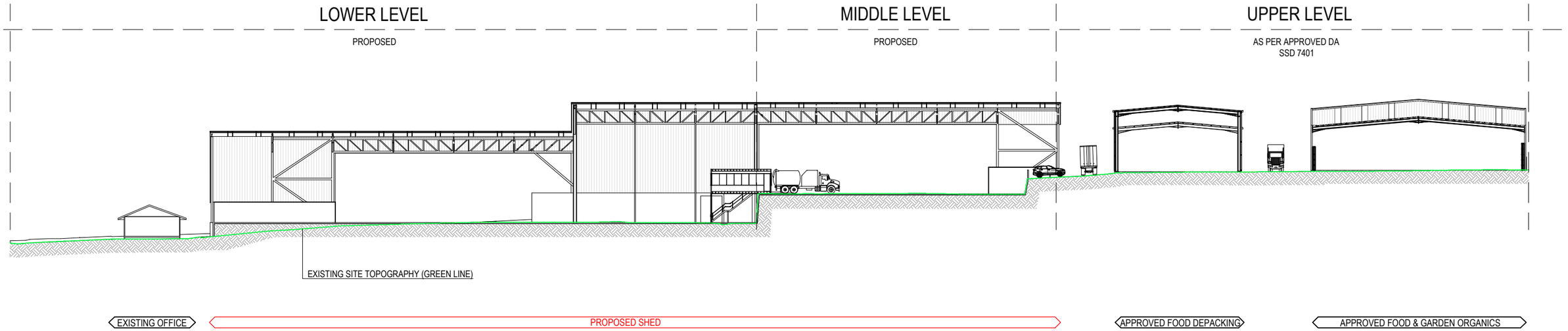
SCALE
1:125 @ A1, 1:250@A3

STAGE
DA

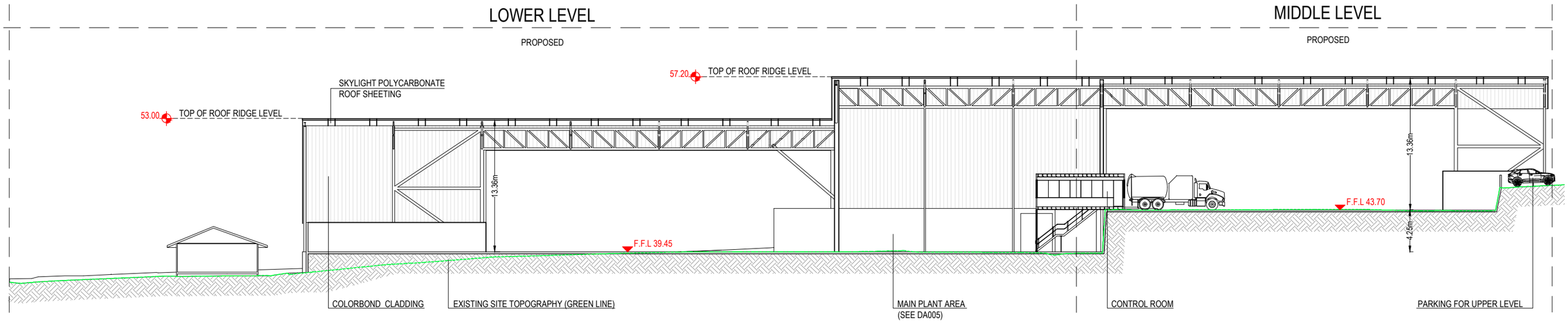
PROJECT NUMBER
2020/04

DRAWING NUMBER
DA007

ISSUE
A



01 PROPOSED SITE SECTION AA'
SCALE: 1:300 (A1)



02 PROPOSED SHED SECTION AA'
SCALE: 1:200 (A1)

LEGEND:

NOTES:

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED SHED SECTION AA'

SCALE: VARIES
STAGE: DA
PROJECT NUMBER: 2020/04
DRAWING NUMBER: DA103
ISSUE: A

APPENDIX B
APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Summary of Mitigation and Management
General
A site specific Environmental Management Plan (EMP) has been developed for the proposed resource recovery and waste facility. The EMP ensures that the commitments made within the EIS are fully implemented and complied with. The EMP will establish the framework for managing and mitigating the potential environmental impacts of the development over the life of the operation. Areas of particular focus within the EMP are the management of noise, dust, odour, traffic, and surface Water. The EMP will be updated following development approval to ensure all requirements within the approval conditions are met.
Odour
The potential for odour related impacts at off-site receptors will be managed through the adoption of the following odour reduction measures: ■ All incoming consignments will be unloaded within the food and garden organics building or the food de-packaging building; ■ No garden organics (GO) / food and garden organics (FOGO) / food packaging will be stored outside the food and garden organics building or the food de-packaging buildings; ■ Any movement of processed food de-packaging organics to the food and garden organics building for consolidation will be contained or covered so that fugitive emissions are contained during the transfer; ■ When receiving incoming GO and FOGO, air extraction in the processing buildings will be in operation to direct odours to the designated high grade activated carbon filters; ■ When the doors of the processing buildings are opened misting sprays positioned above each door opening will be operated to suppress any fugitive volatile odour emissions; ■ Roller doors in process buildings will have high speed doors fitted to reduce the amount of time the doors are open; ■ All plant and equipment utilised for the processing of organic material will be regularly cleaned down to ensure they do not become a point source of pollution; ■ Proprietary inoculums will be utilised to deodorise equipment and process areas within the organics buildings; ■ Replacement activated carbon filter media for odour treatment units will be stored on site so as to allow for the immediate change of filters as required; ■ Spent filter media will be incorporated into the consignment of FOGO to be removed from the facility; ■ All stormwater improvement devices will be regularly maintained and serviced to ensure that anaerobic conditions do not occur; and ■ All general waste produced at the facility will be contained in appropriate waste receptacles and will be removed from site on a weekly basis, or more regularly as required; and ■ All contractors and staff will receive an onsite environmental induction at the commencement of their employment at the development.
Dust
The following mitigation and management measures will be applied to the construction and operational activities at the site to ensure : ■ All incoming and outgoing loads of bulk landscaping materials will be tarped to ensure that dust or particulate matter is not generated from the load; ■ Onsite speed limit will be limited to a maximum of 20km/hr to ensure minimal dust generation from vehicle movements; ■ Driveways and onsite haulage paths will be regularly swept with a site based street sweeper; ■ Bulk landscaping supply stockpiles will be maintained through the use sprinklers and sprays supplied with water from the sites recycled water system; ■ Dust on site will be visually monitored by the Site Manager and process area supervisors. Should weather forecasting indicate adverse weather conditions, activities with the potential to produce dust will be reduced or ceased until conditions become more favourable; ■ Recycled water will be utilised across the operations to maintain hard surfaces and areas that have the potential to produce dust; ■ An on-site weather station will be installed at the facility to monitor local wind speed, wind direction, and temperature to assist with onsite dust management; ■ The bulk landscape storage and load-out area will be fully sealed with a two-coat tar seal to reduce the generation of dust; and

Summary of Mitigation and Management

- All contractors and staff will receive an onsite environmental induction at the commencement of their employment at the development.

Noise and Vibration

Noise results for the construction and operational phases of the development indicate there will be no impacts to surrounding receivers, therefore no specific noise mitigation measures or monitoring are proposed.

Vibration results indicate that there will be no impact to surrounding receivers, however the following will be implemented in the unlikely event that vibration impacts are experienced:

- Vibration generating equipment will be isolated on resilient mounts from any connective structures;
- Inertia blocks to be utilised to add system mass to reduce vibration where required;
- Balance weights to be utilised to correct rotation of poorly balanced parts where required;
- Vibration generating plant to be located, where practical, as far from neighbouring industrial buildings as possible; and
- Mountings for all high vibration generating equipment will be installed such that there are no rigid connections between the equipment and the supporting structure.

Traffic and Access

The Traffic Impact Assessment has determined that there will be no impact on the performance of the local road network and that road upgrades are not required.

Whilst it has been determined that the additional traffic generation can be supported by the local road network and that the facility will be able to manage internally the queuing of trucks, the following mitigation measures will be adopted:

- Where possible heavy vehicle movements will be scheduled to avoid the morning and afternoon peak traffic periods;
- The entry to the site has been designed such that one vehicle can be on the entry weighbridge and one 19m vehicle (or two 8.8m vehicles) can be waiting to enter without queuing outside of the site boundary;
- Light vehicle access and heavy vehicle access has been separated to minimise the interaction of heavy and light vehicle traffic;
- Internal roadway markings and traffic signage erected to direct and guide site traffic movements;
- Delineation of two-way traffic flows through the provision of direction arrows on the internal roadway;
- Delineation on the access driveway will be provided in accordance with RMS' Delineation Guidelines Section 4 – Longitudinal Markings and Section 10 – Pavement Arrows;
- Traffic control will be provided onsite and will be coordinated by the individual process area supervisors and weighbridge operator, with direct 2-way radio contact with the truck drivers. As such all trucks will be required to have a 2-way radio programmed with a dedicated site channel;
- All process area supervisors will be required to carry portable 2-way radios to allow for constant contact with the weighbridge operator and truck drivers;
- The Site Manager and the process area supervisors will be responsible for overseeing the general driver behaviour, including any drivers disobeying internal traffic signage and road markings;
- Electronic swipe tags will be utilised at the weighbridges for incoming and outgoing loads to reduce the amount of time trucks are held at the entry/exit.
- Within the site, hold lines will be established where trucks can temporarily wait to enter the relevant process area or the outgoing weighbridge;
- Management of vehicles within the hold lines will be overseen by the process area supervisors and weighbridge operator;
- Hold lines will be marked with appropriate signage, numbering, and road markings;
- The weighbridge operator will direct incoming trucks to the respective process area and a hold line should where required;
- Process area supervisors will be responsible for advising drivers when it is safe to manoeuvre and reverse trucks for waste unloading within process buildings;
- When leaving the site, trucks will coordinate by 2-way radio with the weighbridge operator regarding their ability to exit the site or whether to wait at a hold line for further instruction;
- A 'Left Turn Only' sign will be erected at the exit weighbridge to instruct all drivers to turn left when re-entering Davis Road;
- All drivers, as part of a site induction, will be informed of preferred haul routes to be used when hauling to and from the facility; and
- A Traffic Management Plan will be developed prior to the commencement of operations and will be regularly reviewed and updated as the development reaches full capacity over the first 3 years of operations.

Summary of Mitigation and Management

Visual Amenity

The following mitigation and management measures will be applied to the proposed development to reduce visual impacts, including:

- The built form of the proposed buildings are of a similar scale to the surrounding industrial and commercial buildings;
- Building materials selected will reduce colour contrast and blend any new and existing structures, as far as possible, into the surrounding landscape;
- The existing buildings are being reused, which will reduce the visual impact during the construction phase;
- The existing vegetation buffer along the southern boundary will be retained and supplementary planting incorporated where possible;
- The retention of existing trees within the site to assist in fragmenting views of the proposed development; and
- The use of native flora species, consistent with vegetation already on the site, which will create habitat for fauna.

Cultural Heritage

Should any Aboriginal artefact be uncovered during construction or operation all works will cease in that locale and the OEH will be notified. Works will only recommence when an appropriate and approved management strategy has been agreed to by all of the relevant stakeholders.

All contractors and staff will receive an onsite environmental induction at the commencement of their employment at the development.

Historical Heritage

If during the course of development works suspected historic heritage material is uncovered, work will cease in that area immediately. OEH will be notified immediately and works will only recommence when an approved management strategy has been developed.

All contractors and staff will receive an onsite environmental induction at the commencement of their employment at the development.

Contamination and Soils

A Site Audit Report and Contamination Assessment have been prepared for the site. Both reports have concluded that there is a low risk of further contamination being present and that the site is suitable for the intended use. Notwithstanding this, the following mitigation measures will be implemented at the site should any contaminated soils or buried infrastructure from previous use be encountered:

- Any water seepage encountered during construction activities will be appropriately managed;
- Erosion and sediment controls will be installed prior to the commencement of construction activities;
- Ongoing groundwater monitoring will be undertaken at the site;
- Should an Underground Storage Tank (UST) be discovered during construction works the Site Manager will be immediately notified and the area barricaded;
- Validation of the UST will be undertaken by a qualified environmental consultant through soil sampling and analysis;
- Should soils in the tank pit be identified to be contamination further validation and sampling will be undertaken in accordance with a site Unexpected Finds Protocol;
- Should unexpected contamination be encountered, a suitably qualified environmental consultant will be engaged to assess the conditions in accordance with a site Unexpected Finds Protocol and implement remediation activities in accordance with Australian Standard AS 4976 – 2008 *The Removal and Disposal of Petroleum Underground Storage Tanks* and WorkCover NSW, *Code of Practice: Storage and Handling of Dangerous Goods*, 2005;
- Any excavated materials that are considered to be potentially contaminated will be placed within containment bins for testing, disposal, treatment, or re-use; and
- All contractors and staff will receive an onsite environmental induction at the commencement of their employment at the development.

Surface Water

The following mitigation and management items have been developed to ensure that the risk of sediment, nutrients, and leachate leaving the site is minimised. These include:

- Pipes, pits and bunds to be regularly checked for the build-up of excessive sediment;
- Site structures to be regularly checked for erosion and scouring;
- Treatment areas and structures to be regularly checked for the build-up of litter material;

Summary of Mitigation and Management

- Inflow areas and pit grates are to be clear of litter and debris;
- The sediment chamber of the Humeceptor is to be regularly checked and cleaned and any damaged covers replaced;
- The site stormwater management system has been designed such that it can be isolated from the street stormwater system in the event of a fire to control the release of contaminated fire water;
- Ensure downpipe leaf eaters, first flush devices and litter screens are unblocked and are operating correctly;
- Rainwater tanks to be regularly checked for any accumulation of litter, sediment or debris on or within the tanks;
- Spill kits will be utilised at all process areas;
- Staff will be appropriately trained on spill containment and management;
- The bulk landscape storage and load-out area will be fully sealed with a two-coat tar seal to reduce the generation of sediment materials; and
- All contractors and staff will receive an onsite environmental induction at the commencement of their employment at the development.

Groundwater

As with any activity of this type, the appropriate management of the site in accordance with the *Protection of the Environmental Operations Act 1997* is required. This will further mitigate the already low risk posed by the development on groundwater at the site. The following mitigation and management strategies will apply to manage impacts to groundwater:

- Areas where liquid wastes or dangerous goods are to be handled will have appropriate containment measures to prevent leachate and contaminants from entering the ground (ie. proposed tip pit in the food de-packaging and process building);
- The proposed tipping pit will be suitably tanked or lined;
- If the pit is to be redesigned to reduce the potential for interference with groundwater, it is recommended that the excavation level (i.e. to the base of the sub-grade) be no lower than 44.5m AHD, i.e. at least 0.5m above the highest recorded groundwater level;
- The tip pit will include an appropriate pressure relief system / valve installed to prevent high hydrostatic pressures developing below the base of the pit during any high groundwater events;
- Should groundwater be encountered during the construction of foundations, standard construction and water management / disposal methods are to be employed;
- Monitoring wells 101, 102, 103, and 104 are to be monitored at 6 monthly intervals over a period of two years to provide a reliable background dataset for the proposed development;
- If a potentially contaminating substance is to be stored or used on the site, further groundwater monitoring will be undertaken if necessary, to provide data on the background concentrations (if any) of the substance in the groundwater;
- In the event of a leakage or spillage of leachate, or other potentially contaminating liquid, assessment of the impacts should be undertaken to determine the need for any clean up works. This may include soil and / or groundwater testing. In this event groundwater results should be assessed with respect to both the background data and relevant guideline thresholds;
- Spill kits will be stationed and utilised at all individual process areas;
- Staff and contractors will be appropriately trained on spill containment and management; and
- Staff and contractors will receive an onsite environmental induction at the commencement of their employment at the development.

Flora and Fauna

- Where excavation works required to the installation of the Humeceptor, underground water tank and underground pipelines have potential for impacts to nearby trees, works will be undertaken under the supervision of an Australian Qualification Framework (AQF) Level 5 Arborist. Excavation and installation of the stormwater system will be subject to the guidance of the AQF Level 5 Arborist, acting in accordance with AS 4970-2009;
- Where tree removal is unavoidable, the supervising Arborist will record the following details for each tree to be removed:
  - Species.
  - DBH.
  - Presence of hollows (noting no hollows were identified within the extent of the CPW onsite under the SSD-7401-MOD-1 Biodiversity Development Assessment Report by MJD Environmental, 2021).
  - Reason for removal;

Summary of Mitigation and Management

- Trees will be removed with the intent of reducing surrounding ground disturbance wherever possible, with removal methodology to be determined in consultation with the supervising Arborist. Seeds from removed vegetation will be collected by the Arborist for future use as part of compensatory planting;
- In the event that tree removal is required, DPIE will be notified of the vegetation removal works undertaken. Details provided to DPIE will include the number of trees removed, reason for removal and an outline of compensatory planting to be undertaken;
- Compensatory planting will be undertaken on a ratio of 2:1 (2 planted for every 1 removed) for any trees removed during installation of the stormwater system. Wherever possible, Eucalyptus moluccana (Grey Box), Eucalyptus tereticornis (Forest Red Gum) and Corymbia maculata (Spotted Gum) will be sourced for tree replacement, with other species endemic to CPW to be sourced in the event these species are unavailable. Shrub species, where removed, will be replaced on a 2:1 ratio using species endemic to CPW wherever possible;
- Compensatory planting will have regard to final growth form of the planted vegetation to allow enough space for growth to maturity;
- Where possible, planting shall use advanced and established local native trees with a minimum plant container pot size of 100 litres, or greater for local native tree species which are commercially available. Other local native tree species which are not commercially available may be sourced as juvenile sized trees or pre-grown from provenance seed;
- In event that larger trees are not able to be sourced, tubestock of vegetation will be used;
- Compensatory planting will involve the establishment of the same (or larger) growth form of the vegetation being removed (e.g. a tree may replace a shrub but a shrub will not replace a tree);
- Compensatory planting will be watered as per the environmental conditions, with minimum weekly plantings (unless >25mm rainfall experienced). Watering will continue until the compensatory vegetation is satisfactorily establishment and stable;
- Compensatory planting that fails to establish will be replaced on a one to one ratio;
- In the event that vegetation removal impacts upon potential fauna habitat (i.e. hollow, nest, drey) a suitably qualified ecologist will be engaged to relocate fauna prior to vegetation clearing wherever possible and to supervise vegetation removal works to relocate any fauna that may be encountered during vegetation removal;
- Hollows, where they occur, will be sectioned from the main tree for potential reuse as compensatory habitat;
- Hollows will be repurposed and installed as aerial habitat wherever possible. Where hollows are of unsuitable shape for installation, they will be maintained as ground habitat and a nest box with similar opening aperture will be purchased and installed on a nearby host tree;
- Compensatory hollows / nest boxes will be installed at minimum 3m height, facing north to north-east wherever possible; and
- Hollows / nest boxes installed on host trees will be attached using a wire covered in hose (or similar) to prevent damage to the host tree.

Greenhouse Gas

The following mitigation and management strategies will be considered to increase the energy efficiency of the proposed development and reduce GHG impacts:

- Use of building materials for walls, floors, roofs, that provide insulation and aid in reduced energy costs;
- Integration of energy efficient glazing and shading where possible;
- Fully enclosed buildings to maintain internal climate;
- Maximisation of natural ventilation and use of inverter air conditioning systems;
- Use of natural lighting;
- Potential future use of photovoltaic cells and battery storage to generate power onsite;
- Use of light sensors to minimise lighting related electricity usage;
- Use of high efficiency lighting;
- Use of variable frequency drive motor controls on stationary equipment to minimise electricity consumption;
- Waste transfer vehicles to leave site with full loads to reduce the number of traffic movements and diesel consumption;
- All vehicles/plant and machinery will be turned off when not in use and regularly serviced to ensure efficient operation; and
- Truck routes and loading capacity will be designed and optimised to reduce the distance and effort required by the vehicles.

Hazard and Risk

Summary of Mitigation and Management
While a Preliminary Risk Screen for the proposed facility has determined that the development is not considered a hazardous or offensive development, the following controls will be implemented to minimise the potential for a hazard to occur: ■ All mobile plant and equipment will be fitted with fire extinguishers; ■ All mobile plant and equipment will be regularly serviced to ensure they are in a safe and functioning condition; ■ An Emergency Response Plan will be prepared and implemented for the facility; ■ The site stormwater management system has been designed such that it can be isolated from the street stormwater system in the event of a fire to control the release of contaminated fire water; ■ All staff on site will be appropriately trained in the handling of dangerous goods; and ■ Flammable and combustible liquids with be stored in accordance with *AS 1940-2004: The Storage and Handling of Flammable and Combustible Liquids*.
Socio-economic
No further mitigation measures are proposed with regard to socio-economic issues as it is considered that the proposed development will be of net benefit to the community, providing for decreased cost and increased social efficiency associated with waste management and resource recovery within Fairfield Local Government Area and the surrounding area in accordance with legislative requirements. Ongoing engagement will occur with the local community and other key stakeholders during construction and operations.
Waste Management
The following mitigation and management measures will be applied during construction and operation of the facility: ■ Plant and equipment will be regularly maintained; ■ Ordering will be limited to only the required amount of materials; ■ Materials will be segregated to maximise reuse and recycling; ■ Routine checks would be undertaken of waste sorting and storage areas for cleanliness, hygiene and OH&S issues, and contaminated waste materials; ■ Local commercial reuse opportunities will be investigated where reuse on-site is not practical; ■ Separate skips and recycling bins will be provided for effective waste segregation and recycling purposes; ■ Training and awareness of the requirements of the WMP and specific waste management strategies will be undertaken; ■ Contaminated waste will be managed, transported, and disposed of in accordance with licensing requirements; ■ Waste removed from site will be transported and disposed of in accordance with licensing requirements; ■ Assessment of suspicious potentially contaminated materials, hazardous materials and liquid wastes will be undertaken; ■ Regular monitoring, inspection and reporting requirements will be undertaken and findings implemented; and ■ All contractors and staff will receive an onsite environmental induction at the commencement of their employment at the development.

Appendix C: SSD-7401-MOD-3 Proposed Plans

DEVELOPMENT APPLICATION

PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

DRAWING LIST

NO.	DRAWING TITLE	ISSUE
DA000	COVERSHEET	D
DA003	PROPOSED SITE PLAN AT ROOF LEVEL	D
DA004	APPROVED SITE PLAN AT GROUND LEVEL SSD7401-MOD-2	C
DA004	PROPOSED SITE PLAN AT GROUND LEVEL	D
DA005	PROPOSED STAGE 1 - MIDDLE & LOWER LEVEL PLAN	D
DA006	PROPOSED STAGE 1 - EGRESS PATHS	C
DA007	PROPOSED STAGE 1 - EQUIPMENT	A
DA009	PROPOSED STAGE 1 - TREE REMOVAL PLAN	D
DA100	PROPOSED STREET ELEVATION AND SHED NORTH ELEVATION	B
DA101	PROPOSED WEST SITE ELEVATION	B
DA102	PROPOSED EAST SITE ELEVATION	B
DA103	PROPOSED SITE SECTION AA'	A

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
COVER SHEET

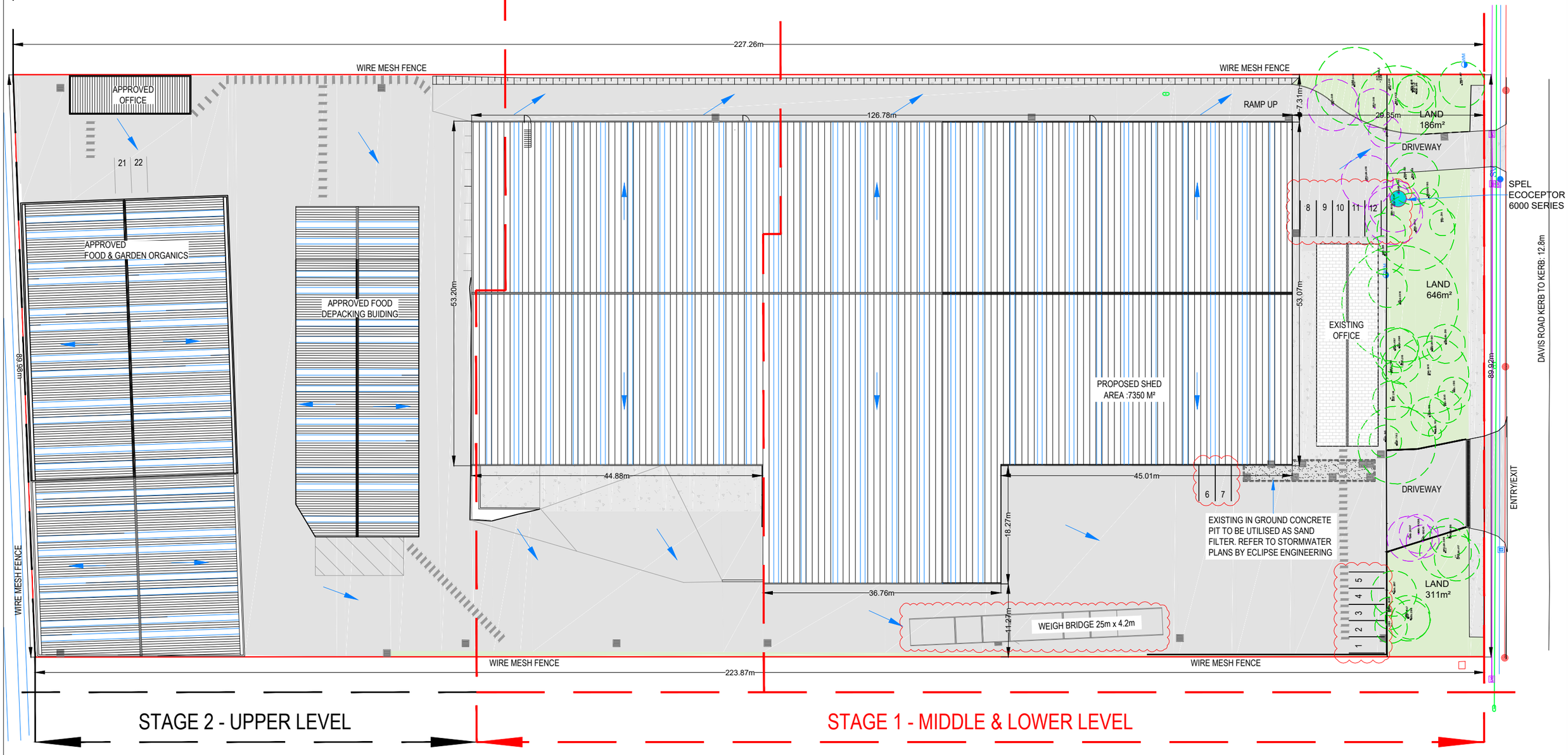
SCALE	Stage
N.T.S	DA

Project Number	Drawing Number	Issue
2020/04	DA000	C

UPPER LEVEL
AS PER APPROVED DA SSD 7401

MIDDLE LEVEL
PROPOSED

LOWER LEVEL
PROPOSED



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

NOTE: PLEASE REFER TO ENGINEERING PLANS BY ECLIPSE FOR STORMWATER DESIGN DETAIL

LEGEND:

- FALLS DIRECTION
- PROPOSED UNDERLYING STORM WATER PIPES
- EXISTING TREE & CANOPY TO BE RETAINED
- PROPOSED SURFACE INLET PIT

NOTES:

TOTAL SITE AREA: 20,280m²

TOTAL ROOFED AREA: 14,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
D	Weigh Bridge / Parking / WT / Humeceptor	16-12-2021	JU	GD
C	Existing Pit / Sand Filter / Existing CPW / WT	06-10-2021	JU	GD
B	Deleted basin / Added inground sand filter	24-08-2021	JU	GD
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED SITE PLAN AT ROOF LEVEL

SCALE
1:300 @ A1, 1:600@A3

STAGE
DA

PROJECT NUMBER
2020/04

DRAWING NUMBER
DA003

ISSUE
D

UPPER LEVEL
AS PER APPROVED DA SSD 7401

MIDDLE LEVEL
PROPOSED

LOWER LEVEL
PROPOSED

227.26m

APPROVED OFFICE
AREA: 113 M²

WIRE MESH FENCE

BATTER - CONCRETE RETAINING WALL

EXISTING KIOSK

HUMECEPTOR
3.3M DEEP
2.3 DIA

5000L UNDER GROUND RAINWATER TANK TO CONNECT TO EXISTING OFFICE DRAINAGE

PARKING

PARKING

CONCRETE RETAINING WALL

STORAGE BAYS

UNSEALED GRAVEL ACCESS

RAMP UP

DRIVE WAY
(FOR SERVICES)

CONTROL ROOM
ACCESS FROM
MIDDLE LEVEL

BITUMEN
PAVEMENT

WEIGHBRIDGE

WEIGHBRIDGE

WEIGHBRIDGE

WEIGHBRIDGE

CONCRETE RETAINING WALL

PROPOSED SHED
AREA: 7,350 M²

WEIGHBRIDGE

EXISTING
TREES

EXISTING
OFFICE

APPROVED FOOD
& GARDEN ORGANICS
AREA: 2,260 M²

APPROVED FOOD
DEPACKING BUIDING
AREA: 960 M²

STORAGE BAYS

RAMP UP

RAMP UP

RAMP UP

RAMP UP

CONCRETE
DRIVEWAY

ENTRY/EXIT

EXISTING IN GROUND CONCRETE PIT TO BE UTILISED AS SAND FILTER. REFER TO STORMWATER PLANS BY ECLIPSE ENGINEERING

APPROVED BIO RETENTION & SEDIMENT BASIN REMOVED

12 PARKING SPACES

BITUMEN PAVEMENT

SITE BOUNDARY

DAVIS ROAD KERB TO KERB: 12.8m

AA'
DA103

WIRE MESH FENCE

WIRE MESH FENCE

223.87m

STAGE 2 - UPPER LEVEL

STAGE 1 - MIDDLE & LOWER LEVEL

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

NSW GOVERNMENT | Planning, Industry & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

No: 2 Granted on: 30 November 2021

In respect to: SSD-7401

Signed: JF Sheet No: 2 of 25

LEGEND:

- 39.50 EXISTING SITE SPOT LEVELS
- 39.45 PROPOSED SITE SPOT LEVELS (RED IN COLOUR)
- TRUCK MOVEMENT
- EXISTING TREE & CANOPY TO BE RETAINED

NOTES:

TOTAL SITE AREA: 20,280m²

TOTAL ROOFED AREA: 11,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
C	Existing Pit / Sand Filter / Humeceptor / Existing CPW / WT	06-10-2021	JU	GD
B	Deleted basin / Added inground sand filter	24-08-2021	JU	GD
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED SITE PLAN AT GROUND LEVEL

SCALE
1:300 @ A1, 1:600@A3

STAGE
DA

PROJECT NUMBER
2020/04

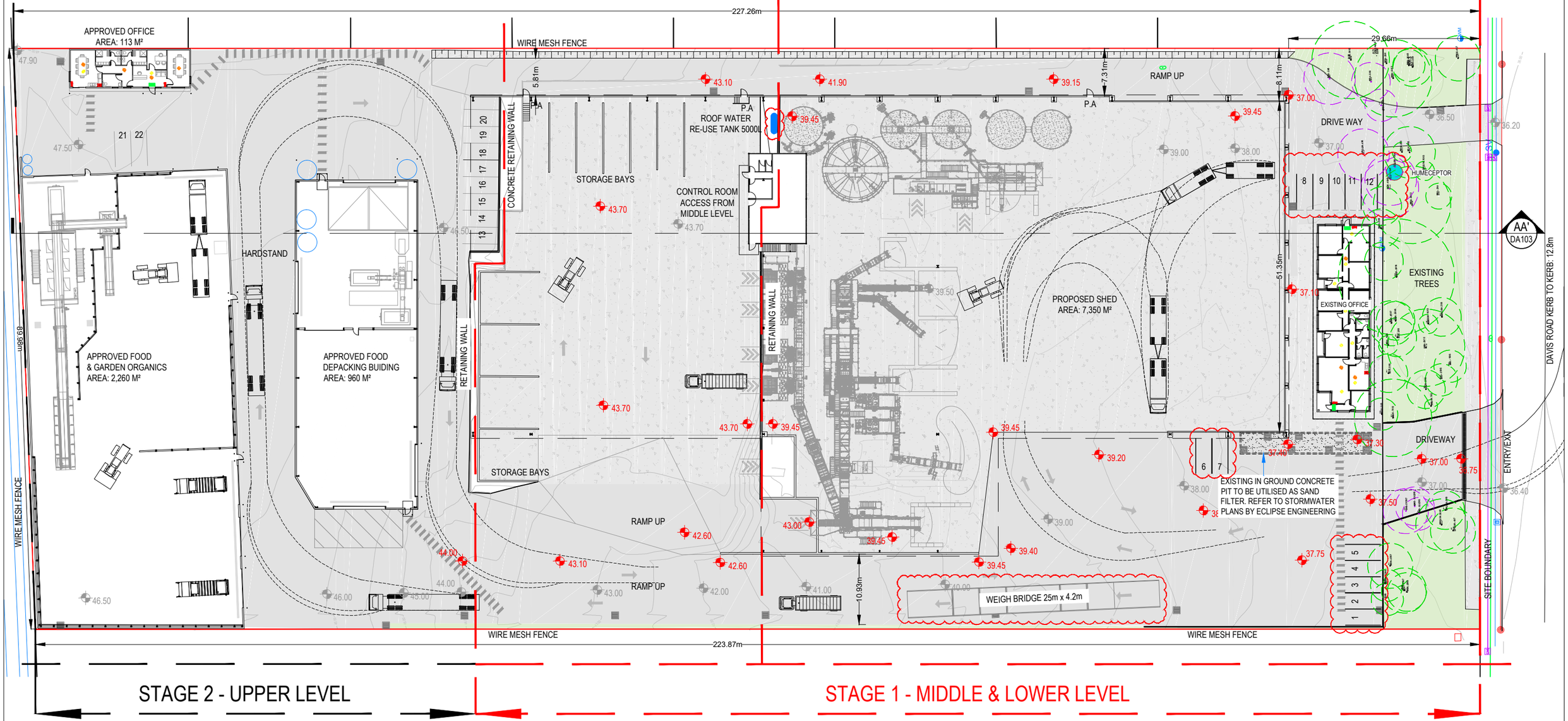
DRAWING NUMBER
DA004

ISSUE
C

UPPER LEVEL
AS PER APPROVED DA SSD 7401

MIDDLE LEVEL
PROPOSED

LOWER LEVEL
PROPOSED



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

LEGEND:

- 39.50 EXISTING SITE SPOT LEVELS
- 39.45 PROPOSED SITE SPOT LEVELS (RED IN COLOUR)
- TRUCK MOVEMENT
- EXISTING TREE & CANOPY TO BE RETAINED

NOTES:

TOTAL SITE AREA: **20,280m²**

TOTAL ROOFED AREA: **14,450m²**

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
D	Weigh Bridge / Parking / WT / Humeceptor	16-12-2021	JU	GD
C	Existing Pit / Sand Filter / Existing CPW / WT	06-10-2021	JU	GD
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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED SITE PLAN AT GROUND LEVEL

