Environmental Impact Statement

Mortdale Resource Recovery Facility

State Significant Development Application

29 June 2016 - Rev1

APP

Program & Project Delivery | Design & Technical Services | Real Estate | Independent Assurance Services | Consulting & Advisory

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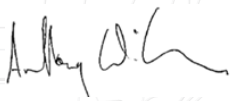
This report has been prepared and reviewed in accordance with our quality control system. The report is preliminary draft unless it is signed below.

This report has been prepared by : **Anthony Williams**



Signature Date : 29/06/16

This report has been reviewed by: **Elise Crameri**

Signature Date :29/06/16

APP Corporation
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Statement of Validity

Prepared under Part 4, Division 4.1 of the Environmental Planning and Assessment Act, 1979 (as amended)

Environmental Impact Statement prepared by

Name and Qualifications	Elise Crameri (MPIA) (Bachelor of Applied Science)
Address	APP Corporation Pty Ltd
	116 Miller Street, North Sydney NSW 2060
In respect of	SSD 7421 – Mortdale Waste Resource Recovery Facility

Environmental Impact Statement

Applicant name	Skylife Properties Pty Ltd
Applicant address	PO Box 114
	ENFIELD NSW 2136

Site Legal Description: Lot 102, DP585775

Certificate I certify that I have prepared the content of this Environmental Impact Statement and to the best of my knowledge:

- It is in accordance with the Environmental Planning and Assessment Act, 1979 and Environmental Planning & Assessment Regulation, 2000.
- It is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

Signature 

Name	Elise Crameri
Date	29/06/16

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ABBREVIATIONS and ACRONYMS

AEC	Area of Environmental Concern
AHD	Australian Height Datum
APP	APP Corporation
AQIA	Air Quality Impact Assessment
Applicant	Hearne Street Pty Ltd
C&I waste	Commercial and industrial waste
C&D waste	Construction and demolition waste
CLM Act	Contaminated Lands Management Act, 1997
CNMP	Construction Noise Management Plan
CEMP	Construction Environmental Management Plan
DC	Development Consent
DG	Dangerous Goods
DPE	Department of Planning and Environment
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EPBC Act	Environment Protection and Biodiversity Conservation Act, 1999
EP&A Act	Environmental Planning and Assessment Act, 1979
EPA Regs	Environmental Planning and Assessment Regulation, 2000
EPL	Environment Protection Licence
GHG	Greenhouse Gas

HLEP	Hurstville Local Environmental Plan, 2012
INP	Industrial Noise Policy
ICNG	Interim Construction Noise Guideline, 2009
ISEPP	State Environmental Planning Policy (Infrastructure) 2007
LGA	Local Government Area
NIA	Noise and Vibration Impact Assessment
OEH	Office of Environment and Heritage
OEMP	Operations Environmental Management Plan
PM10	Particles with an aerodynamic diameter of 10 microns or less
PM2.5	Particles with an aerodynamic diameter of 2.5 microns or less
POEO Act	Protection of the Environment Operations Act 1997
POEO General Regs	Protection of the Environment Operations (General) Regulation, 2009
POEO Waste Regs	Protection of the Environment Operations (Waste) Regulation, 2014.
PCA	Principle Certifying Authority
PIRMP	Pollution Incident Response Management Plan
RBL	Rating Background Level
RMS	Roads and Maritime Services
RNP	Road Noise Policy
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SEPP 33	State Environmental Planning Policy 33 – Hazardous and Offensive Development
SEPP 55	State Environmental Planning Policy 55 – Remediation of Land
SEPP State and Regional Development	State Environmental Planning Policy (State and Regional Development) 2011
SSD	State Significant Development
The Site	20 Hearne Street, Mortdale
TIA	Transport Impact Assessment
TSC Act	Threatened Species Conservation Act, 1995
TSP	Total suspended particulates
VENM	Virgin excavated natural material
vpd	Vehicles per day
vph	Vehicles per hour
WARRS	NSW Waste Avoidance and Resource Recovery Strategy 2014 – 21.

Executive Summary

Executive Summary

Purpose of this Report

This Environmental Impact Statement (EIS) is submitted to the Department of Planning and Environment in support of a State Significant Development Application for the expansion of an existing waste management facility proposed at 20 Hearne Street, Mortdale. The expanded facility is expected to process up to 300,000 tonnes of non-putrescible waste per annum. Processing activities will include resource recovery, waste processing and waste storage. The proposal also involves a reconfiguration of the internal site layout and includes the demolition of all buildings, the construction of a new processing and storage shed, office and amenities building and the installation of two weighbridges.

This Environmental Impact Statement has been prepared in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000, together with the Secretary's Environmental Assessment Requirements, issued for the project on 16 December 2015. In doing so, this report provides a comprehensive evaluation of the facility against the legislative and policy framework relevant to the site and its future land use to determine the likely impacts of the project and provide mitigation measures where necessary.

Planning framework

The site is zoned IN2 – Light Industrial Zone under the Hurstville Local Environmental Plan 2012. The proposed waste or resource management facility, comprising a resource recovery facility is permissible with development consent in the IN2 Zone. In accordance with Clause 23 of Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011, development for the purpose of a resource recovery or recycling facility that handles more than 100,000 tonnes of waste per annum is considered state significant development.

On 30 November 2015, pursuant to Clause 23 of Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011, APP on behalf of Hearne Street Pty Ltd wrote to the Secretary of the Department of Planning and Environment and requested the Secretary's Environmental Assessment Requirements (SEARs) to prepare an EIS for the expansion of a resource recovery facility at 20 Hearne Street, Mortdale. This EIS fulfils the requirements issued by the Secretary on 16 December 2015.

Background and Development Objectives

The site address is 20 Hearne Street, Mortdale and is legally described as Lot 102 in DP585775. The site has an area of 7,659m2 and contains improvements in the form of a processing building, office and amenities building, weighbridge, external bin storage areas, heavy vehicle manoeuvring areas, and light vehicle car parking areas. The site currently operates as a waste transfer facility.

The existing facility is to be operated by Mortdale Recycling Pty Ltd and owned by Hearne Street Pty Ltd. The existing waste transfer facility was approved on 8 June, 2011. The DA approval was subsequently amended on 4 November 2015 to modify conditions relating to storage arrangements and processing methodology to improve the operational efficiency of the plant. The facility currently operates within the terms of this development consent. Approval of the subject application will consolidate operations under the one consent.

An Environmental Protection License (EPL20622) was issued on 5 January, 2016 under the Protection of the Environment Operations Act 1997 to regulate current operations. The EPL describes the types of waste which may be received at the facility and what activities can be undertaken in relation to each waste type permitted to be held on site. The EPL also limits the amount of waste permitted on the premises at any one time to 5,000 tonnes and limits the overall quantity to be received and processed to 30,000 tonnes per annum. The EPL requires all waste processing, including loading and unloading to be undertaken within the shed. Waste material may only be stored in the open bins fitted with waterproof covers.

In accordance with the DA approval and the EPL, the existing facility receives and separates suitable non-putrescible waste into different waste categories. Products are then transferred to other facilities for reuse, further resource recovery or to a licensed landfill. Approximately 85% of waste received on-site is diverted from going to landfill.

The site is well positioned to service approved demolition and construction projects in the region as well as those predicted to emanate from the Sydenham to Bankstown Urban Renewal Project and Arncliffe and Banksia Priority Precincts. The facility will be capable of receiving and processing waste products to enable resource recovery and subsequent reuse elsewhere. It is expected that the facility will maintain or improve the percentage of waste which is diverted to landfill along with a significant increase in the overall tonnes of waste diverted from landfill.

Given the current and predicted volumes of waste to be generated from local development, the opportunity has arisen to increase the operating capacity of the subject site to a maximum of 300,000 tonnes per annum. An approval will allow for the timely and efficient handling, processing and recovery of waste. Improvements to the site which form part of this application will also assist in improving the operating capacity while minimising environmental impacts as described within this EIS.

Project Overview

Approval is sought to construct a new recycling facility and to increase operating capacity to handle up to 300,000 tonnes of waste annually.

Proposed Works

The development will involve:

- The removal of an existing shed, truck bay, concrete ramps, speed humps, trees and office;
- Replacing an existing weighbridge with two larger weighbridges;
- Construction of a new shed and awning with a combined area of 2,534m2 to house all processing operations;
- Provision of designated stockpile areas;
- Construction of an ancillary office building, and
- Installation of pollution control and mitigation equipment including stormwater management infrastructure, yard sprinklers, internal dust suppression technology and bunding

Proposed Operations

The facility is to accept and process non putrescible wastes including:

- Wood Waste;
- Non Chemical manufacturing waste (metal, timber, paper, ceramics, plastics, thermosets and composites);
- Asphalt waste;
- Soils;
- Paper and cardboard;
- Glass, plastic, rubber, plasterboard, ceramics, bricks, concrete or metal;
- Household waste from municipal clean-up that does not contain food waste;

- Office and packaging waste that is not contaminated or mixed with any other type of waste;
- Building and demolition waste; and
- Virgin excavated natural material.

Processing activities will involve the separation of waste products to enable resource recovery.

Rejected waste will be taken from the site and transported to appropriately licensed facilities.

The flow chart below **(Figure 1)** summarises the proposed processes to be undertaken on site for conforming waste streams.

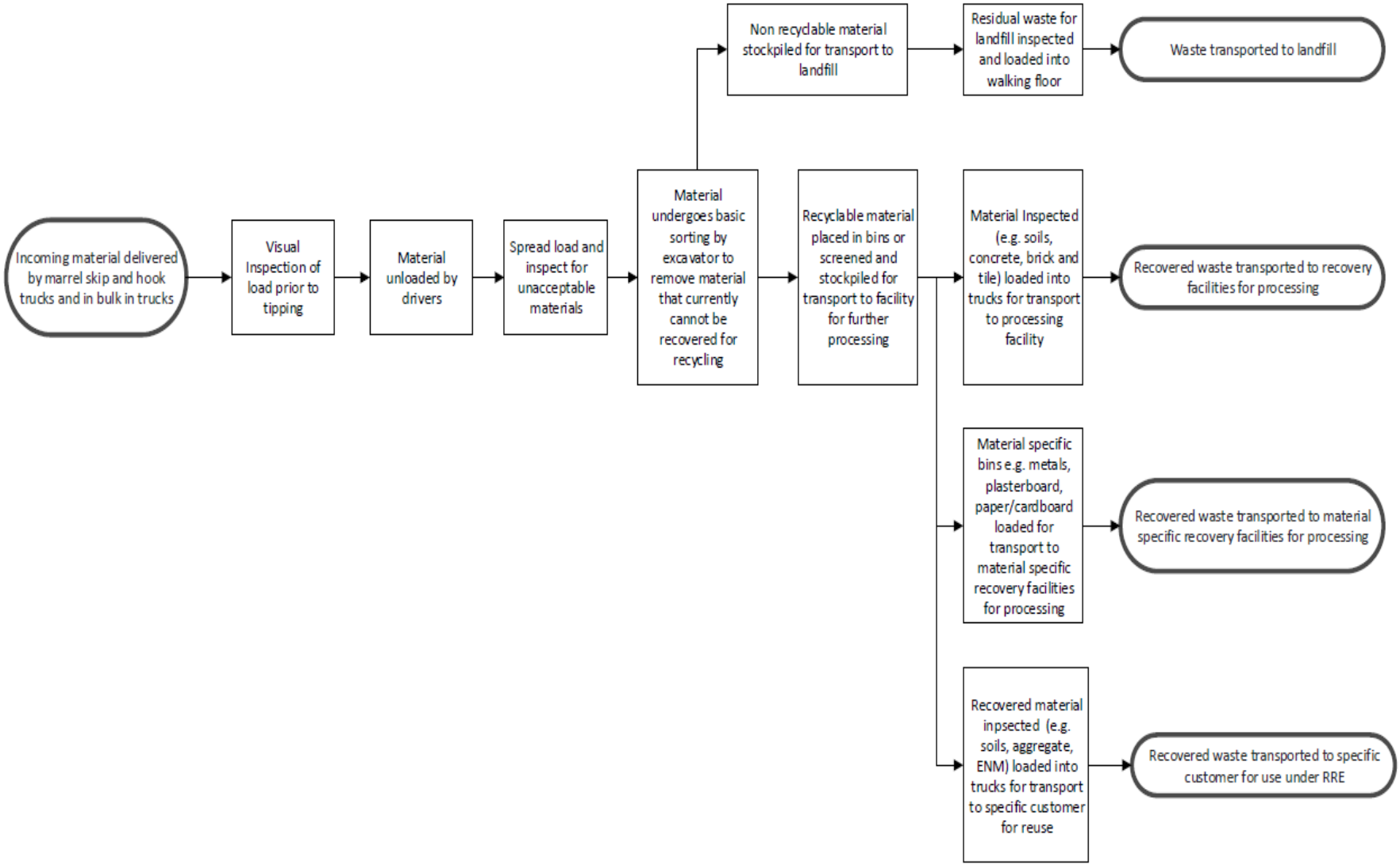

Figure 1. Mortdale Processing and Handling Flow Chart (source Mortdale Recycling Pty Ltd)

The proposed hours of operation are:

- Monday to Friday: 24 hours per day with processing activities 6:00am to 10:00pm
- Saturday: 24 hours per day with processing activities 6:00am to 10:00pm
- Sunday and Public Holidays: No processing operations

Truck movements, including delivery and unloading of waste materials are proposed on a 24 hour basis. In line with the current development consent, heavy vehicle movements will be limited within the local road network to Hearne Street prior to 7:00am and after 6:00pm.

