

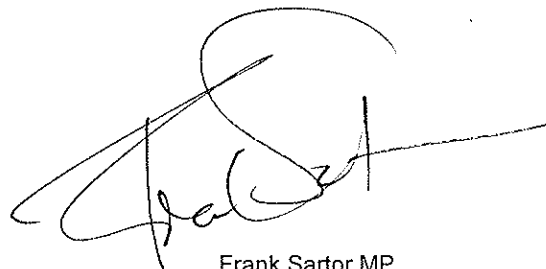
Project Approval

Section 75J of the *Environmental Planning and Assessment Act 1979*

I, the Minister for Planning, approve the project referred to in Schedule 1, subject to the conditions in Schedules 2 to 4.

These conditions are required to:

- prevent and/or minimise environmental impacts;
- set standards and performance measures for acceptable environmental performance; and
- provide for the ongoing environmental management of the project.



Frank Sartor MP
Minister for Planning

Sydney

12th April

2007

SCHEDULE 1

Application No:	05_0052
Proponent:	Tipfast Pty Ltd
Approval Authority:	Minister for Planning
Land:	Lot 5 DP 1048677
Project:	Construction and operation of the Tipfast materials recycling facility and associated infrastructure, Banksmeadow.

DEFINITIONS

BCA	Building Code of Australia
Council	City of Botany Bay Council
DEC	Department of Environment and Conservation
Department	Department of Planning
Director-General	Director-General of the Department (or delegate)
EA	<i>Environmental Assessment to Accompany a Major Projects Application for a Building Materials Recycling Facility</i> prepared by BBC Consulting Planners and dated February 2006
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning & Assessment Regulation 2000</i>
EPL	Environmental Protection Licence for the Project under the <i>Protection of the Environment Operations Act 1997</i>
Minister	Minister for Planning
Preferred Project Report	<i>Preferred Project Report and Statement of Commitments: Tipfast Building Materials Recycling Facility</i> prepared by BBC Consulting Planners and dated June 2006
Project	Construction and operation of the Tipfast materials recycling facility, Banksmeadow
Proponent	Tipfast Pty Ltd
Site	Land to which application applies

SCHEDULE 2 ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

1. The Proponent shall implement all practicable measures to prevent and/or minimise any harm to the environment that may result from the construction and/or operation of the project.

Terms of Approval

2. The Proponent shall carry out the project generally in accordance with the:
 - a) Project Application 05_0052;
 - b) EA;
 - c) Preferred Project Report;
 - d) site, architectural and landscape plans in Appendix 1: DA01(D), DA02(C), DA03(B), 2(Job No. 2050621); and
 - e) conditions of this approval.
3. If there is any inconsistency between the above documents and the conditions of this approval then the most recent documents shall prevail to the extent of the inconsistency.
4. The Proponent shall comply with any reasonable requirement/s of the Director-General arising from the Department's assessment of:
 - a) any reports, plans, strategies, programs or correspondence that are submitted in accordance with this approval; and
 - b) the implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.

Limits on Production

5. The Proponent shall ensure that the Project does not receive more than 100,000 tonnes per annum of material.

Structural Adequacy

6. The Proponent shall ensure that all new buildings and structures on the site are constructed in accordance with the relevant requirements of the BCA.

Notes:

- *Under Part 4A of the EP&A Act, the Proponent is required to obtain construction and occupation certificates for the proposed building works.*
- *Part 8 of the EP&A Regulation sets out the requirements for the certification of the project.*

Section 94 Contribution

7. Prior to the commencement of construction, the Proponent shall pay Council \$38,379.80.

Note:

- *This contribution is subject to indexation by the Implicit Price Deflator, as published by the Australian Bureau of Statistics.*

Protection of Public Infrastructure

8. The Proponent shall:
 - a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
 - b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

Operation of Plant and Equipment

9. The Proponent shall ensure that all plant and equipment used on the site is:
 - a) maintained in a proper and efficient condition; and
 - b) operated in a proper and efficient manner.

Pre-Operation Compliance Audit

10. Prior to the commencement of operations, the Proponent shall submit work as executed plans to the Department for all the development associated with the project. These plans must be

prepared by a suitably qualified and experienced expert, and must include plans showing the work as executed plans laid over the approved plans to demonstrate that the development has been carried out in accordance with the approved plans.