SCALE	STAGE
1:300 @ A1, 1:600@A3	DA

PROJECT NUMBER	DRAWING NUMBER	ISSUE
2020/04	DA004	D

MIDDLE LEVEL
PROPOSED

LOWER LEVEL
PROPOSED

5.81m
43.10
41.90
126.78m
39.15
7.31m
RAMP UP
8.11m
29.66m
37.00
39.45
P.A
S.B
ROOF WATER RE-USE TANK 5000L
PROCESS WATER TANK
THICKENER BUFFER TANK
SLUDGE BUFFER TANK
2 PROCESS WATER TANKS
CENTRIFUGE
CONTROL PANEL
FINES
TIOLET
OFFICE
CONTROL ROOM
CONTROL ROOM ACCESS FROM MIDDLE LEVEL
THICKENER TANK
CHEMICAL LOADING
Stairs UP
DRIVE WAY
HUMECEPTOR
ROOF BOUNDARY
RETAINING WALL
43.70
STORAGE BAY (S.B)
40-80mm AGGREGATES
20-40mm AGGREGATES
GMAX
HYDROTIPS
HYDROGRADE
5-20mm AGGREGATES
PROPOSED SHED AREA: 7,350 M²
53.07m
37.10
EXISTING OFFICE 1
TRASH/ ORGANICS
SANDS
MAGNET
METALS
PIT
39.20
37.40
37.30
DRIVEWAY
37.00
36.75
ENTRY/EXIT
RAMP UP
42.60
+80mm Oversize
R2500 SCREEN
38.70
37.60
44.00
43.10
42.60
39.40
37.75
10.48m
RAMP DN
WEIGH BRIDGE 25m x 4.2m
RAMP UP
SITE BOUNDARY
DAVIS ROAD KERB TO KERB: 12.8m
WIRE MESH FENCE
WIRE MESH FENCE

STAGE 1 - MIDDLE & LOWER LEVEL

01 PROPOSED STAGE 1 - MIDDLE & LOWER LEVEL
SCALE: 1:200 (A1)

LEGEND:

- 39.45 — PROPOSED SITE SPOT LEVELS (RED IN COLOUR)
- TRUCK MOVEMENT
- EXISTING TREE & CANOPY TO BE RETAINED
- EXISTING TREE & CANOPY TO BE REMOVED

NOTES:

TOTAL SITE AREA: 20,280m²

TOTAL ROOFED AREA: 14,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
D	Weigh Bridge / Parking / WT / Humeceptor	16-12-2021	JU	GD
C	Existing Pit / Sand Filter / Existing CPW / WT	06-10-2021	JU	GD
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PROJECT: PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION: 24 DAVIS ROAD WETHERILL PARK NSW 2164

DRAWING: PROPOSED STAGE 1 - MIDDLE & LOWER LEVEL PLAN

SCALE: 1:200 @ A1, 1:400@A3

STAGE: DA

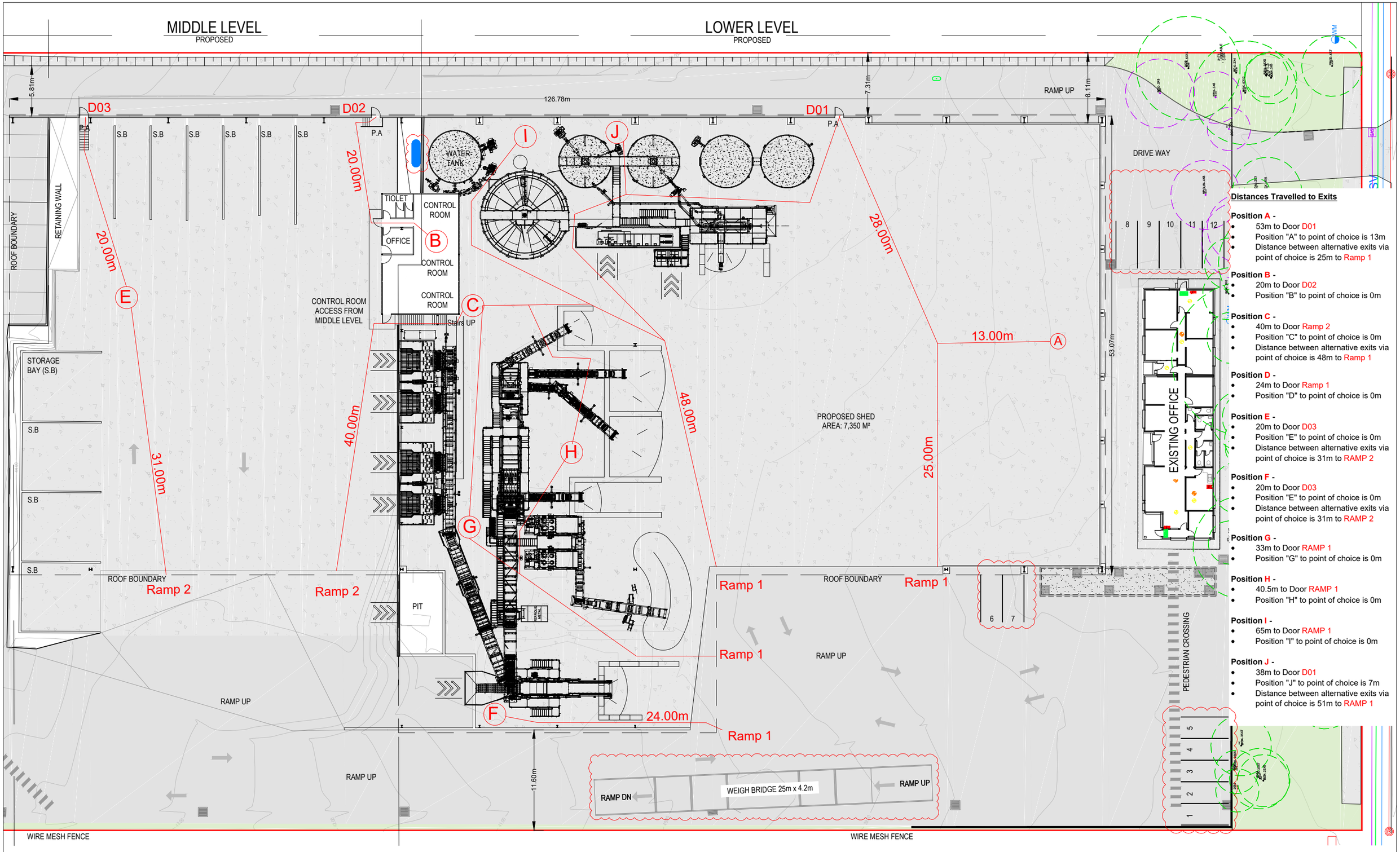
PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA005

ISSUE: D

MIDDLE LEVEL
PROPOSED

LOWER LEVEL
PROPOSED



01 EGRESS PATHS - STAGE 1

SCALE: 1:200 (A1)

Distances Travelled to Exits

Position A -
- 53m to Door D01
- Position "A" to point of choice is 13m
- Distance between alternative exits via point of choice is 25m to Ramp 1

Position B -
- 20m to Door D02
- Position "B" to point of choice is 0m

Position C -
- 40m to Door Ramp 2
- Position "C" to point of choice is 0m
- Distance between alternative exits via point of choice is 48m to Ramp 1

Position D -
- 24m to Door Ramp 1
- Position "D" to point of choice is 0m

Position E -
- 20m to Door D03
- Position "E" to point of choice is 0m
- Distance between alternative exits via point of choice is 31m to RAMP 2

Position F -
- 20m to Door D03
- Position "E" to point of choice is 0m
- Distance between alternative exits via point of choice is 31m to RAMP 2

Position G -
- 33m to Door RAMP 1
- Position "G" to point of choice is 0m

Position H -
- 40.5m to Door RAMP 1
- Position "H" to point of choice is 0m

Position I -
- 65m to Door RAMP 1
- Position "I" to point of choice is 0m

Position J -
- 38m to Door D01
- Position "J" to point of choice is 7m
- Distance between alternative exits via point of choice is 51m to RAMP 1

LEGEND:

NOTES:

TOTAL SITE AREA: 20,280m²

TOTAL ROOFED AREA: 14,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
C	Weigh Bridge / Parking / WT / Humeceptor	04-11-2021	JU	GD
B	Deleted basin / Added inground sand filter	24-08-2021	JU	GD
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT: PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION: 24 DAVIS ROAD WETHERILL PARK NSW 2164

DRAWING: PROPOSED STAGE 1 - EGRESS PATHS

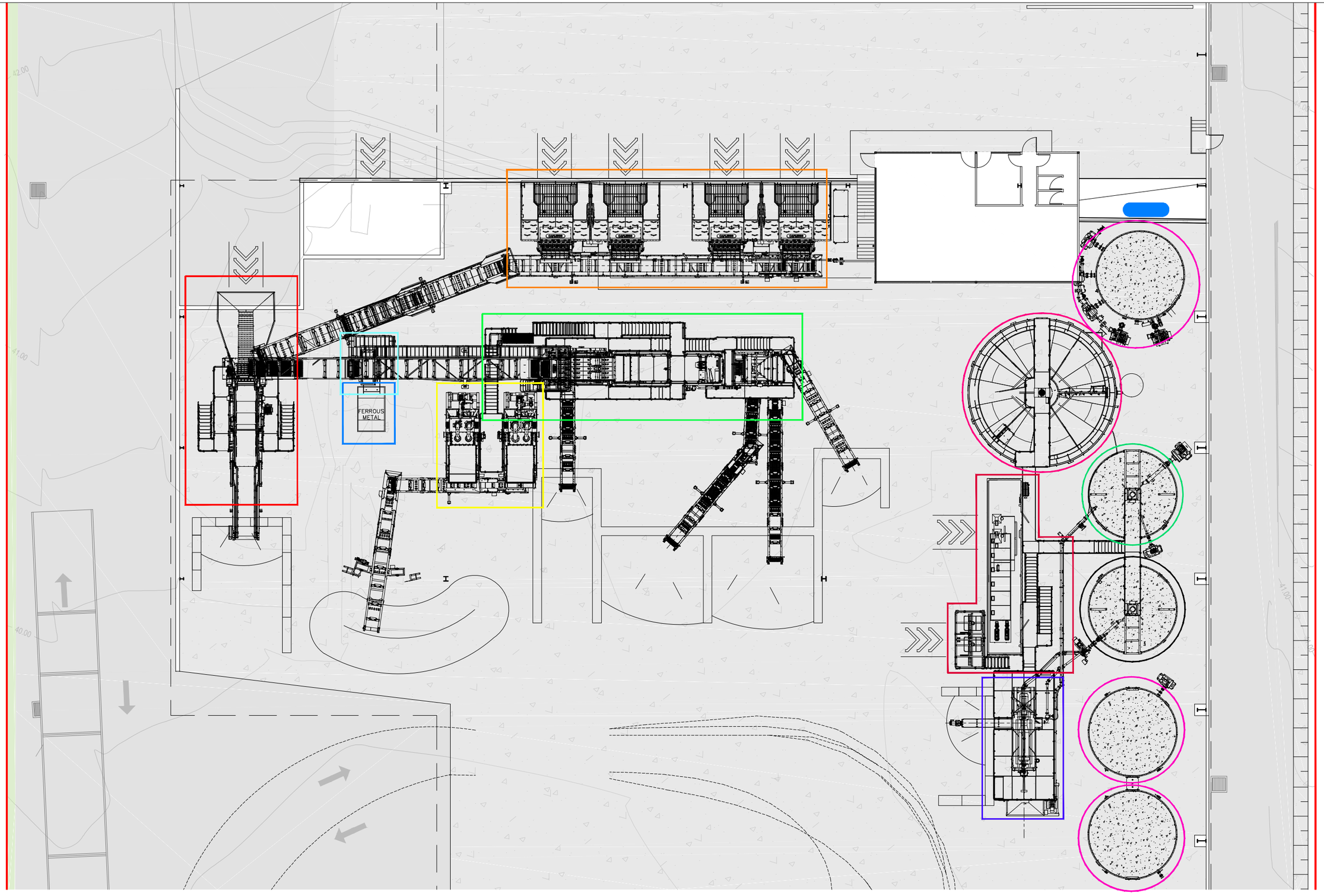
SCALE: 1:200 @ A1, 1:400@A3

STAGE: DA

PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA006

ISSUE: C



01 PROPOSED STAGE 1 - EQUIPMENT

SCALE: 1:125 (A1)

LEGEND:

- R2500
- GMAX
- METALS
- MAGNET
- HYDROGRADE
- HYDROTIPS
- PROCESS WATER STORAGE
- THICKENER
- POLYMERS SYSTEM
- THICKENER BUFFER TANK
- SLUDGE BUFFER TANK
- CENTRIFUGE

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED STAGE 1 - EQUIPMENT

SCALE
1:125 @ A1, 1:250@A3

STAGE
DA

PROJECT NUMBER
2020/04

DRAWING NUMBER
DA007

ISSUE
A

MIDDLE LEVEL
PROPOSED

LOWER LEVEL
PROPOSED

5.81m
126.78m
7.31m
RAMP UP
8.11m
29.66m
DRIVE WAY
53.07m
PROPOSED
SHED
AREA:
7,350 M²
EXISTING OFFICE
DRIVEWAY
ENTRY/EXIT
SITE BOUNDARY
DAVIS ROAD KERB TO KERB: 12.8m
RAMP UP
RAMP UP
RAMP UP
11.60m
WIRE MESH FENCE
WIRE MESH FENCE
STAGE 1 - MIDDLE & LOWER LEVEL

01 PROPOSED STAGE 1 - MIDDLE & LOWER LEVEL
SCALE: 1:200 (A1)

LEGEND:

EXISTING TREE & CANOPY TO BE RETAINED

PROPOSED STORM WATER PIPES AND DRAIN PITS

NOTES:

TOTAL SITE AREA: 20,280m²

TOTAL ROOFED AREA: 14,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
D	Weigh Bridge / Parking / WT / Humeceptor	04-11-2021	JU	GD
C	Existing Pit / Sand Filter / Humeceptor / Existing CPW / WT	06-10-2021	JU	GD
B	Development Application	25-02-2021	DC	MD/JB
A	Development Application	01-02-2021	DC	MD/JB

BetterGROW
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WWW.BETTERGROW.COM.AU

CROSSMULLER CONSTRUCTION
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Tel: 02 4340 9800 Fax: 02 4340 8293

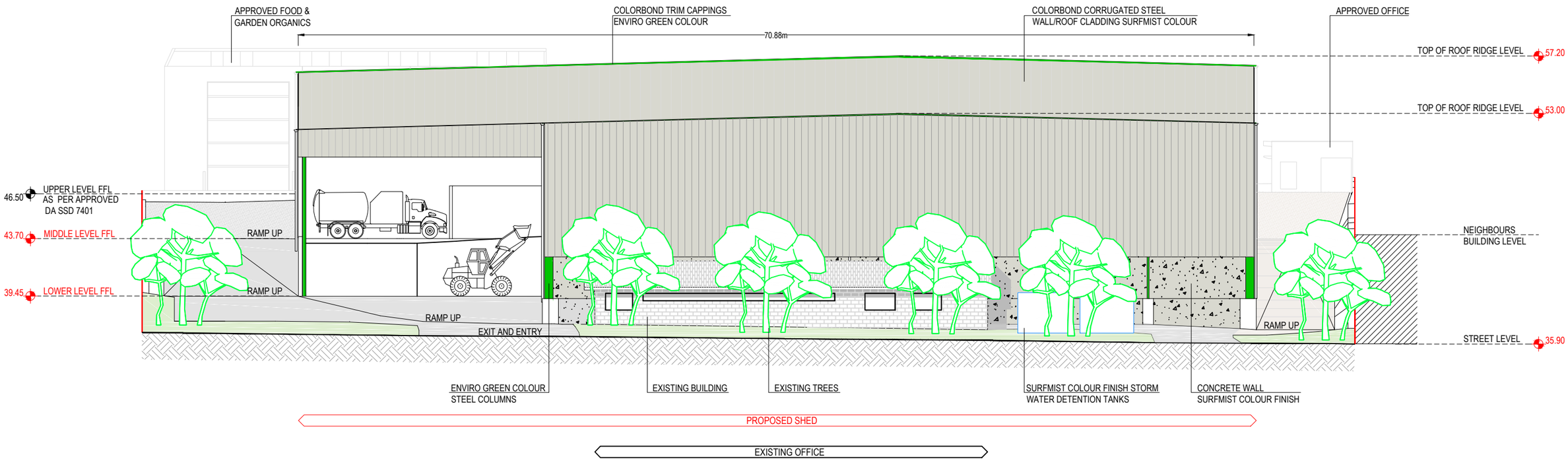
PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

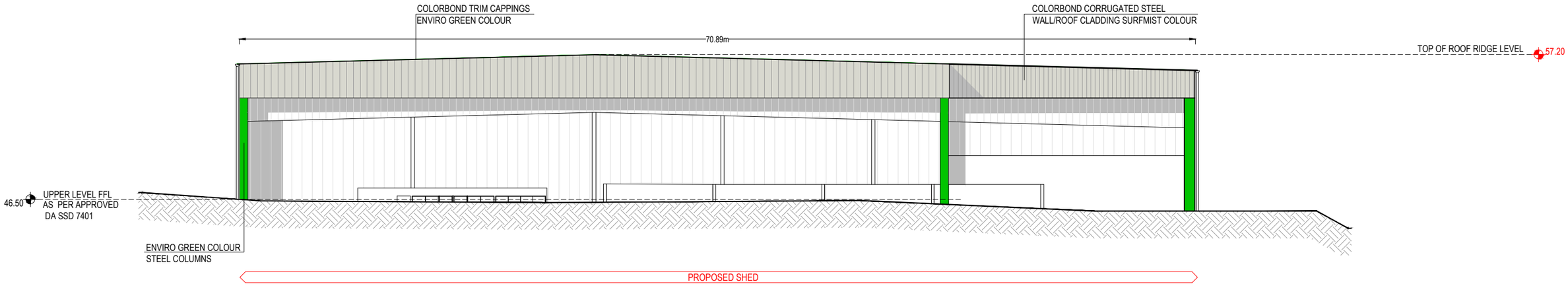
DRAWING
PROPOSED STAGE 1 - MIDDLE & LOWER EXISTING CPW VEGETATION TO REMAIN

SCALE	STAGE
1:200 @ A1, 1:400@A3	DA

PROJECT NUMBER	DRAWING NUMBER	ISSUE
2020/04	DA009	D



01 PROPOSED STREET ELEVATION
SCALE: 1:150 (A1)



02 PROPOSED SHED NORTH ELEVATION
SCALE: 1:150 (A1)

LEGEND:

COLORBOND CORRUGATED STEEL WALL /ROOF CLADDING - SURMIST COLOUR

SOLAR GREY POLYCARBONATE ROOF SHEETING

ENVIRO GREEN COLOUR

SURFMIST COLOUR

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
B	Development Application	20-01-2021	DC	MD/JB
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED STREET & NORTH ELEVATIONS (SHED)

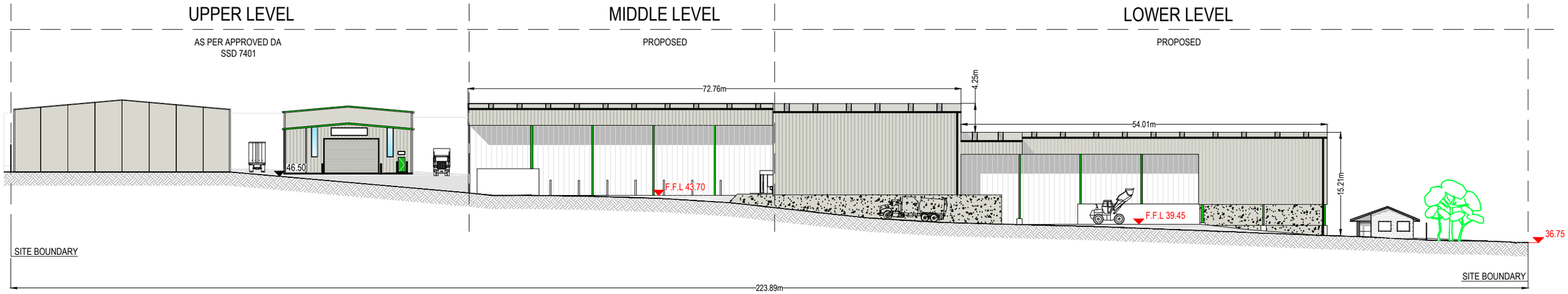
SCALE
1:150 @ A1, 1:300@A3

STAGE
DA

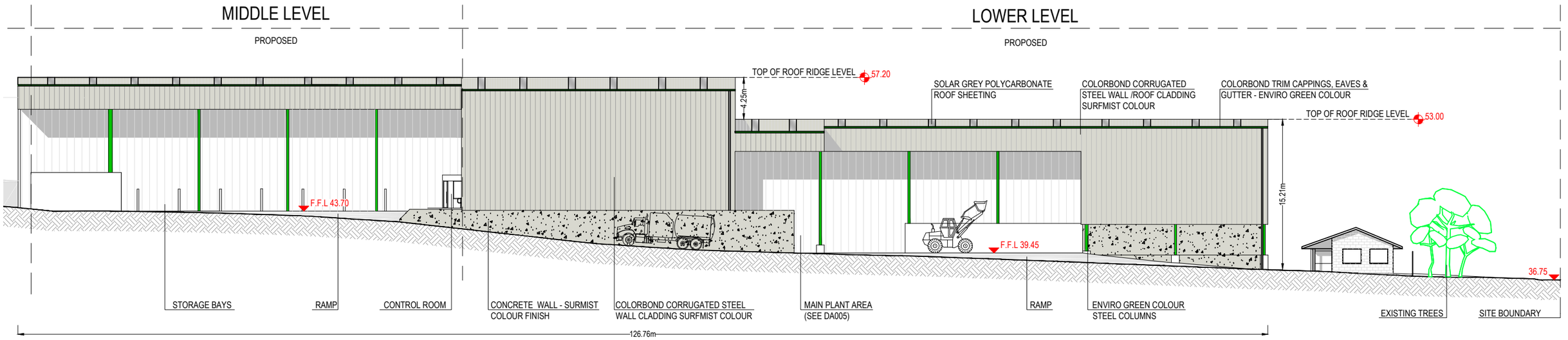
PROJECT NUMBER
2020/04

DRAWING NUMBER
DA100

ISSUE
B



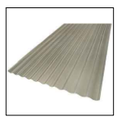
01 PROPOSED WEST SITE ELEVATION
SCALE: 1:300 (A1)



02 PROPOSED SHED WEST ELEVATION
SCALE: 1:200 (A1)

LEGEND:


COLORBOND CORRUGATED STEEL WALL /ROOF CLADDING - SURMIST COLOUR


SOLAR GREY POLYCARBONATE ROOF SHEETING

ENVIRO GREEN COLOUR

SURFMIST COLOUR

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
B	Development Application	20-01-2021	DC	MD/JB
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED WEST SITE ELEVATION

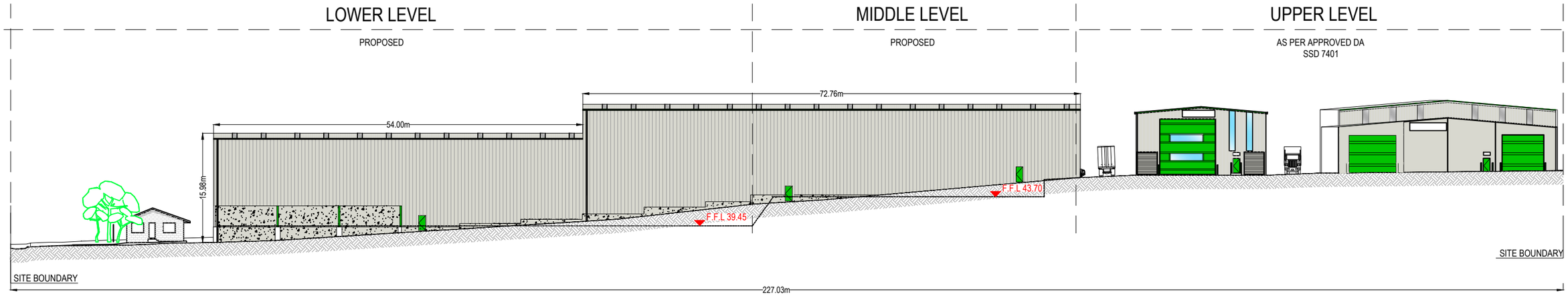
SCALE
VARIES

STAGE
DA

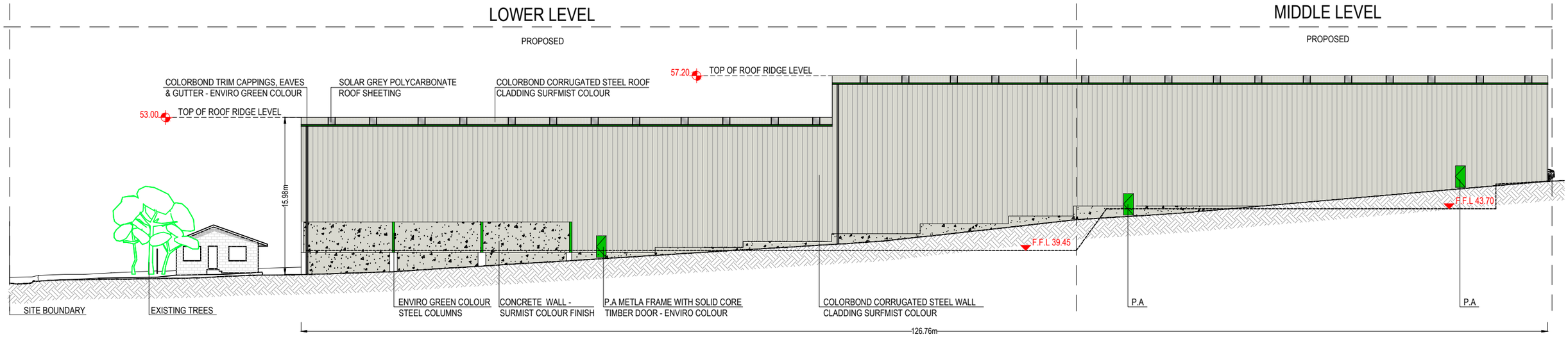
PROJECT NUMBER
2020/04

DRAWING NUMBER
DA101

ISSUE
B



01 PROPOSED EAST SITE ELEVATION
SCALE: 1:300 (A1)



02 PROPOSED SHED EAST ELEVATION
SCALE: 1:200 (A1)

LEGEND:

COLORBOND CORRUGATED STEEL WALL /ROOF CLADDING - SURMIST COLOUR

SOLAR GREY POLYCARBONATE ROOF SHEETING

ENVIRO GREEN COLOUR

SURFMIST COLOUR

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
B	Development Application	20-01-2021	DC	MD/JB
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED EAST SITE ELEVATION

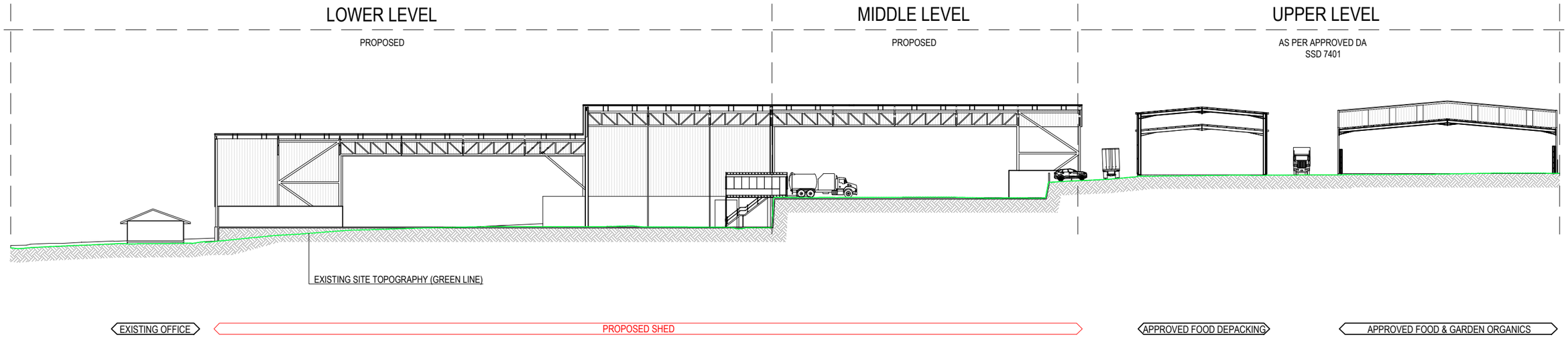
SCALE: VARIES

STAGE: DA

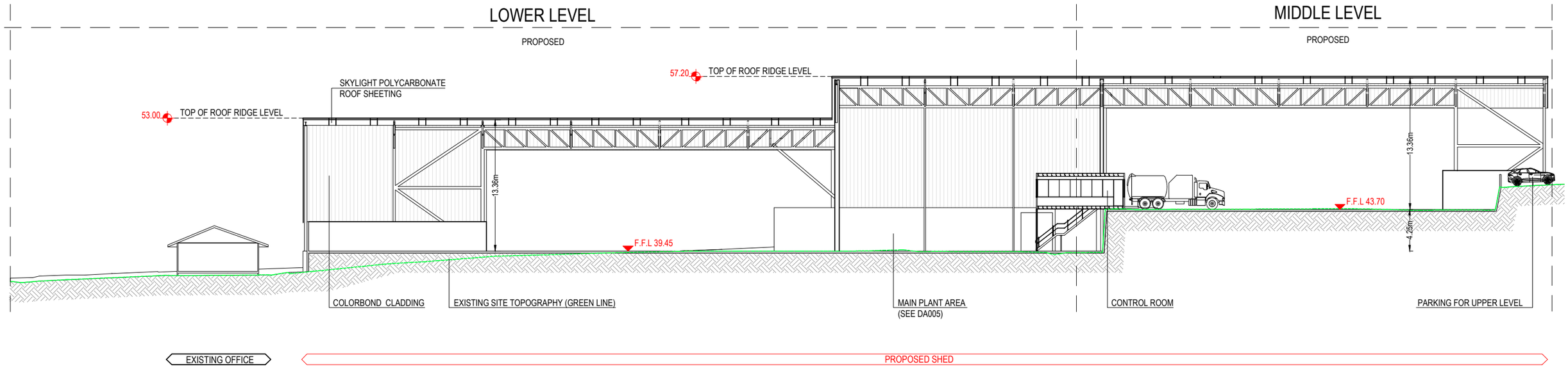
PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA102

ISSUE: B



01 PROPOSED SITE SECTION AA'
SCALE: 1:300 (A1)



02 PROPOSED SHED SECTION AA'
SCALE: 1:200 (A1)

LEGEND:

NOTES:

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED SHED SECTION AA'

SCALE: VARIES

STAGE: DA

PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA103

ISSUE: A

Appendix D: Supplementary Traffic Impact Assessment (Pavey Consulting Services, 2021)

David Pavey Pty Ltd trading as
Pavey Consulting Services
Specialising in
Traffic Studies and Transportation Planning
Traffic Control and Management Plans
Road Safety Reviews
Civil and Structural Design
Project Management and Contract Administration
Mediation and Government Relations

Supplementary Traffic Impact Assessment

ReDirect Recycling Pty Ltd Recovery Facility
Davis Road Wetherill Park

22 November 2021 Rev 1

Prepared By

David Pavey
Director
B.E (Civil) Grad Dip LGE. LGE Cert. MAIPM, MAICD, MAITPM
Pavey Consulting Services
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David Pavey Pty Ltd
23 Stanley Street
Merewether
NSW 2291
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Revision Register

Rev	Date	Author	Checked by	Approved By	Remarks
0	16 November 2021	David Pavey	Sharyn Pavey	David Pavey	Issued for client review
1	22 November 2021	David Pavey	Sharyn Pavey	David Pavey	Minor updates Final Version

Table of Contents

1. Introduction

Pavey Consulting Services has been commissioned by ReDirect Recycling Pty Ltd to prepare a supplementary Traffic Impact Assessment to accompany a modification application for minor changes to the approved Resource Recovery & Waste Recycling Facility at 24 Davis Road, Wetherill Park.

In 2017 Bettergrow received State Significant Development approval (SSD 7401) for the subject Resource Recovery and Recycling Facility on Lot 18 DP249417.

The development was approved to accept and recycle up to 160,000 tonnes per annum (tpa) of garden organics, mixed food and garden organics, and hydro-excavated drill muds. It was also approved to accept up to 40,000 tpa of bulk landscape materials. To date, development of the site has not occurred,

Since consent was issued in late 2017, market factors have changed and so too has the demand for the recycling of various waste streams. Bettergrow submitted and received a modification to this consent to allow

- increase the processing capacity of the recycling and resource recovery facility from 160,000 tpa up to 350,000 tpa,
- install a large partly enclosed shed over the existing drill mud processing area and bulk landscape area, and
- include some additional waste streams for processing.

On considering the operational needs of the site, the development of an internal traffic management plan and the safe movement of vehicles, ReDirect Recycling Pty Ltd proposes to modify its current Development Consent for the Davis Rd site by removing the 5 internal weighbridges and replacing these with a single weighbridge.

The purpose of this report is to assess and document likely traffic impacts (if any) resulting from the proposal internal modifications and to recommend, where appropriate, treatments to alleviate such impacts.

2. Limits of Report

This report considers the particular instructions and requirements of our client. Pavey Consulting Services has taken care in the preparation of this report, however it neither accepts liability nor responsibility whatsoever in respect of:

- Any use of this report by any third party;
- Any third party whose interests may be affected by any decision made regarding the contents of this report; and/or
- Any conclusion drawn resulting from omission or lack of full disclosure by the client, or the clients' consultants

3. Site Location

The subject site is located on the northern side of Davis Road, approximately 100 m west of its intersection with Elizabeth Street, Wetherill Park.

The subject site is Lot 18 DP 249417 located at 24 Davis Road, Wetherill Park.

The site is surrounded by large scale industrial developments contained within the Wetherill Park industrial estate as shown in Figure 1.

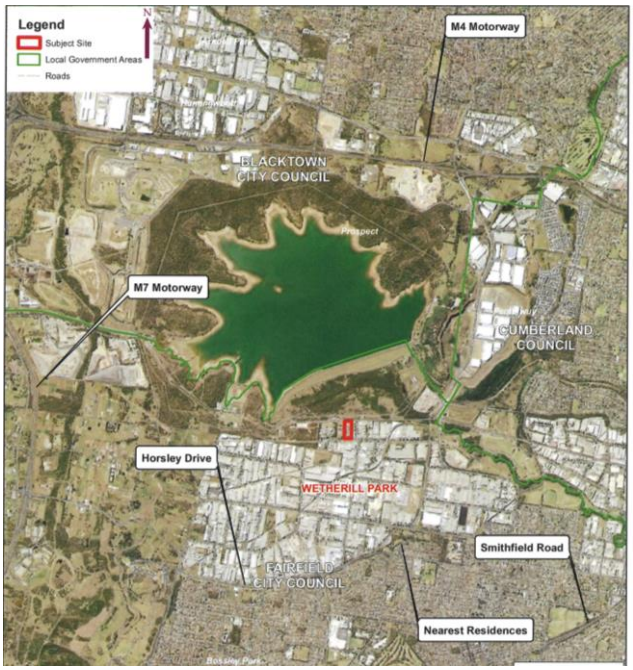

Figure 1 Site Location

4. Proposal

On considering the operational needs of the site, the development of an internal traffic management plan and the safe movement of vehicles, ReDirect Recycling Pty Ltd proposes to modify its current approved Development Consent for the Davis Rd site by removing the 5 internal weighbridges and replacing these with a single weighbridge.

The rationalisation of weighbridge and their locations will allow a more effective and safer internal Traffic Management Plan for the site to be developed.

The proposed amended site layout is shown in Appendix A.

5. Traffic Generation

There has been no change to the forecast traffic generation presented in the SSD-7401-MOD-1 Traffic Impact Assessment.

6. Site Access and Internal Operations

Access Arrangements

There is no change to the proposed access arrangements, except the approved eastern driveway will now be used for parking for office-based staff.