Consultation

During the preparation of the EIS, and in response to the consultation requirements stipulated in the SEARs, key stakeholders were identified and subsequently consulted. This included engagement with the following stakeholders:

- The local community in the form written notification of the proposal and face to face meetings with interested parties;
- Hurstville City Council, and relevant State Government Agencies including the Department of Planning and Environment (DPE), Environment Protection Authority (EPA), Roads and Maritime Services (RMS), Office of Water (NOW) and Department of Primary Industries (DPI).

The feedback from this exercise has informed the preparation of the EIS, the proposed built form and operations.

Environmental Impacts

Detailed investigations of site constraints demonstrate that the site is relatively free of major physical constraints. This EIS and supporting technical investigations provide a detailed assessment of the baseline conditions and the potential environmental impact of the proposed development. The cumulative impacts and benefits likely to arise from construction works associated with the proposed development and operating capacity of up to 300,000 tonnes per annum are considered in this report. The EIS demonstrates that the proposed development is satisfactory and would not result in adverse impacts with respect to the following:

- Stormwater Runoff, soil contamination and flooding;
- Traffic, access and car parking;
- Noise and vibration;
- Hazards and Dangerous Goods;
- Visual Impact;
- Air Quality and Odour Impact;
- Greenhouse Gas Generation; and
- Waste Management.

Measures to mitigate potential environmental impacts have been incorporated into the proposal.

Conclusion

The EIS addresses the SEARs and demonstrates that the predicted impacts of the proposal can be satisfactorily managed and mitigated.

Given the merits of the proposal outlined in the EIS, the proposed development is justified and warrants approval by the Minister for Planning and Environment.

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SECTION 1.

Introduction

1. Introduction

This Environmental Impact Statement (EIS) is submitted to the Department of Planning and Environment (the DPE) in support of a State Significant Development Application (SSD) to increase the capacity of an established "waste or resource management facility" at 20 Hearne Street, Mortdale (hereafter referred to as the site). Demolition and building works form part of the proposal and are required to support the proposed increase in capacity.

This EIS has been prepared by APP Corporation Pty Limited (APP) on behalf of Hearne Street Pty Ltd. It is based on the plans prepared by Insight Architecture and Barker Ryan Stewart, and other supporting technical information appended to the report as described in Section 1.2.

This EIS describes the site, its environs, the proposed development and provides an assessment of the proposal against the terms of the Secretary's Environmental Assessment Requirements (SEARs) dated 16 December 2015, and the relevant matters for consideration under the Environmental Planning and Assessment Regulation 2000 (the Regulations) and Environmental Planning and Assessment Act 1979 (the Act).

The development, the subject of this EIS, is State Significant Development as defined under Division 4.1 of Part 4 of the Act.

As the proposal will involve the operation of a scheduled activity, that being a resource recovery facility referred to in Section 48 and Schedule 1 of the Protection of the Environment Operations Act 1997 the development is therefore integrated development under Section 91 of the Act. Where a State Significant Development application is approved, authorisation for the environmental protection license issued under Chapter 3 of the Protection of the Environment Operations Act 1997 cannot be refused pursuant to Section 89K of the Act.

The current operator of the site has International Standards Organisation (ISO) for:

- 9001 – Quality Management Systems;
- 14001 – Environmental Management Systems; and
- Australian / New Zealand Standards AS/NZ 4801 – Occupational Health and Safety.

1.1. Report Structure

This report is structured as follows:

Section	Description
Section 1	• introduction, project team, background, development objectives and community consultation
Section 2	• site location, description, analysis of the site and its surrounds
Section 3	• project need, alternative sites considered, options

Section	Description
Section 4	• describes the proposed development
Section 5	• sets out the statutory planning and regulatory context relevant to the proposal and lists the relevant key development standards and controls • provides an assessment of the proposal against statutory and planning framework
Section 6	• provides an environmental assessment of the proposed development including measures to mitigate impacts
Section 7	• conclusion

1.2. Project Team

The project team formed to prepare the EIS includes the following consultants:

Specialty	Consultant
Project Management	APP Corporation Pty Limited
Architecture	Insight Architecture
Urban Planning	APP Corporation Pty Limited
Transport and Accessibility	GTA Consultants
Survey	Grinsell and Johns Pty Ltd
Air Quality, Odour and GHG	SLR Consulting
Water Cycle Management	SLR Consulting and Barker Ryan Stewart
Noise	SLR Consulting
Contamination	SLR Consulting
Community Consultation	APP Corporation Pty Limited with Hearne Street Pty Ltd

1.3. Response to Secretary's Environmental Assessment Requirements

Table 1 identifies where each requirement has been addressed in the EIS and the accompanying technical studies.

Table 1. SEARs and locations in EIS

Requirement	Location in EIS
1. General Requirements	
• The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000.	Section 1 and Statement of Validity.
• a clear description of the existing operations carried out on the site and how the site operates lawfully under the Environmental Planning and Assessment Act 1979 (EP&A Act) including any reliance on existing use rights and/or planning approvals and how these will be consolidated;	Section 2.2
• need for the proposed development;	Section 3.1

Requirement	Location in EIS
• justification for the proposed development	Section 3.1 to Section 3.4
• likely staging of the development - including construction, and operational stage/s	Section 4.1
• likely interactions between the development and existing, approved and proposed operations in the vicinity of the site	Section 2.3, Section 2.4 and Section 6.
• plans of any proposed building works	Section 4 and Appendix F
• demonstrate that the site is suitable for the proposed use in accordance with State Environmental Planning Policy No 55 – Remediation of Land;	Section 5.3, Section 6.8 and Appendix K (Phase 1 Investigation)
• consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments;	Section 5.3
• risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment;	Section 2.3, Section 2.4, and Section 6.
• detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes:	Section 2, Section 6, Appendix H, J, K, L, N & O
◦ a description of the existing environment, using sufficient baseline data;	
◦ an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes;	Section 5.1 and Section 6
◦ a description of the measures that would be implemented to avoid, minimise and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage any significant risks to the environment; and	Summary provided in Section 6.11
• a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.	Section 4.12 and Section 6.11
• a detailed calculation of the capital investment value (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived;	Section 4 and Appendix I
• a close estimate of the jobs that will be created by the development during the construction and operational phases of the development; and certification that the information provided is accurate at the date of preparation.	Section 4.1
2. Key Issue – Waste Management	
• a description of the waste streams that would be accepted at the site including the maximum daily, weekly and annual throughputs and the maximum size for stockpiles.	Section 4.2
• a description of waste processing operations, including a description of the technology to be installed, resource outputs, and the quality control measures that would be implemented.	Section 4.2
• details of how waste would be stored and handled on site, and transported to and from the site including details of how the receipt of non-conforming waste would be dealt with.	Section 4.2

Requirement	Location in EIS
• the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the NSW Waste Avoidance and Resource Recovery Strategy 2014-2021.	Section 4.2 and Section 5.3.8
3. Key Issue – Traffic and Transport	
• details of all traffic types and volumes likely to be generated during construction and operation, including a description of haul routes.	Section 4.2.6 and Appendix H (TIA)
• an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model.	Section 6.9 and Appendix H (TIA)
• detailed plans of the proposed layout of the internal road network and parking on site in accordance with the relevant Australian Standards	Appendix F (Arch Plans)
• plans of any proposed road upgrades, infrastructure works or new roads required for the development.	Section 6.9 and Appendix H (TIA)
4. Key Issue – Air Quality and Odour	
• a quantitative assessment of the potential air quality, dust and odour impacts of the development in accordance with relevant Environment Protection Authority guidelines	Section 6.4.1 and Appendix O
• the details of buildings and air handling systems and strong justification for any material handling, processing or stockpiling external to a building	Section 4.1
• a greenhouse gas assessment	Appendix O (AQIA & GHG)
• details of proposed mitigation, management and monitoring measures	Section 6.4
5. Key Issue – Noise and Vibration	
• a quantitative assessment of potential construction, operational and transport noise and vibration impacts in accordance with relevant Environment Protection Authority guidelines	Section 6.3 and Appendix N (NIA)
• details and justification of the proposed noise mitigation and monitoring measures.	Section 6.3
6. Key Issue – Soil and Water	
• an investigation to identify any soil or water contamination on the site and proposed management measures	Appendix K (Phase 1)
• a description of water and soil resources, topography, hydrology, watercourses and riparian lands on or nearby to the site	Section 2 and Appendix J (S & W Assessment)
• a detailed site water balance, including identification of water requirements for the life of the project, measures that would be implemented to ensure an adequate and secure water supply is available for the proposal and a detailed description of the measures to minimise the water use at the site	Appendix J
• details of stormwater/wastewater/leachate management systems including the capacity of onsite detention systems, and measures to treat, reuse or dispose of water	Section 6.6 and Appendix J
• a description of erosion and sediment controls	Appendix J

Requirement	Location in EIS
• an assessment of potential impacts to soil and water resources, topography, drainage lines, watercourses and riparian lands on or nearby to the site	Appendix 6.6, Appendix J
• consideration of salinity, flooding, contamination and acid sulfate soil impacts	Section 6.6, 6.7, Appendix J
7. Key Issue – Hazards	
• a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33 (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development	Section 4.2, Section 6.5, and Appendix L (PHA)
• should preliminary screening indicate that the project is "potentially hazardous" a Preliminary Hazard Analysis (PHA) must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011).	N/A
8. Key Issue – Visual	
• an assessment of the potential visual impacts of the project on the amenity of the surrounding area.	Section 2.3 and Section 6.2
9. Plans and Documents	
• The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. These documents should be included as part of the EIS rather than as separate documents.	Appendix F
11. Consultation	
During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: • Hurstville City Council; • Environmental Protection Authority; • Department of Primary Industries; • Roads and Maritime Service; and • the surrounding land owners and occupiers that may be affected by the proposal. The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.	Section 1.4 and Appendix B – Consultation Summary

A copy of the Secretary's Environmental Assessment Requirements is included at **Appendix A.**

1.4. Consultation

A summary of the consultation undertaken with public agencies identified in the SEARs and the issues raised has been prepared by APP and is included at **Appendix B.** The Community Consultation Strategy prepared by APP and undertaken in the preparation of this EIS is also included at **Appendix B.** Steps undertaken to engage with the community and relevant agencies included:

- Meetings with interested government agencies (Hurstville City Council and the EPA) on 11 February, 2016;
- Providing written notification to affected properties (based on Hurstville City Council notification requirements) providing a two week window to make comment on the proposal; and
- Individual meetings with those members of the community who expressed an interest in the proposal.

Four submissions were received from surrounding landowners in the industrial precinct.

The key issues raised centred on:

- increase traffic volume and road safety impacts;
- car parking;
- dust;
- noise and vibration; and
- stormwater management

The feedback from this process has informed and been incorporated into the proposed development as appropriate and documented in **Appendix B.**

SECTION 2.

Site Analysis

2. Site Analysis

2.1. The Site

The site is known as 20 Hearne Street, Mortdale and is legally described as Lot 102, DP585775. The site has an area of 7,659m2, and an overall development footprint of 7,025m2 which services the existing waste management facility. The site is occupied by Mortdale Recycling Pty Ltd, and owned by Hearne Street Pty Ltd.

The site is irregular in shape and serviced by a 6.5 metre wide access handle which connects with Hearne Street. The site is bound by other light industrial and warehousing developments, in all directions. A small portion of the site is visible from Hearne Street, however the majority is obscured by building and other improvements situated on adjoining allotments. The site is mostly developed and does not contain any remnant vegetation or attributes that indicate any ecological value.

The existing structures and improvements found on site include:

- A 1,343m2 metal and concrete clad industrial building with a ridge height of 14.5 metres from the existing surface level used for waste processing and resource recovery;
- A 260m2 building containing office space and amenities;
- A weighbridge;
- Concrete hardstand used for bin storage, stockpiling, unloading of bins and heavy vehicle manoeuvring;
- A 90m2 covered washbay; and
- 6 car parking spaces.