SCHEDULE 3 SPECIFIC ENVIRONMENTAL CONDITIONS

Dust

1. During the life of the project, the Proponent shall carry out all reasonable and feasible measures to minimise the dust generated by the project.
2. Prior to the commencement of operations, the Proponent shall ensure that water sprays are installed within the site to provide effective dust suppression to all dust generating activities, including but not limited to dust generated by:
 - a) crushing, screening and/or sorting operations;
 - b) vehicles moving on unpaved surfaces; and
 - c) the unloading of dry waste material.
3. Prior to the commencement of operations, the Proponent shall ensure that the construction of the following is completed:
 - a) a solid 5 metre high acoustic fence along the southern, eastern and western boundaries of the site;
 - b) a solid 10.5 metre high acoustic fence along the two gaps in the existing wall on the eastern boundary of the site; and
 - c) dust suppression sprinklers along the southern, eastern and western boundaries of the site.
4. Prior to the commencement of construction of the fence required under condition 4, the Proponent shall consult the eastern boundary landowner regarding the proposed design, elevation, finishes and materials proposed to be used in the construction of this fence. Evidence of this consultation, and a report on the outcomes of this consultation, shall be provided to the satisfaction of the Director-General prior to the commencement of construction of the fence.
5. Prior to the commencement of operations, the Proponent shall prepare a proposal for the maximum volume of waste to be stockpiled at the facility, in consultation with the DEC. This proposal shall include the expected layout of stockpiles at the site in relation to dust suppression sprinkler coverage. The proposal shall be submitted for the approval of the Director-General and operations shall not commence until written approval has been received from the Director-General.
6. Prior to the receipt of waste at the site, the Proponent shall ensure that an automated dust suppression system is installed and operational at the site, linked to a weather station, that will operate dust control measures outside normal operating hours as weather conditions require.
7. The Proponent shall ensure that any mobile crusher used at the site is fitted with appropriate dust suppression measures.
8. The Proponent shall ensure that all road surfaces are paved and regularly cleaned.
9. The Proponent shall ensure that all vehicles entering and leaving the site are covered at all times (except during loading and unloading) in a manner that will prevent emissions of dust from the vehicle at all times.
10. The Proponent shall prepare and implement an Air Quality Management and Monitoring Plan for the project, in consultation with the DEC, and to the satisfaction of the Director-General. The Air Quality Management and Monitoring Plan shall be submitted to the Director-General prior to commencing operation, and must:
 - a) describe the operational air quality objectives for the project and assess the potential air emissions from the project against these objectives;
 - b) include, where the objectives are predicted to be exceeded, an analysis of feasible and reasonable mitigation measures that can be implemented to reduce air quality impacts;
 - c) describe management methods and procedures and specific dust mitigation treatments that will be implemented to control dust emissions during operation, including specific details on stockpile constraining bays, on-site truck movements, the automated dust suppression system and general housekeeping;
 - d) describe the locations and parameters used for the monitoring of dust levels beyond the boundary of the site, including evidence of agreement by any affected landowners to the use of their properties for such monitoring; and

- e) detail a system of monitoring practices that identifies non-conformances, initiates and monitors corrective and preventive actions (including disciplinary action for breaches of procedures), and assesses the implementation and improvement of the Plan.
11. In the event that significant ongoing non-compliance with DEC criteria occurs at the site, the Director-General may require the Proponent to fully or partially enclose the Project to ensure that the DEC criteria are met.

Noise

12. The Proponent shall ensure that noise from the Project does not exceed the noise limits presented in Table 1.

Table 1: Project Noise Limits (dB(A))

Noise Assessment Location	Day	Evening	Night ^a
	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)
Junction of Baker St / Wentworth Ave	50	50	47
Holloway St (top floor)	50	50	47

^aThis limit is for isolated truck deliveries only (refer to condition 14).