Parking Provision

No change is proposed to the size of the work force and the 36 spaces previously provided have been retained and repositioned around the site to ensure that they remain clear of heavy vehicle movements.

The revised parking layout is an improvement over the previous design as it reduces conflict between cars/ pedestrians and heavy vehicles.

Vehicle Circulation

Passenger Vehicles

Apart for relocation of passenger vehicles there is no changes to internal circulation

Heavy Vehicles

Traffic movements for a range of heavy vehicles has been examined by preparing several swept paths plans to ensure that the placement of the proposed weighbridge is appropriate for a range of truck movements previously assessed and approved under SSD-7401-MOD-1investigated. These plans have been formulated utilising Autoturn software and based on turning specifications provided within AustRoads. The worst-case movement analysed is that of 19m semi-trailer and full details are provided in Appendix B.

This sweep analysis indicates that 19m semi-trailer is capable of manoeuvring within the site onto and off the weighbridge in a safe and efficient manner without any unreasonable encroachment on internal passenger vehicle parking areas or structures.

Accordingly, the internal heavy vehicle manoeuvring arrangements are considered to be satisfactory**.**

7. Hours of Operation

There are no proposed changes to the hours of operation.

8. Effect on adjacent Roadway

Project Traffic Conditions

Traffic Generation

These remain unchanged.

Trip Assignment

These remain unchanged.

Proposed Traffic Volumes and effect on Intersections

These remain unchanged.

Site Access of Davis Rd

Previously it has been accepted that:

- The low traffic demands within Davis Road provide regular and extended gaps within directional traffic flows thereby providing good conditions with which to undertake turning movements to and from the site access driveways. Impedance associated with such movements are therefore projected to be minimum thereby resulting in efficient site access conditions.

- The proposed layout out of the site has been designed to provide the maximum possible sight distance between the access driveway and the adjoining public road traffic movements. In consideration of this and the above discussion, the projected additional traffic movements generated by the proposed use are envisaged to be provided safe and efficient conditions within which to access and exit the site.

The location of the new weighbridge has been placed to ensure that any queuing of vehicles waiting on access to the weighbridge do not que out onto Davis Road.

This statement is based on the following operational plan that has been developed for the site:

Stage 1 will involve three areas namely, GSW, Hydro Ex and Mud Drill and Bulk Landscaping Supplies.

Stage 2 will involve two areas, namely Comingled food/garden waste and Food Organics.

Stage 1

GSW and Bulk Landscaping products.

Vehicles entering and leaving the GSW and bulk products area will not access the weighbridge. Vehicles entering these areas will be arriving empty, they will be weighed with a loader that has a scale system linked to the weighbridge. The loader operator will use this to load the truck correctly and the scales will automatically record the data in the weighbridge system.

Consequently, these vehicles will not affect the operation of the weighbridge or need to que prior to the weighbridge.

Sufficient room is available within the site to accommodate the peak hourly movements.

Hydro Excavation

Full truck arrives on site and follows signage on to weighbridge. Once documentation is completed the weighbridge operator directs the driver to follow signage to Hydro Excavation unloading point.

When the truck is empty and ready to leave site, they will return to the weighbridge that will capture their outgoing weight before they leave the site.

Estimate on times to complete above
Entry: 2 minutes
Sample, testing, unload and washout: 10 minutes
Exit: 1 minute

Bulk Landscape Supplies

Full truck arrives on site and follows signage on to weighbridge. Once documentation is completed the weighbridge operator directs the driver to follow signage to Bulk Landscape unloading point.

When the truck is empty and ready to leave site, they will return to the weighbridge that will capture their outgoing weight before they leave the site

Estimate on times to complete above
Entry: 2 minutes
Tipping: 5 minutes
Exit: 1 minute

Stage 2

Comingled food /garden Waste and Food Organics

Full truck arrives on site and follows signage on to weighbridge. Once documentation is completed the weighbridge operator directs the driver to follow signage to appropriate unloading point.

When the truck is empty and ready to leave site, they will return to the weighbridge that will capture their outgoing weight before they leave the site

Estimate on times to complete above
Entry: 2 minutes
Unloading: 4 minutes
Exit: 1 minute

Base on the above operational manoeuvres and peak traffic flows detailed in the 2020 TIA the maximum number of vehicles needing to access the weighbridge in any given hour is as follows:

Stage 1

Hydro Excavation - 9 trucks per hour
Bulk landscape- 3 trucks per hour
Total per hour 12 vehicles

Stage 2

Hydro Excavation -9 trucks per hour
Bulk landscape 3 trucks per hour
Comingled food /garden Waste 17 trucks per hour
Food Organics 5 trucks per hour
Total per hour - 34 vehicles

Based on the above occupancy rate of 2 minutes per vehicle on the weighbridge. the maximum number of vehicles anticipated to be queued on or immediately prior to the weighbridge would be:

Stage 1` - I vehicle
Stage 2 – 2 vehicles

Given that the weighbridge has been positioned approximately 55 metres from the front gate, thus providing room for 3 vehicles to queue (either on or immediately upon the bitumen on the gate side of weighbridge). It is not envisaged that in peak times any vehicle will queue out onto Davis Rd

Should queuing start to extend onto Davis Rd as part of the Operational Traffic Management Plan the site controller has the ability to hold departing vehicles at the loading points to enable clearance of the weighbridge for incoming vehicles.

As started easier there is ample on-site storage within these areas to hold the number of vehicles anticipated in the peak hour.

9. Public Transport

These remain unchanged.

10. Haul Roads

These remain unchanged.

11. Construction Vehicle Transport Routes

These remain unchanged.

12. Conclusions

This Traffic Impact Assessment details our assessment of the traffic generation, access and safety considerations associated with a proposal for the establishment of a Resource Recovery & Waste Recycling Facility at 24 Davis Road, Wetherill Park. Having regard to the contents of this supplementary report following conclusions are made:

- The revised on-site parking provisions are adequate to accommodate for projected demand given the likely number of employees and visitors on-site at any one time provided by the applicant.
- The proposed site access arrangements provide for the safe and efficient conditions with which to access and vacate the site.
- The internal circulation arrangements are projected to provide for safe and efficient internal movements and can accommodate the peak operation demands of the use, wholly within the site.

Based on the findings of this report, Pavey Consulting Services is of the opinion that there are no traffic engineering related matters that should preclude approval of this modification.

Appendix A – Site layout

UPPER LEVEL
AS PER APPROVED DA SSD 7401

MIDDLE LEVEL
PROPOSED

LOWER LEVEL
PROPOSED

227.26m

WIRE MESH FENCE

APPROVED OFFICE

PARKING

APPROVED FOOD & GARDEN ORGANICS

APPROVED FOOD DEPACKING BUIDING

53.20m

99.68m

BATTER - CONCRETE RETAINING WALL

UNSEALED GRAVEL ACCESS

126.78m

RAMP UP

7.31m

WIRE MESH FENCE

DRIVEWAY RESERVED FOR SERVICE AND EMERGENCY VEHICLES ONLY AS PER CONDITION B54(a) SSD 7401-MOD-1

EXISTING KIOSK

26.55m

LAND 186m²

DRIVEWAY

SPEL ECOCEPTOR 5000 SERIES

PARKING

LAND 646m²

53.07m

EXISTING OFFICE

DAVIS ROAD KERB TO KERB: 12.8m

99.92m

PROPOSED SHED AREA :7350 M²

44.88m

45.01m

DRIVEWAY

ENTRY/EXIT

EXISTING IN GROUND CONCRETE PIT TO BE UTILISED AS SAND FILTER. REFER TO STORMWATER PLANS BY ECLIPSE ENGINEERING

APPROVED BIO RETENTION & SEDIMENT BASIN REMOVED

16.27m

36.76m

PARKING

LAND 311m²

WEIGH BRIDGE 25m x 4.2m

WIRE MESH FENCE

223.87m

WIRE MESH FENCE

WIRE MESH FENCE

STAGE 2 - UPPER LEVEL

STAGE 1 - MIDDLE & LOWER LEVEL

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

NOTE: PLEASE REFER TO ENGINEERING PLANS BY ECLIPSE FOR STORMWATER DESIGN DETAIL

LEGEND:

- FALLS DIRECTION
- PROPOSED UNDERLYING STORM WATER PIPES
- EXISTING TREE & CANOPY TO BE RETAINED
- PROPOSED SURFACE INLET PIT
- EXISTING TREE & CANOPY TO BE REMOVED

NOTES:

TOTAL SITE AREA: 20,280m²

TOTAL ROOFED AREA: 11,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
D	Weigh Bridge / Parking / WT / Humecaptor	04-11-2021	JU	GD
C	Existing Pit / Sand Filter / Existing CPW / WT	06-10-2021	JU	GD
B	Deleted basin / Added inground sand filter	24-08-2021	JU	GD
A	Development Application	19-08-2020	DC	MD/JB

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Tel 02 4340 9600 Fax 02 4340 8253

PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED SITE PLAN AT ROOF LEVEL

SCALE
1:300 @ A1, 1:600@A3

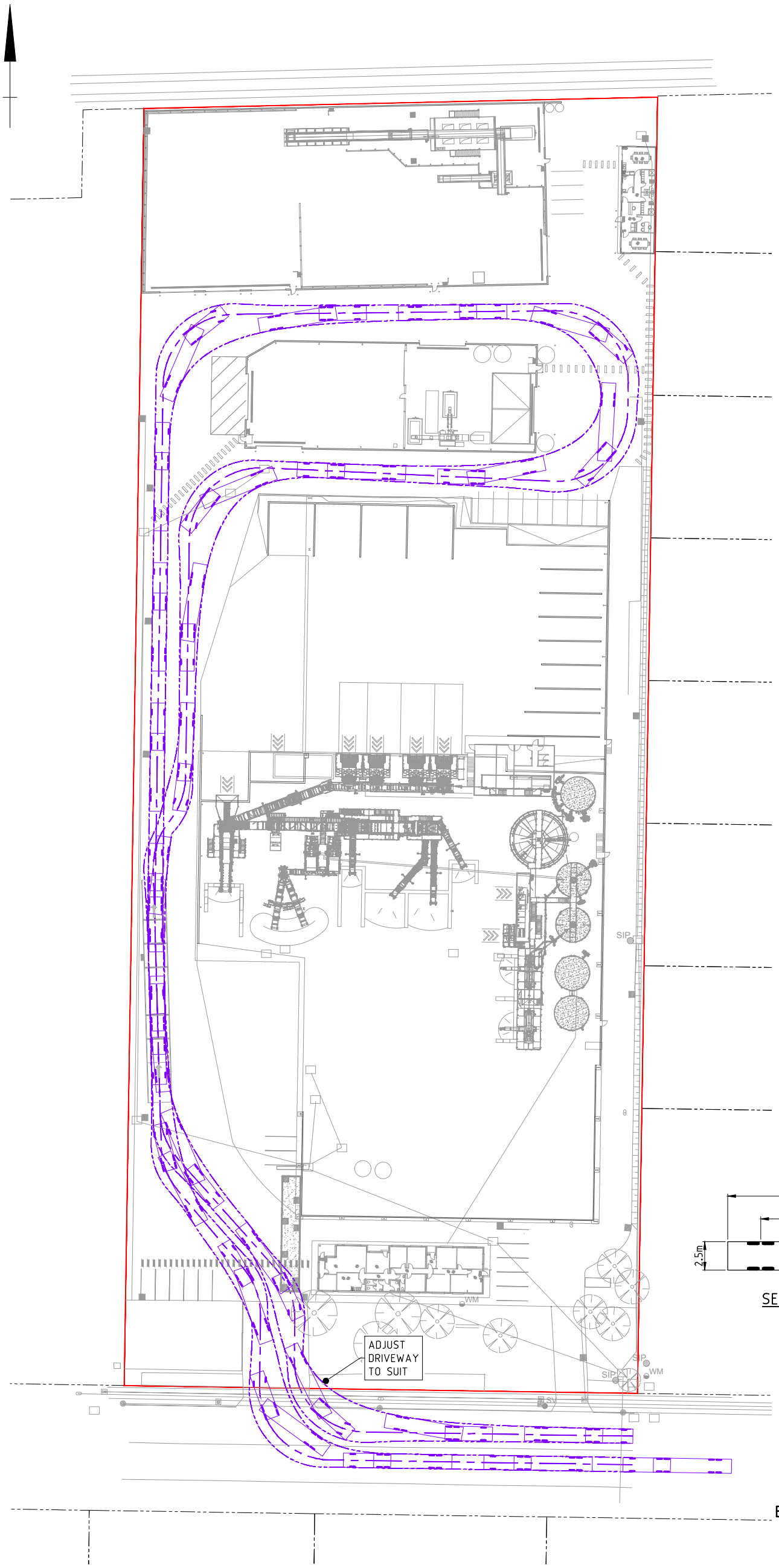
STAGE
DA

PROJECT NUMBER
2020/04

DRAWING NUMBER
DA003

ISSUE
D

Appendix B – Sweep Path



PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

DESIGNED:	D.P.
DRAWN:	B.S.
APPROVED:	D.P.

PAVEY CONSULTING SERVICES

TITLE
GREENSPOT RESOURCE RECOVERY CENTRE - WETHERILL PARK
INTERNAL VEHICLE MOVEMENT PLAN - SEMI-TRAILER

SCALE	SIZE	SKETCH No.	REVISION	DATE
1:400	A1	SK2021-006-002	1	11-11-21

JN: SK2021-006

Appendix E: Stormwater Management Plan (Eclipse Consulting Engineers, 2021)

ECLIPSE | CONSULTING ENGINEERS

Stormwater Management Plan

Resource Recovery and Recycling Facility

At

24 Davis Road
WETHERILL PARK

For

Crossmuller Construction
2 Wella Way
SOMERSBY NSW 2250

Ref.:	10067-001-smp
Issue Date:	17 December 2021
Issue:	2
Status:	Construction Certificate

ECLIPSE Consulting Engineers Pty Ltd
305/12 Century Cct,
Norwest Central,
BAULKHAM HILLS NSW 2153

Phone : (02) 9894 8500
info@eclipseconsulting.com.au
www.eclipseconsulting.com.au

1. CONTENTS

1.1. Table of Contents

1.2. List of Tables

1.3. List of Figures

2. INTRODUCTION AND BACKGROUND

2.1. Project Overview

ECLIPSE Consulting Engineers has been commissioned by Crossmuller Construction on behalf of Bettergrow Pty Ltd (the Proponent) to prepare a Stormwater Management Plan for the modification of a resource recovery and recycling facility at 24 Davis Road, Wetherill Park, NSW (the Site).

The Proponent is seeking to construct and operate a resource recovery centre at the Site which would process the following volumes of waste:

- 100,000 tonnes per year of hydro-excavation drilling muds and fluids for storage, separation, and consolidation.
- 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.
- 70,000 tonnes per year of garden organics and mixed food and garden organics.
- 30,000 tonnes of food organics.

The Proponent currently operates waste and resource recovery operations in multiple locations throughout New South Wales and Queensland. The proposed development is expected to extend the Proponent's operations as well as aid the New South Wales Government in diverting waste from landfill by providing the required processing infrastructure.

2.2. Site Description

The Site is described as Lot 18 in DP 249417. The Site is located within an existing industrial precinct described as the Wetherill Park Industrial Area within the Fairfield City Local Government Area. The area is zoned as IN1 – General Industrial under the Fairfield City Local Environment Plan 2013. The location of the Site is shown in Figure 2.1, below.

The Site was previously occupied by an asphalt batching plant operated by Emoleum Australia Ltd, a division of Mobil Australia, which ceased operations in 2004.

The Site is bound by Prospect Park and Prospect Reservoir to the north, Davis Road to the south, several small industrial developments on Arnott Place to the east and a recycling industrial development to the west. The Site slopes from north to south with an approximate average grade of 5%. Council stormwater drainage exists in Davis Road and is the preferred discharge point for stormwater for the Site.

The total area of the Site is 20,282 m^2. The proposed development's pavement and roof area come to 18,258 m^2, or 90.0% of the total area of the Site.

Figure 2.1: Site Location (Nearmap, August 2020)

2.3. Proposed Development

The pre-development site had three distinct levelled areas on the existing Site, including an upper, middle, and lower level, which are connected by an internal roadway on the western side of the Site. The vegetated batters and retaining walls between the levels along with most of the existing hardstand and roadways are to be retained. These segregated platforms have dictated the intended Site layout which proposed three distinct areas of operation. The areas of operation include:

- External parking, office area, food and garden organics processing facility and food de-packing building on upper level.
- Processed material storage and truck loading bays on middle level.
- Receiving, storage and processing shed and office on lower level.
- The lower, middle, and upper levels consist of multiple warehouse structures. The total roof area of these structures is 12,859 m^2.

Figure 2.2, below, shows the overall architectural plan for the proposed development.

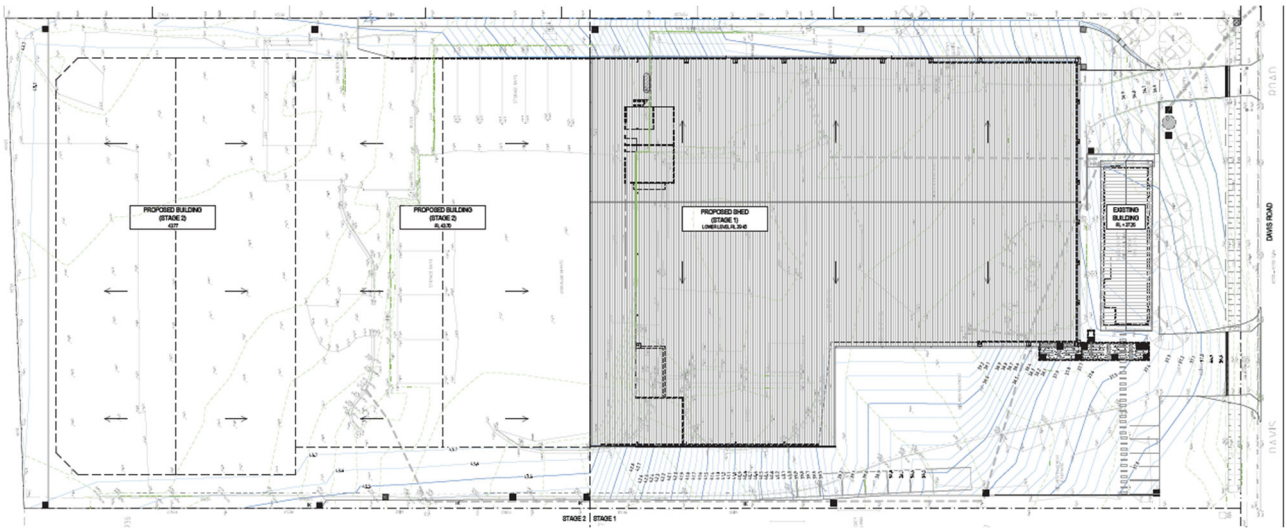


Figure 2.2: Proposed Development Site Layout

3. EXISTING SURFACE WATER ENVIRONMENT

3.1. Surrounding Land Uses

The Site is in the Wetherill Park industrial estate, with surrounding land uses being predominantly commercial and industrial. Adjacent industrial developments include chemical manufacturing plants, petroleum product production plants and resource recovery centres. The Prospect Nature Reserve lies directly to the north of the Site.

3.2. Existing Landform

The Site has an area of 20,282 m^2, with an average grade of 5% from north to south. However, the Site is divided into three platforms with distinct elevations, each of which is made up of a relatively flat area of hardstand from the Site's previous use.

The northern boundary of the Site contains the highest point on the development. As the development falls towards the south, the southern street frontage at Davis Road is the lowest point and is relatively flat along Davis Road with slight fall to the east. Within the catchment of the surrounding area, Davis Road acts as an overland flow path for upstream developments.

3.3. Surface Hydrology

3.3.1. Local Hydrology

The existing stormwater network within the Davis Road reserve conveys stormwater eastward from the southern end of the development, discharging into a concrete channel flowing north-east adjacent the Wetherill Park industrial estate. This channel acts as the primary stormwater collector for the industrial estate. The channel discharges into Prospect Creek near Widemere Road, approximately 1 km east of the Site.

A satellite image showing the concrete channel relative to the location of the Site is shown in Figure 3.1 below.

Figure 3.1: Satellite View of Concrete Channel Local to the Site (Nearmap August 2020)

3.3.2. Regional Hydrology

The Site falls within the lower reaches of the Georges River catchment. This catchment covers an area of approximately 960 km^2, beginning in Appin, approximately 60 km south-west of Sydney, discharging in Botany Bay. The Site is approximately 500 m south of Prospect Creek and 800 m south of Prospect Reservoir. Prospect Creek is one of the primary tributaries of the Georges River catchment and is also a major source of Sydney's urban water supply. Operated by the Sydney Catchment Authority (SCA), the Prospect Reservoir is a major source to Sydney Water's urban water supply. The concrete channel which the Site reports to joins Prospect Creek downstream of the Prospect Reservoir.

4. LEGISLATION, POLICY AND GUIDELINES

4.1. Introduction

Several government policies, guidelines and legislation requirements relating to stormwater quality are applicable the proposed development on the Site. The relevant policies, guidelines and legislative requirements are summarised below.

4.2. Policies and Guidelines

4.2.1. Erosion and Sediment Control

In New South Wales, the most relevant and comprehensive guideline for the design of stormwater and sedimentation controls is contained in *Managing Urban Stormwater Volume 1 – the Blue Book* (Landcom, 2004). The principles of surface water control, including the design of erosion and sediment control structures, have been adopted where applicable in this Stormwater Management Plan. Further information on the erosion and sedimentation controls provided for this Site can be found in Section 5.3.

4.2.2. Fairfield City Council Guidelines

Fairfield City Council (Council) City Wide Development Control Plan (DCP) (2013) provides stormwater controls for Industrial Developments in Chapter 9. The following controls are outlined in this section of the DCP:

- **9.5.2 On Site Detention**: The development must not increase the risk of downstream flooding, erosion or unstable waterways or a reduction of the capacity of Council's drainage network. Relevant controls are provided in Chapter 4 of Council's Stormwater Management Policy.
- **9.5.3 Water Conservation**: Reduce the consumption of potable water through capture and reuse of rainwater. Relevant controls are provided in Chapter 5 of Council's Stormwater Management Policy.
- **9.5.4 Water Quality Improvement**: Minimise the potential impacts of the development and associated activities on the water quality of local creeks. Relevant controls are provided in Chapter 6 of Council's Stormwater Management Policy.

Council's Stormwater Management Policy outlines the following controls for stormwater management:

- **Chapter 4 On Site Detention Systems**: On site detention is not required within the Wetherill Park Industrial Area. The Site is located within the Wetherill Park Industrial Area.
- **Chapter 5 Water Conservation**: Ensure that 80% of the roof area of the development is to drain to tanks that have a capacity of 3,000 L per 100 m^2 of roof area of the development. The tanks are to be connected to all non-potable uses including flushing toilets, irrigation, wash down and laundry.
- **Chapter 6 Water Quality Improvements**: The following stormwater pollutant reduction targets must be met by developments within the Wetherill Park Industrial Area:
    - Gross Pollutants: 90%
    - Total Suspended Solids: 80%
    - Total Phosphorus: 55%
    - Total Nitrogen: 40%

Flood risk management is discussed in Council's DCP Chapter 11 – Flood Risk Management. This has been prepared by Council in response to the New South Wales Government Floodplain Development Manual (2005). Schedule 6 – Other Floodplains is applicable to the Site and has been addressed in this Stormwater Management Plan.

5. STORMWATER IMPACTS AND PROPOSED MANAGEMENT MEASURE

5.1. Introduction

This Stormwater Management Plan describes the design features used to manage the use and discharge of stormwater throughout the lifespan of the facility. The plan has considered required containment and treatment practices and aims to maximise the Site's on-site water reuse potential.

5.2. Proposed Stormwater Management System

The proposed stormwater management strategy has been detailed on drawings C01 to C12 of the engineering plans provided in Appendix A. The adopted stormwater management design is be summarised as follows:

- A portion of roof water runoff is to be directed by downpipes to above-ground rainwater harvesting tanks which have been sized to meet the Site's reuse demand for non-potable water. One rainwater harvesting tank has been proposed to provide a reuse volume of 5000 L. The harvested volume from a portion of the warehouse roof is to be internally reused through amenities connections with tank overflows reporting to the stormwater system. The remainder of the roof water collected is to be directed to the stormwater system.
- Surface water runoff from the hardstand areas and roof areas not connected to the rainwater tanks is to be conveyed by a new stormwater network near the eastern and western boundaries of the Site. The network carries stormwater towards the south in a gravity-driven pipe network. Stormwater is to be discharged to a sandfilter formed from the structure of a weighbridge pit used on the Site by the previous occupants.
- Discharges from the sandfilter are directed to the south-eastern corner of the Site to a proprietary treatment device. A SPEL Ecoceptor 6000 series is proposed as the proprietary treatment device, which has been designed and sized to effectively meet the requirements of the Site.
- From the proprietary treatment device, the existing outlet connection point of stormwater into Fairfield City Council's stormwater system along Davis Road will be maintained.

5.2.1. On-Site Stormwater Detention

As discussed in Section 4, the Site is not subject to requirements of the provision of detention of stormwater, along with all developments within the Wetherill Park Industrial Area.

Regardless of these requirements, a qualitative review of the Site's catchment has been undertaken to predict the effects on stormwater discharge of the proposed development. Table 5.1 below records the pre- and post-development catchments for the Site.

Catchment	Total Impervious Area	Total Impervious Fraction
Pre-Development	16,281 m^2	80%
Post-Development	18,258 m^2	90%

Table 5.1: Catchment Analysis for Pre- and Post-Development Catchment

The proposed development will increase the impervious fraction of the Site by approximately 11%. This increase is likely to increase the runoff generated by the Site in large rainfall events by around 11%. It is expected that devices designed to capture and reuse rainwater may cause a minor reduction in runoff from the Site.

5.2.2. Stormwater Quality

To minimise impacts on the downstream watercourse ecology and health, stormwater treatment devices have been incorporated into the design of the development. The performance of the proposed stormwater management strategy has been assessed against an equivalent design of the proposed development with no stormwater treatment measures. This has been conducted using MUSIC 6, conceptual stormwater modelling software.

The Site catchment has been divided into sub-catchments based on surface type to effectively simulate the proposed treatment measures along the treatment train. The MUSIC model layout is shown in Figure 5.1 below. In developing a MUSIC model, rainfall, and evaporation records in the vicinity of the Site were obtained from available data provided by the Bureau of Meteorology.

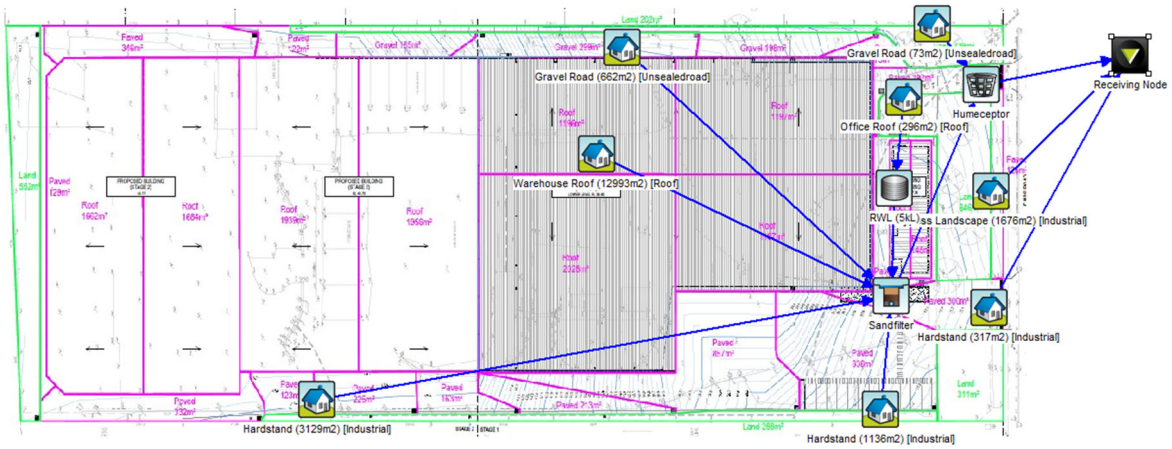


Figure 5.1: MUSIC Model Schematic

To develop a model that could comprehensively assess the performance of the proposed stormwater management plan, a 6-minute pluviograph rainfall data template from the Bureau of Meteorology rainfall station 067006 located in Fairfield has been used. The records provided are for a 12-year period between 1961 and 1973.

Monthly areal potential evapotranspiration (PET) rates for the Site were established from PET data provided by the Climate Atlas of Australia (BOM). These are shown in Table 5.2 below.

Month	Areal Potential Evapotranspiration (mm/month)
January	160.89
February	120.12
March	106.95
April	72.90
May	48.98
June	36.90
July	38.13
August	54.87
September	72.00
October	115.01
November	135.90
December	145.08

Table 5.2: Monthly Evapotranspiration Data for Fairfield

Pollutant source load data has been obtained from default quantities recommended by in *Draft NSW MUSIC Modelling Guidelines*. These parameters are shown in Tables 5.3 to 5.7.

Parameter	Value
Soil Storage Capacity	54 mm
Initial Storage	25% of capacity
Field Capacity	51 mm
Infiltration Capacity Coefficient -a	180
Infiltration Capacity Coefficient -b	3

Table 5.3: Pervious Area Properties

Parameter	Value
Initial Depth	10 mm
Daily Recharge Rate	25%
Daily Baseflow Rate	25%
Daily Deep Seepage Rate	0%

Table 5.4: Ground Water Properties

Total Suspended Solids	Sealed Road	Unsealed Road	Roof	Landscaping
Baseflow Concentration Parameters				
Mean (log mg/L)	1.200	1.200	1.100	1.200
Std Dev (log mg/L)	0.170	0.170	0.170	0.170
Storm Flow Concentration Parameters				
Mean (log mg/L)	2.430	3.000	1.300	2.150
Std Dev (log mg/L)	0.320	0.320	0.320	0.320

Table 5.5: Concentration Parameters for Total Suspended Solids

Total Phosphorus	Sealed Road	Unsealed Road	Roof	Landscaping
Baseflow Concentration Parameters				
Mean (log mg/L)	-0.850	-0.850	-0.820	-0.850
Std Dev (log mg/L)	0.190	0.190	0.190	0.190
Storm Flow Concentration Parameters				
Mean (log mg/L)	-0.300	-0.300	-0.890	-0.600
Std Dev (log mg/L)	0.250	0.250	0.250	0.250

Table 5.6: Concentration Parameters for Total Phosphorus

Total Nitrogen	Sealed Road	Unsealed Road	Roof	Landscaping
Baseflow Concentration Parameters				
Mean (log mg/L)	0.110	0.110	0.320	0.110
Std Dev (log mg/L)	0.120	0.120	0.120	0.120
Storm Flow Concentration Parameters				
Mean (log mg/L)	0.340	0.340	0.300	0.300
0.190	0.190	0.190	0.190	0.190

Table 5.7: Concentration Parameters for Total Nitrogen

The following stormwater treatment devices have been incorporated into the proposed stormwater treatment train for the proposed development for the Site:

- **Sandfilter**: The sandfilter provides media-based filtration. The media consists of highly permeable sand which effectively removes suspended solids and nutrients. The basin has been designed to allow for 600 mm of extended detention, at which points overflows are directed to the outlet sump.
- **Humeceptor**: Stormwater is lastly directed to a proprietary Ecoceptor device. The Ecoceptor is an underground fibreglass stormwater treatment solution that traps pollutants, sediments, and light liquids. The Ecoceptor 6000 series can store up to 11500L of pollutants.

The results calculated by the MUSIC model are shown in Table 5.8. These results represent the pollutant load and removal efficiency for the proposed development.

Parameter	Source Load	Residual Load	% Reduction
Total Suspended Solids (kg/yr)	1590	258	83.8
Total Phosphorus (kg/yr)	2.87	0.703	75.5
Total Nitrogen (kg/yr)	29.8	13.7	54
Gross Pollutants (kg/yr)	377	13.8	96.3

Table 5.8: Pollutant Removal Efficiency Results

As summarised in Table 5.8, the proposed treatment train will effectively reduce all residual pollutant loads by the target quantities specified by Fairfield City Council. Further to this, the development is not expected to result in changes to the downstream hydrologic flow regime and as such is not expected to result in additional nutrient enrichment within downstream water bodies.

5.3. Sediment and Erosion Control Measures

The soils across the Site have been largely stripped of their topsoil and covered with either unsealed stabilised gravel, AC bitumen or concrete from the Site's previous use as an asphalt plant. The development proposes to utilise these existing areas which are broken up into three distinct levels or pads. Slopes are gentle across the Site due to terracing/retaining walls installed by the previous Site occupants.

5.3.1. Construction Phase

The construction of the facility proposes minor alterations to the existing site levels to accommodate the new stormwater system to be installed. In general, the existing levels of the Site are to be retained, minimising the required bulk earthworks during construction. As a result, the potential for significant amounts of sediment to leave the Site during construction works are expected to be minimal. Despite this, an Erosion and Sediment Control Plan has been prepared to minimise erosion during construction activities.

Drawing C02 outlines the erosion and sediment control measures to be implemented during the construction phase of the proposed development. This plan has been prepared in accordance with *Managing Urban Stormwater Volume 1 – Blue Book*. The principles include:

- Minimising the amount of soil disturbance by retaining existing surface levels and staging construction.
- Capture and treatment of sediment-laden surface runoff from disturbed areas by installation of downslope sediment controls.

5.3.2. Operational Phase

Once the construction activities on the Site have been finalised, the potential for significant erosion across the Site is considered negligible as the entirety of the Site is to be sealed or appropriately landscaped, however there is potential for sediment generation from vehicle movement. The proposed stormwater management system includes treatment measures to minimise sediment leaving the side as outlined in this Section.

6. SITE WATER BALANCE

6.1. Introduction

This Section outlines the water usage requirements of the proposed development and the water management strategies adopted. The design aims to minimise the use of potable water sources by taking advantage of rainwater harvesting measures by collecting roof runoff in rainwater tanks. The modelling of rainwater reuse and availability has been undertaken as part of the water quality modelling in MUSIC described in Section 5.2.

6.2. Water Balance Sources and Systems

One water balance system has been modelled for the Site. This system is connected to the rainwater tank connected to the existing office building. Water captured from this source is to be used for flushing toilets and irrigating landscape areas as required. The rainwater harvesting tanks are expected to be supplemented by a standard potable water source when the tanks are empty. During rainwater events that cause the tank to exceed capacity, additional rainwater is directed to the stormwater system as described in Section 5.

6.3. Water Balance Model

6.3.1. Rainfall Reuse

The following reuse rates have been adopted to determine average daily demand for the proposed development:

- Toilets: 0.1 kL/day – 4 toilets have been designed (0.4 kL/day total)

6.3.2. Results

The above inputs were used to perform a site water balance. It has been determined that by providing 5 kL of rainwater storage, the reuse demands of the proposed development will be met 58.73% of the time. Excess water from the rainwater tanks is to be disposed of by connection to the downstream stormwater system.

6.4. Recommendations

It is recommended that water usage is monitored once operations commence on the Site to ensure reuse measure are operating as expected. This will also enable the water balance model to be updated and/or calibrated after 12 months of operation to gain a better understanding of water usage throughout the Site and where both operational and environmental improvements can be made.

7. FLOOD IMPACT ASSESSMENT

A qualitative flood impact assessment has been undertaken to satisfy the flooding requirements of the SEARs. The assessment was based on a review of the Wetherill Park Overland Flood Study.