The site has been subject to earthworks (cut and fill) to define the current development footprint and facilitate drainage. Finished levels within the site range between RL29.5m AHD adjacent to the Hearne Street driveway crossing to RL26.2m AHD in the north western corner. The workshop building has a finished floor level of RL29.25m AHD.

A topographical and detail survey plan detailing existing improvements and site levels is found at **Appendix C.**

Existing stormwater infrastructure services the building and hardstand areas which drain to the north western corner of the site. At this point stormwater discharges to the existing network via an established drainage easement (DP 585775), which conveys stormwater through 56 – 58 Barry Avenue before connecting with the pit and pipe network in Barry Street.

2.2. Description of Existing Operations

The existing facility operates under a development consent (DC) issued by Hurstville City Council on 8 June 2011 (10/DA55). The development consent is for the existing premises to be used as a waste transfer facility.

This development consent was modified on 4 November, 2015, pursuant to Section 96(1A) of the Act and consolidated several conditions concerning the arrangements for loading and sorting of waste on site. The Section 96 modification also removed a condition which limited the amount of material that could be stored on the site to 100 tonnes per day.

The DC (as modified) limits the quantity of material to be received and processed on site to a maximum of 30,000 tonnes per year. The DC also limits operating hours to between 6:00am to 6:00pm, Monday to Saturday and restricts access via Barry Avenue prior to 7:00am.

In accordance with the DC and EPL, only general solid waste (non-putrescible), as described in Schedule 1 of the POEO Act, 1997 is currently accepted at the existing facility. The following wastes are not accepted or processed at the site:

- Asbestos;
- Liquid Wastes;
- Putrescible Wastes;
- Flammable Materials;
- Hazardous Wastes; and
- Radioactive Wastes.

A copy of the DC (as modified) can be found at **Appendix D.**

An Environment Protection License (EPL20622) was issued on 5 January, 2016 under the POEO Act, 1997 to regulate current operations. The EPL describes the types of waste which may be received at the facility and what activities can be undertaken in relation to each of the wastes permitted to be held on site. The EPL permits resource recovery, waste processing and waste storage for the following waste streams:

- Wood Waste;
- Non Chemical manufacturing waste (metal, timber, paper, ceramics, plastics, thermosets and composites);
- Asphalt waste;
- Soils;
- Paper and cardboard;
- Glass, plastic, rubber, plasterboard, ceramics, bricks, concrete or metal;
- Household waste from municipal clean-up that does not contain food waste;
- Office and packaging waste that is not contaminated or mixed with any other type of waste;
- Building and demolition waste; and
- Virgin excavated natural material.

The EPL limits the amount of waste permitted on the premises at any one time to 5,000 tonnes and limits the overall quantity to be received and processed to 30,000 tonnes per annum as a result of DC 10/DA55). The EPL requires all waste processing, including loading and unloading to be undertaken within the shed, however allows for the storage of waste material outside of the shed or in the open on the provision that the bins are fitted with waterproof covers.

A copy of the EPL20622 is provided at **Appendix E.**

The existing facility separates suitable non-putrescible waste into different waste types.

The existing development is understood to generate approximately 204 (two way) vehicle movements per day. Trucks currently enter the existing facility from Hearne Street and are directed to a receiving or tipping area via the weighbridge where the waste is checked for any 'non-conforming' waste. Any trucks containing 'non-conforming' waste are directed off-site. Trucks then proceed to deposit waste within the existing processing facility. A second inspection is then undertaken. Any 'non-conforming' waste is subsequently removed from the facility. Any sizeable and intact recyclables are also removed from the waste stream and sorted into bays by manual and / or mechanical means.

Mobile plant in the form of a front end loader and excavator load the material into the processing area situated within the existing shed and awning. The trucks then leave the facility via the internal access road to Hearne Street.

Waste is sorted using equipment such as mobile loaders, excavators as well as by hand. Materials extracted during the processing stage are sorted into separate designated bays (i.e. wood, plastics, metal, concrete). Once a suitable volume of a particular product is reached, it is loaded and transported from the site for reuse.

Any residual non-conforming waste, or recyclable material without a viable market, is transferred to a licensed landfill

2.3. Surrounds

The site is located within an established industrial precinct bound by Forest Road to the north, Roberts Road to the south, Boundary Road to the east and Lorraine Street to the west. Surrounding development is typified by a mix of industrial developments including manufacturing and repair industries, automotive services industries, printing facilities, hardware and general supplies and warehousing. Figure 2 shows the land use mix, road layout and built form representative of the broader locality.

The nearest residential receivers are found approximately 200 metres to the south east of the site, along Barry Avenue.

Figure 2. Location Plan

2.4. Surrounding Road Network

The road network which serves the majority of vehicle movements associated with the facility also serves other industrial development in the area and is illustrated in Figure 3.

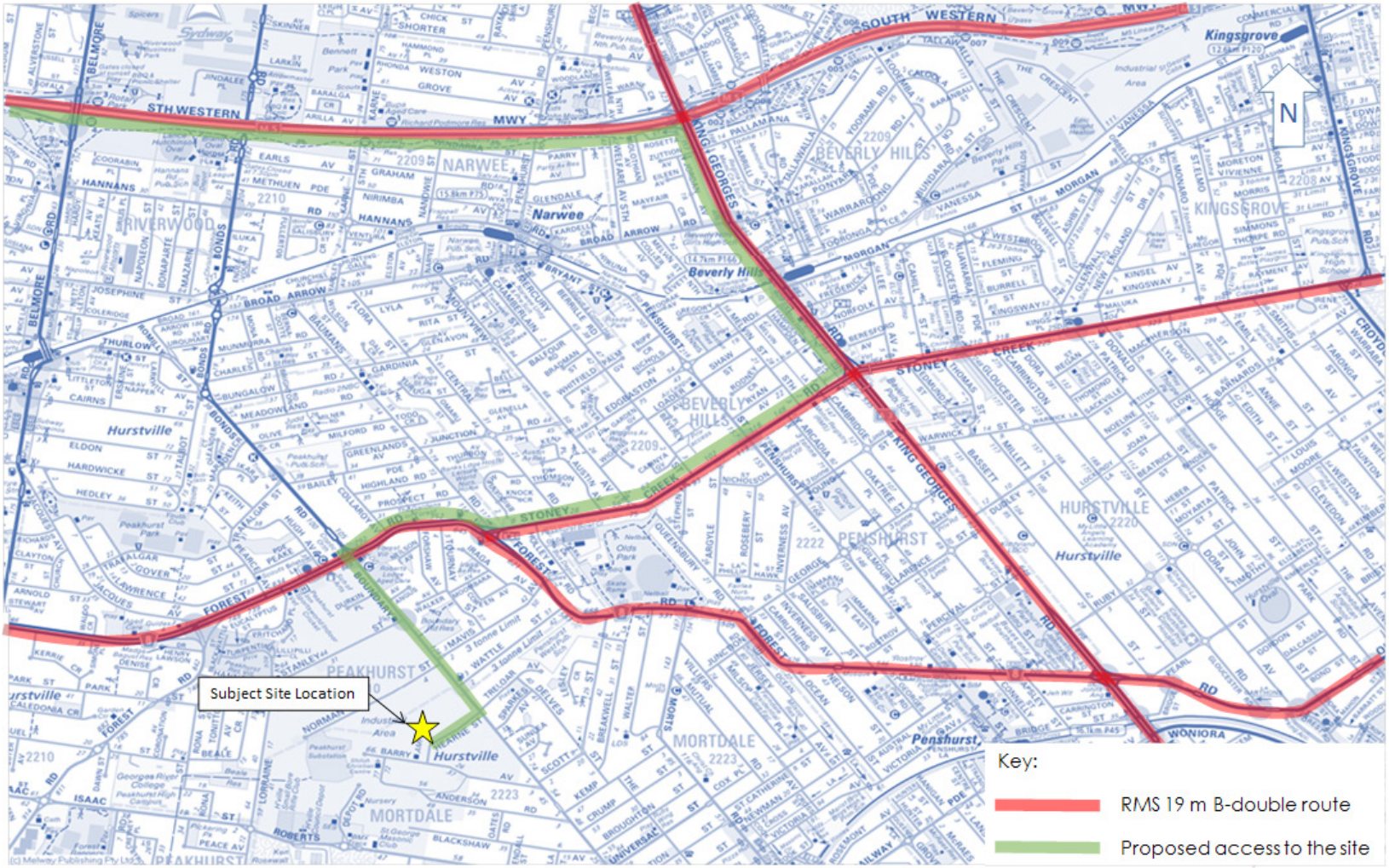


Figure 3. Local Road Network

2.4.1. Heavy Vehicle Routes

Heavy vehicles travelling to and from the site currently access Hearne Street via Boundary Road and with limited access via Barry Avenue. The key intersections within the vicinity of the site are Boundary Road/ Hearne Street and Boundary Road/ Barry Avenue. The vast majority of vehicles accessing the site travel via the M5 Motorway, approximately 5 kilometres north of Hearne Street.

The role and function of the road infrastructure most frequently used by vehicles associated with the proposed development is summarised in Section 2.4.2, below.

2.4.2. Adjoining Road Network

Hearne Street

Hearne Street functions as a local road and is aligned in a north-east to south-west direction. It is a two-way road configured with an unmarked 2-lane, 12 metre wide carriageway, set within a 20 metre wide road reserve.

Unrestricted kerbside parking is permitted on Hearne Street. The posted speed limit is 50km/h.

Hearne Street carries approximately 2,000 vehicles per day.

Boundary Road

Boundary Road is classified as a Regional Road and in the vicinity of the site is aligned in a north-south direction. It is a two-way road configured with a 2-lane, 12 metre wide carriageway, set within a 19 metre wide road reserve.

Boundary Road intersects with the western end of Hearne Street and would be used to access the site via Hearne Street.

Parking lanes are marked allowing unrestricted parking on either side. The posted speed limit on Boundary Road is 50km/h.

Barry Avenue

Barry Avenue functions as a local road and in the vicinity of the site, is aligned in an east-west direction. It is a two-way road configured with a unmarked 2-lane, 12 metre wide carriageway, set within a 20 metre wide road reserve.

Barry Avenue intersects with the southern end of Hearne Street.

Unrestricted kerbside parking is permitted. The posted speed limit is 50km/h.

Forest Road

Forest Road is classified as a State Road and in the vicinity of the site is aligned in an east-west direction. It is a two-way road configured with a 6-lane, 20 metre wide carriageway. Forest Road intersects with Boundary Road north of the subject site and provides major connections to Sydney's arterial road network. The posted speed limit on Forest Road is 60km/h.

2.4.3. Peak Traffic Movements and Roadway Capacity

The peak traffic movements occur in the local road network between 9:00am and 10:00am and 4:30pm and 5:30pm daily with the maximum volumes described as follows:

- Maximum weekday morning peak period of 125 two-way movements (51 eastbound and 74 westbound); and

- Maximum weekday evening peak period with 140 two-way movements (98 eastbound and 42 westbound).

2.5. Water Catchment and Flooding

The site is located within the Peakhurst Industrial Area surface water catchment which drains through the Hurstville Golf Course to the south prior to discharging into Lime Kiln Bay. The site is not affected by flooding.

SECTION 3.

Project Need and Alternatives

3. Project Need and Alternatives

3.1. Project Need and Justification

The proposed development will contribute to the NSW Government's waste management targets in relation to the diversion of waste from landfill and avoiding unnecessary transportation of waste. Specifically, the proposed development is consistent with the following regulatory and policy strategies:

- Protection of the Environment Operations (Waste) Regulation, 2014
- NSW Waste Avoidance and Resource Recovery Strategy 2014 – 21.

Analysis undertaken by the NSW Environmental Protection Authority indicates that 17.1 million tonnes of material entered the NSW waste management system in the 2010 – 11 financial year, up from 16.3 million tonnes two years earlier representing an increase of 5.2%. Waste generation rates continued to outstrip population growth of 3.4% during the same period. At the same time, the amount of waste sent to landfill decreased from 6.7 million tonnes in 2008 - 09 to 6.4 million tonnes in 2010 – 11, indicating a substantial increase in the overall volumes of waste diverted from landfill. In 2010 – 11, it is understood NSW recycled 10.8 million tonnes compared with 5.3 million tonnes in 2002 – 03.

Given the divergence of waste production from population growth and the ongoing trend and expectation to recycle a higher percentage of waste, it is predicted there will be further demand on existing waste facilities to increase capacity and the need for new facilities to accommodate the predicted increase in waste volumes.

