

## Kate Masters

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**Subject:** FW: SEARs Request - Resource Recovery Facility - 20 Hearne Street, Mortdale  
URGENT

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**From:** Laura Locke [mailto:LLocke@hurstville.nsw.gov.au]  
**Sent:** Friday, 15 January 2016 9:58 AM  
**To:** Kate Masters; Tina Christy  
**Subject:** RE: SEARs Request - Resource Recovery Facility - 20 Hearne Street, Mortdale URGENT

Kate

I apologise for the delay in response.

There was a miscommunication in here about who was going to respond.

This is the response from one of our planning officers who has dealt with the development applications on the site:

I refer to the e-mail from the Department of Planning and Environment dated Tuesday 1 December seeking Council's requirements in relation to the proposal for a 300 000 tonnes per annum "resource recovery facility." For the purpose of the assessment the proposal is defined as "Waste management facilities or works" under the Environmental Planning and Assessment Regulation 2000.

### **32 Waste management facilities or works**

- (1) Waste management facilities or works that store, treat, purify or dispose of waste or sort, process, recycle, recover, use or reuse material from waste and:
- (a) that dispose (by landfilling, incinerating, storing, placing or other means) of solid or liquid waste:
    - (i) that includes any substance classified in the *Australian Dangerous Goods Code* or medical, cytotoxic or quarantine waste, or
    - (ii) that comprises more than 100,000 tonnes of "clean fill" (such as soil, sand, gravel, bricks or other excavated or hard material) in a manner that, in the opinion of the consent authority, is likely to cause significant impacts on drainage or flooding, or
    - (iii) that comprises more than 1,000 tonnes per year of sludge or effluent, or
    - (iv) that comprises more than 200 tonnes per year of other waste material, or
  - (b) that sort, consolidate or temporarily store waste at transfer stations or materials recycling facilities for transfer to another site for final disposal, permanent storage, reprocessing, recycling, use or reuse and:
    - (i) that handle substances classified in the *Australian Dangerous Goods Code* or medical, cytotoxic or quarantine waste, or
    - (ii) that have an intended handling capacity of more than 10,000 tonnes per year of waste containing food or livestock, agricultural or food processing industries waste or similar substances, or
    - (iii) that have an intended handling capacity of more than 30,000 tonnes per year of waste such as glass, plastic, paper, wood, metal, rubber or building demolition material, or**
  - (c) that purify, recover, reprocess or process more than 5,000 tonnes per year of solid or liquid organic materials, or
  - (d) that are located:
    - (i) in or within 100 metres of a natural waterbody, wetland, coastal dune field or environmentally sensitive area, or
    - (ii) in an area of high watertable, highly permeable soils, acid sulphate, sodic or saline soils, or
    - (iii) within a drinking water catchment, or
    - (iv) within a catchment of an estuary where the entrance to the sea is intermittently open, or
    - (v) on a floodplain, or
    - (vi) within 500 metres of a residential zone or 250 metres of a dwelling not associated with the development and, in the opinion of the consent authority, having regard to topography and local meteorological conditions, are likely to

significantly affect the amenity of the neighbourhood by reason of noise, visual impacts, air pollution (including odour, smoke, fumes or dust), vermin or traffic.

(2) This clause does not apply to:

(a) development comprising or involving any use of sludge or effluent if:

(i) the dominant purpose is not waste disposal, and

(ii) the development is carried out in a location other than one listed in subclause (1) (d), above, or

(b) development comprising or involving waste management facilities or works specifically referred to elsewhere in this Schedule, or

(c) development for which [State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas](#) requires consent.

For brevity I will summarise Council's comments below:

- The proposal is ten times the approved annual capacity for the site (and ten times the currently approved capacity the use), an intensification of the use that would result in the proposal being a heavy industrial development in a zone that only permits light industry.
- The proposal is also a "potentially offensive industry" as defined by "SEPP 33 – Hazardous and Offensive Development." The proposal will result in a significant increase in the potential for noise and dust emission. This impact is likely to be most problematic for nearby adjoining residential neighbours (in Boundary Road) as a result of significant additional heavy vehicle movements to service the site. Any vehicle movement to the site requires the use of residential streets which will result in an impact on the amenity of the area.
- Adjacent light industrial uses have already lodged submissions of objection in relation to the current use (which has an annual limit of 30 000 tonnes) claiming that the proposal negatively impacts on the operation of their light industrial businesses. The intensification of the use will exacerbate existing concerns from adjoining light industrial neighbours. These concerns relate predominately to traffic and heavy vehicle movement (queueing and double parking on Hearne Street); noise and vibrations impacting on adjacent facilities (a nearby printing firm has expressed concern that the vibrations will result in impacts to the calibration of their printing equipment); and dust emission.
- The impacts stated above ceasing at 10pm rather than 6pm will result in additional impact on adjoining residential areas as a result of increased night vehicle movements. This impact will substantially increase as a result of the 24 hour operation of vehicle unloading.

A new purpose built facility may be able to negate issues relating to dust, noise and vibration generated on site. However major concern is raised in relation to the impact on surrounding residential areas (Boundary Road and any alternative routes) by the additional 150 heavy vehicle movements a day required as part of the proposal. These impacts cannot be mitigated by conditions of consent, as the ongoing enforcement of after-hours conditions of consent relating to vehicle movements is problematic as action can only be taken following the occurrence of any noise complaint.

On this basis Council objects to the proposed increase to the capacity of the existing facility under the submitted SEAR.

Regards,

Peter Nelson

**Laura Locke**  
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