The subject Site is marginally affected by the probable maximum flood (PMF) and 1% AEP flood extent. The extent from Council's mapping is shown below in Figures 7.1 and 7.2.

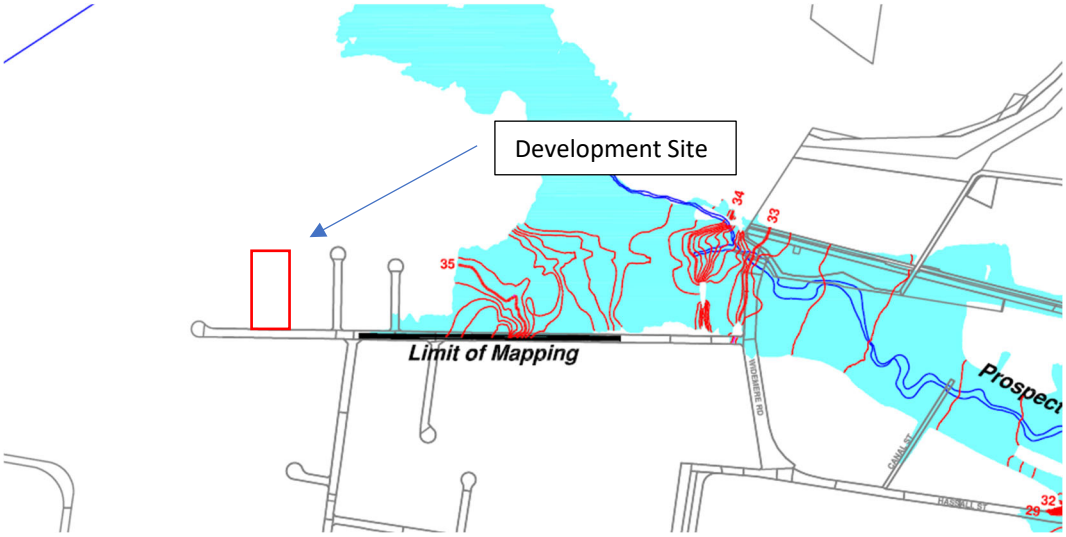


Figure 7.1: Modelled Flood Extents in the PMF Event

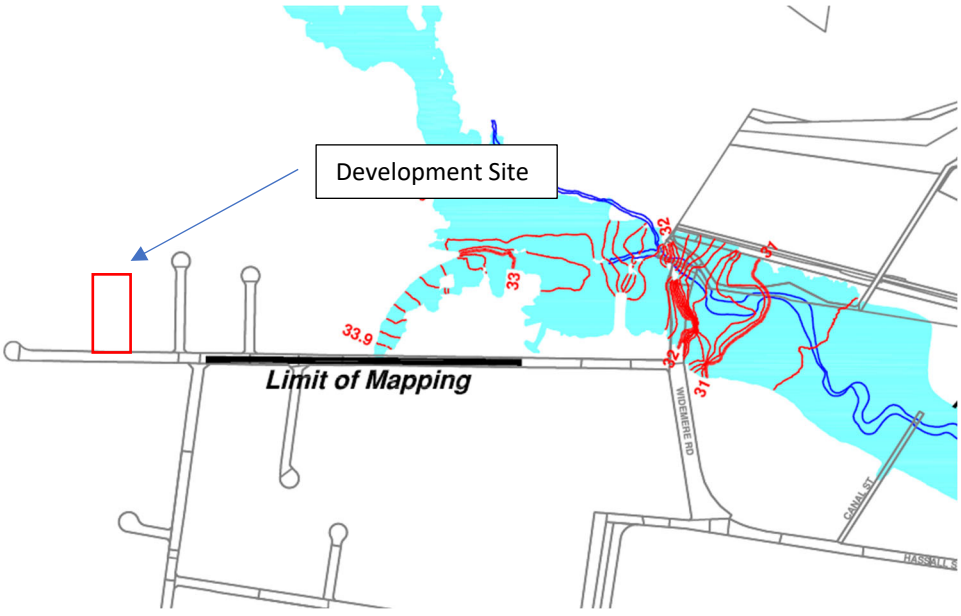


Figure 7.2: Modelled Flood Extents in the 1% AEP Event

A *Flood Information Sheet* has previously been provided by Fairfield City Council in February 2016. The local flood levels for the Site in the PMF, 100-year ARI and 20-year ARI have been provided in Table 7.1. The extent of flooding is shown in Figure 7.3. The full information sheet has been included in Appendix B.

Flood	Flood Level (mAHD)
Probable Maximum Flood	37.0 – 38.0
100-year ARI	36.4 – 36.9
20-year ARI	36.3 – 36.8

Table 7.1: Local Overland Flood Details

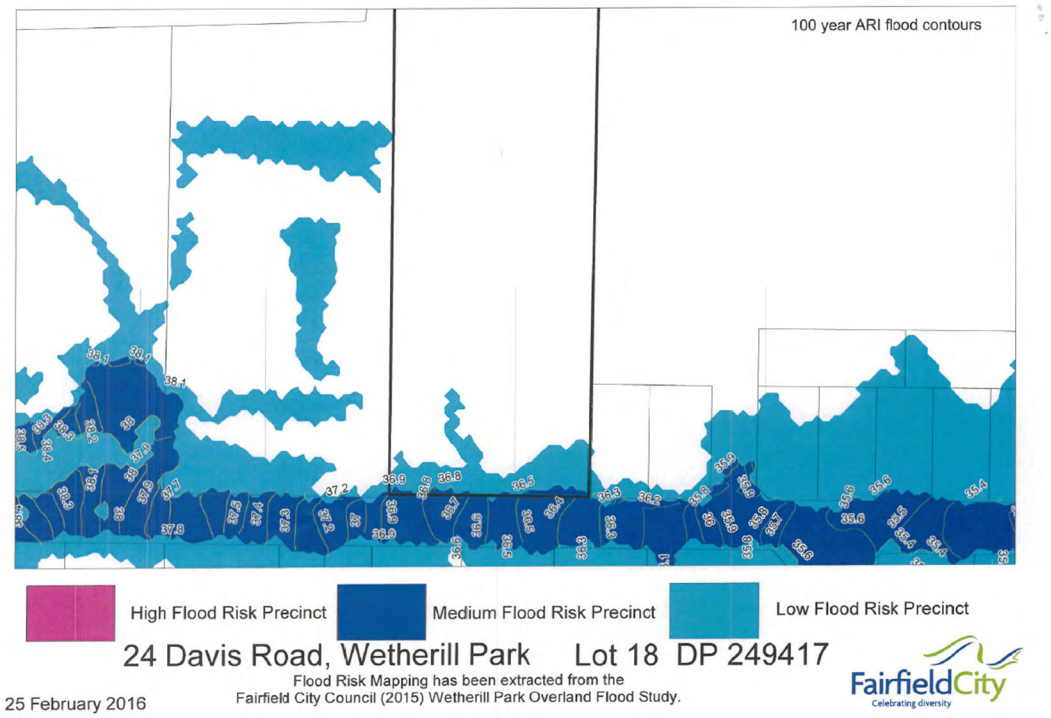


Figure 7.3: Extent of Flooding at Development Site

The flood risk precincts indicated in Figure 7.3 indicate that a small area of the Site frontage is included in a Medium Flood Risk area. This area has been designed to be retained as landscaping. A larger area is impacted by Low Flood Risk. The new concrete hardstand areas are expected to lift this area such that it is not affected by floodwaters. The proposed buildings at the development are not located within the extents of any flood risk area.

The lowest pavement level marked in the proposed civil design is 36.19 mAHD at the south-eastern corner. It is expected that in the 20-year and 100-year ARI flood events, only partial areas of the driveways will be affected by floodwaters. In the probably maximum flood, the existing office building at the south of the Site may be affected by floodwaters. No new structures and most external hardstand areas are expected to be unaffected by all flood events.

As a result, the proposed development complies with the intent of Council's Development Control Plan Chapter 11 – Flood Risk Management.

8. MAINTENANCE PROGRAM

8.1. Introduction

This Section describes the procedures required for the maintenance of the stormwater quality improvement devices discussed in Section 5. Frequent monitoring and maintenance of the devices will be critical in ensuring the stormwater quality management system functions as designed.

8.2. Monitoring and Maintenance Activities

8.2.1. Maintenance Timeframes

A summary of key indicators to be monitored and the maintenance actions required are provided for each stormwater quality improvements device in Table 8.1. In general, it is recommended that all listed inspections be carried out at three-monthly intervals for the first year of operation. Any major problems encountered during this time should be documented and communicated to the owner of the device to seek appropriate action. It is also recommended that inspections take place as soon as possible after heavy rainfall or major storm events. All inspection and maintenance records must be kept on-site for inspection by the approval authority if necessary. Alterations to this proposed maintenance activity should be adopted to ensure regular monitoring practices remain in place for the life of the development.

8.2.2. Maintenance Summary

A summary of the items to be considered during monitoring with the associated consequences and recommended actions to be taken are provided in Table 8.1. These items have been separated into general considerations and device-specific monitoring. The general items would be visually apparent during day-to-day activities.

Item to be Monitored	Monitoring Task	Purpose of Monitoring	Maintenance Action
GENERAL			
Sediment Build Up	Check for excessive build-up of sediment in stormwater system including pits and pipes. If sediment build up is noted, identify source.	If sediment accumulates in stormwater pits and pipes, capacity reduction can occur. Excessive build-up of sediments in gross pollutant traps can reduce the effectiveness of the devices over time. Erosion and sedimentation of stored waste material may contribute to increased transport of pollutants.	Once sediment source has been identified and stabilised, remove accumulated sediment by flushing the system and/or emptying the gross pollutant trap.
Erosion or Scour	Check for erosion and scour around the structures. If scour is noted check for source of scour.	Erosion impairs filtration systems by preventing uniform distribution of flow through the system. If left untreated, small concentrations of erosion can quickly spread over large areas becoming costly to repair.	Once source of damage is identified and rectified, fill in any holes with appropriate filter media. Provide energy dissipation if required.
Litter (Anthropogenic)	Check for litter in and around treatment areas and structures.	Litter can potentially block inlet and outlet structures resulting in flooding, as well as detract from the system's visual amenity.	Address source of litter with appropriate action. Remove litter

Item to be Monitored	Monitoring Task	Purpose of Monitoring	Maintenance Action
Litter (Organic)	Check for litter in and around treatment areas.	Organic litter can provide an additional source of nutrients to the filtration systems. Accumulated organic matter can also create offensive odours and can reduce percolation of water into the filter media.	Identify and address sources of organic litter with appropriate action. Remove litter.
Inlet and Outlet Pits	Ensure inflow areas and grates over pits are clear of litter and are in good/safe condition. Check for dislodged or damaged pit covers and ensure safety and general structural integrity.	If pits become blocked it is likely to greatly reduce the proposed stormwater management system. Dislodged or damaged pit covers can be a safety hazard.	Remove debris and repair any structural damage as required.
DEVICES			
Ecoceptor	Ensure the settlement collection chamber is not full. Cheque for dislodged or damaged covers and ensure general structural integrity of the device. Maintenance is generally to be in accordance with the manufacturer's instructions and procedures.	If the trash collection chamber becomes full, the GPT will be unable to collect further gross pollutants from stormwater runoff. Dislodged or damaged pit covers can be a safety hazard.	Contact the appropriate authority to organise a vacuum truck to clean the unit. Contact the appropriate authority to repair any structural damage.
Rainwater Tanks	Ensure downpipe leaf eaters, first flush devices and litter screens are unblocked and are operating correctly. Regularly check the structural integrity of the tanks. Check for any accumulated litter, sediment, or debris on or within the tanks.	If any of the fixtures are not operating correctly, it is likely that sediment and debris will accumulate in the tank and reduce water quality. If the tank is not structurally sound, it is likely to fail. The sudden release of water will potentially cause property damage.	Remove any litter, settlement, or debris from the devices. Repair or replace any damaged components. If any accumulation is found within the tank, drain, and flush the tank with potable water.
Sandfilter	Monitor ponding and its duration compared to design infiltration period. Remove deposited sediment and debris from the sand level and inlet/outlet areas. Regularly check the structural integrity of hydraulic structures.	Failure of the sandfilter to perform as designed may result in local overflows and/or sediment and nutrient deposits downstream.	Inspect sand level for erosion and scour. Replace sand and inspect drainage as appropriate.

Table 8.1: Monitoring and Maintenance Procedures

APPENDIX A – CIVIL ENGINEERING DRAWINGS

PROPOSED RECOVERY AND RECYCLING FACILITY

24 Davis Rd, Wetherill Park

STORMWATER / CIVIL WORKS

FOR CONSTRUCTION - STAGE 1

GENERAL NOTES

G1. THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND OTHER WRITTEN INSTRUCTIONS THAT MAY BE ISSUED.
G2. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING FROM THE DRAWINGS. REFER ARCHITECTS DRAWINGS FOR ALL DIMENSIONS.
G3. REFER ANY DISCREPANCY TO THE ENGINEER/ARCHITECT.
G4. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE APPROPRIATE SAA SPECIFICATIONS OR CODE AND WITH THE REQUIREMENTS OF THE RELEVANT LOCAL AUTHORITY.
G5. THE ALIGNMENT AND LEVEL OF ALL SERVICES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONFIRM THE POSITION AND LEVEL OF ALL SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DAMAGE TO SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
G6. NO WORKS ARE TO COMMENCE UNTIL THE REQUIRED TREE REMOVAL PERMITS HAVE BEEN GRANTED BY RELEVANT LOCAL AUTHORITY, AND THE APPROPRIATE NOTICE OF INTENTION TO COMMENCE GIVEN.
G7. ALL SERVICES, OR CONDUITS FOR SERVICING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF PAVEMENT CONSTRUCTION.
G8. SUBSOIL DRAINAGE, COMPRISING 100 AGRICULTURE PIPE IN GEO-STOCKING TO BE PLACED AS SHOWN AND AS MAY BE DIRECTED BY THE SUPERINTENDENT. SUBSOIL DRAINAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT LOCAL AUTHORITY CONSTRUCTION SPECIFICATION.
G9. NO WORK IS PERMITTED WITHIN ADJOINING PROPERTIES WITHOUT WRITTEN PERMISSION FROM THE OWNERS OR RESPONSIBLE AUTHORITY.

DRAINAGE NOTES

D1. ALL DRAINAGE OUTLET LEVELS SHALL BE CONFIRMED ON SITE, PRIOR TO CONSTRUCTION COMMENCING.
D2. ALL PIPES WITHIN THE PROPERTY TO BE MIN. 100 DIA UPVC @ 1% MIN. GRADE, UNO.
D3. ALL PITS WITHIN THE PROPERTY ARE TO BE FITTED WITH "WELDLOK" OR APPROVED EQUIVALENT GRATES:
- LIGHT DUTY FOR LANDSCAPED AREAS
- HEAVY DUTY WHERE SUBJECTED TO VEHICULAR TRAFFIC
D4. PITS WITHIN THE PROPERTY MAY BE CONSTRUCTED AS:
1) PRECAST STORMWATER PITS
2) CAST INSITU MASS CONCRETE
3) CEMENT RENDERED 230mm BRICKWORK
SUBJECT TO THE RELEVANT LOCAL AUTHORITY CONSTRUCTION SPECIFICATION.
D5. ENSURE ALL GRATES TO PITS ARE SET BELOW FINISHED SURFACE LEVEL WITHIN THE PROPERTY. TOP OF PIT RL'S ARE APPROXIMATE ONLY AND MAY BE VARIED SUBJECT TO APPROVAL OF THE ENGINEER. ALL INVERT LEVELS ARE TO BE ACHIEVED.
D6. ANY PIPES BENEATH RELEVANT LOCAL AUTHORITY ROAD TO BE RUBBER RING JOINTED RCP, UNO.
D7. ALL PITS IN ROADWAYS ARE TO BE FITTED WITH HEAVY DUTY GRATES WITH LOCKING BOLTS AND CONTINUOUS HINGE.
D8. PROVIDE STEP IRONS TO STORMWATER PITS GREATER THAN 1200 IN DEPTH.
D9. TRENCH BACK FILL IN ROADWAYS SHALL COMPRISE SHARP, CLEAN GRANULAR BACK FILL IN ACCORDANCE WITH THE RELEVANT LOCAL AUTHORITY SPECIFICATION TO NON-TRAFFICABLE AREAS TO BE COMPACTED BY RODDING AND TAMPING USING A FLAT PLATE VIBRATOR.
D10. WHERE A HIGH EARLY DISCHARGE (HED) PIT IS PROVIDED ALL PIPES ARE TO BE CONNECTED TO THE HED PIT, UNO.
D11. DOWN PIPES SHALL BE A MINIMUM OF DN100 SW GRADE UPVC OR 100X100 COLORBOND/ZINCALUME STEEL, UNO.
D12. COLORBOND OR ZINCALUME STEEL BOX GUTTERS SHALL BE A MINIMUM OF 450 WIDE X 150 DEEP.
D13. EAVES GUTTERS SHALL BE A MINIMUM OF 125 WIDE X 100 DEEP (OR OF EQUIVALENT AREA) COLORBOND OR ZINCALUME STEEL, UNO.
D14. SUBSOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS & EMBANKMENTS, WITH THE LINES FEEDING INTO THE STORMWATER DRAINAGE SYSTEM, UNO.

EARTHWORKS NOTES

E1. THE EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT.
E2. THE SITE OF THE WORKS SHALL BE PREPARED BY STRIPPING ALL EXISTING TOPSOIL, FILL AND VEGETATION.
E3. SUBGRADE SHALL BE COMPACTED UNTIL A DRY DENSITY HAS BEEN ACHIEVED OF NOT LESS THAN 100% OF THE STANDARD MAXIMUM DRY DENSITY WHEN TESTED IN ACCORDANCE WITH AS 1289 TESTS E.1.1. OR E.1.2.
E4. THE EXPOSED SUBGRADE SHOULD BE PROOF ROLLED TO DETECT ANY SOFT OR WET AREAS WHICH SHOULD BE LOCALLY EXCAVATED AND BACK FILLED WITH SELECTED MATERIAL.
E5. THE BACK FILLING MATERIAL SHALL BE IMPORTED GRANULAR FILL OF LOW PLASTICITY, PREFERABLY CRUSHED SANDSTONE, AND TO BE PLACED IN LAYERS NOT EXCEEDING 150 LOOSE THICKNESS AND COMPACTED TO 98% OF STANDARD DRY DENSITY AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
E6. SITE WORKS ARE TO BE BATTERED TO ADJACENT PROPERTY LEVELS.
E7. STORMWATER MUST NOT BE CONCENTRATED ON TO AN ADJACENT PROPERTY.
E8. AT NO TIME DURING OR AFTER CONSTRUCTION IS STORMWATER TO BE PONDED ON ADJOINING PROPERTIES.
E9. THE SITE SHALL BE GRADED AND DRAINED SO THAT STORMWATER WILL BE DIRECTED AWAY FROM THE BUILDING PLATFORM.
E10. STORMWATER DRAINAGE SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION. ALL STORMWATER RUNOFF SHALL BE GRADED AWAY FROM THE SITE WORKS AND DISPOSED OF VIA SURFACE CATCHDRAINS AND STORMWATER COLLECTION PITS.
E11. ALL SURFACE CATCH DRAINS SHALL BE GRADED AT 1% (1 IN 100) MINIMUM. THE GROUND SHALL GRADE AWAY FROM ANY DWELLING AT 5% (1 IN 20) FOR THE FIRST METRE THEN AT 2.5% (1 IN 40).
E12. WHERE A CUT FILL PLATFORM IS USED THERE SHALL BE A MINIMUM BERM 1000 WIDE TO THE PERIMETER OF THE SITE WORKS WHICH SHALL BE SUPPORTED BY BATTERS OF 3:1 IN FILL.
E13. ANY VERTICAL OR NEAR VERTICAL PERMANENT EXCAVATION (CUT) DEEPER THAN 600 IN MATERIAL OTHER THAN ROCK SHALL BE ADEQUATELY RETAINED OR BATTERED AT A MINIMUM OF 3:1.
E14. WHERE BATTERS CANNOT BE PROVIDED TO SUPPORT THE CUT OR FILL, THEY SHALL BE ADEQUATELY RETAINED.
E15. RETAINING WALLS ARE TO BE CONSTRUCTED WITH ADEQUATE SUBSOIL DRAINAGE.

CONCRETE PAVEMENT

C1. SUBGRADE SHALL BE PREPARED AS OUTLINED IN EARTHWORKS.
C2. PROVIDE JOINTING AT MINIMUM 6000 MAX. INTERVALS OR AS OTHERWISE SPECIFIED IN THE DRAWINGS.
C3. CONCRETE SHALL COMPRISE A MIN. COMPRESSIVE STRENGTH OF 32MPa AT 28 DAYS IN ACCORDANCE WITH THE RELEVANT LOCAL AUTHORITY SPECIFICATION, UNO.
C4. ANY SUB-BASE MATERIAL SHALL BE COMPACTED AS OUTLINED IN EARTHWORKS.
C5. CONCRETE KERB AND GUTTER SHALL COMPRISE A MINIMUM COMPRESSIVE STRENGTH OF 25MPa, UNO.
C6. CONCRETE WORKS ARE TO BE CURED BY ONE OF THE FOLLOWING MEANS:
i) WETTING TWICE DAILY FOR THE FIRST THREE DAYS;
ii) USING AN APPROVED CURING COMPOUNDED FOR A MINIMUM OF 7 DAYS COMMENCING IMMEDIATELY AFTER POURING.

FLEXIBLE PAVEMENT NOTES

F1. SUBGRADE SHALL BE PREPARED AS OUTLINED IN EARTHWORKS.
F2. PAVEMENT MATERIAL SHALL CONSIST OF APPROVED OR RIPPED SANDSTONE, NATURAL GRAVEL OR FINE CRUSH ROCK AS PER THE RELEVANT COUNCIL AUTHORITY SPECIFICATION.
F3. PAVEMENT MATERIALS SHALL BE SPREAD IN LAYERS NOT EXCEEDING 150 AND NOT LESS 75 COMPACTED THICKNESS.
F4. PAVEMENT MATERIALS SHALL BE SIZED AND OF A STANDARD OUTLINED IN AS1141.
F5. CRUSHED OR RIPPED SANDSTONE SHALL BE MIN.U.S 75 NOMINAL SIZE DERIVED FROM SOUND, CLEAN SANDSTONE FREE FROM OVERBURDEN, CLAY SEAMS, SHALE AND OTHER DELETERIOUS MATERIAL.
F6. PAVEMENT MATERIALS SHALL BE COMPACTED BY SUITABLE MEANS TO SATISFY THE FOLLOWING MINIMUM SPECIFICATIONS (AS PER AS1289.2)

DESCRIPTION	MEDIUM DENSITY RATIO
SUB-BASE	98% MOD
BASE COURSE	98% MOD
ASPHALTIC CONCRETE	97% MOD

AND SUBJECT TO THE RELEVANT LOCAL AUTHORITY CONSTRUCTION SPECIFICATION.

F7. TESTING FOR EACH LAYER SHALL BE UNDERTAKEN BY A N.A.T.A. REGISTERED LABORATORY IN ACCORDANCE WITH AS1289, AT NOT MORE THAN 50m INTERVALS AND A MINIMUM OF TWO PER LAYER. FURTHER FREQUENCY OF TESTING SHALL BE NO LESS THAN THAT REQUIRED BY AS3978.

PAVED AREAS NOTES

A1. SUBGRADE SHALL BE PREPARED AS OUTLINED IN EARTHWORKS.
A2. ALL PAVERS ARE TO BE PLACED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.
A3. TRAFFICABLE AREAS:
SUB-BASE TO BE 150 COMPACTED THICKNESS DGS75.
SUB-BASE TO BE SUITABLY COMPACTED TO MEDIUM DENSITY 98% MOD.
SUB-BASE TO EXTEND AT LEAST 200 BEYOND PAVED SURFACE.
PAVERS TO BE 80 THICK INTERLOCKING PAVERS ON 50 SAND BEDDING.
A4. NON TRAFFICABLE AREAS:
SUB BASE AS PER TRAFFICABLE AREAS
PAVERS TO BE 60 INTERLOCKING PAVERS ON 50 SAND BEDDING (UNO).

EROSION AND SEDIMENT NOTES

B1. THIS PLAN TO BE READ IN CONJUNCTION WITH EROSION AND SEDIMENT CONTROL DETAILS AS ATTACHED.
B2. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY AND TO THE SATISFACTION OF THE RELEVANT LOCAL AUTHORITY PRIOR TO THE COMMENCEMENT OF AND DURING CONSTRUCTION. NO DISTURBANCE TO THE SITE SHALL BE PERMITTED OTHER THAN IN THE IMMEDIATE AREA OF THE WORKS AND NO MATERIAL SHALL BE REMOVED FROM THE SITE WITHOUT THE RELEVANT LOCAL AUTHORITY APPROVAL. ALL EROSION AND SEDIMENT CONTROL DEVICES TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH STANDARDS OUTLINED IN NSW DEPARTMENT OF HOUSING'S "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTIONS".
B3. TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL SHALL BE RESPREAD LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY, (I.E. ALL FOOTPATHS, BATTERS, SITE REGARDING AREAS, BASINS AND CATCHDRAINS). TOPSOIL SHALL NOT BE RESPREAD ON ANY OTHER AREAS UNLESS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BANKS OR DRAINS DOWNSTREAM OF A STOCKPILE TO RETARD SILT LADEN RUNOFF.
B4. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL EROSION AND SEDIMENT CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES SUCH THAT MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT IS TO BE PLACED OUTSIDE THE LIMIT OF WORKS. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
B5. LAY TURF STRIP (MIN 300 WIDE) ON 100 TOPSOIL BEHIND ALL KERB WITH 1000 LONG RETURNS EVERY 6000 AND AROUND STRUCTURES IMMEDIATELY AFTER BACKFILLING AS PER THE RELEVANT LOCAL AUTHORITY SPECIFICATION.
B6. THE CONTRACTOR SHALL GRASS SEED ALL DISTURBED AREAS WITH AN APPROVED MIX AS SOON AS PRACTICABLE AFTER COMPLETION OF EARTHWORKS AND REGRADING.
B7. VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING CONSTRUCTION CONFINING ACCESS WHERE POSSIBLE TO NOMINATED STABILISED ACCESS POINTS.
B8. WHEN ANY DEVICES ARE TO BE HANDED OVER TO COUNCIL THEY SHALL BE IN CLEAN AND STABLE CONDITION.
B9. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL BY REGULAR WETTING DOWN (BUT NOT SATURATING) DISTURBED AREA.
B10. PROVIDE AND MAINTAIN SILT TRAPS AROUND ALL SURFACE INLET PITS UNTIL CATCHMENT IS REVEGETATED OR PAVED.
B11. REVEGETATE ALL TRENCHES IMMEDIATELY UPON COMPLETION OF BACKFILLING.
B12. ALL DRAINAGE PIPE INLETS TO BE CAPPED UNTIL:
- DOWNPIPES CONNECTED
- PITS CONSTRUCTED AND PROTECTED WITH SILT BARRIER

CONCRETE STRUCTURES NOTES

S1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600 CURRENT EDITION WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
S2. CONCRETE COMPONENTS AND QUALITY SHALL BE AS FOLLOWS, UNO:

ELEMENT	SLUMP mm	MAX. SIZE AGG. mm	CEMENT TYPE	f'c AT 28 DAYS - MPa	ADMIXTURE
FOOTINGS	80	20	A	25	-
PIERS & CAPS	80	20	A	25	-
SLABS ON GROUND	80	20	A	32	-
SUSPENDED SLABS	80	20	A	32	-
PITS	80	20	A	25	-

S3. MINIMUM CLEAR CONCRETE COVER TO REINFORCEMENT INCLUDING TIES AND STIRRUPS SHALL BE AS FOLLOWS UNO:

EXPOSURE CLASSIFICATION	MINIMUM COVER (mm) CONCRETE STRENGTH (f'c)				
	20 MPa	25 MPa	32 MPa	40 MPa	>50 MPa
A1	20	20	20	20	20
A2	(50)	30	25	20	20
B1	-	(60)	40	30	25
B2	-	-	(65)	45	35
C	-	-	-	(70)	50

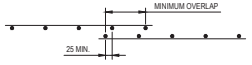
FOR BRACKETED FIGURES REFER TO AS 3600 CURRENT EDITION TABLE 4.10.3.2

S4. MINIMUM COVER FOR FIRE RESISTANCE LEVEL (FRL) SHALL BE AS FOLLOWS;

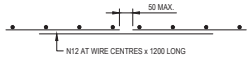
MINIMUM ELEMENT WIDTH OR THICKNESS / MIN COVER (mm)				
FRL	BEAM	SLAB	COLUMN	WALL
60	125 / 30	80 / 20	200 / 20	80 / 20
90	150 / 45	100 / 25	250 / 35	100 / 35
120	200 / 55	120 / 30	300 / 45	120 / 40
180	240 / 70	150 / 45	400 / 60	150 / 45
240	270 / 80	170 / 55	450 / 70	170 / 50

NOTE : 1. REFER TO AS 3600 CURRENT EDITION FOR REDUCED COVERS IF GREATER ELEMENT THICKNESSES ARE ADOPTED FOR BEAMS & COLUMNS.
2. COVER IS MEASURED TO THE MAIN REINFORCEMENT

S5. COVER TO REINFORCEMENT SHALL BE OBTAINED BY THE USE OF APPROVED BAR CHAIRS. ALL CHAIRS SHALL BE SPACED AT 1000 CTS MAXIMUM.
S6. ALL CONCRETE SHALL BE MECHANICALLY VIBRATED. VIBRATORS SHALL NOT BE USED TO SPREAD CONCRETE.
S7. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
S8. NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
S9. CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO APPROVAL OF THE ENGINEER. ALL CONSTRUCTION JOINTS SHALL BE SCABBLED OVER THE WHOLE FACE AND ANY UNSOUND MATERIAL REMOVED.
S10. REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY; IT IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.
S11. SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE POSITIONS SHOWN OR AS APPROVED BY THE ENGINEER. WHERE THE LAP LENGTH IS NOT SHOWN IT SHALL BE SUFFICIENT TO DEVELOP THE FULL STRENGTH OF THE REINFORCEMENT AS SPECIFIED IN AS3600. COGS AND HOOKS SHALL BE STANDARD UNLESS SHOWN OTHERWISE.
S12. WELDING OF REINFORCEMENT WILL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE ENGINEER.
S13. PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER.
S14. REINFORCEMENT SYMBOLS:
N - DENOTES DEFORMED GRADE 500 NORMAL DUCTILITY REINFORCING BARS TO AS/NZS 4671.
R - DENOTES PLAIN ROUND GRADE 250 NORMAL DUCTILITY REINFORCING BARS TO AS/NZS 4671.
SL - DENOTES DEFORMED GRADE 500 LOW DUCTILITY REINFORCING MESH TO AS/NZS 4671.
RL - DENOTES DEFORMED GRADE 500 LOW DUCTILITY REINFORCING MESH TO AS/NZS 4671.
L--TM - DENOTES DEFORMED GRADE 500 LOW DUCTILITY TRENCH MESH TO AS/NZS 4671.
S15. ALL REINFORCING FABRIC SHALL COMPLY WITH AS1303 AND AS1304 AND SHALL BE SUPPLIED IN FLAT SHEETS.
S16. SPLICES IN FABRIC: THE OUTERMOST TRANSVERSE WIRES SHALL BE OVERLAPPED BY AT LEAST THE SPACING OF THESE TRANSVERSE WIRES PLUS 25 mm.



ALTERNATIVE FABRIC SPLICE DETAIL:



S17. EXPOSED CORNERS SHALL BE 20 mm CHAMFERED UNO.
S18. ALL REINFORCEMENT SHALL BE INSPECTED BY THE SUPERINTENDENT OR ENGINEER PRIOR TO PLACING CONCRETE.
S19. ALL SLAB CONCRETE TO BE CURED IN AN APPROVED MANNER FOR A MINIMUM OF 7 DAYS.
S20. ALL FORMWORK AND PROPS FOR SLABS AND BEAMS SHALL BE REMOVED BEFORE CONSTRUCTION OF ANY MASONRY WALLS OR PARTITIONS ON THE FLOOR.
S21. ALL ABBREVIATIONS ARE IN ACCORDANCE WITH AS1100.
S22. FORMWORK SHALL NOT BE STRIPPED UNTIL CONCRETE HAS ACHIEVED A MINIMUM STRENGTH OF 20 MPa. THE CONCRETE SLAB AND BEAMS SHALL BE TEMPORARILY BACK PROPPED UNTIL THE CONCRETE HAS ACHIEVED 28 DAY STRENGTH AND ANY PROPPING TO HIGHER LEVEL FORMS HAVE BEEN REMOVED.
S23. WHERE A SUSPENDED SLAB IS TO BE SUPPORTED OFF A SUSPENDED SLAB BELOW, WRITTEN APPROVAL SHALL BE OBTAINED FROM THE ENGINEER PRIOR TO ANY SITE WORKS.

MASONRY

M1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3700.
M2. THE DESIGN STRENGTH OF MASONRY SHALL BE AS FOLLOWS U.N.O. :

EXPOSURE CLASSIFICATION TO AS 3600	MASONRY COMPRESSIVE STRENGTH MPa (f'm)	MASONRY SALT RESISTANCE GRADE	DURABILITY CLASSIFICATION OF BUILT IN COMPONENTS	MORTAR MIX GP PORTLAND CEMENT : LIME : SAND	f'c MPa
A1 / A2	> 6.3	General Purpose	R3 (Galvanised)	1.0 : 1.0 : 6.0	2.8
B1	> 6.3	General Purpose	R3 (Galvanised)	1.0 : 1.0 : 6.0	2.8
B2	> 6.7	Exposure	R4 (Stainless)	1.0 : 0.5 : 4.5	2.8

M3. ALL MASONRY WALLS SUPPORTING SLABS AND BEAMS SHALL HAVE A PRE-GREASED TWO LAYER GALVANISED STEEL SLIP JOINT BETWEEN CONCRETE AND MASONRY.
M4. ALL MASONRY WALLS SUPPORTING OR SUPPORTED BY CONCRETE FLOORS SHALL BE PROVIDED WITH VERTICAL JOINTS TO MATCH ANY CONTROL JOINTS IN THE CONCRETE.
M5. NON LOAD BEARING WALLS SHALL BE SEPARATED FROM CONCRETE ABOVE BY 20 mm THICK CLOSED CELL POLYETHYLENE STRIP.
M6. MASONRY SHALL BE ARTICULATED IN ACCORDANCE WITH TECHNICAL NOTE 61 FROM THE CEMENT AND CONCRETE ASSOCIATION OF AUSTRALIA. VERTICAL CONTROL JOINTS SHALL NOT EXCEED 5 METRES MAXIMUM CENTRES, AND 4 METRES MAXIMUM FROM CORNERS IN MASONRY WALLS, AND BETWEEN NEW & EXISTING BRICKWORK.
M7. MASONARY RETAINING WALLS ARE TO BE BACKFILLED WITH EITHER OF THE FOLLOWING MATERIAL:
- COARSE GRAINED SOIL WITH LOW SILT CONTENT
- RESIDUAL SOIL CONTAINING STONES
- FINE SILTY SAND
- GRANULAR MATERIALS WITH LOW CLAY CONTENT

BLOCKWORK

B1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3700.
B2. REINFORCED CONCRETE BLOCKWORK SHALL COMPLY WITH THE FOLLOWING, UNO:
- BLOCKS : GRADE 15 CONFORMING TO AS1500.
- MORTAR : 1 CEMENT / 0.25 LIME / 3 SAND.
- PROVIDE CLEANOUT HOLES AT BASE OF WALL & ROD CORE HOLES TO REMOVE PROTRUDING MORTAR FINS.
- CORE FILLING : f'c = 20 MPa, 10 AGG, 230 SLUMP +/- 30 mm.
- COVER : 55 mm MIN. FROM OUTSIDE OF BLOCKWORK.