This is reflected in the NSW Waste Avoidance and Resource Recovery Strategy, 2014-21, (WARRS) adopted December, 2014 which sets new targets for increasing recycling across the State. Specifically the WARRS sets the following targets for recycling by 2021 – 2022:

- Muncipal solid waste from 52% (in 2010- 11) to 70%;
- Commercial and industrial waste from 57% (in 2010 – 11) to 70%; and
- Construction and demoltion waste from 75% (in 2010-11) to 80%.

While strategies relating to education, economic incentives, industrial ecology, interagency consultation and product stewardship underpin the delivery of the WARRS objectives, it is imperative that waste handling and processing is undertaken in a cost effective and market driven manner. This neccesitates the need to provide waste or resource management facilities capable of accepting and processing the predicted increased volume of waste streams, with a particular emphasis to those capable of recycling and resource recovery.

The existing facility contributes to achieving the broader objectives of the strategy, however the limitations on operations curtail the opportunity to accept, recycle and recover a greater volume of waste in a more efficient and cost effective manner.

Further to the WARRS objectives, the Plan for Growing Sydney (The Plan) identifies the need for additional waste management and recycling infrastructure, including landfill and liquid waste processing capacity.

The Plan specifically notes the need for:

- additional recycling infrastructure capacity of 165,000 tonnes per year for municipal (local council) waste;
- additional recycling infrastructure capacity of 380,000 tonnes per year for commercial and industrial waste; and
- an additional 25 community recycling centres for recycling of household hazardous waste.

3.2. ‘Do nothing’ option

In addition to the project described in this report, the ‘do nothing’ option was considered. This would involve the site continuing to operate with no plans to increase capacity.

If the ‘do nothing’ option was adopted (i.e. the existing waste management and resource recovery facility continues to operate), the site would continue to accept and process waste at a level which is not predicted to satisfy market demand derived from an increase in waste streams generated from significant construction and infrastructure projects earmarked in the short to medium term. The ‘do nothing’ option would only increase the likelihood of waste being transported further afield, increasing the overall cost of waste management for construction and infrastructure projects proposed in the catchment of the subject site though increased transportation and disposal costs. Furthermore, the ‘do nothing’ option is more likely to result in certain wastes being disposed of at landfill, thus undermining the objectives and targets of the WARRS. Without the convenience of local facilities with the necessary capacity, there is also the increased risk of illegal dumping.

Given the overall balance of environmental, social and economic impacts of the proposal, as described in this EIS, the benefits of pursuing the proposal outweigh the ‘do nothing’ scenario. On this basis the ‘do nothing’ option was not considered further.

SECTION 4.

Proposed Development

4. Proposed Development

4.1. Overview

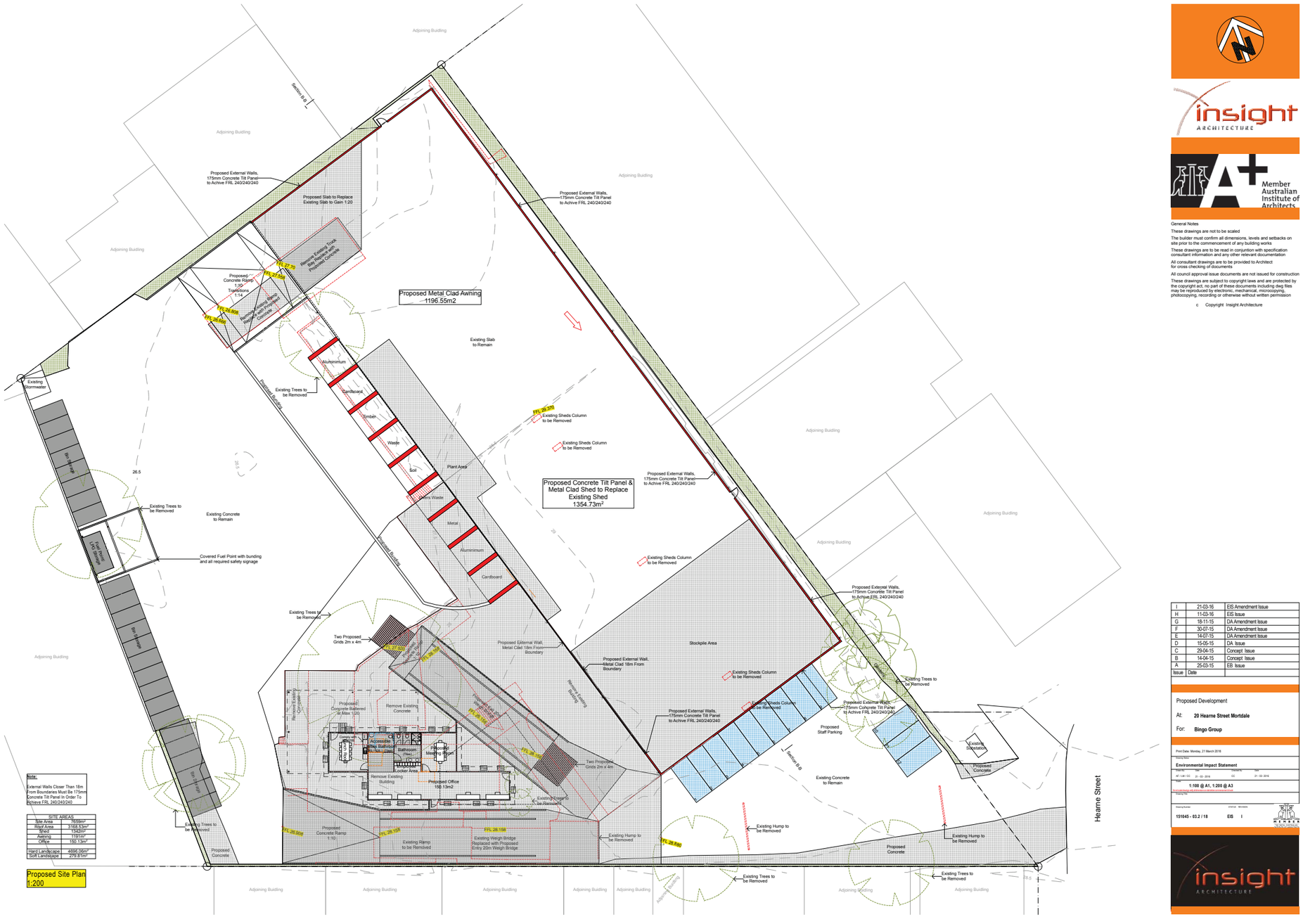
Approval is sought to increase the processing capacity of the existing waste or resource management facility from 30,000 tonnes per annum to permit up to 300,000 tonnes per annum. The facility will continue to process general solid waste (non-putrescible), as described in the Waste Classification Guidelines, 2014, prepared by the NSW Environment Protection Authority (EPA). The facility is defined as a resource recovery facility under Part 3, Division 23 of State Environmental Planning Policy (Infrastructure), 2007 (ISEPP). A breakdown of the proposed waste streams to be accepted and processed is described in Section 4.2 of this report.

Approval is also sought for the following works on site:

- Demolition and removal of existing structures including:
  - A 1,343m2 metal clad shed;
  - A truck wash bay;
  - An office and amenities building;
  - A concrete ramp;
  - Concrete pavement in poor condition;
  - Removal of speed humps;
  - Removal of an existing weigh bridge; and
  - Removal of existing landscaping and vegetation across the site.
- Construction of new shed and awning with a combined area of 2,534m2 and a ridge height of 14.5 metres from the existing ground level. The shed and awning will house all processing operations including:
  - Plant and processing areas;
  - Loading, unloading and manoeuvring areas capable of accommodating up to a 15 metre articulated vehicle and;
  - Nine (9) material storage bays
- Installation of two new 20 metre weighbridges;
- Provision of dedicated bin storage areas along the south western property boundary;
- Installation of a refuelling point and diesel fuel storage (28,000 litres) along the south western property boundary;
- Construction of an ancillary office building and staff amenities;
- Construction of concrete ramps and associated retaining walls;
- Construction of a 45,000 litre rainwater tank;
- Reinstatement of landscaped areas, as detailed on the landscape concept plan (Appendix F)
- Installation of pollution control equipment and measures to mitigate stormwater and dust impacts including:
  - The cool fog dust suppression system within the processing building;
  - External sprinklers to supress dust on external surfaces;
  - 1200mm Gross Pollutant and Sediment Trap / Vortex Separator (Rocla First Defense© Trap);

- 1200mm Water Level Controller for containment of site runoff in the event of incident or emergency;
- Impermeable bunds around fuel store and material holding areas; and
- Leachate collection sumps.

A plan of the proposed site layout detailing the above mentioned improvements is included in **Figure 4** with full architectural plans provided in **Appendix F.**



I	21-03-16	EIS Amendment Issue
H	11-03-16	EIS Issue
G	18-11-15	DA Amendment Issue
F	30-07-15	DA Amendment Issue
E	14-07-15	DA Amendment Issue
D	15-05-15	DA Issue
C	29-04-15	Concept Issue
B	14-04-15	Concept Issue
A	25-03-15	EB Issue
Issue	Date	

Proposed Development

At: **20 Hearne Street Mortdale**

For: **Bingo Group**

Print Date: Monday, 21 March 2016

Drawing Name: **Environmental Impact Statement**

Author	Checked	Date
AP / LM / DZ	DI	21 - 03 - 2016
DZ	CC	21 - 03 - 2016

Scale: **1:100 @ A1, 1:200 @ A3**

Drawing Title:

Drawing Number: **151045 - 03.2 / 18** | STATUS: **EIS** | REVISION: **I**

Figure 4. Proposed Site Layout

The proposal will continue to use existing road infrastructure, other existing utilities and will maintain the current site access arrangements and stormwater discharge point. Processing and handling of waste will generally be undertaken in a manner consistent with the current arrangements, and as described in Section 4.2 of this report.

Architectural Drawings reflecting the aforementioned description have been prepared by Insight Architecture and are included at **Appendix F.**

4.2. Operational Details

4.2.1. Waste Sources

The facility is proposed to operate as a resource recovery facility for non-putrescible general solid waste. Waste streams received and processed on site will be:

- Wood Waste;
- Non Chemical manufacturing waste (metal, timber, paper, ceramics, plastics, thermosets and composites);
- Asphalt waste;
- Soils;
- Paper and cardboard;
- Glass, plastic, rubber, plasterboard, ceramics, bricks, concrete or metal;
- Household waste from municipal clean-up that does not contain food waste;
- Office and packaging waste that is not contaminated or mixed with any other type of waste;
- Building and demolition waste; and
- Virgin excavated natural material (VENM).

Limited quantities of green waste will also be accepted at the site within other 'mixed waste' streams, however it is expected that this will represent less than 1% of the waste held on site at any one time and less than 3,000 tonnes handled per annum.

The anticipated breakdown of waste streams received is provided in **Table 2**.

Table 2. Predicted Waste Streams

Material	Volume (TPA)	Percentage
Wood Waste	3000	1%
Non Chemical Manufacturing Waste	3000	1%
Asphalt Waste	1500	0.5%
Soils	60000	20%
Paper and Cardboard	1500	0.5%
Household Waste (Municipal Clean Up)	1500	0.5%
Office and Packaging Waste	3000	1%
Building and Demolition Waste	225000	75%
VENM	1500	0.5%
TOTAL	300,000	100%

The above figures have been derived from current throughput at the existing Mortdale Facility and other similar resource recovery facilities.

The following waste streams will not be accepted on site:

- Asbestos;
- Liquid Wastes;
- Putrescible Wastes;
- Flammable Materials;
- Hazardous Wastes; and
- Radioactive Wastes.

4.2.2. Proposed Operation of the Facility

All waste will enter the site via the 16.5 metre wide driveway crossing with Hearne Street, where it will be weighed on arrival via the 'southern' weighbridge. The contents of trucks are visually inspected at this point by the weighbridge operator. Trucks will then enter into the covered shed / awning and unload by either tipping or through bins being tipped to remove contents wholly within the covered shed / awning area. The load is to again be inspected on the tipping floor during and after unloading to determine waste acceptability.

Covered bins containing wastes may also be stored in the designated bin storage area and moved to the processing area when operations permit processing. An example of this would involve construction waste being received outside of permitted processing hours. Under such circumstances, the bin would be covered and held in the designated bin storage area until such time as it can be accepted for processing.

Figure 5 demonstrates the proposed flow of waste and vehicle movements through the facility.