Notes:

- For the purposes of this condition, day is defined as the period from 7am to 6pm, Monday to Saturday, and 8am to 6pm, Sundays and Public Holidays. Evening is defined as the period from 6pm to 10pm. Night is defined as the period from 10pm to 7am, Monday to Saturday, and 10pm to 8am, Sundays and Public Holidays.
 - Noise emission limits apply under meteorological conditions of wind speeds up to 3 m/s at 10 metres above ground level or temperature inversions conditions of 3 °C/100m and wind speed up to 2 m/s at 10 metres above the ground. To determine compliance with this condition, noise from the development must be measured at the most affected point within the residential boundary, or at the most affected point within 30 metres of the dwelling where the dwelling is more than 30 metres from the boundary.
 - However, where it can be demonstrated that direct measurement of noise from the development is impractical, the EPA may accept alternative means of determining compliance (see Chapter 11 of the NSW Industrial Noise Policy). The modification factors in Section 4 of the NSW Industrial Noise Policy shall also be applied to the measured noise levels where applicable.
13. Within 90 days of the commencement of operations associated with the Project, the Proponent shall assess the noise emission performance of the development during a period in which the development is operating under normal operating conditions. The assessment shall be prepared by a suitably qualified and experienced acoustical practitioner and shall assess compliance with the noise limits specified in condition 11. A report providing the results of the assessment shall be submitted to the Director-General and the DEC within 28 days of completion of the assessment.
 14. The Proponent shall undertake all activities associated with the construction of the Project between the following hours:
 - (a) 7:00am and 5:00pm, Monday to Saturday; and
 - (b) at no time on Sundays and public holidays.
 15. The Proponent shall undertake all activities associated with the operation of the Project between the following hours:
 - (a) 6:30am and 5:00pm, Monday to Friday;
 - (b) 7:00am and 3:00pm, Saturdays; and
 - (c) at no time on Sundays and public holidays.

Access to the facilities outside these hours is only permitted for the delivery and unloading of materials, with no operation of plant or equipment. After hours delivery of materials is limited to one truck delivery per 15 minutes during the night-time period.
 16. Notwithstanding condition 14, the Proponent shall ensure that no processing of materials is conducted at the facility prior to 7:00 am on any day.
 17. The Proponent shall prepare and implement a Noise Management Plan for the project, in consultation with the DEC, and to the satisfaction of the Director-General. The Noise Management Plan shall be submitted to the Director-General prior to commencing construction, and must:

- a) describe the construction noise and vibration objectives for construction and assess the potential noise and vibration from the proposed construction methods (including noise from construction traffic) against these objectives;
- b) where the objectives are predicted to be exceeded, an analysis of feasible and reasonable noise mitigation measures that can be implemented to reduce construction noise impacts;
- c) describe management methods and procedures and specific noise mitigation treatments that will be implemented to control noise and vibration during construction, including the early erection of operational noise control barriers;
- d) detail the access routes to be used by vehicles associated with the site, and the means by which these access routes will be enforced;
- e) define speed limits to be observed along routes to and from, and within the site;
- f) provide for movement scheduling where practicable to minimise noise impacts during sensitive times of the day;
- g) set behavioural requirements for drivers to ensure that noisy practices such as the use of compression engine brakes are not unnecessarily used;
- h) include conditions in employee/service provider contracts that require compliance with the Proponent's reasonable directions aimed at minimising noise impacts from vehicle movements and communication and management strategies for non-Proponent owned and operated vehicles to ensure the provisions of the Plan are implemented; and
- i) detail a system of audited management practices that identifies non-conformances, initiates and monitors corrective and preventive actions (including disciplinary action for breaches of procedures), and assesses the implementation and improvement of the Plan.

Transport

- 18. During the life of the project, the Proponent shall ensure that:
 - a) all heavy vehicles associated with project access the site via Baker Street and Wentworth Avenue, and do not use any other local roads in the vicinity of the site to access the site;
 - b) vehicles and bins associated with the project do not stand or park on any public road or footpath adjacent to the site.
- 19. The Proponent shall prepare and implement a Transport Management Plan for the project to the satisfaction of the Director-General. This plan shall be submitted to the Director-General prior to the commencement of construction, and must:
 - a) describe the detailed measures that would be implemented to ensure compliance with the restrictions in condition 18 above;
 - b) include program for monitoring and auditing the effectiveness of these measures.

Visual

- 20. The Proponent shall ensure that no lights are directed towards private residences or roads, and that lighting is consistent with Australian Standard *AS4282(INT) 1995: Control of Obtrusive Effects of Outdoor Lighting*.