B3. BACKFILL TO RETAINING WALLS TO BE FREE DRAINING GRANULAR MATERIAL, UNO. PROVIDE SUBSOIL DRAIN BEHIND WALL AND AT WEEP HOLES.
B4. VERTICAL CONTROL JOINTS SHALL BE PROVIDED AT 10 m MAX. CENTRES.
B5. NO ADMIXTURES SHALL BE USED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

STANDARD LINE TYPES AND SYMBOLS:

PROPOSED KERB & GUTTER
EXISTING KERB & GUTTER
PROPOSED BELOW GROUND PIPELINE
PROPOSED SUSPENDED PIPELINE
EXISTING PIPELINE
SUBSOIL DRAINAGE LINE
PROPOSED KERB INLET PIT
EXISTING KERB INLET PIT
PROPOSED JUNCTION OR INLET PIT
EXISTING JUNCTION OR INLET PIT
DESIGN CENTRELINE
EXISTING EDGE OF BITUMEN
TELECOMUNICATION CONDUIT
GAS MAIN
WATER MAIN
SEWER MAIN
UNDERGROUND ELECTRICITY CABLES
PERMANENT MARK & S.S.M.
BENCH MARK, SURVEY STATION

LOCATION PLAN

SCHEDULE OF DRAWINGS

FOR CONSTRUCTION

AT ORIGINAL SIZE

REVISION	DATE	AMENDMENT DESCRIPTION
C	16.12.21	ISSUED FOR CONSTRUCTION
B	22.10.21	ISSUED FOR CONSTRUCTION
A	28.07.21	ISSUED FOR CC APPROVAL

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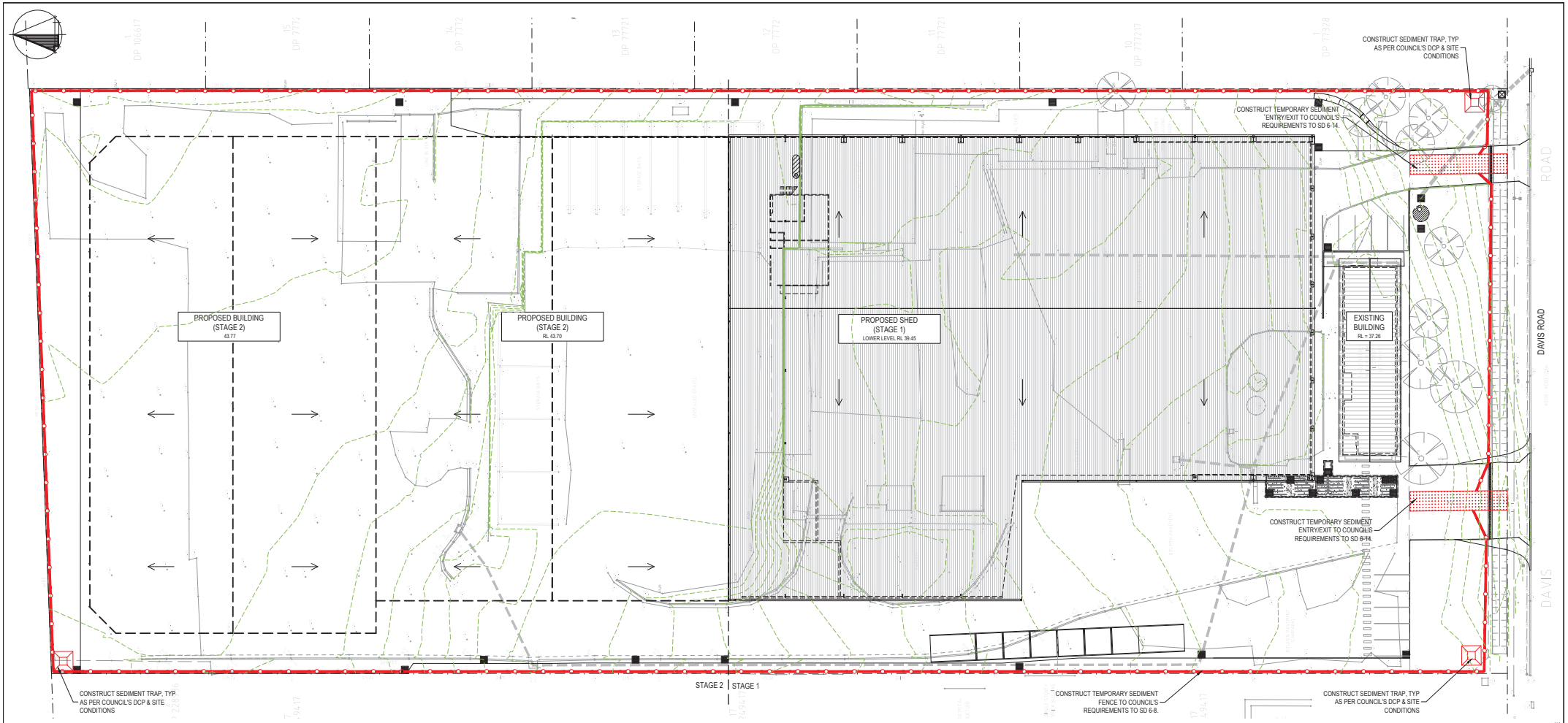
RECOVERY AND RECYCLING FACILITY
24 Davis Rd, Wetherill Park
For BORG Construction

GENERAL NOTES

DESIGN	DRAWN	DATE	PROJECT No.
SWH	RCL	AUG 2020	10067
CHECKED	APPROVED	SCALE	DRG No. C01 - C



SEDIMENT & EROSION CONTROL PLAN

1:300

- DENOTES SEDIMENT FENCE

FOR CONSTRUCTION

A1 ORIGINAL SIZE

REVISION	DATE	AMENDMENT DESCRIPTION
C	16.12.21	ISSUED FOR CONSTRUCTION
B	22.10.21	ISSUED FOR CONSTRUCTION
A	28.07.21	ISSUED FOR CC APPROVAL

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RECOVERY AND RECYCLING FACILITY

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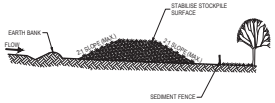
For BORG Construction

SEDIMENT & EROSION CONTROL PLAN

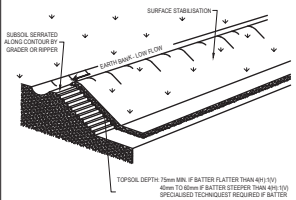
DESIGN	DRAWN	DATE	PROJECT No.
SWH	RCL	AUG 2020	10067
CHECKED	APPROVED	SCALE	DRG No.
		1:300	C02 - C



CONSTRUCTION NOTES

1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES (STANDARD DRAWING 6-8) 1 TO 2 METRES DOWNSLOPE.

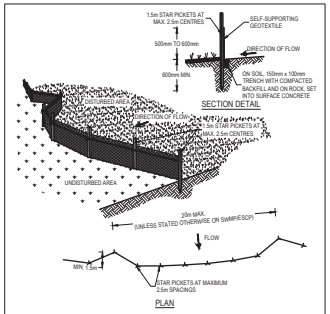
STOCKPILES SD 4-1



CONSTRUCTION NOTES

1. SCARIFY THE GROUND SURFACE ALONG THE LINE OF THE CONTOUR TO A DEPTH OF 50mm TO 150mm TO BREAK UP ANY HARDSETTING SURFACES AND TO PROVIDE A GOOD BOND BETWEEN THE RESPREAD MATERIAL AND SUBSOIL.
2. ADD SOIL AMELIORANTS AS REQUIRED BY THE ESCP OR SWMP.
3. RIP TO A DEPTH OF 300mm IF COMPACTED LAYERS OCCUR.
4. WHERE POSSIBLE, REPLACE TOPSOIL TO A DEPTH OF 40 TO 60mm ON LANDS WHERE THE SLOPE EXCEEDS 4(H):1(V) AND TO AT LEAST 75mm ON LOWER GRADIENTS.

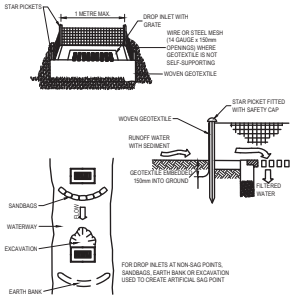
REPLACING TOPSOIL SD 4-2



CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY 10-YEAR EVENT.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND AT 2.5 METRE INTERVALS (MAX.) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

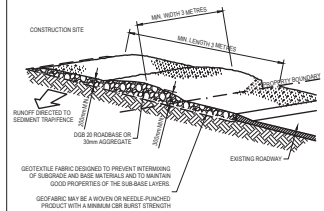
SEDIMENT FENCE SD 6-8



CONSTRUCTION NOTES

1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
2. FOLLOW STANDARD DRAWING 6-7 AND STANDARD DRAWING 6-8 FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOFABRIC. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

GEOTEXTILE INLET FILTER SD 6-12



CONSTRUCTION NOTES

1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
4. ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE.
5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.

STABILISED SITE ACCESS SD 6-14

SEDIMENT AND EROSION CONTROL NOTES

SEDIMENT AND EROSION CONTROL SHALL BE EFFECTIVELY MAINTAINED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL THE SITE HAS BEEN STABILISED OR LANDSCAPED TO THE SUPERINTENDENT'S SATISFACTION.

A SINGLE ALL WEATHER ACCESS WAY WILL BE PROVIDED AT THE FRONT OF THE PROPERTY CONSISTING OF 50-75 AGGREGATE OR SIMILAR MATERIAL AT A MINIMUM THICKNESS OF 150 LAID OVER NEEDLE-PUNCHED GEOTEXTILE FABRIC AND CONSTRUCTED PRIOR TO COMMENCEMENT OF WORKS.

THE CONTRACTOR SHALL ENSURE THAT NO SPOIL OR FILL ENCROACHES UPON ADJACENT AREAS FOR THE DURATION OF WORKS.

THE CONTRACTOR SHALL ENSURE THAT KERB INLETS AND DRAINS RECEIVING STORMWATER SHALL BE PROTECTED AT ALL TIMES DURING DEVELOPMENT. KERB INLET SEDIMENT TRAPS SHALL BE INSTALLED ALONG THE IMMEDIATE VICINITY ALONG THE STREET FRONTAGE.

ALL TOPSOIL STRIPPED FROM THE SITE AND STOCKPILED DOES NOT INTERFERE WITH DRAINAGE LINES AND STORMWATER INLETS AND WILL BE SUITABLY COVERED WITH AN IMPERVIOUS MEMBRANE MATERIAL AND SCREENED BY SEDIMENT FENCING.

SOIL CONSERVATION NOTE:

PRIOR TO COMMENCEMENT OF CONSTRUCTION PROVIDE 'SEDIMENT FENCE,' 'SEDIMENT TRAP' AND WASHOUT AREA TO ENSURE THE CAPTURE OF WATER BORNE MATERIAL GENERATED FROM THE SITE.

MAINTAIN THE ABOVE DURING THE COURSE OF CONSTRUCTION, AND CLEAR THE SEDIMENT TRAP AFTER EACH STORM.

SEDIMENT TRAP

1000 x 1000 WIDE 500 DEEP PIT, LOCATED AT THE LOWEST POINT TO TRAP SEDIMENT AND IN ACCORDANCE WITH LOCAL COUNCIL'S DCP AND SITE CONDITIONS.

SEDIMENT FENCE

PROVIDE 'SEDIMENT FENCE ON DOWN SLOPE BOUNDARY AS SHOWN ON PLAN. FABRIC TO BE BURIED BELOW GROUND AT LOWER EDGE.
REFER TO SD 6-8

BUILDING MATERIAL STOCKPILES

ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND EROSION.

THEY SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.
REFER TO SD 4-1

GENERAL NOTES

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DIMENSIONS ARE IN MILLIMETRES & ALL LEVELS ARE IN METRES, UNO (UNLESS NOTED OTHERWISE).

NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWINGS.

ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORK.

DURING EXCAVATION WORK THE STRUCTURE SHALL BE MAINTAINED IN A STABLE AND NO PART SHALL BE OVERSTRESSED.

ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS & THE SPECIFICATION.

EXISTING SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM SUPPLIED DATA AND SUCH THEIR ACCURACY CAN NOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK.

ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACK FILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL.

ALL TRENCH BACK FILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.

ON COMPLETION OF STORMWATER INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS, UNLESS DIRECTED OTHERWISE.

CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS UNLESS DIRECTED OTHERWISE.

STORMWATER DRAINAGE

THE STORMWATER DRAINAGE DESIGN HAS BEEN CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500.3 - 2018 "STORMWATER DRAINAGE".

ANY VARIATIONS TO THE NOMINATED LEVELS SHALL BE REFERRED TO ENGINEER IMMEDIATELY.

ANY VARIATIONS TO SPECIFIED PRODUCTS OR DETAILS SHALL BE REFERRED TO THE ENGINEER FOR APPROVAL.

DOWN PIPES SHALL BE A MINIMUM OF DN100 SW GRADE UPVC OR 100X100 COLORBOND/ZINCALUME STEEL, UNO.

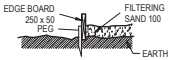
BOX COLORBOND OR ZINCALUME STEEL. GUTTERS SHALL BE A MINIMUM OF 450 WIDE X 150 DEEP.

EAVES GUTTERS SHALL BE A MINIMUM OF 125 WIDE X 100 DEEP (OR OF EQUIVALENT AREA) COLORBOND OR ZINCALUME STEEL.

SUBSOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS & EMBANKMENTS, WITH THE LINES FEEDING INTO THE STORMWATER DRAINAGE SYSTEM.

WASHOUT AREA

TO BE 1800 x 1800 ALLOCATED FOR THE WASHING OF TOOL & EQUIPMENT.



FOR CONSTRUCTION

A1 ORIGINAL SIZE

REVISION	DATE	AMENDMENT DESCRIPTION
C	16.12.21	ISSUED FOR CONSTRUCTION
B	22.10.21	ISSUED FOR CONSTRUCTION
A	28.07.21	ISSUED FOR CC APPROVAL

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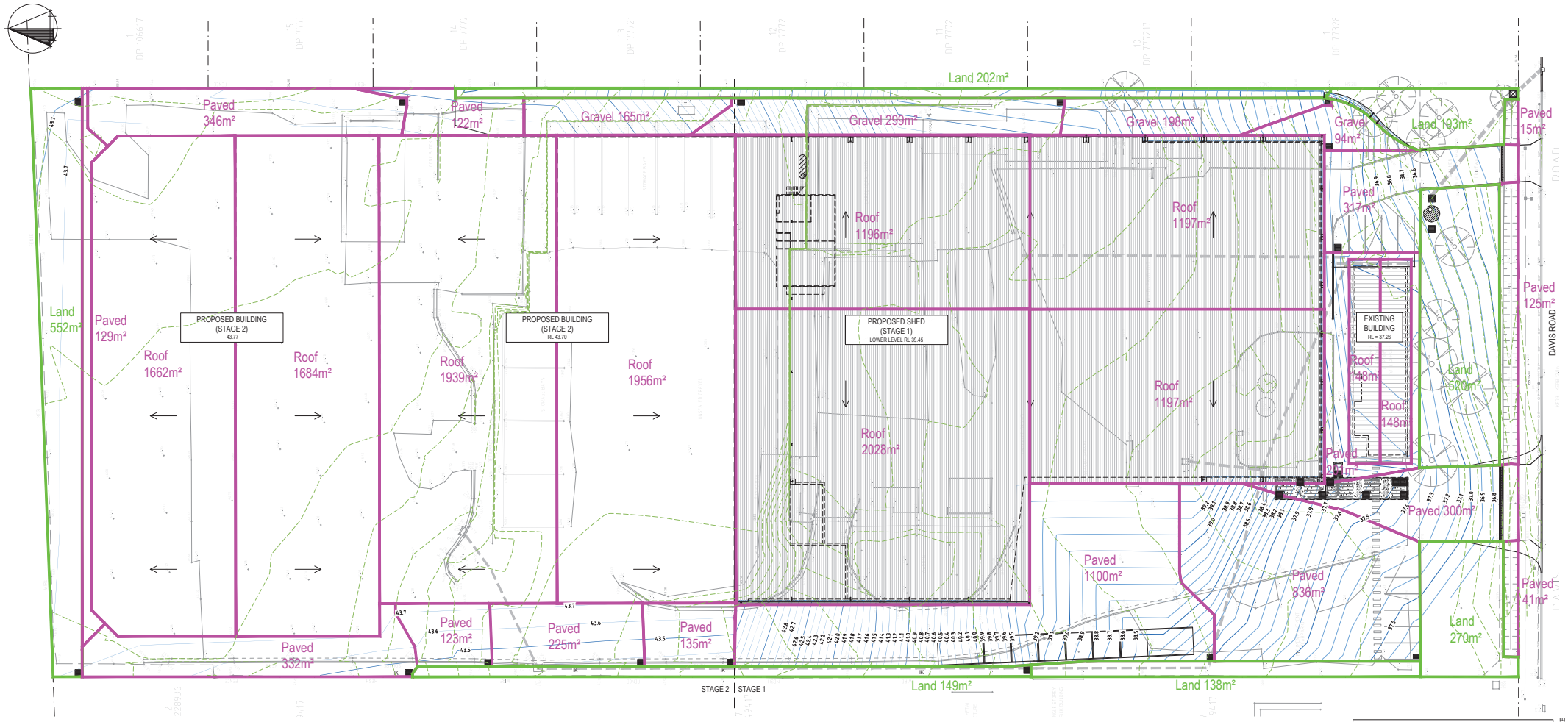
For BORG Construction

SEDIMENT & EROSION CONTROL DETAILS

DESIGN	DRAWN	DATE	PROJECT No.
SWH	RCL	AUG 2020	10067
CHECKED	APPROVED	SCALE	DRG No.
		-	C03 - C



STORMWATER CATCHMENT AREA PLAN

1:300

- DENOTES STORMWATER CATCHMENT AREA BOUNDARY (IMPERVIOUS)
- DENOTES STORMWATER CATCHMENT AREA BOUNDARY (PERVIOUS)

TOTAL SITE AREA	= 20,282 m²
ROOF AREA	= 13,155 m²
PAVED AREA	= 5,103 m²
LANDSCAPE AREA	= 2,024 m²

- DENOTES EXISTING SURVEY CONTOUR
- DENOTES NEW SURFACE LEVEL CONTOUR (MAJOR)
- DENOTES NEW SURFACE LEVEL CONTOUR (MINOR)

STORMWATER DRAINAGE STRATEGY

- ALL GUTTERS & DOWNPIPES ARE DESIGNED TO ACCEPT A 1:20 YEAR ARI STORM EVENT.
- BOX GUTTERS & DOWNPIPES ARE DESIGNED TO ACCEPT A 1:100 YEAR ARI STORM EVENT.
- ALL PITS & PIPES ARE DESIGNED TO ACCEPT A 1:20 YEAR ARI STORM EVENT.
- DESIGN RAINFALL INTENSITIES:
  1:20 YEAR, 5 MIN = 167 mm/hr
  1:100 YEAR, 5 MIN = 217 mm/hr
- ALL PIPES MUST HAVE A MIN. 1.0% FALL, UNO.
- ALL STORMWATER RUNOFF IS DIRECTED TO A SQID PRIOR TO EXITING THE SITE.
- SQID's USED ON THIS SITE INCLUDE:
  - SANDFILTER
  - ECOCEPTOR
  - RAINWATER TANKS

FOR CONSTRUCTION

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STORMWATER CATCHMENT AREA PLAN

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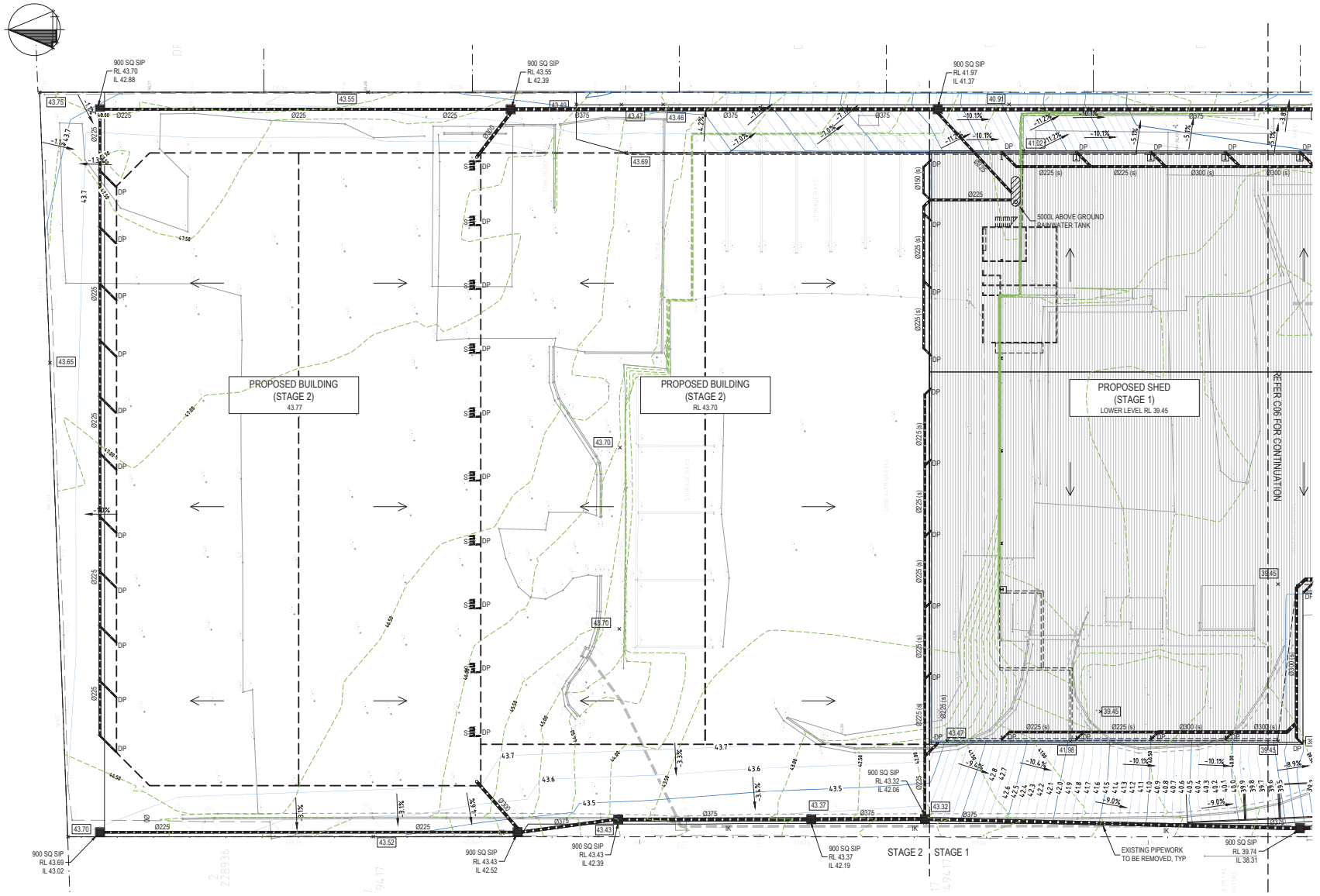
SWH	RCL	AUG 2020	10067
CHECKED	APPROVED	SCALE	DRG No.
		1:300	C04 - C



STORMWATER DRAINAGE PLAN - SHEET 1 OF 2

1:250

ALL DRAINAGE LINES SHALL BE UPVC (CLASS SH) STORMWATER DRAINAGE PIPE, UNO.
ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN, UNO.
FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES TO BUILDER'S DETAIL, TYPICAL
MINIMUM EFFECTIVE EAVES GUTTER SIZE = 24,500 mm² (250 HALF ROUND GUTTER)
MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500
THE FOLLOWING SYMBOLS & ABBREVIATIONS HAVE BEEN USED:
DP = Ø150 DOWN PIPE
SIP = SURFACE INLET PIT (NO LINTEL)
X 100.00 = PROPOSED FINISHED SURFACE LEVEL
= DENOTES DOWNPIPE SPREADER

STORMWATER DRAINAGE STRATEGY

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  - RAINWATER TANKS

WATER QUALITY DESIGN SUMMARY

A MUSIC MODEL HAS BEEN PREPARED TO DETERMINE THE EFFECTIVENESS OF WATER QUALITY TREATMENT DEVICES.

TREATMENT EFFECTIVENESS SUMMARY

	SOURCES	RESIDUAL LOAD	REDUCTION %	TARGET %
FLOW (ML/yr)	13.6	13.6	0	-
TOTAL SUSPENDED SOLIDS (kg/yr)	1600	264	83.5	80
TOTAL PHOSPHORUS (kg/yr)	2.87	0.703	75.5	55
TOTAL NITROGEN (kg/yr)	29.8	13.7	54.1	40
GROSS POLLUTANTS (kg/yr)	377	13.8	96.3	90

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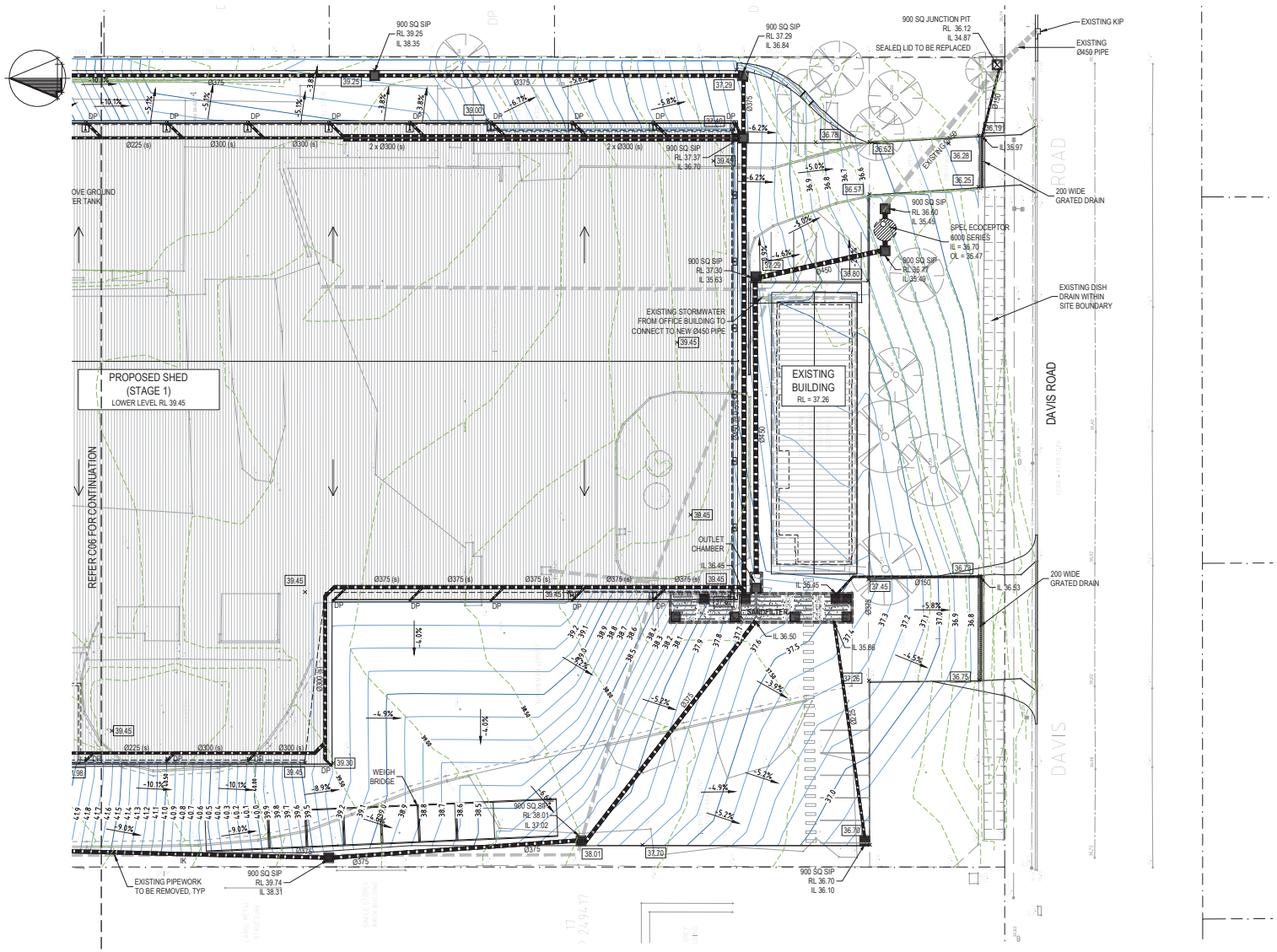
STORMWATER DRAINAGE PLAN SHEET 1 OF 2

DESIGN	DRAWN	DATE	PROJECT No.
SWH	RCL	AUG 2020	10067
CHECKED	APPROVED	SCALE	DRG No.
		1:250	C05 - C



STORMWATER DRAINAGE PLAN - SHEET 2 OF 2

1:250

ALL DRAINAGE LINES SHALL BE UPVC (CLASS SH) STORMWATER DRAINAGE PIPE, UNO.
ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN, UNO.
FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES TO BUILDER'S DETAIL, TYPICAL
MINIMUM EFFECTIVE EAVES GUTTER SIZE = 24,500 mm² (250 HALF ROUND GUTTER)
MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500
THE FOLLOWING SYMBOLS & ABBREVIATIONS HAVE BEEN USED:
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GROSS POLLUTANTS (kg/yr)	377	13.8	96.3	90

FOR CONSTRUCTION

AT ORIGINAL SIZE

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RECOVERY AND RECYCLING FACILITY

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STORMWATER DRAINAGE PLAN SHEET 2 OF 2

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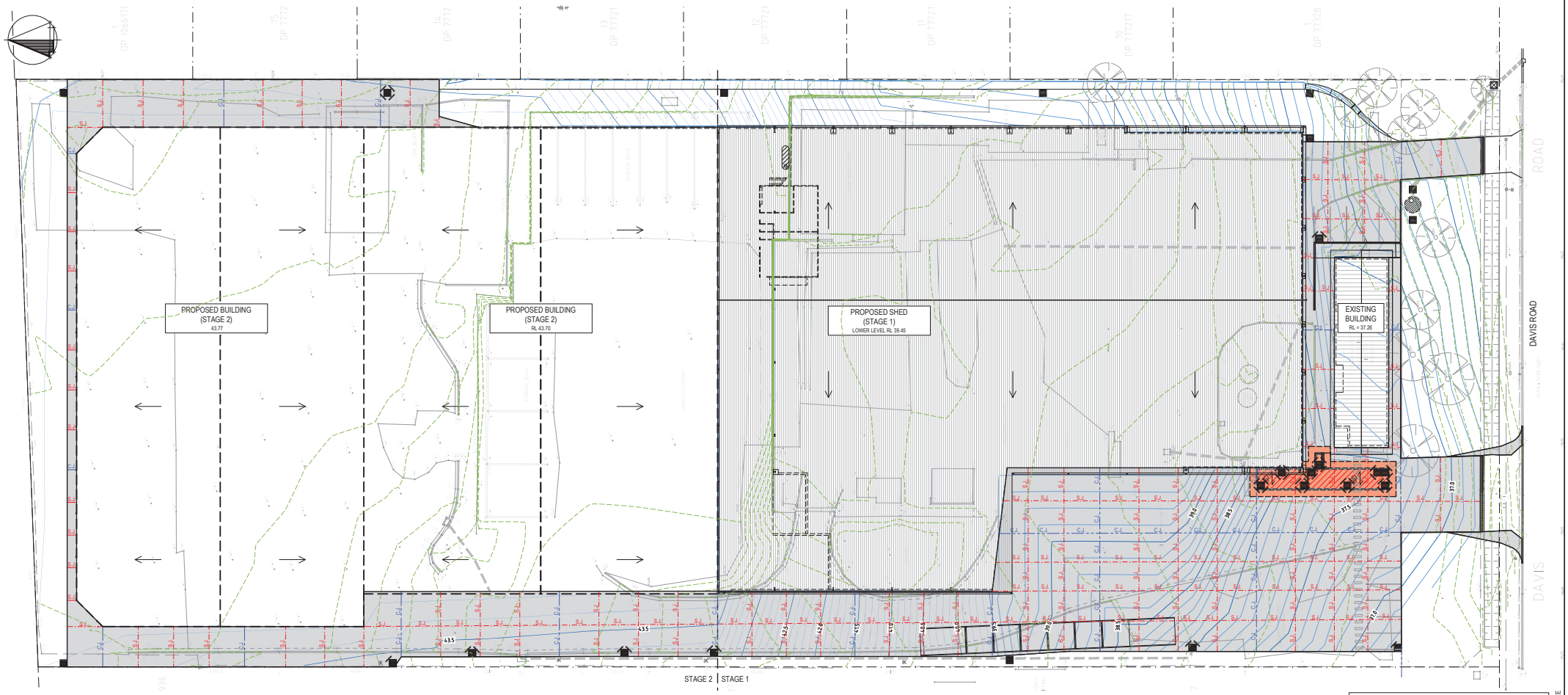
SWH	RCL	AUG 2020	10067
CHECKED	APPROVED	SCALE	DRG No.
		1:250	C06 - C



EXTERNAL PAVEMENT LAYOUT PLAN

1:300

DENOTES **150 THICK SLAB** WITH **SL82 MESH TOP** THROUGHOUT
CONCRETE STRENGTH = **32 MPa**

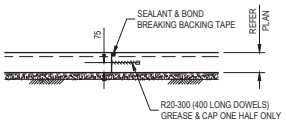
2-N12 (75 SPACING 1200 LONG) TRIMMERS TOP SHALL BE LOCATED 50 FROM ALL RE-ENTRANT CORNERS, TYPICAL U.N.O.

REINFORCEMENT COVER TO GROUND FLOOR SLAB SHALL BE AS FOLLOWS:
- 40mm - TO UNPROTECTED GROUND
- 40mm - EXTERNAL EXPOSURE
- 30mm - TO A MEMBRANE IN CONTACT WITH GROUND
- 30mm - INTERNAL EXPOSURE

BD — DENOTES **1.00 BMT BONDEK** SLAB SPAN DIRECTION (BY LYSAGHTS OR APPROVED EQUIVALENT) TANK SLAB TO BE **220 THICK** WITH **SL81 MESH TOP** THROUGHOUT & **N16-200 BTM IN EACH PAN** & **N12-200 CROSS RODS**, **32 MPa** MINIMUM CONCRETE STRENGTH, TYPICAL UNLESS NOTED OTHERWISE.