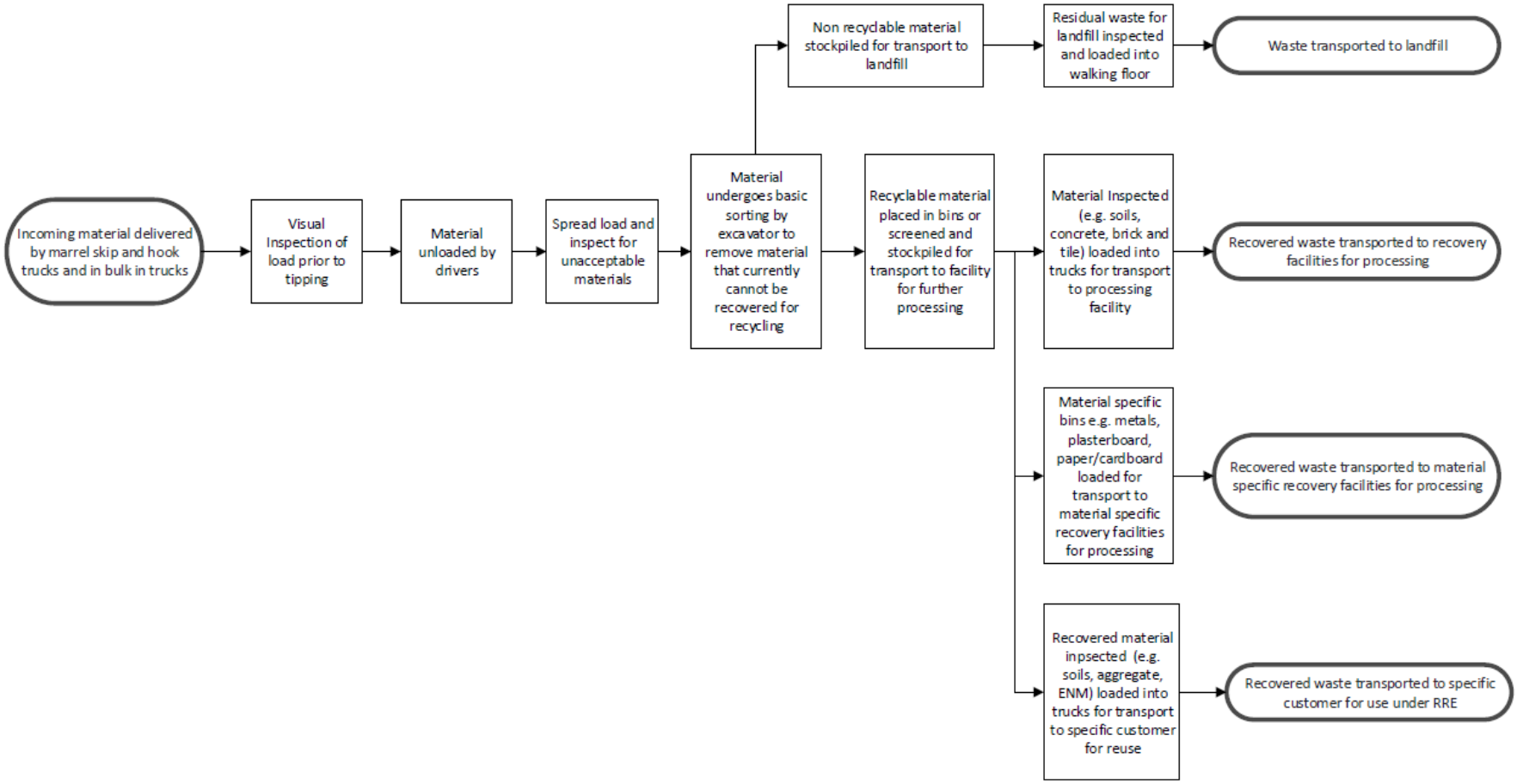


Figure 5. Mortdale Processing and Handling Flow Chart (Source: Hearne Street Pty Ltd)

All loading, unloading and sorting activities are to be carried out within the processing shed and awning. Any non-complying waste identified will be managed in accordance with the adopted Operations Environmental Management Plan (OEMP) (a Draft OEMP is found at Appendix G) and Asbestos and Non Complying Waste Management Procedure. Such wastes are either not unloaded and immediately rejected, or if identified during unloading are reloaded and the load refused. A rejected loads register will be maintained to record such occurrences.

From time to time small quantities of unacceptable wastes hidden within the bulk of the waste load are discovered. These wastes are set aside and transported and disposed of lawfully. Unacceptable wastes including putrescible wastes, which can be food for birds and vermin will be collected and stored in vermin proof containers until lawful disposal can occur off site.

Once trucks have exited the unloading area, operations staff commence to separate waste into streams of recyclable and recoverable products and stockpiled in the designated material bins situated adjacent to the northern property boundary. Sorting and processing operations will result in wastes being separated into the following products within the designated material bins:

- Metals;
- Concrete;
- Wood Products;
- Plastics;
- Paper and Cardboards;
- Soils (VENM);
- Glass; and
- Non recoverable / recyclable materials.

After sorting and processing, the product materials are reloaded onto trucks and transported off site via the 'northern' weighbridge for reuse or further recovery elsewhere. Based on existing operations and other facilities operated by Hearne Street Pty Ltd, approximately 15% of waste received will be transported to landfill, meaning that up to 85% of material received at the site will be reused or recycled, and thus successfully diverted from landfill.

The Draft OEMP provides further detail on waste handling procedures on site for matters such as waste sampling and soil analysis and waste tracking obligations under the Protection of the Environment Operations (Waste) Regulation, 2014.

4.2.3. Proposed Storage Arrangements

Once deemed acceptable, unprocessed waste will be contained within the processing building in stockpiles prior to processing, or held within covered bins in the designated bin storage area. Processed waste (separated and sorted) will be stockpiled in the designated material bins. It is expected that no more than 10,000 tonnes of waste will be held on site at any one time.

Any waste streams not permitted to be kept on site will either be rejected at the southern weighbridge or within the processing area and subsequently reloaded before leaving the site.

4.2.4. Plant, Equipment and Technology

The proposed plant, equipment and machinery to be used on site include the following:

- Volvo ECR145C Excavator;
- Volvo EC140C Excavator with Magnet Plant;
- Volvo L110F Wheel Loader;
- Mortdale 20m AWE Weighbridge (x 2);
- ASC Model 120 Diesel Industrial Sweeper;
- Fuel Fix 30KL Self Bunded Tank;
- Liebherr LH22M Hydraulic Excavator;

- Komatsu 3.5 tonne Forklift Model FD35AT-17; and
- In line processing / separating plant incorporating:
  - Finger Screen
  - Magnet
  - Picking Station
  - De Stoner

Approximately 28,000 litres of diesel is to be stored on site and a maximum of 100kg of LPG as fuel to operate plant and equipment such as forklifts.

The diesel fuel store is to be contained in a bunded area separate from other flammable liquids. The designated fuel store area is illustrated on the proposed Site Plan **(Appendix F)**.

In addition to plant and equipment required to enable processing, the following equipment / technology will be deployed to mitigate impacts associated with waste processing operations:

- 'Cool Fog' Misting System within the processing building;
- Sprinkler systems to cover manoeuvring areas within the yard;
- Rocla 'First Defence' Gross Pollutant Trap;
- Rocla Water Level Controller; and
- Leachate capture sumps.

4.2.5. Hours of Operation and Staffing Arrangements

The proposed hours of operation (as described in Section 4.2 of this report are:

- Monday to Friday: 24 hours per day with processing activities 6:00am to 10:00pm
- Saturday: 24 hours per day with processing activities 6:00am to 10:00pm
- Sunday and Public Holidays: No processing operations

Truck movements, including delivery and unloading of waste materials are proposed on a 24 hour basis. In line with the current development consent, heavy vehicle movements will be limited within the local road network to Hearne Street prior to 7:00am and after 6:00pm.

A total of 12 full time staff will be employed on site with one (1) office staff, two (2) weigh bridge staff, two (2) yard staff and seven (7) processing and sorting staff

4.2.6. Predicted Vehicle Movements and Routes

A Traffic Impact Assessment Report is included at **Appendix H**, detailing all light and heavy vehicle movements associated with the proposal.

Based on an understanding of the operational characteristics of the proposal, the site is predicted to generate up to 430 two way movements per day, which will result in an estimated net increase of 226 vehicle movements per day, which over the course of the day will result in approximately one (1) additional vehicle every four (4) minutes.

Table 3 provides a predicted breakdown of the types heavy vehicles which will access the site both as a percentage of movements and cumulatively.

Table 3. Proposed Vehicle Movement Breakdown

Number of movements per week	Movements as a Percentage	Average Net Load	Total Tonnes per Vehicle Type	Number of Inbound Vehicles per year
<5t Tare	0%	-	-	-
5t - 12.5t Tare	45%	5.00	135,000	27,000
12.5t – 15t	40%	14.26	120,000	8,415
>15t	15%	27.30	45,000	1,648
Total	**100%**	**-**	**300,000**	**37,063**

The majority of heavy vehicle movements are predicted to be between 7:00am and 6:00pm, however movements are proposed to occur 24 hours per day. The peak traffic movements of existing operations occur between 11:30am and 12:30pm, which is outside the road network peak periods of 9:00am to 10:00am and 4:30pm to 5:30pm. It is predicted that the peak periods for traffic movements will remain the same.

Trucks will enter the site from Hearne Street and will approach the site via Boundary Road or Barry Avenue as illustrated in **Figure 6** below.

Figure 6. Local Road Network

4.3. Vehicular Access, Parking and Manoeuvring

A total of 12 parking spaces are proposed on site to service staff and visitors.

The requirements for vehicular circulation and nominated turning areas (also loading and unloading space) is provided in the Traffic Impact Assessment, which incorporates the site manoeuvring plan (Appendix H). This plan details the swept path for an articulated vehicle (19m semi-trailer). All access to the site will be via the 16.5 metre wide driveway crossing with Hearne Street.

As detailed on the site manoeuvring plan, heavy vehicles are able to enter and exit the site in a forward direction. Within the site, vehicles are able to turn around, unimpeded, either on the concrete hardstand area behind the proposed office buildings and weighbridges or after proceeding up the ramp at the western boundary of the site, within the designated unloading area inside the processing shed.

4.4. Cost of Development

An assessment of the predicted capital investment value (CIV) has been prepared by a quantity surveyor in accordance with NSW Planning Circular PS 10-1008 and is provided at **Appendix I**. This report outlines a CIV of $2,466,000.00 excluding GST as being fair and reasonable for the scope of work proposed.

4.5. Construction Timeframe and Methodology

A 22 week construction program has been prepared which encompasses all demolition and construction work associated with the proposed alterations and additions to the site.

Construction activities are anticipated to involve the following stages:

- Demolition of the existing structures and earthworks;
- Construction of the shed, awning ancillary office building and staff amenities;
- Replacement of the existing weighbridge with two new weighbridges; and
- Installation of new recycling equipment.

All demolition and construction related activities will be undertaken following the cessation of processing activities on site.

4.6. External Materials and Finishes

Indicative external materials are shown on the Architectural Drawings prepared by Insight Architects and are included at **Appendix F**. Selected materials are consistent with the established built form of the locality.

4.7. Landscaping and Open Space

Landscaped areas are proposed to be limited to perimeter planting to the northern and eastern boundary.