Soil and Water

- 21. The Proponent shall comply with Section 120 of the *Protection of the Environment Operations Act 1997* in the carrying out of the project, except as expressly provided by a licence under that Act for the project.
- 22. The Proponent shall prepare and implement a Water Quality Management Plan for the project, in consultation with the DEC, and to the satisfaction of the Director-General. The Water Quality Management Plan shall be submitted to the Director-General prior to commencing construction, and must:
 - a) detail water spray management practices to ensure that water usage for dust suppression activities is minimised;
 - b) detail the design of the stormwater management system at the site;
 - c) include a program for monitoring stormwater runoff to ensure that the project complies with section 120 of the *Protection of the Environment Operations Act 1997*, including how the quality of water to be discharged from the site will be assessed; and
 - d) detail the design of bunding for any diesel tank at the site in accordance with AS 1940.

Waste

- 23. The Proponent shall ensure that only the inert and/or solid waste listed below may be stored, transferred or recovered by way of separating or processing at the site:

- a) Virgin excavated natural material (including clay, gravel, sand, soil and rock) that is not mixed with any other waste and that:
 - has been excavated from areas that are not contaminated with manufactured chemicals and that do not contain sulphidic ores or soils; or
 - consists of excavated natural materials that meet such criteria as may be approved by the DEC.
- b) Building and demolition waste (including bricks, concrete, paper, plastics, metal, timber) being material resulting from the demolition, erection, construction, refurbishment, or alteration of buildings or from the construction, repair or alteration of infrastructure development such as roads, bridges, dams, tunnels, railways and airports which:
 - is not contaminated or mixed with any other type of waste; and
 - does not contain asbestos waste.
- c) Asphalt waste (including waste resulting from road construction and waterproofing works).

Note:

- *Waste is defined in the Protection of the Environment Operations Act 1997 and the DEC's Environment Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes*

24. The Proponent shall ensure that the height of any stockpile of processed or unprocessed waste at the site does not exceed five metres.

SCHEDULE 4
ENVIRONMENTAL MANAGEMENT AND MONITORING

ENVIRONMENTAL MANAGEMENT PLAN

1. The Proponent shall prepare and implement an Environmental Management Plan for the project, to the satisfaction of the Director-General. This Plan shall be submitted to the Director-General prior to construction commencing and must:
 - a) provide the strategic context for environmental management of the project;
 - b) identify the statutory and other obligations that apply to the project;
 - c) outline the environmental management and monitoring practices and procedures that would be implemented during construction and operation;
 - d) describe in general how the environmental performance of the project would be monitored and managed during the project;
 - e) describe the procedures that would be implemented to:
 - keep the local community and relevant agencies informed about the construction, operation and environmental performance of the project;
 - receive, handle, respond to, and record complaints;
 - resolve any disputes that may arise during the course of the project;
 - respond to any non-compliance; and
 - respond to emergencies;
 - f) describe the role, responsibility, authority, and accountability of all the key personnel involved in environmental management of the project; and
 - g) incorporate the various management plans and monitoring programs required under this approval.