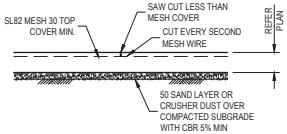
C.J. — DENOTES CONSTRUCTION JOINT

S.J. — DENOTES SAW CUT JOINT



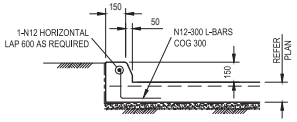
CONSTRUCTION JOINT (C.J.) DETAIL

1:20



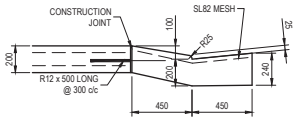
SAWN JOINT (S.J.) DETAIL

1:20



INTEGRAL KERB DETAIL

1:20



TYPICAL HEAVY DUTY LAYBACK DETAIL

1:20

FOR CONSTRUCTION

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EXTERNAL PAVEMENT PLAN & DETAILS

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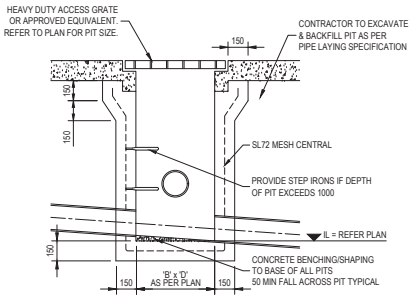
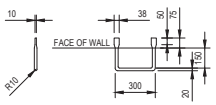
CHECKED	APPROVED	SCALE	DRG No.
		1:300, 1:20	C07 - C



TYPICAL SURFACE INLET PIT DETAIL

1:20

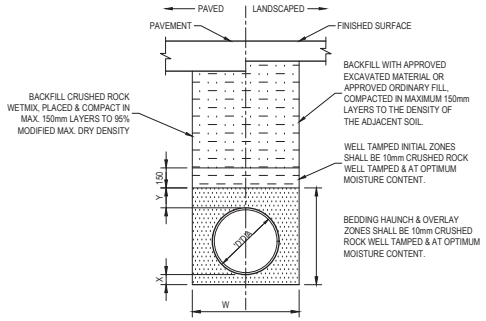
TYPICAL FOR ALL PITS IN DRIVEWAY/CARPARK AREAS.



STEP IRONS FOR DRAINAGE PITS
NOTE:
1. FIRST RUNG 150mm DOWN FROM TOP, THEN SPACED AT 300 CENTRES.
2. STEP IRON MATERIAL, 20m DIAMETER MILD STEEL, HEAVY GALVANISED.

STEP IRONS FOR DRAINAGE PITS

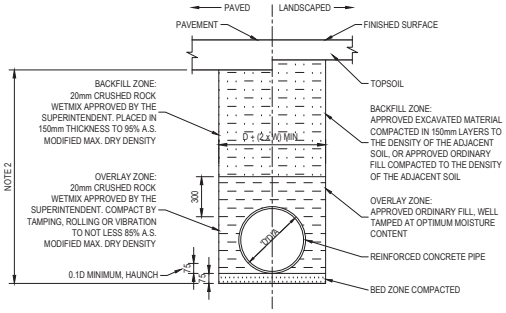
1:20



NOTE:
1 REFER TO PIPE LAYING SPECIFICATIONS FOR DETAILS.

PIPE DIA 'D'	W	X MIN	Y
100-150	300	75	75
225-300	600	75	75

UPVC PIPE



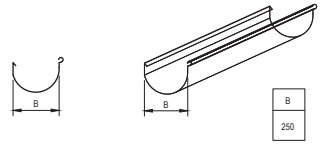
NOTE:
1 REFER TO PIPE LAYING SPECIFICATION FOR DETAILS.
2 BACKFILL OVERLAY & BEDDING ZONES 20mm CRUSHED ROCK COMPACT BY TAMPING ROLLING OR VIBRATION TO NOT LESS THAN 85% A.S. STD. MAX. DRY DENSITY.

D	W
150-300	150
375-750	300
+750	600

REINFORCED CONCRETE PIPE

TYPICAL PIPE LAYING DETAIL

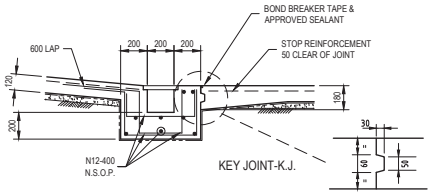
1:20



TYPICAL EAVES GUTTER DETAIL

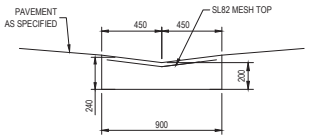
NTS

SPECIFICATIONS			
GUTTER TYPE	TYPE	TOTAL CROSS SECTION AREA (mm²)	DOWNPIPE SIZE
250 HALF ROUND	STANDARD	24500	Ø150



TYPICAL GRATED DRAIN DETAIL

1:20



TYPICAL DISH DRAIN DETAIL

1:20

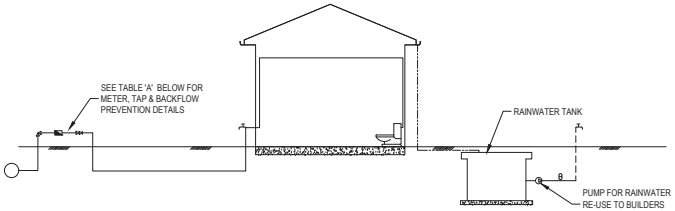


TABLE A			
RAINWATER TANK LOCATION	METER SIZE (mm)	TYPE OF TAP	TYPE OF BACKFLOW PREVENTION
ABOVE GROUND	20	BALL VALVE	DUAL CHECK VALVE (COMBINED WITH METER)
	25	BALL VALVE	DUAL CHECK VALVE
	> 32	BALL VALVE	DUAL CHECK VALVE
BELOW GROUND	20	BALL VALVE	TESTABLE DOUBLE CHECK VALVE
	25	BALL VALVE	TESTABLE DOUBLE CHECK VALVE
	> 32	BALL VALVE	TESTABLE DOUBLE CHECK VALVE

LEGEND

- PRESSURE VESSEL
- METER
- BALL VALVE RIGHT ANGLE TYPE
- DUAL CHECK VALVE
- PUMP
- GARDEN TAP
- DRINKING WATER SUPPLY PIPES
- RAINWATER SUPPLY PIPES
- DOWN PIPES

DIAGRAM NOTES:
DRAWING TO BE READ IN CONJUNCTION WITH SYDNEY WATER PLUMBING REQUIREMENTS

1. FOR TANKS 10,000 LITRES OR LESS, COUNCIL DEVELOPMENT CONSENT IS NOT REQUIRED, IF THEIR CONDITIONS FOR INSTALLATION ARE FOLLOWED.
2. FOR TANKS GREATER THAN 10,000 LITRES COUNCIL DEVELOPMENT CONSENT IS GENERALLY REQUIRED.
3. FOR TANKS MORE THAN 10,000 LITRES APPROVAL IS REQUIRED FOR BUILDING OVER SEWERS.
4. SYDNEY WATER'S APPROVAL IS REQUIRED FOR ANY TOP UP FROM DRINKING WATER SUPPLY, REGARDLESS OF TANK SIZE. NO DIRECT CONNECTION IS ALLOWED BETWEEN THE DRINKING WATER SUPPLY AND THE RAINWATER TANK SUPPLY.
5. RAINWATER PIPEWORK IS SHOWN ON THE DIAGRAM AS SUPPLYING EXTERNAL RAINWATER USES.
6. ANY DESIGNED ACCESS LID INTO RAINWATER RE-USE TANK IS TO HAVE A LOCKABLE LID. IF THE LID IS DESIGNED TO BE ACCESSED BY A MAINTENANCE PERSON, IT MUST BE AT LEAST 600 mm x 900 mm IN SIZE.
7. MAINS WATER TO BYPASS TO TANK (BY PLUMBER) FOR LOW TANK STORAGE.
8.

DUAL DRINKING WATER & RAINWATER SUPPLY DIAGRAM

NTS

THE RAINWATER TANK SHALL BE INSTALLED WITH A FIRST FLUSH DEVICE TO SUPPLIERS DETAILS

FOR CONSTRUCTION

AT ORIGINAL SIZE

REVISION	DATE	AMENDMENT DESCRIPTION
C	16.12.21	ISSUED FOR CONSTRUCTION
B	22.10.21	ISSUED FOR CONSTRUCTION
A	28.07.21	ISSUED FOR CC APPROVAL

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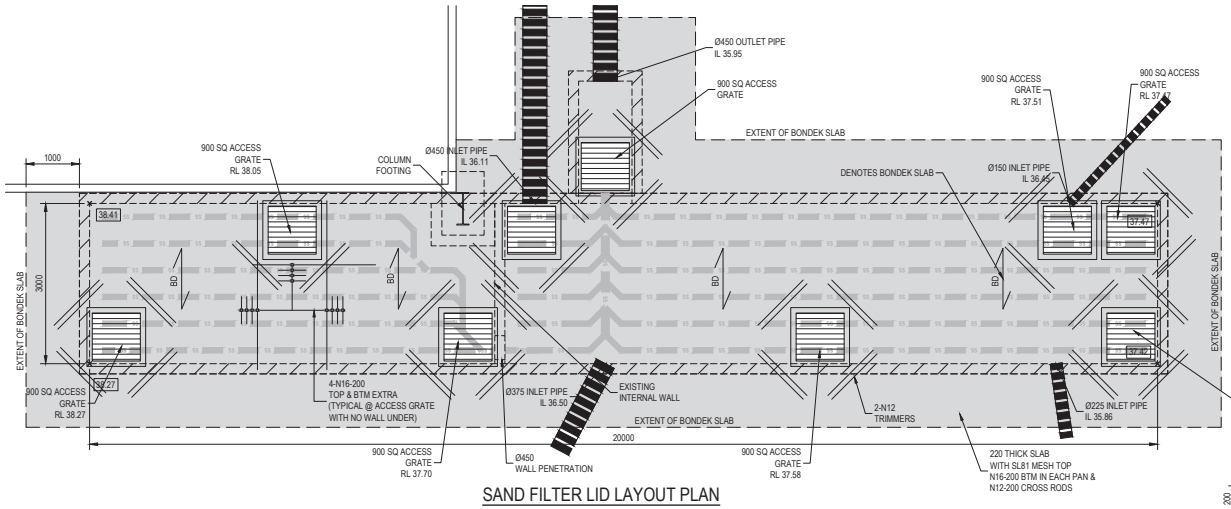
RECOVERY AND RECYCLING FACILITY

24 Davis Rd, Wetherill Park

For BORG Construction

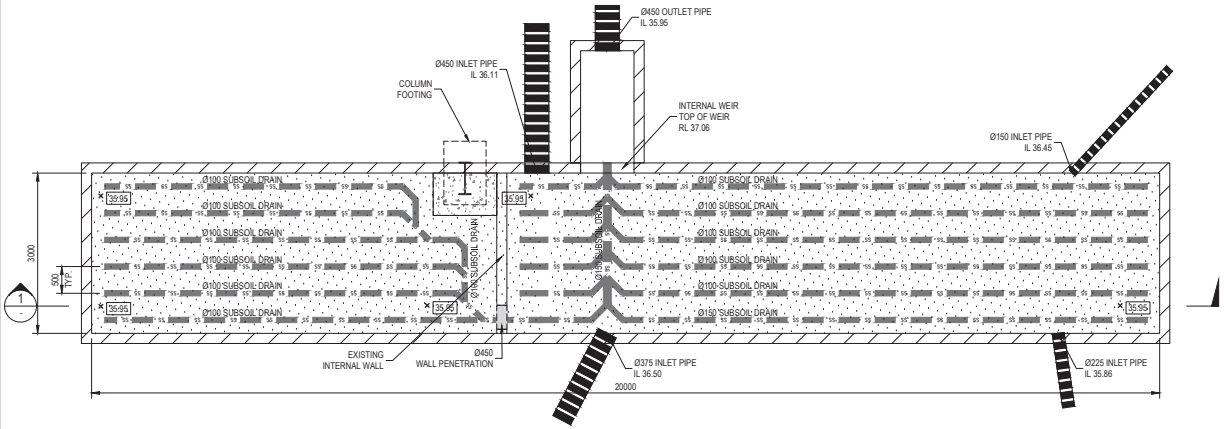
STORMWATER DETAILS SHEET 1 OF 2

DESIGN	DRAWN	DATE	PROJECT No.
SWH	RCL	AUG 2020	10067
CHECKED	APPROVED	SCALE 1:20, 1:50	DRG No. C08 - C



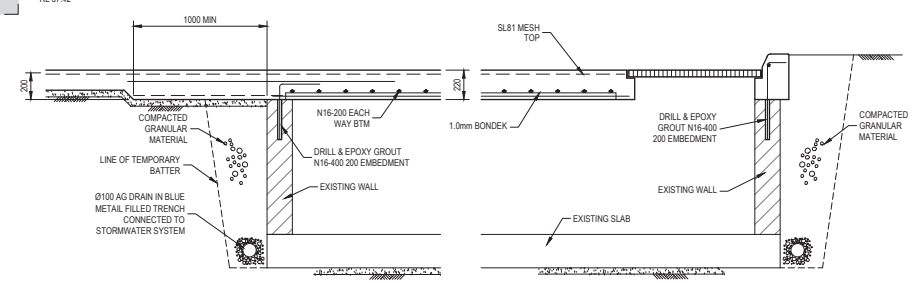
SAND FILTER LID LAYOUT PLAN

1:50



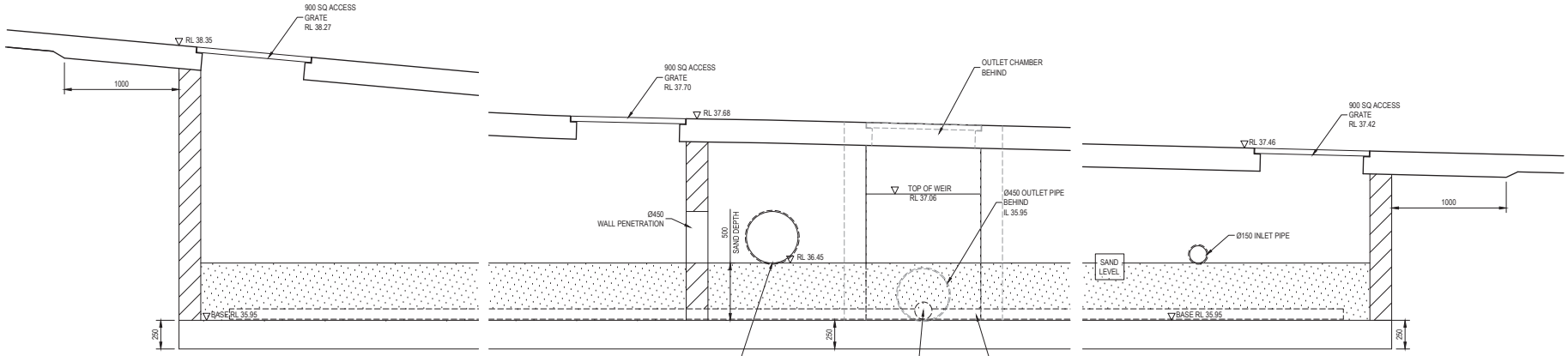
SAND FILTER BASE SLAB LAYOUT PLAN

1:50



TYPICAL SAND FILTER TANK DETAILS

FOR ALL DETENTION TANK LEVELS, SUMPS & HIGH EARLY DISCHAGRE CHAMBER DETAILS, REFER TO HYDRAULIC CONSULTANT'S DRAWINGS



SECTION 1

1:20

FOR CONSTRUCTION

A1 ORIGINAL SIZE

REVISION	DATE	AMENDMENT DESCRIPTION
B	16.12.21	ISSUED FOR CONSTRUCTION
A	22.10.21	ISSUED FOR CONSTRUCTION

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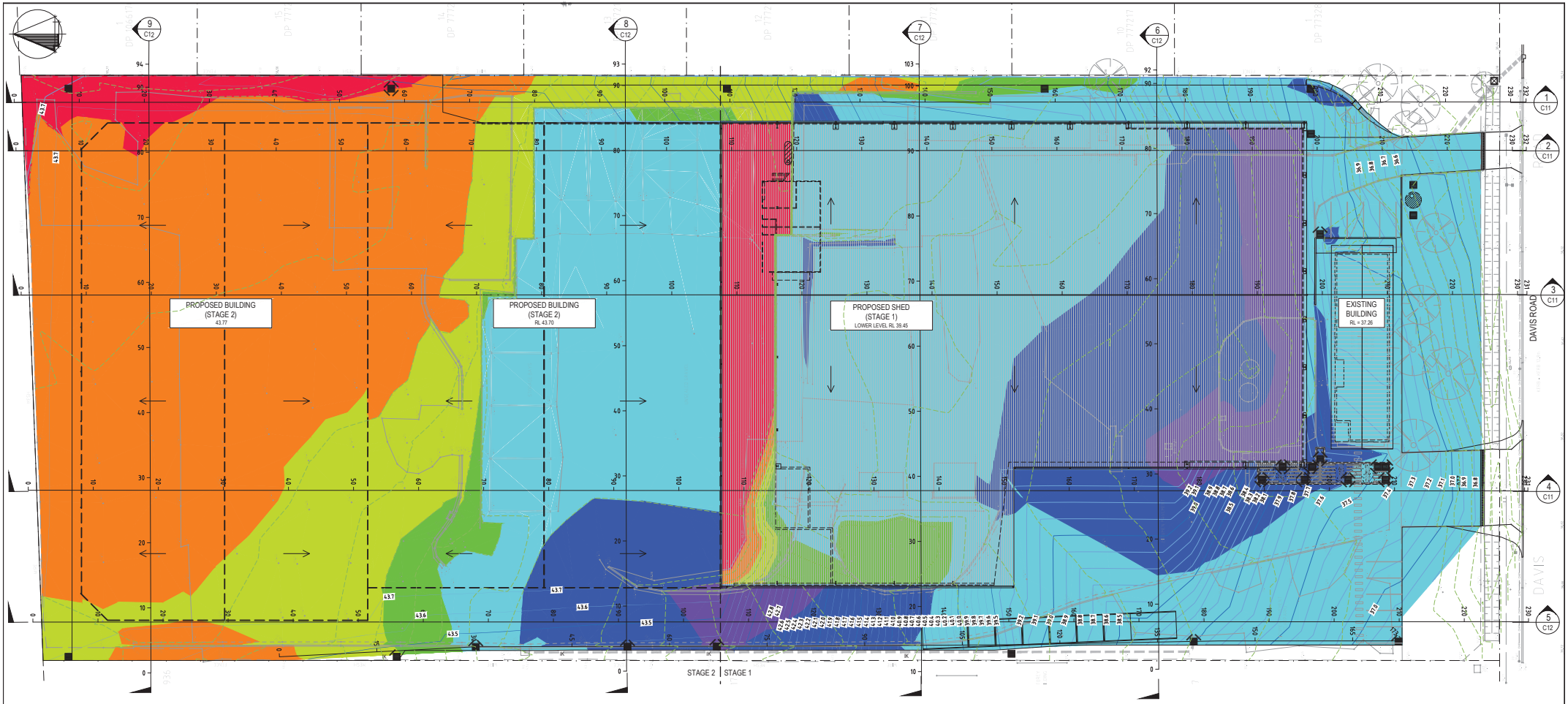
RECOVERY AND RECYCLING FACILITY

24 Davis Rd, Wetherill Park

For BORG Construction

STORMWATER DETAILS SHEET 2 OF 2

DESIGN	DRAWN	DATE	PROJECT No.
SWH	RCL	AUG 2020	10067
CHECKED	APPROVED	SCALE	DRG No.
		1:20, 1:50	C09 - B



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Cut and Fill Volume - proposed less 200mm	1.000	1.000	19326.582sq.m	26848.171 Cu. M.	2026.541 Cu. M.	24821.631 Cu. M.<Cut>
Totals			19326.582sq.m	26848.171 Cu. M.	2026.541 Cu. M.	24821.631 Cu. M.<Cut>

BULK EARTHWORKS CUT AND FILL PLAN

1:300

Range Details

☑ Scale scheme to fit

ID	Minimum Elevation	Maximum Elevation	Color Scheme
1	-5.000m	-4.000m	
2	-4.000m	-3.000m	
3	-3.000m	-2.000m	
4	-2.000m	-1.000m	
5	-1.000m	0.000m	
6	0.000m	1.000m	
7	1.000m	2.000m	

CUT
FILL

FOR CONSTRUCTION

A1 ORIGINAL SIZE

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RECOVERY AND RECYCLING FACILITY

24 Davis Rd, Wetherill Park
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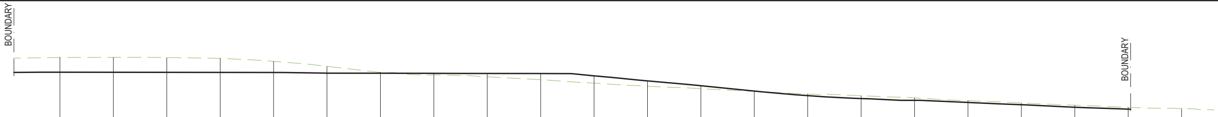
BULK EARTHWORKS CUT AND FILL PLAN

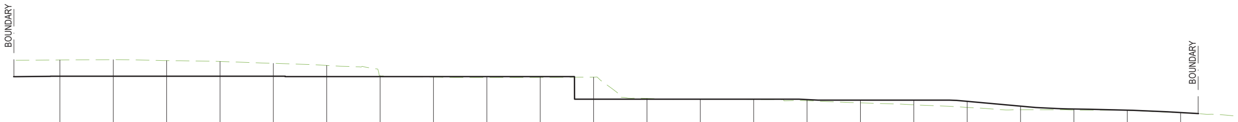
DESIGN	DRAWN	DATE	PROJECT No.
SWH	RCL	AUG 2020	10067
CHECKED	APPROVED	SCALE	DRG No.
		1:300	C10 - C



VERT EXAG 1:1
Datum 30.000

CHAINAGE	DESIGN LEVELS	EXISTING LEVELS	DEPTH
0.000			
1.380	43.699	46.391	-2.692
10.000	43.740	46.503	-2.762
20.000	43.728	46.521	-2.793
30.000	43.717	46.495	-2.778
40.000	43.705	46.328	-2.623
50.000	43.694	45.780	-2.087
60.000	43.570	44.841	-1.272
70.000	43.553	43.725	-0.172
80.000	43.531	43.244	0.287
90.000	43.510	42.875	0.634
100.000	43.493	42.346	1.147
110.000	43.063	41.704	1.359
120.000	42.120	41.111	1.009
130.000	41.212	40.665	0.547
140.000	40.215	40.164	0.052
150.000	39.328	39.660	-0.331
160.000	38.836	39.339	-0.502
170.000	38.477	38.932	-0.455
180.000	38.069	38.425	-0.356
190.000	37.659	37.981	-0.323
200.000	37.175	37.563	-0.388
210.000	36.825	37.146	-0.321
210.461	36.807	37.130	-0.323
220.000		36.947	
225.474		36.724	
229.877			

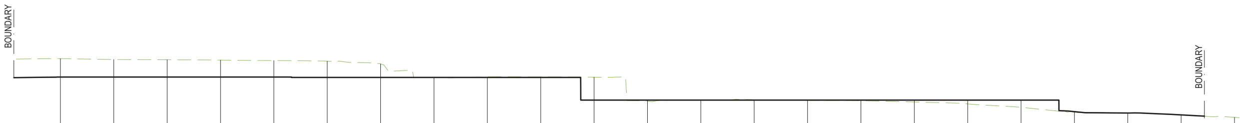
SITE CROSS SECTION (1 / C10)
1:500



VERT EXAG 1:1
Datum 30.000

CHAINAGE	DESIGN LEVELS	EXISTING LEVELS	DEPTH
0.000			
1.329	43.681		
1.329	43.681		
10.000	43.770	46.821	-3.051
20.000	43.770	46.878	-3.108
30.000	43.770	46.704	-2.934
40.000	43.770	46.543	-2.773
50.000	43.770	46.194	-2.424
60.000	43.700	45.800	-2.100
70.000	43.700	43.846	-0.146
80.000	43.700	43.611	0.089
90.000	43.700	43.518	0.182
100.000	43.700	43.554	0.146
110.000	39.450	43.594	-4.144
120.000	39.450	39.592	-0.142
130.000	39.450	39.507	-0.057
140.000	39.450	39.398	0.052
150.000	39.376	39.159	0.217
160.000	39.275	38.759	0.515
170.000	39.274	38.393	0.881
180.000	39.044	37.899	1.146
190.000	38.141	37.461	0.680
200.000	37.600	37.406	0.195
210.000	37.377	37.359	0.018
220.000	36.936	36.895	0.041
223.347	36.741	36.741	0.000
226.186		36.615	
230.000			
230.501			

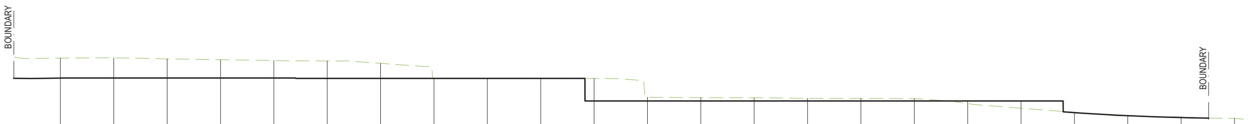
SITE CROSS SECTION (2 / C10)
1:500



VERT EXAG 1:1
Datum 30.000

CHAINAGE	DESIGN LEVELS	EXISTING LEVELS	DEPTH
0.000			
1.275	43.655		
10.000	43.770	47.221	-3.451
20.000	43.770	47.047	-3.277
30.000	43.770	47.001	-3.231
40.000	43.770	46.942	-3.172
50.000	43.770	46.860	-3.090
60.000	43.700	46.744	-3.044
70.000	43.700	46.231	-2.531
80.000	43.700	43.647	0.053
90.000	43.700	43.807	-0.107
100.000	43.700	43.797	-0.097
110.000	39.450	43.746	-4.296
120.000	39.450	39.278	0.172
130.000	39.450	39.508	-0.058
140.000	39.450	39.517	-0.067
150.000	39.450	39.404	0.046
160.000	39.450	39.334	0.116
170.000	39.450	39.095	0.355
180.000	39.450	38.741	0.709
190.000	39.450	38.097	1.353
200.000	37.289	37.210	0.079
210.000	37.030	37.022	0.009
220.000	36.679	36.680	-0.001
224.361	36.447	36.447	0.000
227.262		36.410	
230.000		36.214	
231.442			

SITE CROSS SECTION (3 / C10)
1:500



VERT EXAG 1:1
Datum 30.000

CHAINAGE	DESIGN LEVELS	EXISTING LEVELS	DEPTH
0.000			
1.235	43.716		
1.235	43.716		
10.000	43.749	47.510	-3.761
20.000	43.770	47.559	-3.789
30.000	43.770	47.363	-3.593
40.000	43.770	47.214	-3.444
50.000	43.770	47.056	-3.286
60.000	43.700	46.987	-3.287
70.000	43.700	46.530	-2.830
80.000	43.700	43.662	0.038
90.000	43.700	43.691	0.009
100.000	43.700	43.712	-0.012
110.000	39.450	43.700	-4.250
120.000	39.450	40.149	-0.699
130.000	39.450	40.079	-0.629
140.000	39.450	40.047	-0.597
150.000	39.450	39.953	-0.503
160.000	39.450	39.936	-0.486
170.000	39.450	39.877	-0.427
180.000	39.450	38.977	0.473
190.000	39.450	38.091	1.359
200.000	37.261	37.307	-0.046
210.000	36.703	36.611	0.092
220.000	36.356	36.420	-0.064
225.150	36.233	36.235	-0.002
228.057		36.193	
230.000		36.176	
232.139			

SITE CROSS SECTION (4 / C10)
1:500

FOR CONSTRUCTION

A1 ORIGINAL SIZE

REVISION	DATE	AMENDMENT DESCRIPTION
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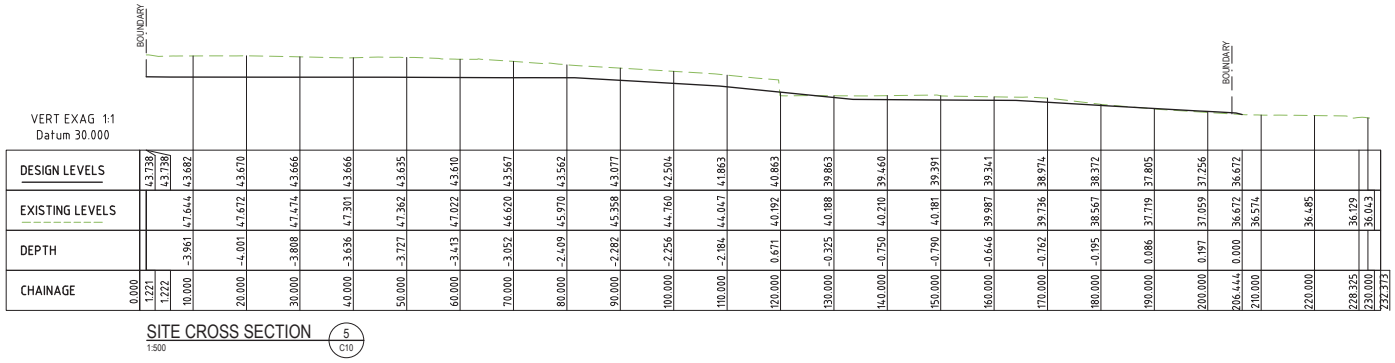
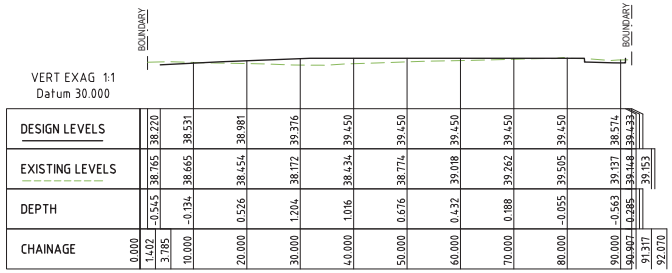
RECOVERY AND RECYCLING FACILITY
24 Davis Rd, Wetherill Park
For BORG Construction

SITE CROSS SECTIONS SHEET 1 OF 2

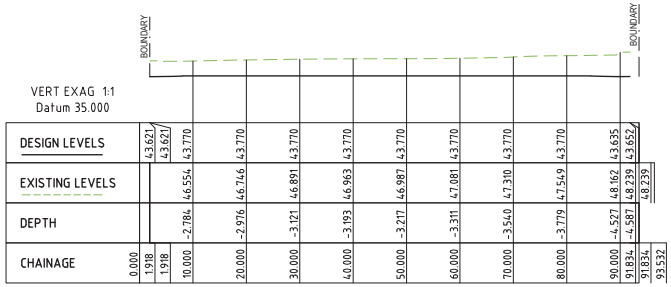
DESIGN	DRAWN	DATE	PROJECT No.
SWH	RCL	AUG 2020	10067
CHECKED	APPROVED	SCALE 1:500	DRG No. C11 - C



SITE CROSS SECTION 5 C10
1:500



SITE CROSS SECTION 6 C10
1:500



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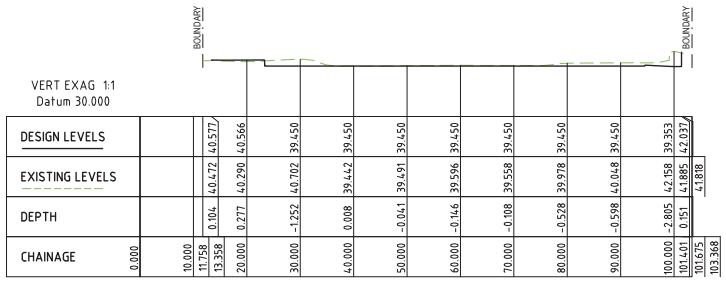
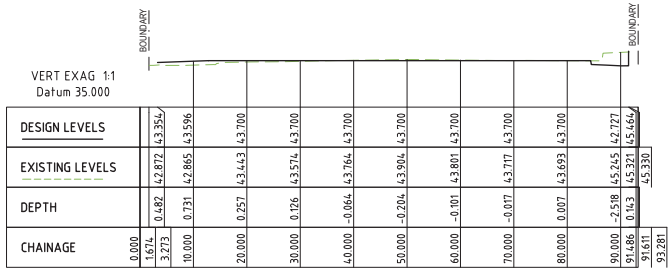
1:500



SITE CROSS SECTION 7 C10
1:500



SITE CROSS SECTION 8 C10
1:500

FOR CONSTRUCTION

A1 ORIGINAL SIZE

REVISION	DATE	AMENDMENT DESCRIPTION
C	16.12.21	ISSUED FOR CONSTRUCTION
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RECOVERY AND RECYCLING FACILITY

24 Davis Rd, Wetherill Park

For BORG Construction

SITE CROSS SECTIONS SHEET 2 OF 2

DESIGN	DRAWN	DATE	PROJECT No.
SWH	RCL	AUG 2020	10067
CHECKED	APPROVED	SCALE	DRG No.
		1:500	C12 - C

APPENDIX B – FLOOD INFORMATION SHEET

Fairfield City Council
Administration Centre
86 Avoca Road
WAKELEY NSW 2176
PO Box 21
FAIRFIELD NSW 1860
Telephone: (02) 9725 0222
Facsimile: (02) 9609 3257

Flood Information Sheet

Applicant's Details:

Applicant's Name	**Northrop Consulting Engineers Pty Ltd**
Postal Address	**PO Box 180 CHARLESTOWN NSW 2290**
Phone	
Fax	

Property Particulars:

House No.	**24**
Street & Suburb	**Davis Road WETHERILL PARK**
Lot Description	**Lot 18 DP 249417**

Council has adopted a policy on flooding which may restrict the development of land. The Fairfield City-Wide Development Control Plan 2013 (which includes provisions for flood management) applies to all of the Fairfield Local Government area.

Part or all of this land may be affected by local overland flooding.

LOCAL OVERLAND FLOODING

Description

This parcel is identified as being partly within a **Medium** Flood Risk Precinct, partly within a **Low** Flood Risk Precinct as a result of overland flooding and partly **not affected** by local overland flooding.

Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
Probable Maximum Flood (PMF)	38.0 – 37.0
100 Year ARI	36.9 – 36.4
20 Year ARI	36.8 – 36.3

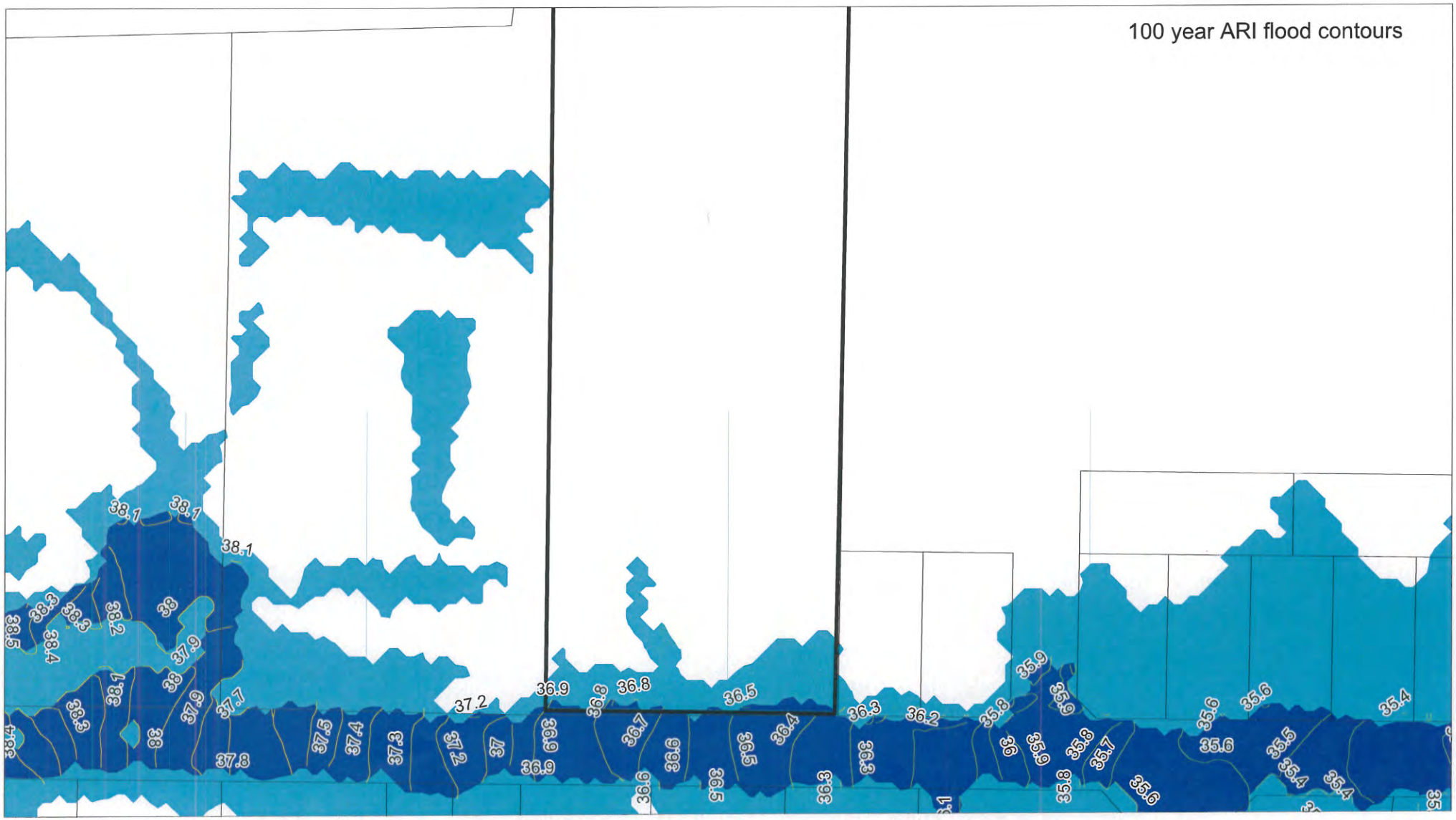
Local overland flood levels in the vicinity of the above property have been extracted from the Fairfield City Council (2015) *Wetherill Park Overland Flood Study*.