4.8. Building Height

The existing buildings have a height of 14.5 metres from the existing ground level. The proposal will seek to replicate this built form and will have a maximum height of 10.4 metres to the ceiling and 14.5 metres to the pitch of the roof from the existing ground level. The maximum height of the buildings is illustrated in **Figure 7.**

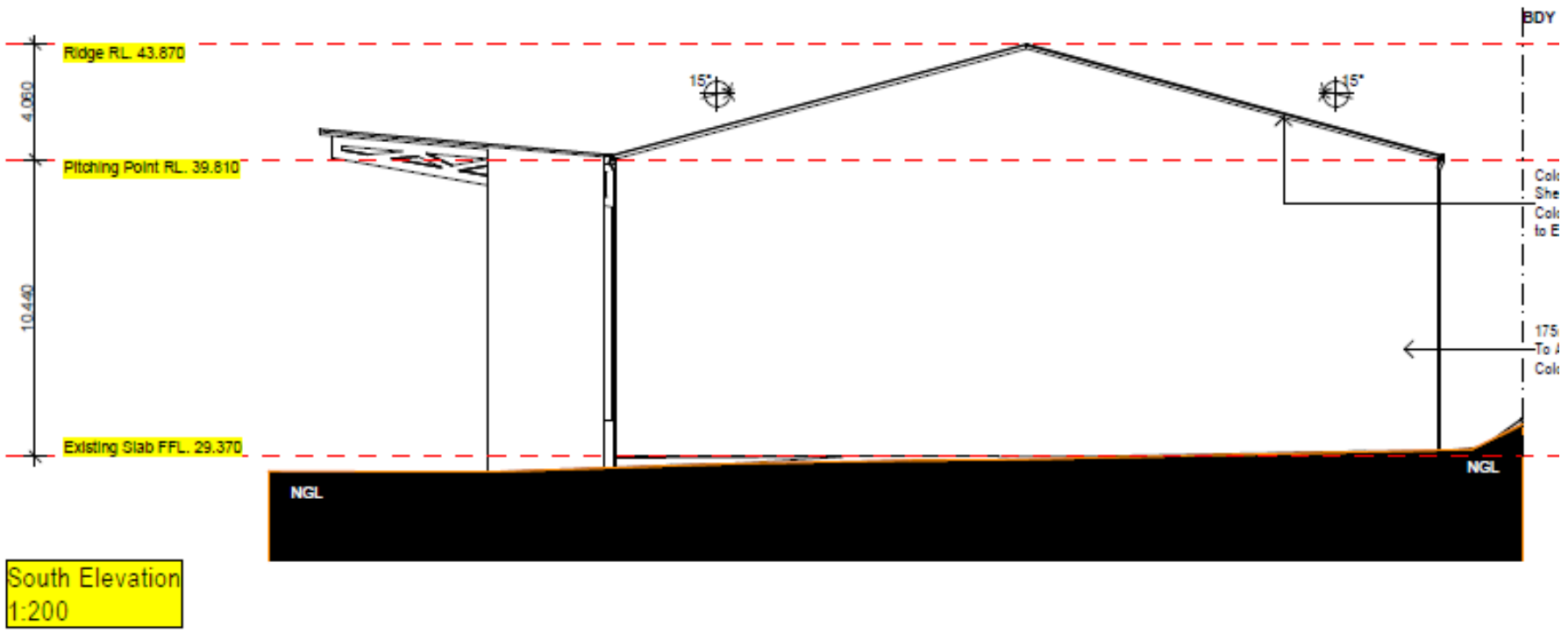


Figure 7. Height of Buildings

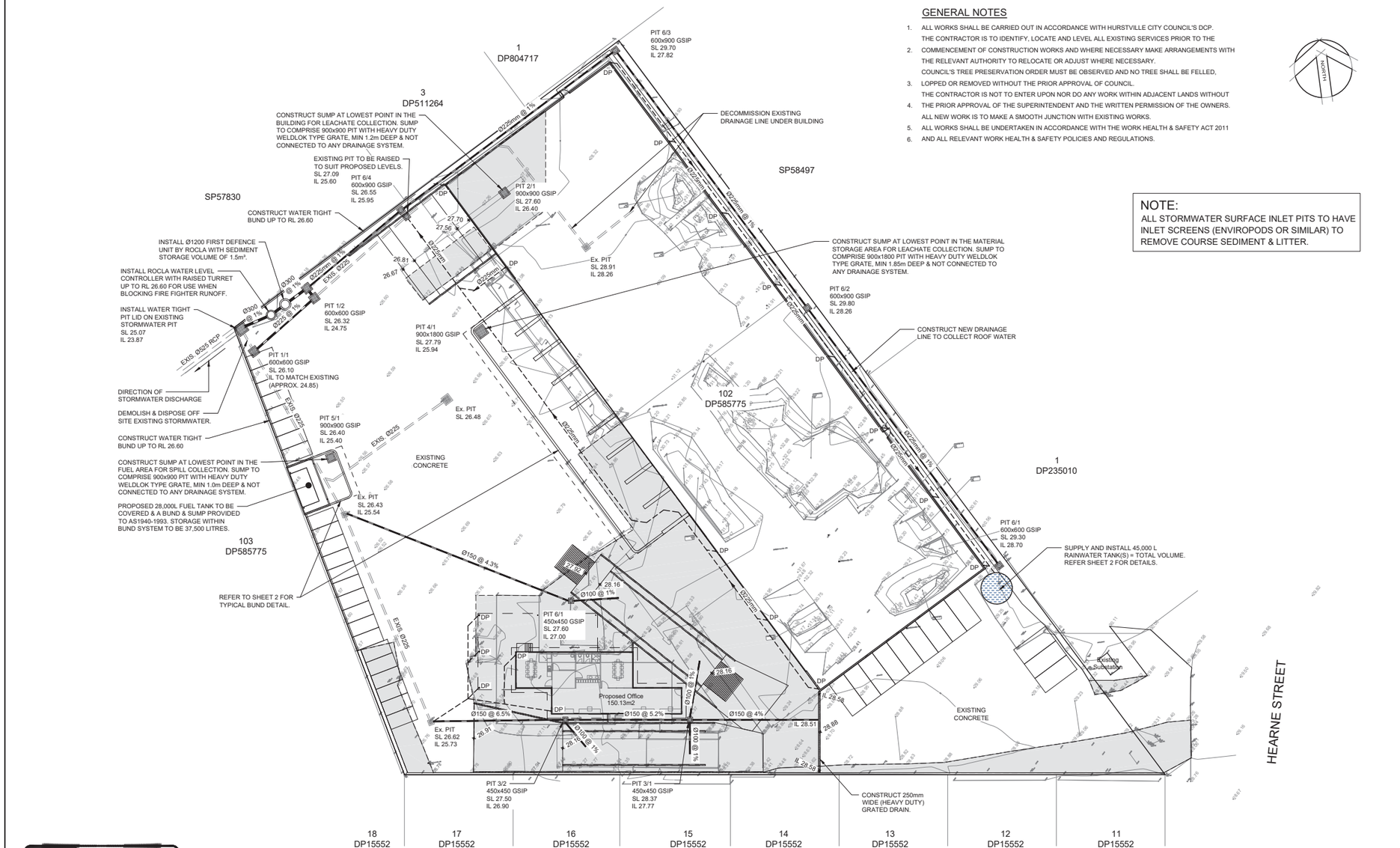
4.9. Stormwater

The proposed stormwater management plan for the site is shown in **Figure 8** and **Appendix J**. This plan details the following improvements / measures as part of an overall water cycle management strategy:

- Use of Rocla's First Defense unit;
- Installation of 45kL rainwater tank and associated drainage to collect runoff from approximately half of the roofed area;
- Decommissioning of redundant drainage lines;
- Minor changes to the existing stormwater pits to tie into the proposed surface levels;
- Installation of a water tight pit lid to the stormwater pit found downstream of Rocla First Defense unit;
- Construction of bunds for the purpose of retaining runoff;
- Installation of Rocla water level controller with raised turret for use when blocking fire water runoff; and
- Bunding works associated with the on-site 28 000L fuel tank.

In addition to the proposed stormwater measures described above, Ecosol Litter Basket with 200µm filter bags will be retrofitted into all drainage pits onsite rather than standard inlet screens. Leachate collection sumps are also proposed within the processing shed to capture any runoff generated within the building and prevent leachate from running onto external hardstand areas and entering the external stormwater management system.

A1



No	DATE	AMENDMENT
E	23/03/16	REISSUED FOR APPROVAL
D	18/03/16	REISSUED FOR APPROVAL
C	18/03/16	REISSUED FOR APPROVAL
B	17/03/16	ISSUED FOR APPROVAL
A	11/03/16	FIRST ISSUE - DRAFT

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STORMWATER DESIGN SERVICES
20 HEARNE STREET, MORTDALE

STORMWATER PLAN

Designed: GJ
Drawn: CM
Checked: GJ

Scales: Plan 1:250
Horiz.
Vert.
X-Sect.
Datum: A.H.D.

Plan No. SY16043C101
File Ref. SY16043C_E.dwg
SHEET 1 OF 4 SHEETS
REV. E

Figure 8. Stormwater Concept Plan

SECTION 5.

Statutory and Planning Framework

5. Statutory and Planning Framework

5.1. Relevant Legislation, Plans and Policies

Pursuant to Section 79C (1)(a) of the EP&A Act, the following legislation, strategies, policies, planning instruments and development controls have been taken into consideration:

- Environmental Planning and Assessment Act, 1979 (EP&A Act));
- Environmental Planning and Assessment Regulation 2000 (EP&A Regs);
- Protection of the Environment Operations Act, 1997 (POEO Act);
- Protection of the Environment Operations (Waste) Regulation, 2014 (POEO Waste Regs);
- Protection of the Environment Operations (General) Regulation, 2009 (POEO General Regs);
- Contaminated Lands Management Act, 1997 (CLM Act);
- A Plan for Growing Sydney;
- NSW Waste Avoidance and Resource Recovery Strategy 2014 – 2021 (WARRS);
- State Environmental Planning Policy (State and Regional Development) 2011 (SEPP State and Regional Development);
- State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure)
- State Environmental Planning Policy 55 - Remediation of Land (SEPP 55);
- State Environmental Planning Policy 33 – Hazardous and Offensive Development (SEPP 33); and
- Hurstville Local Environmental Plan 2012 (Hurstville LEP 2012);

5.2. Key Legislation

5.2.1. Environmental Planning and Assessment Act 1979

The EP&A Act and the EP&A Regulation provide the regulatory framework for planning approval and environmental assessment in NSW. Implementation of the EP&A Act is the responsibility of the Minister for Planning, statutory authorities and local councils. Part 4 of the EP&A Act provides for control of 'development' that requires development consent from the relevant consent authority. Division 4.1 of Part 4 provides for control of SSD where the Minister for Planning (or delegate) is the consent authority;

5.2.1.1 State significant development approval process

Section 89C (2) of the EP&A Act states that:

> *…State environmental planning policy may declare any development, or any class or description of development, to be State significant development.*

> *Clause 23 in Schedule 1 of SEPP State and Regional Development identifies the following types of development to be State Significant Development:*

(3) Development for the purpose of resource recovery or recycling facilities that handle more than 100,000 tonnes per year of waste.

The proposed development is characterised as a resource recovery facility, which is defined in the Hurstville LEP 2012 as follows:

> *resource recovery facility means a building or place used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including re-manufacture or disposal of the material by landfill or incineration.*
>
> *Note. Resource recovery facilities are a type of waste or resource management facility—see the definition of that term in this Dictionary.*

Based on the proposed handling capacities of the Mortdale Resource Recovery Facility, being 300,000 tonnes per annum, the development is classified as State Significant Development.

Under section 89D of the Act, the NSW Minister for Planning is the consent authority for SSD. On 16 December 2015, the SEARs for the Mortdale SSD Application was issued by the DPE.

5.2.1.2 Matters for consideration

When assessing a DA for SSD, the consent authority (i.e. Minister for Planning or delegate) is required to take into consideration the matters outlined in section 79C of the Act:

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iii) any planning agreement th at has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(c) the suitability of the site for the development,

(d) any submissions made in accordance with this Act or the regulations,

(e) the public interest.

Despite the above, clause 11 of the State and Regional Development SEPP states that development control plans (DCPs) do not apply to SSD.

The matters for consideration that apply to the project are discussed below.

5.2.1.3 Approvals not required or which cannot be refused

Under section 89J of the EP&A Act, the following authorisations are not required for SSD:

(a) the concurrence under Part 3 of the Coastal Protection Act 1979 of the Minister administering that Part of that Act,

(b) a permit under section 201, 205 or 219 of the Fisheries Management Act 1994,

(c) an approval under Part 4, or an excavation permit under section 139, of the Heritage Act 1977,

(d) an Aboriginal heritage impact permit under section 90 of the National Parks and Wildlife Act 1974,

(e) an authorisation referred to in section 12 of the Native Vegetation Act 2003 (or under any Act repealed by that Act) to clear native vegetation or State protected land,

(f) a bush fire safety authority under section 100B of the Rural Fires Act 1997,

(g) a water use approval under section 89, a water management work approval under section 90 or an activity approval (other than an aquifer interference approval) under section 91 of the Water Management Act 2000.

Further, under section 89K of the Act, the following authorisations cannot be refused and are to be substantially consistent with a development consent issued for SSD:

(a) an aquaculture permit under section 144 of the Fisheries Management Act 1994,

(b) an approval under section 15 of the Mine Subsidence Compensation Act 1961,

(c) a mining lease under the Mining Act 1992,

(d) a production lease under the Petroleum (Onshore) Act 1991,

(e) an environment protection licence under Chapter 3 of the Protection of the Environment Operations Act 1997 (for any of the purposes referred to in section 43 of that Act),

(f) a consent under section 138 of the Roads Act 1993,

(g) a licence under the Pipelines Act 1967.

5.2.2. Protection of the Environment Operations Act, 1997

The POEO Act provides the regulatory framework and licensing requirements for certain activities. As the site is situated in the regulated area, as described in Schedule 1 of the POEO Act, and is proposed to receive and process more than 6,000 tonnes of general waste per annum, it is a premises-based activity under Clause 34(3) of Schedule 1 of the POEO Act. The facility will therefore be required to operate under an EPL administered by the EPA under Section 43(b) of the POEO Act. Current operations take place under EPL 20622, however this license will need to be amended to reflect proposed operations, as described in Section 4 of this report.

5.2.3. Other Relevant NSW State Legislation

Table 4 details other legislation that has been considered in the preparation of the EIS and describes the relevance to the proposal:

Table 4. NSW State Legislations

Legislation	Relevance to the Site / Development
Contaminated Lands Management Act, 1997	The site is not listed on the Contaminated Lands Register, maintained by the EPA. Given the nature of the operations (waste storage / fuel store) there is a possibility of future contamination of soil and ground water from the site.
Heritage Act, 1977	No items of state heritage significance have been identified within the locality.
Roads Act 1993	The RMS and Council have been consulted during the preparation of the EIS. The advice provided has been prepared with regard given to the Roads Act 1993 and considered in the preparation of the EIS (refer to Section 6.8 and supporting Traffic Impact Assessment (Appendix H)
Threatened Species Conservation Act, 1995	The development will not damage critical or other habitat and is not likely to have a significant effect on threatened species, populations, or ecological communities or their habitats.

5.3. Planning Instruments and Strategies

5.3.1. A Plan for Growing Sydney

A Plan for Growing Sydney identifies a number of centres and corridors across metropolitan Sydney within which urban renewal will result in the generation of significant volumes of waste products associated with demolition and construction work. This plan seeks to provide sustained growth for Sydney, improve its productivity and competitiveness, and foster higher living standards across the metropolitan region. The Plan makes the intensive development of strategic locations across Sydney a priority, including the Sydney CBD, the Global Economic Corridor, Greater Parramatta, Growth Centres and gateway precincts including the port and airports. The strategy also identifies key strategic centres and priority precincts across the metropolitan region. The strategy predicts that targeted growth in these locations will sustain and expand the economy while supporting more jobs closer to where people live. The following elements of the plan are likely to generate significate volumes of building and construction waste which will need to be supported by appropriately located waste management and resource recovery facilities such as the subject site:

- The Hurstville and Kogarah strategic centres (Strategy Action 1.7.1);
- Sutherland Rail Line renewal corridor (Strategy Action 2.2.2); and
- Key infrastructure projects in the locality, including the expansion of Sydney Rapid Transit to Hurstville (Strategy Action 1.11.1)

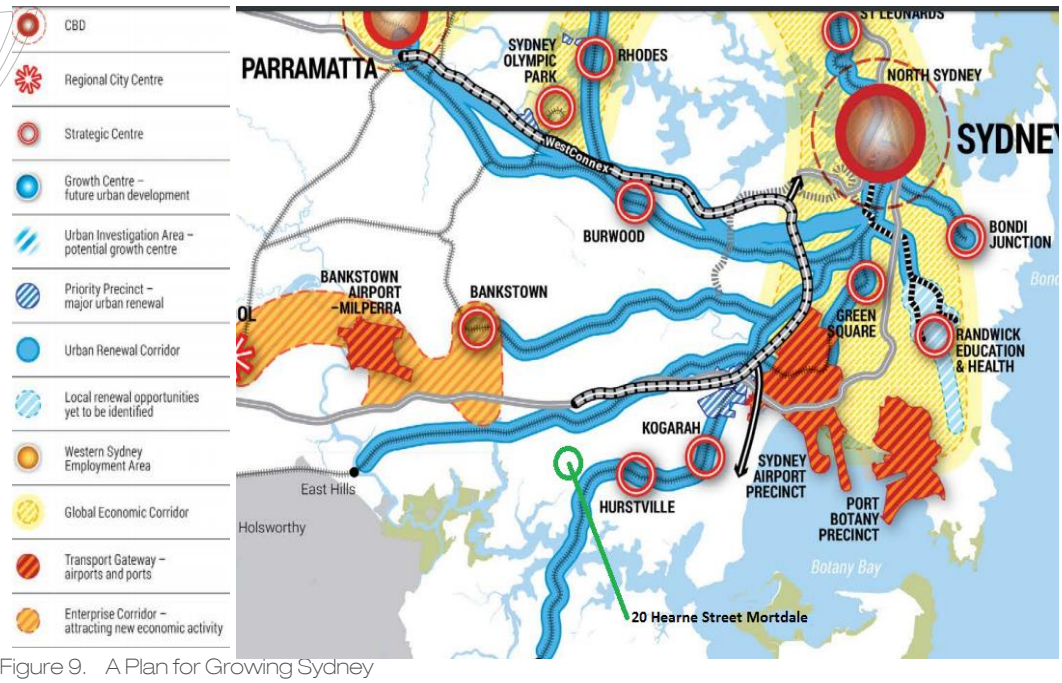

Figure 9. A Plan for Growing Sydney

Figure 9 illustrates the proximity of the subject site to identified urban renewal corridors, enterprise corridors and key strategic centres at Hurstville and Kogarah, and a significant motorway expansion project (M5 extension).

The efficient handling and management of waste, as outlined in theWARRS, (See Section 5.3.8) will play a key role in the delivery of the key objectives of the plan. Critical to the success of the strategy will be the provision of strategically located waste management and resource recovery facilities capable of handling a variety of waste streams, with a particular emphasis on those capable of processing construction and demolition waste. Relying on facilities at the metropolitan periphery or facilities with limited capacities to support the predicted volumes of waste will place an unnecessary burden on road infrastructure as well as increasing the cost of waste handling through increased transportation costs.

The Plan for Growing Sydney identifies the need for additional waste management and recycling infrastructure, including landfill and liquid waste processing capacity, noting the need for:

- additional recycling infrastructure capacity of 165,000 tonnes per year for municipal (local council) waste;
- additional recycling infrastructure capacity of 380,000 tonnes per year for commercial and industrial waste; and
- an additional 25 community recycling centres for recycling of household hazardous waste.

In this regard, the proposal will assist in achieving a key objective of this plan.

5.3.2. State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) commenced on 1 January 2008 and contains specific planning provisions and development controls for a range of infrastructure works or facilities. The Infrastructure SEPP aims to facilitate the effective delivery of infrastructure across the State. Specifically, clause 121 of the SEPP outlines that “development for the purpose of waste or resource management facilities may be carried out by any person with consent on land in any of the following land use zones (iii) IN2 Light Industrial”.

The subject site is zoned as IN2 Light industrial and is therefore permitted with development consent.

Schedule 3 of the Infrastructure SEPP lists those activities which are required to be referred to the Roads and Maritime Services and includes reference to "landfill, recycling facilities, waste transfer station" of any size or capacity. Hence, referral to this agency will be required during the assessment process.

5.3.3. State Environmental Planning Policy (State and Regional Development) 2011

The aim of SEPP State and Regional Development is to identify development that is considered to be State Significant Development (SSD), State Significant Infrastructure or Critical State Significant Infrastructure and to confer functions on Joint Regional Planning Panels to determine development applications, as described in Part 4 of the SEPP.

Under clause 8 of SEPP State and Regional Development, development is declared to be State Significant Development for the purposes of the EP&A Act if, among other provisions, the development is specified in Schedule 1 or 2 of SEPP State and Regional Development.

Clause 23(3) of Schedule 1 of SEPP State and Regional Development relates to waste and resource management facilities and states:

23 Waste and resource management facilities

(1) Development for the purpose of regional putrescible landfills or an extension to a regional putrescible landfill that:

(a) has a capacity to receive more than 75,000 tonnes per year of putrescible waste, or

(b) has a capacity to receive more than 650,000 tonnes of putrescible waste over the life of the site, or

(c) is located in an environmentally sensitive area of State significance.

(2) Development for the purpose of waste or resource transfer stations in metropolitan areas of the Sydney region that handle more than 100,000 tonnes per year of waste.

(3) Development for the purpose of resource recovery or recycling facilities that handle more than 100,000 tonnes per year of waste.

(4) Development for the purpose of waste incineration that handles more than 1,000 tonnes per year of waste.

(5) Development for the purpose of hazardous waste facilities that transfer, store or dispose of solid or liquid waste classified in the Australian Dangerous Goods Code or medical, cytotoxic or quarantine waste that handles more than 1,000 tonnes per year of waste.

(6) Development for the purpose of any other liquid waste depot that treats, stores or disposes of industrial liquid waste and:

(a) handles more than 10,000 tonnes per year of liquid food or grease trap waste, or

(b) handles more than 1,000 tonnes per year of other aqueous or non-aqueous liquid industrial waste.

As outlined in Section 5.2.1, the proposed handling capacity of the development is such that the development is classified as SSD in accordance with Schedule 1 of SEPP State and Regional Development.

5.3.4. State Environmental Planning Policy No. 55 – Remediation of Land

SEPP 55 requires that land contamination be considered whenever a planning authority considers a development where the new use may increase risk from contamination, if it is present. This means that the consent authority must routinely consider whether land is suitable for a proposed use in terms of the risk from contamination. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed.

Managing Land Contamination Planning Guidelines SEPP 55–Remediation of Land provides a decision making framework to assist authorities carrying out planning functions under the EP&A Act 1979 and guidance for proponents pursuing a rezoning, development consent or modification under the Act. In the case of the subject application, the planning authority is compelled to consider whether the land is suitable, or can and will be made suitable.

An initial evaluation of the site, including an understanding of the current site use and knowledge of historical uses has been undertaken in accordance with Section 3.2 of the Guideline. Knowledge relating to recent and historical land uses has triggered the preparation of a Stage 1 or 'Phase 1' Preliminary Investigation, a copy of which is found at **Appendix K.**

The objectives of this investigation were to:

- Make an assessment of the potential for land contamination to be present at the site, as a result of past and present land use activities;
- Identify areas of environmental concern (AEC) and associated contaminants of potential concern (COPC) at the site;
- Assess the likelihood of those COPC being present on site; and
- Provide recommendations for further investigation of the site, in the context of the SEARS request.

In undertaking an assessment of the site the investigation included:

- Consideration of site history, including a review of aerial photographs and Council's records of historical approvals;
- Land title searches;
- A search of NSW EPA contaminated lands register maintained under Section 58 of the (*Contaminated Lands Management Act, 1997);*
- A search of the NSW EPA POEO Act public register;
- A search of the WorkCover NSW stored chemical information database;
- Consideration of a planning certificate issued by Hurstville City Council under Section 149(2) of the EP&A Act; and
- A site walk over and observations of adjacent land uses.

The report finds that the likelihood of contamination being present from current land activities has been determined as low due to majority of the site being covered in good to fair condition hardstand, limiting ability of contaminants to enter underlying soils. The likelihood of contamination being present from historic activities has been determined as low to medium due to the ground surface being unsealed during construction.

The AECs identified on the site in the investigation report, include:

- Waste Handling;
- Decommissioned Grease Arrestor;
- Decommissioned Washbay; and
- Historic on-site activities including the manufacture of industrial machinery, glass manufacturing, use of spray booths and operation as a refuse facility.

The investigation report does not identify AECs in association with potential off-site sources of contamination.

The investigation report concludes that the qualitative likelihood of soil contamination being present on the site, as a result of the identified AECs, is considered low to medium. The investigation report recommends additional investigations in the form of soil sampling to refine the level of certainty in areas where future soil disturbance is proposed.

5.3.5. State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

SEPP 33 aims to ensure that in determining whether a development is a hazardous or offensive industry, any measures proposed to be employed to reduce the impact of the development are taken into account. Where an application seeks to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and impose conditions to reduce or minimise any adverse impacts.

In determining whether a development is a hazardous storage establishment, hazardous industry or other potentially hazardous industry, or an offensive storage establishment, offensive industry or other potentially offensive industry, consideration must be given to the relevant circulars or guidelines published by the Department of Planning and Infrastructure relating to hazardous or offensive development.

Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP 2011) is the relevant guideline to determine whether the development is a potentially hazardous or potentially offensive industry. This guideline requires a screening assessment of hazards associated with the storage and transportation of dangerous goods and hazardous materials as part of the proposed development to determine whether further assessment, in the form of a preliminary hazard analysis is required.

SEPP 33 requires that proponents who wish to carry out a potentially hazardous industry must prepare a preliminary hazard analysis in accordance with the current circulars or guidelines and submit the analysis with the development application.

A preliminary risk screening has been completed in accordance with the relevant guideline and can be found at **Appendix L**. The Preliminary Risk Screening Report and Section 6.5 of this submission provide a clear description of the classes, quantities and location of all dangerous goods and hazardous materials to be associated with the operation of the development. This report determines that the screenings for the storage of dangerous goods indicate that the development would not be classified as a hazardous or offensive industry. Based on the findings of this assessment and Applying SEPP 33 a preliminary hazard analysis has not been undertaken.

5.3.6. Hurstville Local Environmental Plan, 2012

The Hurstville Local Environmental Plan 2012 (HLEP) applies to the subject site.

5.3.6.1. Zoning and Permissibility

The subject site is situated in the IN2 Light Industrial Zone under the HLEP 2012 (refer to zoning extract included at **Figure 10**). Within the IN2 zone, development for the purpose of a "resource recovery facility" is permissible with development consent.