12/02/2016

Glossary over page

GLOSSARY

m AHD	metres Australian Height Datum (AHD).
Australian Height Datum (AHD)	A common national plane of level approximately equivalent to the height above sea level. All flood levels, floor levels and ground levels are normally provided in metres AHD.
Average Recurrence Interval (ARI)	The long term average number of years between the occurrence of a flood as big as the selected event. For example, floods with a discharge as great as the 20 year ARI event will occur on average once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event.
flood	A relatively high stream flow that overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam. It also includes local overland flooding associated with major drainage before entering a watercourse, or coastal inundation resulting from raised sea levels, or waves overtopping the coastline.
flood risk precinct	An area of land with similar flood risks and where similar development controls may be applied by a Council to manage the flood risk. The flood risk is determined based on the existing development in the precinct or assuming the precinct is developed with normal residential uses. Usually the floodplain is categorised into three flood risk precincts 'low', 'medium' and 'high', although other classifications can sometimes be used. **High Flood Risk:** This has been defined as the area of land below the 100-year flood event that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties. **Medium Flood Risk:** This has been defined as land below the 100-year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties. **Low Flood Risk:** This has been defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.
local overland flooding	The inundation of normally dry land by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
mainstream flooding	The inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.
probable maximum flood (PMF)	The largest flood that could conceivably occur at a particular location.
zone of significant flow	That area of the floodplain where a significant discharge of water occurs during floods. Should the area within this boundary be fully or partially blocked, a significant distribution of flood flows or increase in flood levels would occur.



High Flood Risk Precinct

Medium Flood Risk Precinct

Low Flood Risk Precinct

24 Davis Road, Wetherill Park Lot 18 DP 249417

Flood Risk Mapping has been extracted from the
Fairfield City Council (2015) Wetherill Park Overland Flood Study.

25 February 2016

FairfieldCity
Celebrating diversity

Appendix F: Consolidated Statement of Commitments

STATEMENT OF COMMITMENTS	
General	A site specific Environmental Management Plan (EMP) has been developed for the proposed resource recovery and waste facility. The EMP ensures that the commitments made within the EIS are fully implemented and complied with. The EMP will establish the framework for managing and mitigating the potential environmental impacts of the development over the life of the operation. Areas of particular focus within the EMP are the management of noise, dust, odour, traffic, and surface Water. The EMP will be updated following development approval to ensure all requirements within the approval conditions are met.
Biodiversity	▪ All contractors and staff will receive an onsite environmental induction at the commencement of theiremployment at the development. ▪ Perform, prior to construction, a weed management program to reduce weed cover within the patch of Cumberland Plain Woodland CEEC; ▪ Vegetation removal works are to occur outside core breeding periods for species known to use habitat within the subject site. ▪ Pre-clearance survey of trees to be removed. ▪ Equipment and vehicles entering the Subject Site for construction purposes are cleaned of foreign soil and seed prior to entering the Subject site. ▪ Limit construction works to daylight hours to reduce impacts from light and noise. ▪ All machinery is correctly maintained and operator as per operation manual. ▪ Erosion and sediment controls enacted in accordance with construction environment management plan (CEMP) to limit impacts on retained vegetation. ▪ Implementing slow speed limits for vehicles entering and exiting the Subject Site. No construction works to occur from dusk till dawn. ▪ Supplement ground cover native plant species within the patch using a single application of native grass and herb seed mix. The seed mix is to contain no less than 10 species and must comprise at least 20% Kangaroo Grass (*Themeda triandra*); ▪ Installation of perimeter sediment and erosion control fencing to prevent ingress of sediment laden water andweed propagules into the area of native vegetation; ▪ Exclude all machinery and human activity from the patch of Cumberland Plain Woodland CEEC; ▪ Install a barrier suitable for operation in the post construction stage to separate site operations from thebiodiversity values present within the patch; and ▪ Where excavation works required to the installation of the Humeceptor / ecoceptor, underground water tank and underground pipelines have potential for impacts to nearby trees, works will be undertaken under the supervision of an Australian Qualification Framework (AQF) Level 5 Arborist. Excavation and installation of the stormwater system will be subject to the guidance of the AQF Level 5 Arborist, acting in accordance with AS 4970-2009. ▪ Where tree removal is unavoidable, the supervising Arborist will record the following details for each tree to be removed: o Species. o DBH. o Presence of hollows (noting no hollows were identified within the extent of the CPW onsite under the SSD-7401-MOD-1 Biodiversity Development Assessment Report by MJD Environmental, 2021). o Reason for removal. ▪ Trees will be removed with the intent of reducing surrounding ground disturbance wherever possible, with removal methodology to be determined in consultation with the supervising Arborist. Seeds from removed vegetation will be collected by the Arborist for future use as part of compensatory planting. ▪ In the event that tree removal is required, DPIE will be notified of the vegetation removal works undertaken. Details provided to DPIE will include the number of

STATEMENT OF COMMITMENTS	
	trees removed, reason for removal and an outline of compensatory planting to be undertaken. ▪ Compensatory planting will be undertaken on a ratio of 2:1 (2 planted for every 1 removed) for any trees removed during installation of the stormwater system. Wherever possible, *Eucalyptus moluccana* (Grey Box), *Eucalyptus tereticornis* (Forest Red Gum) and *Corymbia maculata* (Spotted Gum) will be sourced for tree replacement, with other species endemic to CPW to be sourced in the event these species are unavailable. Shrub species, where removed, will be replaced on a 2:1 ratio using species endemic to CPW wherever possible. ▪ Compensatory planting will have regard to final growth form of the planted vegetation to allow enough space for growth to maturity. ▪ Where possible, planting shall use advanced and established local native trees with a minimum plant container pot size of 100 litres, or greater for local native tree species which are commercially available. Other local native tree species which are not commercially available may be sourced as juvenile sized trees or pre-grown from provenance seed. ▪ In event that larger trees are not able to be sourced, tubestock of vegetation will be used. ▪ Compensatory planting will involve the establishment of the same (or larger) growth form of the vegetation being removed (e.g. a tree may replace a shrub but a shrub will not replace a tree). ▪ Compensatory planting will be watered as per the environmental conditions, with minimum weekly plantings (unless >25mm rainfall experienced). Watering will continue until the compensatory vegetation is satisfactorily establishment and stable. ▪ Compensatory planting that fails to establish will be replaced on a one to one ratio. ▪ In the event that vegetation removal impacts upon potential fauna habitat (i.e. hollow, nest, drey) a suitably qualified ecologist will be engaged to relocate fauna prior to vegetation clearing wherever possible and to supervise vegetation removal works to relocate any fauna that may be encountered during vegetation removal. ▪ Hollows, where they occur, will be sectioned from the main tree for potential reuse as compensatory habitat. ▪ Hollows will be repurposed and installed as aerial habitat wherever possible. Where hollows are of unsuitable shape for installation, they will be maintained as ground habitat and a nest box with similar opening aperture will be purchased and installed on a nearby host tree. ▪ Compensatory hollows / nest boxes will be installed at minimum 3m height, facing north to north-east wherever possible. ▪ Hollows / nest boxes installed on host trees will be attached using a wire covered in hose (or similar) to prevent damage to the host tree.
Noise	Noise results for the construction and operational phases of the development indicate there will be no impacts to surrounding receivers, therefore no specific noise mitigation measures or monitoring are proposed. Vibration results indicate that there will be no impact to surrounding receivers, however the following will be implemented in the unlikely event that vibration impacts are experienced: ▪ Vibration generating equipment will be isolated on resilient mounts from any connective structures; ▪ Inertia blocks to be utilised to add system mass to reduce vibration where required; ▪ Balance weights to be utilised to correct rotation of poorly balanced parts where required; ▪ Vibration generating plant to be located, where practical, as far from neighbouring industrial buildings as possible; and ▪ Mountings for all high vibration generating equipment will be installed such that there are no rigid connections between the equipment and the supporting

STATEMENT OF COMMITMENTS	
	structure.
Odour	The potential for odour related impacts at off-site receptors will be managed through the adoption of the following odour reduction measures: ▪ All incoming consignments will be unloaded within the food and garden organics building or the food de- packaging building; ▪ No garden organics (GO) / food and garden organics (FOGO) / food packaging will be stored outside the food and garden organics building or the food de-packaging buildings; ▪ Any movement of processed food de-packaging organics to the food and garden organics building for consolidation will be contained or covered so that fugitive emissions are contained during the transfer; ▪ When receiving incoming GO and FOGO, air extraction in the processing buildings will be in operation to direct odours to the designated high grade activated carbon filters; ▪ When the doors of the processing buildings are opened misting sprays positioned above each door opening will be operated to suppress any fugitive volatile odour emissions; ▪ Roller doors in process buildings will have high speed doors fitted to reduce the amount of time the doors are open; ▪ All plant and equipment utilised for the processing of organic material will be regularly cleaned down to ensure they do not become a point source of pollution; ▪ Proprietary inoculums will be utilised to deodorise equipment and process areas within the organics buildings; ▪ Replacement activated carbon filter media for odour treatment units will be stored on site so as to allow for the immediate change of filters as required; ▪ Spent filter media will be incorporated into the consignment of FOGO to be removed from the facility; ▪ All stormwater improvement devices will be regularly maintained and serviced to ensure that anaerobic conditions do not occur; and ▪ All general waste produced at the facility will be contained in appropriate waste receptacles and will be removed from site on a weekly basis, or more regularly as required; and ▪ All contractors and staff will receive an onsite environmental induction at the commencement of their employment at the development.
Dust	The following mitigation and management measures will be applied to the construction and operational activities at the site to ensure: ▪ All incoming and outgoing loads of bulk landscaping materials will be tarped to ensure that dust or particulate matter is not generated from the load; ▪ Onsite speed limit will be limited to a maximum of 20km/hr to ensure minimal dust generation from vehicle movements; ▪ Driveways and onsite haulage paths will be regularly swept with a site based sweeper; ▪ Bulk landscaping supply stockpiles will be maintained through the use sprinklers and sprays supplied with water from the sites recycled water system; ▪ Dust on site will be visually monitored by the Site Manager and process area supervisors. Should weather forecasting indicate adverse weather conditions, activities with the potential to produce dust will be reduced or ceased until conditions become more favourable; ▪ Recycled water will be utilised across the operations to maintain hard surfaces and areas that have the potential to produce dust; ▪ An on-site weather station will be installed at the facility to monitor local wind speed, wind direction, and temperature to assist with onsite dust management; ▪ The bulk landscape storage and load-out area will be fully sealed with a two-coat tar seal to reduce the generation of dust; and ▪ All contractors and staff will receive an onsite environmental induction at the commencement of their employment at the development.

STATEMENT OF COMMITMENTS

	▪ Ceasing activities that are producing dust to the extent that visible dust is seen to be passing the site boundary ▪ Use of sprinkler units located around the landscaping bunds In adverse weather conditions bulk landscaping supplies must be wetted so as to minimise the release of dust at the time of unloading or loading.
Traffic and Access	The Traffic Impact Assessment has determined that there will be no impact on the performance of the local road network and that road upgrades are not required. Whilst it has been determined that the additional traffic generation can be supported by the local road network and that the facility will be able to manage internally the queuing of trucks, the following mitigation measures will be adopted: ▪ Where possible heavy vehicle movements will be scheduled to avoid the morning and afternoon peak traffic periods; ▪ The entry to the site has been designed such that one vehicle can be on the entry weighbridge and one 19m vehicle (or two 8.8m vehicles) can be waiting to enter without queuing outside of the site boundary; ▪ Light vehicle access and heavy vehicle access has been separated to minimise the interaction of heavy and light vehicle traffic; ▪ Internal roadway markings and traffic signage erected to direct and guide site traffic movements; ▪ Delineation of two-way traffic flows through the provision of direction arrows on the internal roadway; ▪ Delineation on the access driveway will be provided in accordance with RMS' Delineation Guidelines Section 4 – Longitudinal Markings and Section 10 – Pavement Arrows; ▪ Traffic control will be provided onsite and will be coordinated by the individual process area supervisors and weighbridge operator, with direct 2-way radio contact with the truck drivers. As such all trucks will be required to have a 2-way radio programmed with a dedicated site channel; ▪ All process area supervisors will be required to carry portable 2-way radios to allow for constant contact with the weighbridge operator and truck drivers; ▪ The Site Manager and the process area supervisors will be responsible for overseeing the general driver behaviour, including any drivers disobeying internal traffic signage and road markings; ▪ Electronic swipe tags will be untilised at the weighbridges for incoming and outgoing loads to reduce the amount of time trucks are held at the entry/exit. ▪ Within the site, hold lines will be established where trucks can temporarily wait to enter the relevant process area or the outgoing weighbridge; ▪ Management of vehicles within the hold lines will be overseen by the process area supervisors and weighbridge operator; ▪ Hold lines will be marked with appropriate signage, numbering, and road markings; ▪ The weighbridge operator will direct incoming trucks to the respective process area and a hold line should where required; ▪ Process area supervisors will be responsible for advising drivers when it is safe to manoeuvre and reverse trucks for waste unloading within process buildings; ▪ When leaving the site, trucks will coordinate by 2-way radio with the weighbridge operator regarding their ability to exit the site or whether to wait at a hold line for further instruction; ▪ A 'Left Turn Only' sign will be erected at the exit weighbridge to instruct all drivers to turn left when re-entering Davis Road; ▪ All drivers, as part of a site induction, will be informed of preferred haul routes to be used when hauling to and from the facility; and ▪ A Traffic Management Plan will be developed prior to the commencement of operations and will be regularly reviewed and updated as the development reaches full capacity over the first 3 years of operations.

STATEMENT OF COMMITMENTS	
Visual Amenity	The following mitigation and management measures will be applied to the proposed development to reduce visual impacts, including: ▪ The built form of the proposed buildings are of a similar scale to the surrounding industrial and commercial buildings; ▪ Building materials selected will reduce colour contrast and blend any new and existing structures, as far as possible, into the surrounding landscape; ▪ The existing buildings are being reused, which will reduce the visual impact during the construction phase; ▪ The existing vegetation buffer along the southern boundary will be retained and supplementary planting incorporated where possible; ▪ The retention of existing trees within the site to assist in fragmenting views of the proposed development; and ▪ The use of native flora species, consistent with vegetation already on the site, which will create habitat for fauna.
Cultural Heritage	Should any Aboriginal artefact be uncovered during construction or operation all works will cease in that locale and the OEH (now EES) will be notified. Works will only recommence when an appropriate and approved management strategy has been agreed to by all of the relevant stakeholders. All contractors and staff will receive an onsite environmental induction at the commencement of their employment at the development.
Historical Heritage	If during the course of development works suspected historic heritage material is uncovered, work will cease in that area immediately. OEH (now EES) will be notified immediately and works will only recommence when an approved management strategy has been developed. All contractors and staff will receive an onsite environmental induction at the commencement of their employment at the development.
Contamination and Soils	A Site Audit Report and Contamination Assessment have been prepared for the site. Both reports have concluded that there is a low risk of further contamination being present and that the site is suitable for the intended use. Notwithstanding this, the following mitigation measures will be implemented at the site should any contaminated soils or buried infrastructure from previous use be encountered: ▪ Any water seepage encountered during construction activities will be appropriately managed; ▪ Erosion and sediment controls will be installed prior to the commencement of construction activities; ▪ Ongoing groundwater monitoring will be undertaken at the site; ▪ Should an Underground Storage Tank (UST) be discovered during construction works the Site Manager will be immediately notified and the area barricaded; ▪ Validation of the UST will be undertaken by a qualified environmental consultant through soil sampling and analysis; ▪ Should soils in the tank pit be identified to be contamination further validation and sampling will be undertaken in accordance with a site Unexpected Finds Protocol; ▪ Should unexpected contamination be encountered, a suitably qualified environmental consultant will be engaged to assess the conditions in accordance with a site Unexpected Finds Protocol and implement remediation activities in accordance with Australian Standard AS 4976 – 2008 The Removal and Disposal of Petroleum Underground Storage Tanks and WorkCover NSW, Code of Practice: Storage and Handling of Dangerous Goods, 2005; ▪ Any excavated materials that are considered to be potentially contaminated will be placed within containment bins for testing, disposal, treatment, or re-use; and ▪ All contractors and staff will receive an onsite environmental induction at the commencement of their employment at the development.

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Surface Water	The following mitigation and management items have been developed to ensure that the risk of sediment, nutrients, and leachate leaving the site is minimised. These include: ▪ Pipes, pits and bunds to be regularly checked for the build-up of excessive sediment; ▪ Site structures to be regularly checked for erosion and scouring; ▪ Treatment areas and structures to be regularly checked for the build-up of litter material; ▪ Inflow areas and pit grates are to be clear of litter and debris; ▪ The sediment chamber of the Humeceptor / ecoceptor is to be regularly checked and cleaned and any damaged covers replaced; ▪ The site stormwater management system has been designed such that it can be isolated from the street stormwater system in the event of a fire to control the release of contaminated fire water; ▪ Ensure downpipe leaf eaters, first flush devices and litter screens are unblocked and are operating correctly; ▪ Rainwater tanks to be regularly checked for any accumulation of litter, sediment or debris on or within the tanks; ▪ Spill kits will be utilised at all process areas; ▪ Staff will be appropriately trained on spill containment and management; ▪ The bulk landscape storage and load-out area will be fully sealed with a two-coat tar seal to reduce the generation of sediment materials; and ▪ All contractors and staff will receive an onsite environmental induction at the commencement of their employment at the development.
Groundwater	As with any activity of this type, the appropriate management of the site in accordance with the *Protection of the Environmental Operations Act 1997* is required. This will further mitigate the already low risk posed by the development on groundwater at the site. The following mitigation and management strategies will apply to manage impacts to groundwater: ▪ Areas where liquid wastes or dangerous goods are to be handled will have appropriate containment measures to prevent leachate and contaminants from entering the ground (ie. proposed tip pit in the food de- packaging and process building); ▪ The proposed tipping pit will be suitably tanked or lined; ▪ If the pit is to be redesigned to reduce the potential for interference with groundwater, it is recommended that the excavation level (i.e. to the base of the sub-grade) be no lower than 44.5m AHD, i.e. at least 0.5m above the highest recorded groundwater level; ▪ The tip pit will include an appropriate pressure relief system / valve installed to prevent high hydrostatic pressures developing below the base of the pit during any high groundwater events; ▪ Should groundwater be encountered during the construction of foundations, standard construction and water management / disposal methods are to be employed; ▪ Monitoring wells 101, 102, 103, and 104 are to be monitored at 6 monthly intervals over a period of two years to provide a reliable background dataset for the proposed development; ▪ If a potentially contaminating substance is to be stored or used on the site, further groundwater monitoring will be undertaken if necessary, to provide data on the background concentrations (if any) of the substance in the groundwater; ▪ In the event of a leakage or spillage of leachate, or other potentially contaminating liquid, assessment of the impacts should be undertaken to determine the need for any clean up works. This may include soil and / or groundwater testing. In this event groundwater results should be assessed with respect to both the background data and relevant guideline thresholds; ▪ Spill kits will be stationed and utilised at all individual process areas;

STATEMENT OF COMMITMENTS	
	▪ Staff and contractors will be appropriately trained on spill containment and management; and ▪ Staff and contractors will receive an onsite environmental induction at the commencement of their employment at the development.
Greenhouse Gas	The following mitigation and management strategies will be considered to increase the energy efficiency of the proposed development and reduce GHG impacts: ▪ Use of building materials for walls, floors, roofs, that provide insulation and aid in reduced energy costs; ▪ Integration of energy efficient glazing and shading where possible; ▪ Fully enclosed buildings to maintain internal climate; ▪ Maximisation of natural ventilation and use of inverter air conditioning systems; ▪ Use of natural lighting; ▪ Potential future use of photovoltaic cells and battery storage to generate power onsite; ▪ Use of light sensors to minimise lighting related electricity usage; ▪ Use of high efficiency lighting; ▪ Use of variable frequency drive motor controls on stationary equipment to minimise electricity consumption; ▪ Waste transfer vehicles to leave site with full loads to reduce the number of traffic movements and diesel consumption; ▪ All vehicles/plant and machinery will be turned off when not in use and regularly serviced to ensure efficient operation; and ▪ Truck routes and loading capacity will be designed and optimised to reduce the distance and effort required by the vehicles.
Hazard and Risk	While a Preliminary Risk Screen for the proposed facility has determined that the development is not considered a hazardous or offensive development, the following controls will be implemented to minimise the potential for a hazard to occur: ▪ All mobile plant and equipment will be fitted with fire extinguishers; ▪ All mobile plant and equipment will be regularly serviced to ensure they are in a safe and functioning condition; ▪ An Emergency Response Plan will be prepared and implemented for the facility; ▪ The site stormwater management system has been designed such that it can be isolated from the street stormwater system in the event of a fire to control the release of contaminated fire water; ▪ All staff on site will be appropriately trained in the handling of dangerous goods; and ▪ Flammable and combustible liquids with be stored in accordance with *AS 1940-2004: The Storage and Handling of Flammable and Combustible Liquids*.
Socio-economic	No further mitigation measures are proposed with regard to socio-economic issues as it is considered that the proposed development will be of net benefit to the community, providing for decreased cost and increased social efficiency associated with waste management and resource recovery within Fairfield Local Government Area and the surrounding area in accordance with legislative requirements. Ongoing engagement will occur with the local community and other key stakeholders during construction and operations.
Waste	The following mitigation and management measures will be applied during construction and operation of the facility: ▪ Plant and equipment will be regularly maintained; ▪ Ordering will be limited to only the required amount of materials; ▪ Materials will be segregated to maximise reuse and recycling; ▪ Routine checks would be undertaken of waste sorting and storage areas for cleanliness, hygiene and OH&S issues, and contaminated waste materials;

STATEMENT OF COMMITMENTS	
	▪ Local commercial reuse opportunities will be investigated where reuse on-site is not practical; ▪ Separate skips and recycling bins will be provided for effective waste segregation and recycling purposes; ▪ Training and awareness of the requirements of the WMP and specific waste management strategies will be undertaken; ▪ Contaminated waste will be managed, transported, and disposed of in accordance with licensing requirements; ▪ Waste removed from site will be transported and disposed of in accordance with licensing requirements. ▪ Assessment of suspicious potentially contaminated materials, hazardous materials and liquid wastes will be undertaken; ▪ Regular monitoring, inspection and reporting requirements will be undertaken and findings implemented; and ▪ All contractors and staff will receive an onsite environmental induction at the commencement of their employment at the development.
Fire	The following control measures would be included as part of an operational fire management procedure: ▪ Ensuring a strict no smoking policy is enforced on site when in proximity of any combustible materials. Smoking will only be permitted in clearly signposted areas ▪ Ensuring that fire extinguishers are positioned at readily accessible points, including on mobile plant, so that their use in an emergency is not restricted ▪ Ensuring that all equipment is regularly serviced in line with the manufacturer's recommendation ▪ Ensuring that the temperature of all stockpiles and windrows is monitored in accordance with established workplace procedures. If temperatures throughout the compost exceed 67 degrees C, then sprinkling is to be initiated to dissipate heat ▪ In the event that a fire cannot be extinguished using water or soil, the use of fire retardants should be considered (expert advice should be sought from Fire and Rescue NSW before taking action with retardants) ▪ Once the fire has been extinguished, affected areas should be monitored on a continual basis until materials have cooled ▪ Ensuring that all fire water is contained on site ▪ Ensuring that staff are trained in the use of onsite firefighting appliances Ensuring that combustible materials are not accumulated in areas close to exhausts or engines.
Emergency Preparedness	The following measures would be undertaken to ensure preparedness in the event of an emergency: ▪ Display emergency procedures and information in the site office or other visible location ▪ Conduct or participate in site emergency scenarios as required ▪ Regularly identify and check all site fire extinguishers and firefighting equipment.
Emergency Procedure	In the event of an emergency the following procedures would be followed to first protect life and then minimise the impact of the incident on the environment: ▪ Raise the alarm by calling 000 and advise ambulance or fire brigade and give clear instructions regarding location and nature of the incident ▪ Call emergency co-ordinator and advise that 000 have been contacted, then advise nature of the emergency ▪ Stop all work immediately, make safe work area and report status to relevant contract administrator ▪ Assemble in nominated assembly points until further instruction is received from contract administrator or emergency services personnel ▪ Assist anyone ion the workplace who may not be familiar with evacuation procedures

STATEMENT OF COMMITMENTS

	▪ Assist with first aid or first response if trained to do so ▪ Assess the situation, and if it is safe to do so, take action to reduce the spread of the incident

Appendix G: Landowners Consent

6 December 2021

Department of Planning, Industry and Environment
Parramatta NSW 2150

Dear Sir/Madam,

Re: **Owners Consent – Proposed Modification SSD7401-MOD2**
Resource Recovery Facility for Bettergrow Pty Ltd at 24 Davis Rd, Wetherill Park

As the owner of the above land, being Lot 18 DP 249417, Davis Road Property Development Pty Ltd A.C.N. 606 106 987 consents to a modified application being lodged with the Department of Planning, Industry and Environment (**DPIE**) and other authorities to vary the works shown in the attached drawings and summarised as follows:

1. Replacement of the five (5) approved weighbridges with one (1) approximate 25 m length weighbridge located approximately 55 m from the Facility intersection with Davis Road.
2. To facilitate weighbridge installation and improve site safety, vehicle parking spaces have been relocated to three positions, including:
    a. Five (5) parking spaces immediately east of the existing site office.
    b. Two (2) parking spaces located north of the inground sand filter, abutting the western façade of the drill muds processing shed.
    c. Five (5) parking spaces located on the hardstand area immediately north of the western parcel of retained Cumberland Plain Woodland.
    d. Remaining parking spaces have not been altered.
3. Relocation of proposed humeceptor water treatment device to the north-western corner of the central portion of Cumberland Plain Woodland onsite.
4. Relocation of the 5,000 L rainwater tank to inside drill muds processing shed next to the control room. Rainwater from the existing office will now be captured via the Resource Recovery Facility stormwater network.

We also give consent for officers from DPIE and other authorities to enter the land to carry out necessary inspections associated with the modified application.

Yours sincerely,

Kenneth Moras
Director
Davis Road Property Development Pty Ltd

Neil Schembri
Director
Davis Road Property Development Pty Ltd

DEVELOPMENT APPLICATION

PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

DRAWING LIST

NO.	DRAWING TITLE	ISSUE
DA000	COVERSHEET	C
DA003	PROPOSED SITE PLAN AT ROOF LEVEL	C
DA004	APPROVED SITE PLAN AT GROUND LEVEL SSD7401-MOD-1	A
DA004	PROPOSED SITE PLAN AT GROUND LEVEL	C
DA005	PROPOSED STAGE 1 - MIDDLE & LOWER LEVEL PLAN	C
DA006	PROPOSED STAGE 1 - EGRESS PATHS	B
DA007	PROPOSED STAGE 1 - EQUIPMENT	A
DA009	PROPOSED STAGE 1 - TREE REMOVAL PLAN	A
DA100	PROPOSED STREET ELEVATION AND SHED NORTH ELEVATION	B
DA101	PROPOSED WEST SITE ELEVATION	B
DA102	PROPOSED EAST SITE ELEVATION	B
DA103	PROPOSED SITE SECTION AA'	A

BetterGROW
48 INDUSTRY ROAD
VINEYARD NSW 2765
P: 02 4587 7852
F: 02 4577 2603
WWW.BETTERGROW.COM.AU

CROSSMULLER CONSTRUCTION
OFFICE:
2 WELLA WAY SOMERSBY, N.S.W. 2250 AUSTRALIA
Tel: 02 4340 9800 Fax: 02 4340 8293

PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
COVER SHEET

SCALE	Stage
N.T.S	DA

Project Number	Drawing Number	Issue
2020/04	DA000	C

UPPER LEVEL
AS PER APPROVED DA SSD 7401

MIDDLE LEVEL
PROPOSED

LOWER LEVEL
PROPOSED

227.26m

WIRE MESH FENCE

APPROVED OFFICE

PARKING

APPROVED FOOD & GARDEN ORGANICS

89.98m

APPROVED FOOD DEPACKING BUIDING

53.20m

BATTER - CONCRETE RETAINING WALL

UNSEALED GRAVEL ACCESS

126.78m

RAMP UP

7.31m

WIRE MESH FENCE

DRIVEWAY RESERVED FOR SERVICE AND EMERGENCY VEHICLES ONLY AS PER CONDITION B54(a) SSD 7401-MOD-1

EXISTING KIOSK

29.55m

LAND 186m²

DRIVEWAY

SPEL ECOCEPTOR 6000 SERIES

PARKING

LAND 646m²

53.07m

EXISTING OFFICE

PROPOSED SHED AREA :7350 M²

89.02m

DAVIS ROAD KERB TO KERB: 12.8m

44.88m

45.01m

DRIVEWAY

ENTRY/EXIT

EXISTING IN GROUND CONCRETE PIT TO BE UTILISED AS SAND FILTER. REFER TO STORMWATER PLANS BY ECLIPSE ENGINEERING

18.27m

APPROVED BIO RETENTION & SEDIMENT BASIN REMOVED

PARKING

LAND 311m²

36.76m

27m

WEIGH BRIDGE 25m x 4.2m

WIRE MESH FENCE

WIRE MESH FENCE

223.87m

STAGE 2 - UPPER LEVEL

STAGE 1 - MIDDLE & LOWER LEVEL

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

NOTE: PLEASE REFER TO ENGINEERING PLANS BY ECLIPSE FOR STORMWATER DESIGN DETAIL

LEGEND:

- FALLS DIRECTION
- PROPOSED UNDERLYING STORM WATER PIPES
- EXISTING TREE & CANOPY TO BE RETAINED
- PROPOSED SURFACE INLET PIT

NOTES:

TOTAL SITE AREA: 20,280m²

TOTAL ROOFED AREA: 11,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
D	Weigh Bridge / Parking / WT / Humeceptor	04-11-2021	JU	GD
C	Existing Pit / Sand Filter / Existing CPW / WT	06-10-2021	JU	GD
B	Deleted basin / Added inground sand filter	24-08-2021	JU	GD
A	Development Application	19-08-2020	DC	MD/JB

BetterGROW
48 INDUSTRY ROAD
VINEYARD NSW 2765
P: 02 4587 7852
F: 02 4577 2603
WWW.BETTERGROW.COM.AU

CROSSMULLER CONSTRUCTION
OFFICE:
2 WELLA WAY SOMERSBY, N.S.W. 2250 AUSTRALIA
Tel: 02 4340 9800 Fax: 02 4340 8293

PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED SITE PLAN AT ROOF LEVEL

SCALE: 1:300 @ A1, 1:600@A3

STAGE: DA

PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA003

ISSUE: D

UPPER LEVEL
AS PER APPROVED DA SSD 7401

MIDDLE LEVEL
PROPOSED

LOWER LEVEL
PROPOSED

227.26m

APPROVED OFFICE
AREA: 113 M²

WIRE MESH FENCE

BATTER - CONCRETE RETAINING WALL

UNSEALED GRAVEL ACCESS

RAMP UP

PARKING

PARKING

CONCRETE RETAINING WALL

P.A

P.A

P.A

5.81m

7.31m

8.11m

29.66m

STORAGE BAYS

CONTROL ROOM
ACCESS FROM
MIDDLE LEVEL

BITUMEN
PAVEMENT

WEIGHBRIDGE

WEIGHBRIDGE

WEIGHBRIDGE

WEIGHBRIDGE

CONCRETE RETAINING WALL

CONCRETE RETAINING WALL

PROPOSED SHED
AREA: 7,350 M²

WEIGHBRIDGE

51.35m

APPROVED FOOD
& GARDEN ORGANICS
AREA: 2,260 M²

APPROVED FOOD
DEPACKING BUIDING
AREA: 960 M²

STORAGE BAYS

RAMP UP

RAMP UP

RAMP UP

10.00m

12 PARKING SPACES

BITUMEN PAVEMENT

PEDESTRIAN CROSSING

DRIVE WAY
(FOR SERVICES)

RAIN WATER TANKS

EXISTING
TREES

EXISTING OFFICE
AREA: 240 M²

CONCRETE
DRIVEWAY

BIORETENTION BASIN

SEDIMENT BASIN

SITE BOUNDARY

ENTRY/EXIT

AA'
DA103

DAVIS ROAD KERB TO KERB: 12.8m

WIRE MESH FENCE

WIRE MESH FENCE

WIRE MESH FENCE

223.87m

47.90 47.50 46.50 46.50 46.00 45.00 44.00 44.00 43.70 43.70 43.70 43.10 43.10 42.60 42.60 42.00 41.90 41.00 40.00 39.45 39.45 39.45 39.45 39.40 39.40 39.20 39.15 39.00 39.00 38.70 38.00 38.00 37.75 37.40 37.30 37.10 37.00 37.00 37.00 36.79 36.75 36.50 36.40 36.20 36.10 35.31

STAGE 2 - UPPER LEVEL

STAGE 1 - MIDDLE & LOWER LEVEL

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

APPROVED SITE PLAN SSD7401 - MOD 1

LEGEND:

- 39.50 EXISTING SITE SPOT LEVELS
- TRUCK MOVEMENT
- 39.45 PROPOSED SITE SPOT LEVELS (RED IN COLOUR)

NOTES:

TOTAL SITE AREA: 20,280m²

TOTAL ROOFED AREA: 11,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	MD/JB AUTH
A	Development Application	19-08-2020	DC	

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
APPROVED SITE PLAN AT GROUND LEVEL