The proposed "resource recovery facility" falls within the group definition of a "waste or resource management facility". The relevant definitions, and contained in the dictionary appended to the HLEP 2012 are as follows:

waste or resource management facility *means any of the following:*

(a) a resource recovery facility,

(b) a waste disposal facility,

(c) a waste or resource transfer station,

(d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

resource recovery facility *means a building or place used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including re-manufacture or disposal of the material by landfill or incineration.*

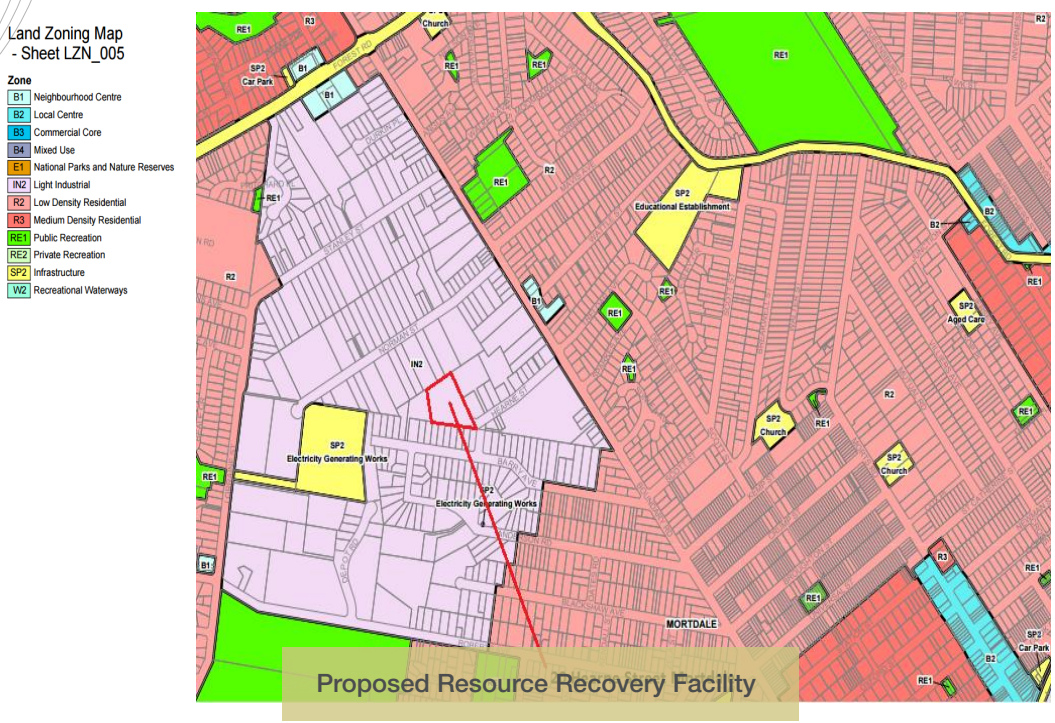

Figure 10. Zoning Extract

The objectives of the IN2 zone are provided below with commentary to address how the proposed use meets the relevant objectives.

- *To provide a wide range of light industrial, warehouse and related land uses.*

  Comment: While the subject application does not represent a change of use, the nature of the expansion in operating capacity is such that any operational impacts can be mitigated and are not predicted to have a detrimental impact on the operations of other industries, warehousing and other complementary uses found in the locality. In this regard, the development will continue to contribute to the range of industries situated in the locality.

- *To encourage employment opportunities and to support the viability of centres.*

  Comment: The proposed business expansion will provide additional employment opportunities as well as providing a facility which will better serve the economic viability of the industrial precinct. This will be achieved by providing cost efficient waste handling and resource recovery associated with the day to day operation of a range of businesses as well as providing for the efficient handling and recovery of waste products associated with demolition, construction and infrastructure projects across the LGA and beyond.

- *To minimise any adverse effect of industry on other land uses.*

  Comment: Section 6 of this submission provides a comprehensive assessment of the likely impacts of the proposed development on the receiving environment, including non-industrial / residential receivers. This includes measures required

to minimise the effect of the proposal on other land uses and addresses the timing and implementation of such measures and management practices. Such recommendations have been derived from technical assessments undertaken for the proposal in relation to the relevant policy framework and guidelines. It is expected that successful implementation of proposed mitigation measures and management practices will minimise adverse impacts of the proposal on other land *uses, in particular residential receivers.*

- *To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.*

  Comment: Since the use of the site will not change, the proposed development will not adversely impact on the operations of other land uses / service industries found in the immediate locality. Proposed increases in staff numbers associated with the facility will support the long term viability of such services.

- *To support and protect industrial land for industrial uses.*

  Comment: The proposed development is ideally situated within an industrial area and is appropriately characterised as an industrial land use. Approval of the subject application will see the retention of this industry in the industrial precinct, reinforcing the desired land use mix and typology as expressed in the Hurstville LEP 2012.

- *To enable industrial development which does not pollute or adversely affect adjoining land, air or water.*

  Comment: Section 6 of this submission provides a comprehensive assessment of the likely impacts of the proposed development on the receiving environment, including non-industrial / residential receivers. As part of this assessment, any mitigation measures required to minimise the effect of the proposal on other land uses are considered.

  Recommendations are also made concerning the timing and implementation of such measures and management practices. The recommendations have been derived from the relevant technical assessments prepared with regard given to relevant policy framework and guidelines. It is expected that the implementation of such mitigation measures will minimise adverse impacts of the proposal on other land uses, in particular residential receivers identified in close proximity to the site.

- *To ensure industrial development creates areas that are pleasant to work in, safe and efficient in terms of transportation, land utilisation and service distribution.*

  Comment: Approval of the proposed expansion of the existing facility will result in an optimal use of the land. An approval will also result in improvements to the site (e.g. dual weigh bridges) which will allow for the site to operate in a safe and efficient manner along with improved amenity for all staff.

  The proximity of the facility to key urban growth corridors and infrastructure projects will allow for the efficient transportation of waste products to and from the site. This will improve the operating capacity of road infrastructure by reducing the distance that waste needs to be transported from its source.

5.3.5.2 Principal Development Standards

Consideration was given to the development standards relevant to the proposal including:

- Clause 4.3 – Height of Buildings

Figure 11. Height of Buildings

A maximum building height of 10 metres applies to the site under Clause 4.3 of the HELP, 2012, as a principal development standard, as outline in **Figure 11**.

The existing built form has a height of approximately 14.5 metres from the existing ground level and thus exceeds the maximum building height permitted under the HLEP, 2012. The proposed development will retain the current height.

An exception to the development standard is required pursuant to Clause 4.6 of the HLEP, 2012 with justification provided in the form of a request to the Secretary of the Department of Planning and Environment to secure concurrence. A copy of the objection to the development standard and justification for the departure is provided at **Appendix M**.

The concurrence of the Secretary will be required prior to the determination of the SSD application.

- Clause 4.4 – Floor Space Ratio

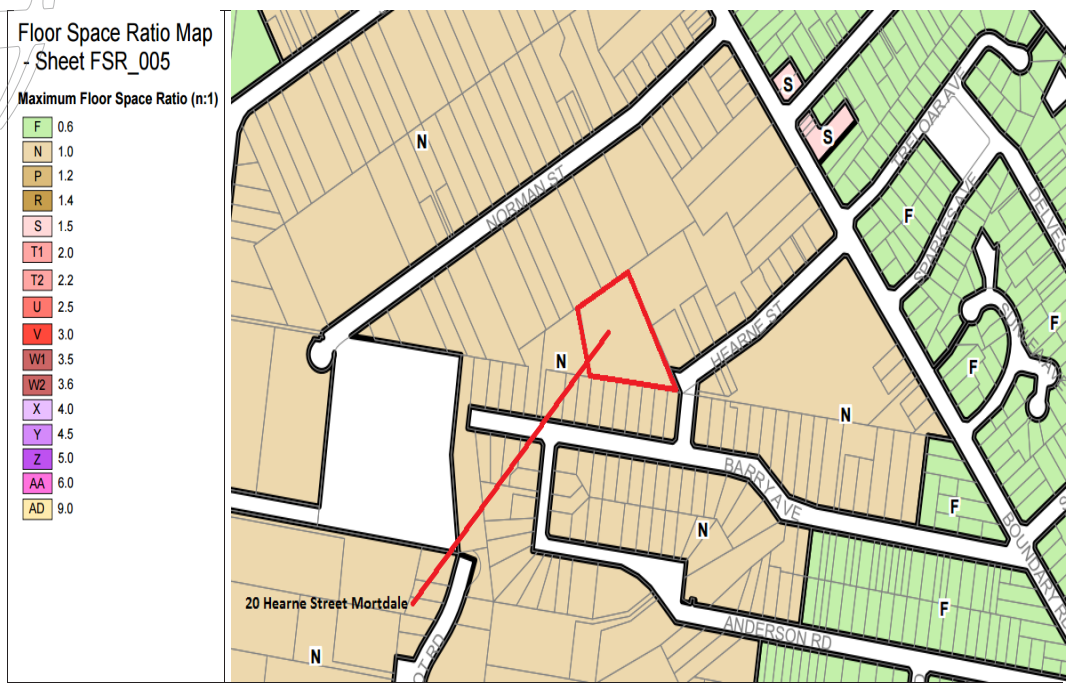

Figure 12. Floor Space Ratio

As illustrated in Figure 12 the development standard applies a floor space ratio (FSR) of 1:1. The proposed FSR 0.35:1 (35%) does not exceed this development standard. No variation is sought to this control.

The proposal does not seek to rely on an exception to any development standard contained in the Hurstville LEP, 2012 pursuant to Clause 4.6.

5.3.5.3 Other Provisions

No other additional local provisions or miscellaneous provisions are of any particular relevance to the assessment of the subject application or need further consideration to determine the likely impacts of the proposal.

5.3.7. Hurstville Section 94 Contributions Plan 2012

A review of the Hurstville Section 94 Contributions Plan, 2012 was undertaken. This Plan does not include any provision to levy contributions for the type of development proposed. Similarly, the subject site is not within a catchment or precinct identified within the plan which would otherwise apply developer contributions to the proposal.

The adopted contributions plan does not include provision to levy developer contributions under Section 94A of the EP&A Act 1979. On this basis developer contributions will not be required to facilitate the proposed development.

5.3.8. NSW Waste Avoidance and Resource Recovery Strategy 2014 - 2021

The NSW Waste Avoidance and Resource Recovery Strategy, 2014-21, (WARRS) adopted December, 2014 which sets targets for increasing recycling across the State and has the following general aims and objectives:

- Preventing and avoiding waste;
- Increasing recovery and use of secondary materials;
- Reducing toxicity in products and materials; and
- Reducing litter and dumping.

To achieve these objectives, five focus areas are identified in the WARRS and are provided below:

- Making it easier for households to manage their waste;
- Making it easier for businesses to manage their waste;
- Reducing or removing problem wastes from the waste streams to ensure that resource recovery is cost effective and produces environmentally safe materials;
- Facilitating investment in waste infrastructure; and
- Reducing litter and combating illegal dumping.

On broad terms, the proposal will assist the State in achieving its goals of increasing the recovery and reuse of materials and preventing and avoiding waste.

More specifically, the WARRS sets the following targets for recycling by 2021 – 2022:

- Municipal solid waste from 52% (in 2010- 11) to 70%;
- Commercial and industrial waste from 57% (in 2010 – 11) to 70%
- Construction and demolition waste from 75% (in 2010-11) to 80%

While strategies relating to education, economic incentives, industrial ecology, interagency consultation and product stewardship underpin the delivery of the WARRS objectives, it is imperative that waste handling and processing is undertaken in a cost effective and market driven manner. This necessitates the need to provide waste or resource management facilities capable of accepting and processing the predicted increased volume of waste types, with a particular emphasis to those capable of recycling and resource recovery.

The existing facility contributes to achieving the broader objectives of the strategy, however the limitations on operations curtail the opportunity to accept, recycle and recover a greater volume of waste in a more efficient and cost effective manner. As such the proposed increase in operating capacity will go much further in assisting reaching key targets identified in the WARRS in a manner which will have minimal impact on the receiving environment.

5.3.9. Summary of Approvals and Licenses

Table 5 contains a summary of the licences, approvals and permits that are likely to be required for the project.

Table 5. Summary of Authority Approvals

Legislation	Authorisation	Consent or Approval Authority
EP & A Act	Development Consent	Minister for Planning or delegate
	Construction Certificate required prior to the commencement of building works	Hurstville City Council or Private Certifier
	Occupation Certificate required prior to the use of the facility	Hurstville City Council or Private Certifier
POEO Act	Environmental Protection License	Environment Protection Authority

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