SCALE
1:300 @ A1, 1:600@A3

STAGE
DA

PROJECT NUMBER
2020/04

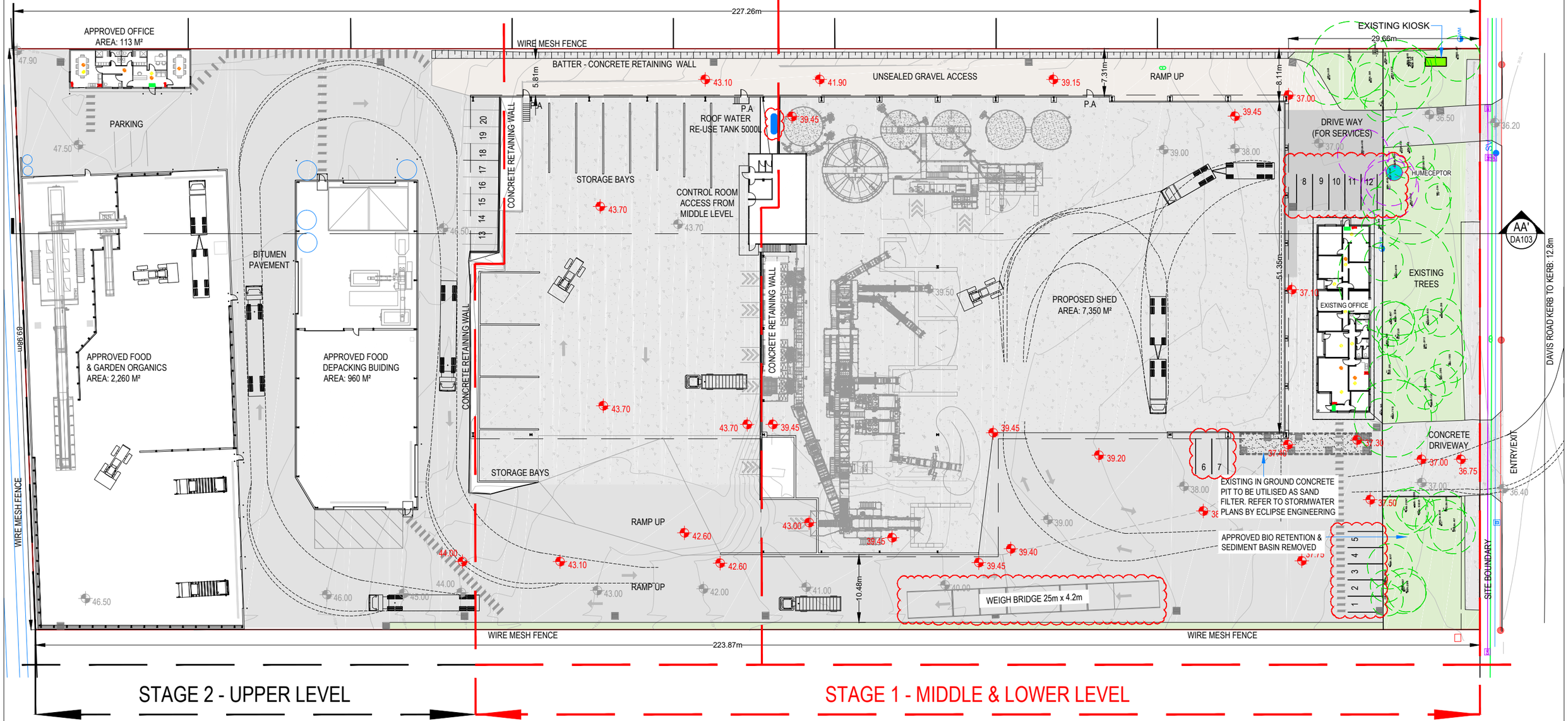
DRAWING NUMBER
DA004

ISSUE
A

UPPER LEVEL
AS PER APPROVED DA SSD 7401

MIDDLE LEVEL
PROPOSED

LOWER LEVEL
PROPOSED



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

LEGEND:

- 39.50 EXISTING SITE SPOT LEVELS
- 39.45 PROPOSED SITE SPOT LEVELS (RED IN COLOUR)
- TRUCK MOVEMENT
- EXISTING TREE & CANOPY TO BE RETAINED

NOTES:

TOTAL SITE AREA: 20,280m²

TOTAL ROOFED AREA: 11,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
D	Weigh Bridge / Parking / WT / Humeceptor	04-11-2021	JU	GD
C	Existing Pit / Sand Filter / Existing CPW / WT	06-10-2021	JU	GD
B	Deleted basin / Added inground sand filter	24-08-2021	JU	GD
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED SITE PLAN AT GROUND LEVEL

SCALE	STAGE
1:300 @ A1, 1:600@A3	DA

PROJECT NUMBER	DRAWING NUMBER	ISSUE
2020/04	DA004	D

MIDDLE LEVEL
PROPOSED

LOWER LEVEL
PROPOSED

BATTER - CONCRETE RETAINING WALL

5.81m

126.78m

7.31m

8.11m

29.66m

UNSEALED GRAVEL ACCESS

RAMP UP

43.10

41.90

39.15

37.00

39.45

P.A

S.B

ROOF WATER RE-USE TANK 5000L

PROCESS WATER TANK

THICKENER BUFFER TANK

SLUDGE BUFFER TANK

2 PROCESS WATER TANKS

CENTRIFUGE

CONTROL PANEL

FINES

THICKENER TANK

CHEMICAL LOADING

CHEMICAL LOADING

TIOLET

OFFICE

CONTROL ROOM

CONTROL ROOM

CONTROL ROOM

CONTROL ROOM ACCESS FROM MIDDLE LEVEL

Stairs UP

ROOF BOUNDARY

CONCRETE RETAINING WALL

43.70

STORAGE BAY (S.B)

S.B

S.B

ROOF BOUNDARY

RAMP UP

42.60

44.00

43.10

42.60

RAMP UP

WIRE MESH FENCE

HYDROTIPS

HYDROTIPS

43.70

43.70

39.45

PIT

40-80mm AGGREGATES

GMAX

HYDROGRADE

20-40mm AGGREGATES

5-20mm AGGREGATES

TRASH/ ORGANICS

SANDS

MAGNET

METALS

+80mm Oversize

R2500 SCREEN

43.00

39.45

10.48m

PROPOSED SHED AREA: 7,350 M²

39.45

ROOF BOUNDARY

39.20

RAMP UP

38.70

39.40

39.45

RAMP DN

WEIGH BRIDGE 25m x 4.2m

RAMP UP

37.10

53.07m

EXISTING OFFICE

DRIVE WAY (FOR SERVICES)

8 9 10 11 12

HUMECEPTOR

37.30

37.40

6 7

CONCRETE DRIVEWAY

37.00

36.75

37.50

37.75

1 2 3 4 5

ENTRY/EXIT

SITE BOUNDARY

DAVIS ROAD KERB TO KERB: 12.8m

SW

SW

WIRE MESH FENCE

STAGE 1 - MIDDLE & LOWER LEVEL

01 PROPOSED STAGE 1 - MIDDLE & LOWER LEVEL
SCALE: 1:200 (A1)

LEGEND:

- 39.45 — PROPOSED SITE SPOT LEVELS (RED IN COLOUR)
- TRUCK MOVEMENT
- EXISTING TREE & CANOPY TO BE RETAINED
- EXISTING TREE & CANOPY TO BE REMOVED

NOTES:

TOTAL SITE AREA: 20,280m²

TOTAL ROOFED AREA: 11,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
D	Weigh Bridge / Parking / WT / Humeceptor	04-11-2021	JU	GD
C	Existing Pit / Sand Filter / Existing CPW / WT	06-10-2021	JU	GD
B	Deleted basin / Added inground sand filter	24-08-2021	JU	GD
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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED STAGE 1 - MIDDLE & LOWER LEVEL PLAN

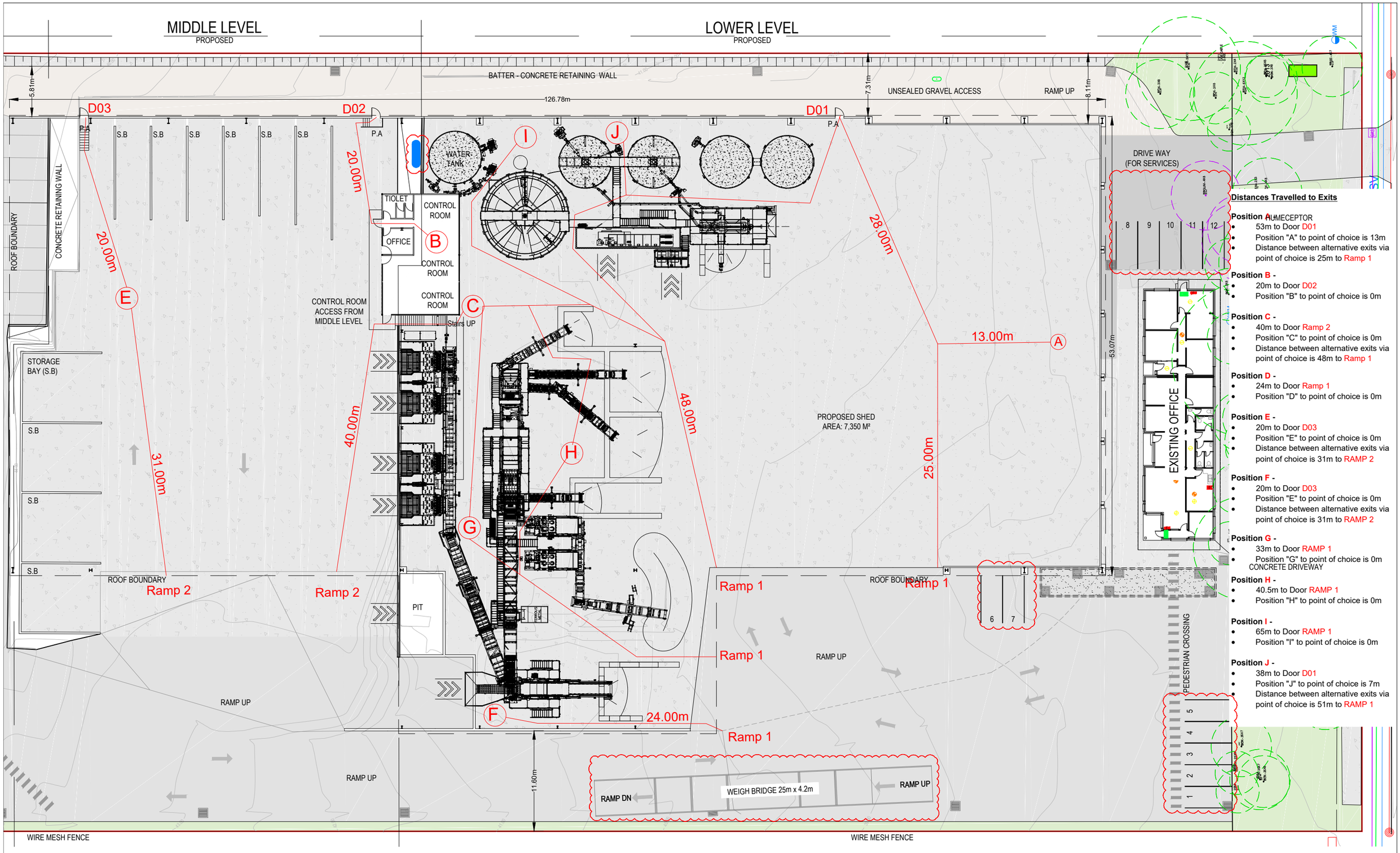
SCALE: 1:200 @ A1, 1:400@A3

STAGE: DA

PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA005

ISSUE: D



Distances Travelled to Exits

Position A - HUMECEPTOR
- 53m to Door D01
- Position "A" to point of choice is 13m
- Distance between alternative exits via point of choice is 25m to Ramp 1

Position B -
- 20m to Door D02
- Position "B" to point of choice is 0m

Position C -
- 40m to Door Ramp 2
- Position "C" to point of choice is 0m
- Distance between alternative exits via point of choice is 48m to Ramp 1

Position D -
- 24m to Door Ramp 1
- Position "D" to point of choice is 0m

Position E -
- 20m to Door D03
- Position "E" to point of choice is 0m
- Distance between alternative exits via point of choice is 31m to RAMP 2

Position F -
- 20m to Door D03
- Position "E" to point of choice is 0m
- Distance between alternative exits via point of choice is 31m to RAMP 2

Position G -
- 33m to Door RAMP 1
- Position "G" to point of choice is 0m

Position H -
- 40.5m to Door RAMP 1
- Position "H" to point of choice is 0m

Position I -
- 65m to Door RAMP 1
- Position "I" to point of choice is 0m

Position J -
- 38m to Door D01
- Position "J" to point of choice is 7m
- Distance between alternative exits via point of choice is 51m to RAMP 1

01 EGRESS PATHS - STAGE 1
SCALE: 1:200 (A1)

LEGEND:

NOTES:

TOTAL SITE AREA: 20,280m²

TOTAL ROOFED AREA: 11,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
C	Weigh Bridge / Parking / WT / Humeceptor	04-11-2021	JU	GD
B	Deleted basin / Added inground sand filter	24-08-2021	JU	GD
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED STAGE 1 - EGRESS PATHS

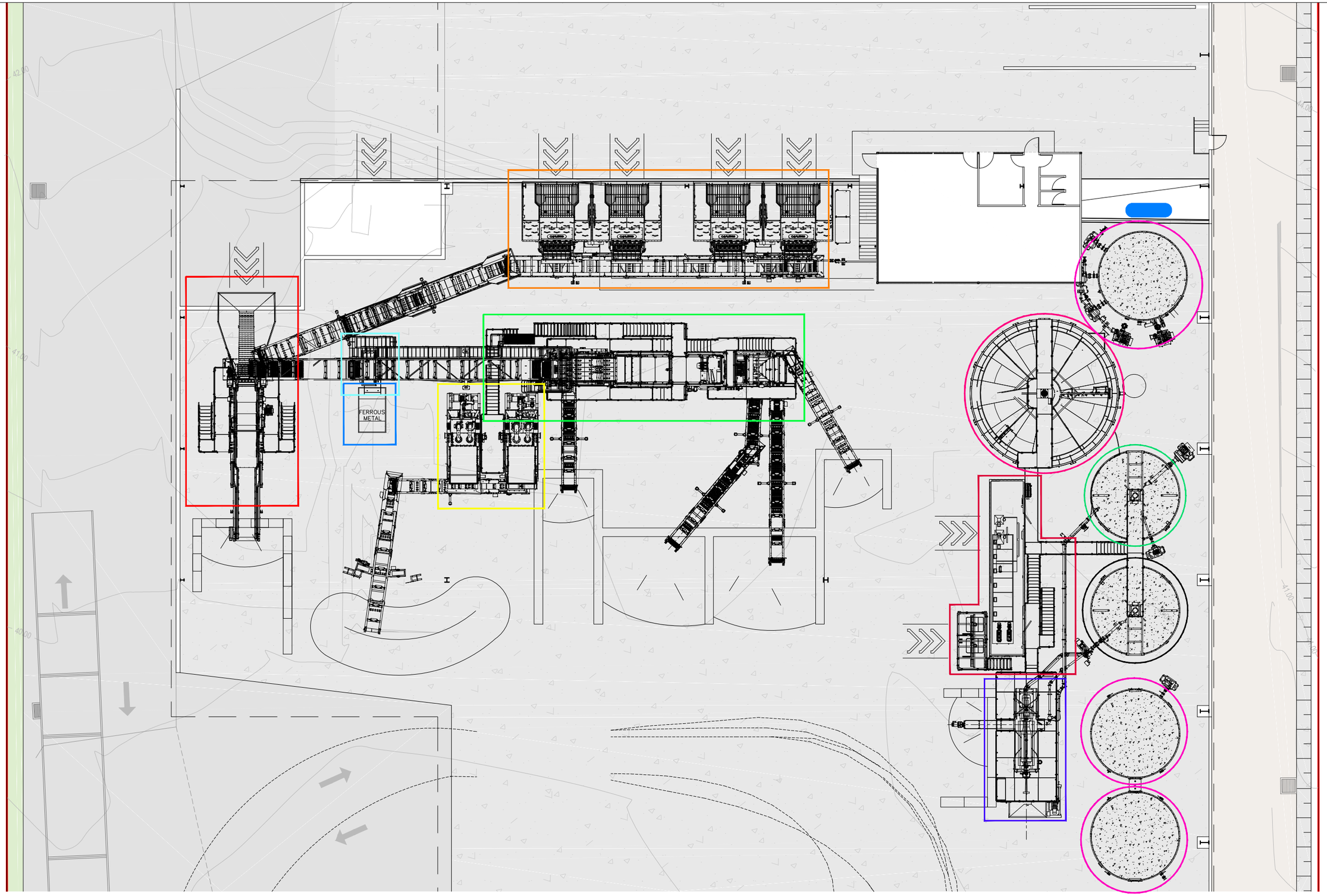
SCALE
1:200 @ A1, 1:400@A3

STAGE
DA

PROJECT NUMBER
2020/04

DRAWING NUMBER
DA006

ISSUE
C



01 PROPOSED STAGE 1 - EQUIPMENT
SCALE: 1:125 (A1)

LEGEND:

- R2500
- GMAX
- METALS
- MAGNET
- HYDROGRADE
- HYDROTIPS
- PROCESS WATER STORAGE
- THICKENER
- POLYMERS SYSTEM
- THICKENER BUFFER TANK
- SLUDGE BUFFER TANK
- CENTRIFUGE

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED STAGE 1 - EQUIPMENT

SCALE
1:125 @ A1, 1:250@A3

STAGE
DA

PROJECT NUMBER
2020/04

DRAWING NUMBER
DA007

ISSUE
A

MIDDLE LEVEL
PROPOSED

LOWER LEVEL
PROPOSED

BATTER - CONCRETE RETAINING WALL

UNSEALED GRAVEL ACCESS

RAMP UP

DRIVE WAY
(FOR SERVICES)

5.81m

126.78m

7.31m

8.11m

29.66m

53.07m

PROPOSED
SHED
AREA:
7,350 M²

EXISTING OFFICE

RAMP UP

RAMP UP

RAMP UP

11.60m

CONCRETE DRIVEWAY

EXISTING IN GROUND CONCRETE PIT TO BE UTILISED AS SAND FILTER. REFER TO STORMWATER PLANS BY ECLIPSE ENGINEERING

APPROVED BIO RETENTION & SEDIMENT BASIN REMOVED

DAVIS ROAD KERB TO KERB: 12.8m

ENTRY/EXIT

SITE BOUNDARY

WIRE MESH FENCE

WIRE MESH FENCE

STAGE 1 - MIDDLE & LOWER LEVEL

01 PROPOSED STAGE 1 - MIDDLE & LOWER LEVEL
SCALE: 1:200 (A1)

LEGEND:

EXISTING TREE & CANOPY TO BE RETAINED

PROPOSED STORM WATER PIPES AND DRAIN PITS

NOTES:

TOTAL SITE AREA: 20,280m²

TOTAL ROOFED AREA: 11,450m²

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
D	Weigh Bridge / Parking / WT / Humeceptor	04-11-2021	JU	GD
C	Existing Pit / Sand Filter / Humeceptor / Existing CPW / WT	06-10-2021	JU	GD
B	Development Application	25-02-2021	DC	MD/JB
A	Development Application	01-02-2021	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED STAGE 1 - MIDDLE & LOWER EXISTING CPW VEGETATION TO REMAIN

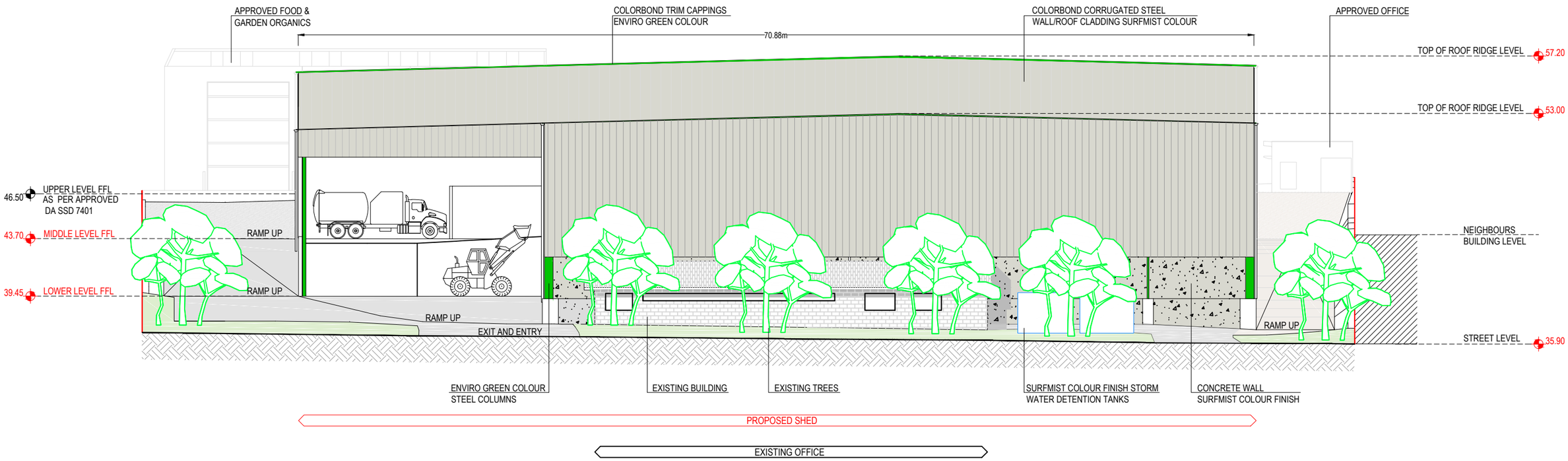
SCALE: 1:200 @ A1, 1:400@A3

STAGE: DA

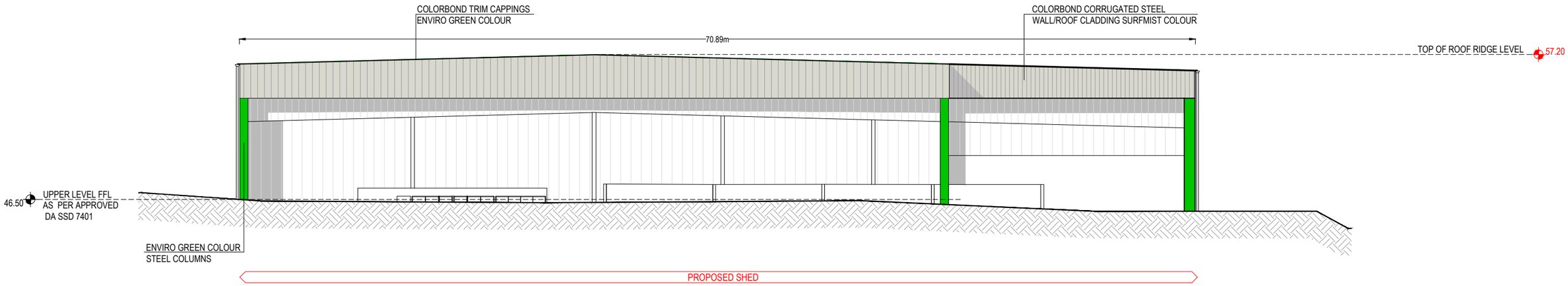
PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA009

ISSUE: D



01 PROPOSED STREET ELEVATION
SCALE: 1:150 (A1)



02 PROPOSED SHED NORTH ELEVATION
SCALE: 1:150 (A1)

LEGEND:

COLORBOND CORRUGATED STEEL WALL /ROOF CLADDING - SURMIST COLOUR

SOLAR GREY POLYCARBONATE ROOF SHEETING

ENVIRO GREEN COLOUR

SURFMIST COLOUR

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
B	Development Application	20-01-2021	DC	MD/JB
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED STREET & NORTH ELEVATIONS (SHED)

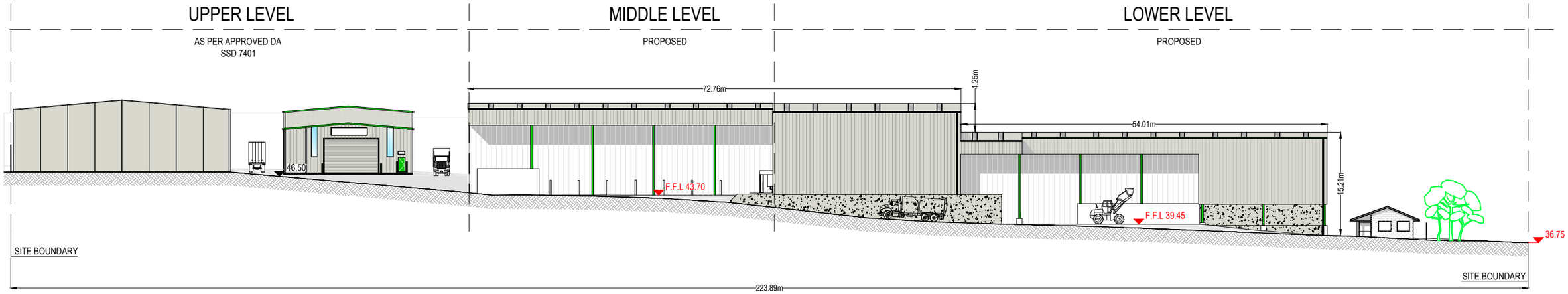
SCALE
1:150 @ A1, 1:300@A3

STAGE
DA

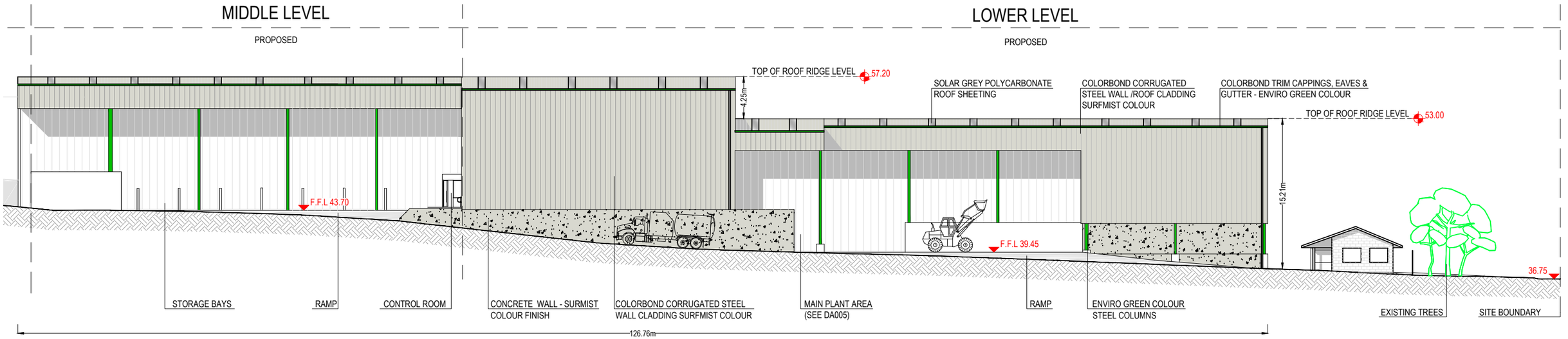
PROJECT NUMBER
2020/04

DRAWING NUMBER
DA100

ISSUE
B



01 PROPOSED WEST SITE ELEVATION
SCALE: 1:300 (A1)



02 PROPOSED SHED WEST ELEVATION
SCALE: 1:200 (A1)

LEGEND:

COLORBOND CORRUGATED STEEL WALL /ROOF CLADDING - SURMIST COLOUR

SOLAR GREY POLYCARBONATE ROOF SHEETING

ENVIRO GREEN COLOUR

SURFMIST COLOUR

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
B	Development Application	20-01-2021	DC	MD/JB
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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED WEST SITE ELEVATION

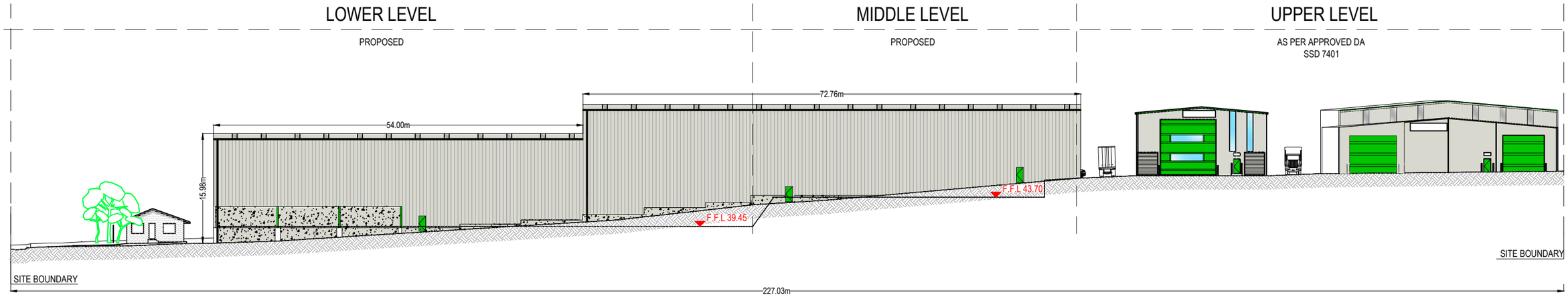
SCALE: VARIES

STAGE: DA

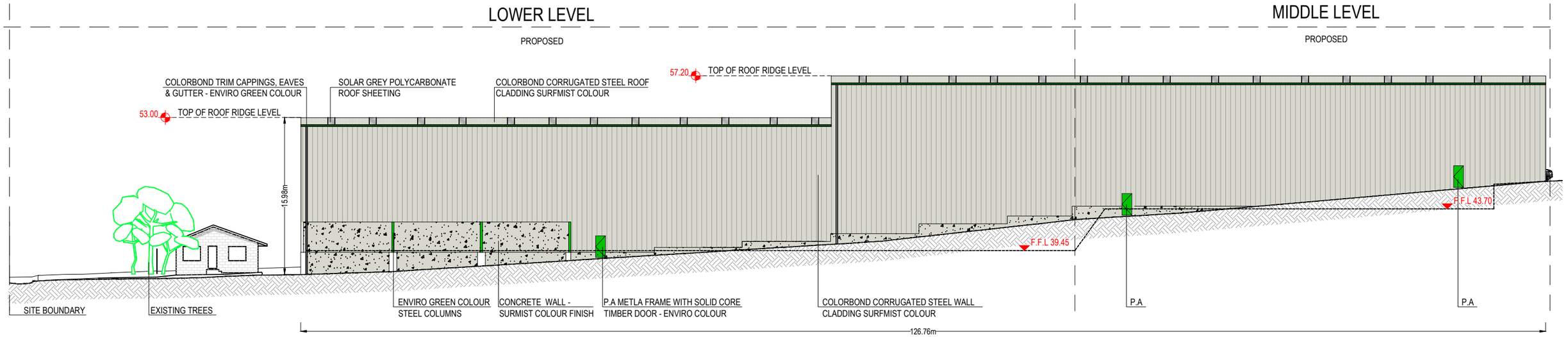
PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA101

ISSUE: B



01 PROPOSED EAST SITE ELEVATION
SCALE: 1:300 (A1)



02 PROPOSED SHED EAST ELEVATION
SCALE: 1:200 (A1)

LEGEND:

COLORBOND CORRUGATED STEEL WALL /ROOF CLADDING - SURMIST COLOUR

SOLAR GREY POLYCARBONATE ROOF SHEETING

ENVIRO GREEN COLOUR

SURFMIST COLOUR

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
B	Development Application	20-01-2021	DC	MD/JB
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
24 DAVIS ROAD
WETHERILL PARK NSW 2164

DRAWING
PROPOSED EAST SITE ELEVATION

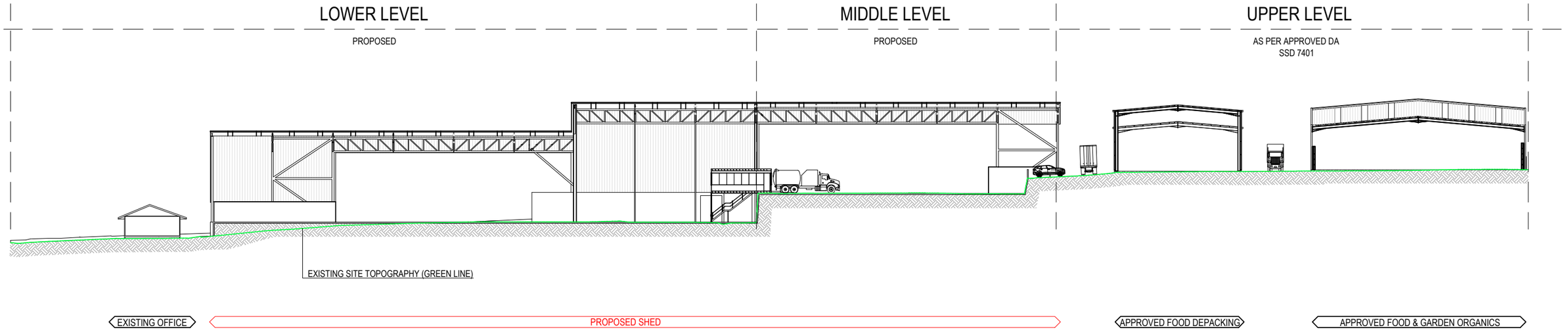
SCALE: VARIES

STAGE: DA

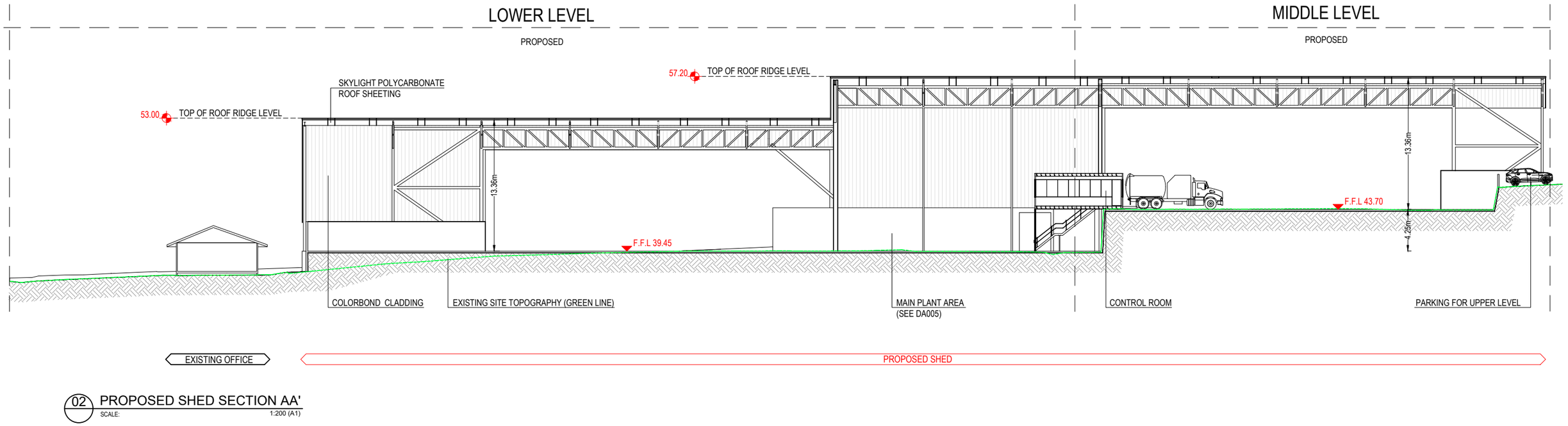
PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA102

ISSUE: B



01 PROPOSED SITE SECTION AA'
SCALE: 1:300 (A1)



02 PROPOSED SHED SECTION AA'
SCALE: 1:200 (A1)

LEGEND:

NOTES:

ISSUE	DESCRIPTION	DATE	DRAWN	AUTH
A	Development Application	19-08-2020	DC	MD/JB

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PROJECT
PROPOSED BETTERGROW RESOURCE RECOVERY FACILITY

LOCATION
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WETHERILL PARK NSW 2164

DRAWING
PROPOSED SHED SECTION AA'

SCALE: VARIES

STAGE: DA

PROJECT NUMBER: 2020/04

DRAWING NUMBER: DA103

ISSUE: A