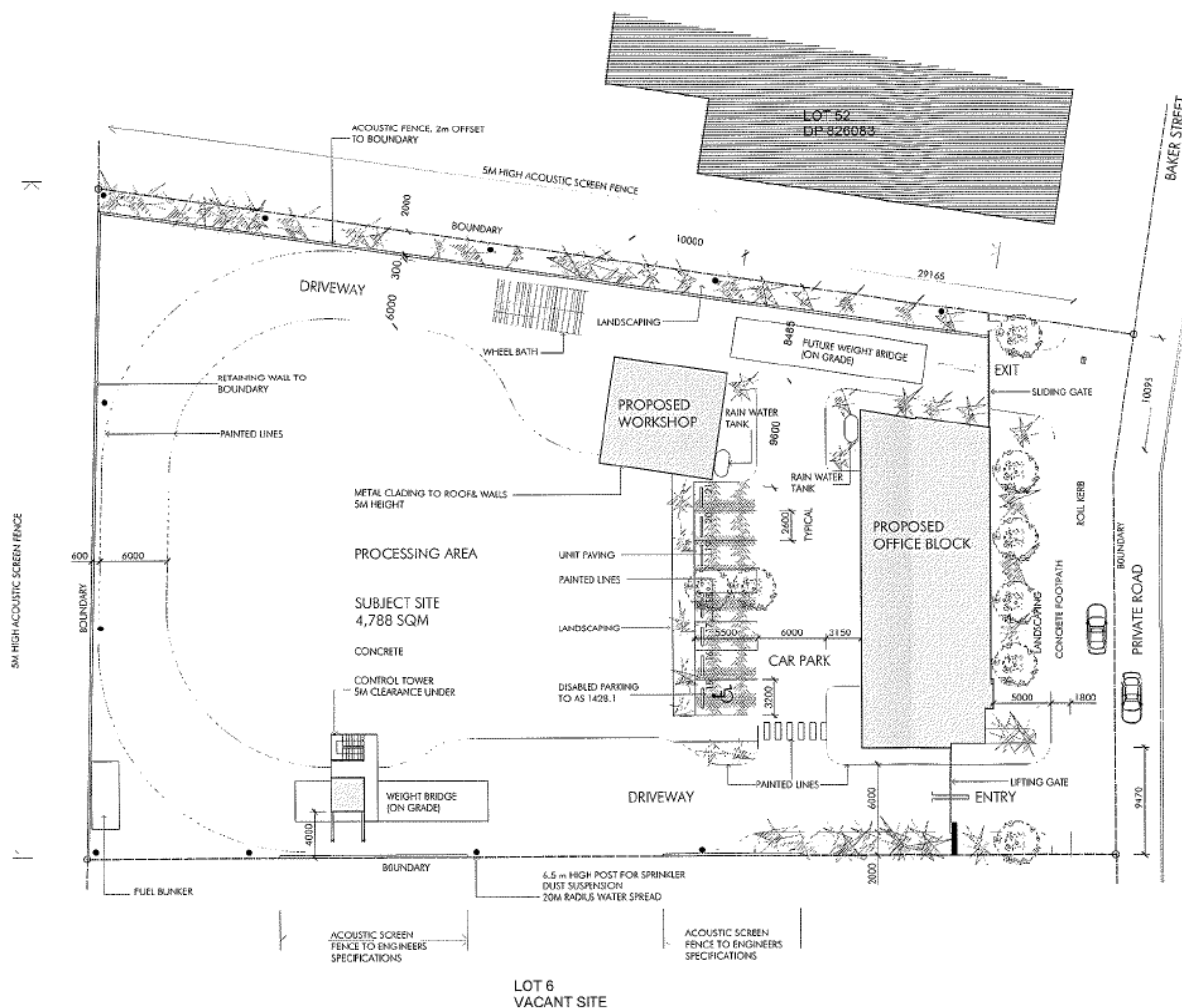
INDEPENDENT ENVIRONMENTAL AUDIT

2. Within one year of the commencement of operations, and every three years thereafter unless the Director-General directs otherwise, the Proponent shall commission an Independent Environmental Audit of the project. This audit must:
 - a) be carried out by a suitably qualified, experienced and independent audit team, whose appointment has been endorsed by the Director-General;
 - b) be carried out in accordance with *ISO 14010 - Guidelines and General Principles for Environmental Auditing* and *ISO 14011 - Procedures for Environmental Auditing*;
 - c) include consultation with the DEC and Council;
 - d) assess whether the project is complying with the conditions of both this approval and the EPL for the project;
 - e) assess whether the project is being carried out in accordance with industry best practice; and
 - f) recommend measures or actions to improve the environmental performance of the project.
3. Within 2 months of commissioning this audit, or as otherwise agreed by the Director-General, the Proponent shall submit a copy of the audit report to the Director-General, with a response to any recommendations contained in the audit report.
4. Following each Independent Environmental Audit, the Proponent shall review and if necessary revise the Environmental Management Plan (and any other plans/strategies/programs required under this approval) to the satisfaction of the Director-General. The revised plans/strategies/programs must be submitted to the Director-General within 3 months of submitting the audit report.

INCIDENT REPORTING

5. Within 7 days of detecting an exceedance of the limits/performance criteria in this approval or an incident causing (or threatening to cause) material harm to the environment, the Proponent shall report the exceedance/incident to the Department, and any relevant agency. The report must:
 - a) describe the date, time, and nature of the exceedance/incident;
 - b) identify the cause (or likely cause) of the exceedance/incident;
 - c) describe what action has been taken to date; and
 - d) describe the proposed measures to address the exceedance/incident.

**APPENDIX 1:
SITE, ARCHITECTURAL AND LANDSCAPE PLANS**



1 SITE PLAN
Scale: 1:200

FIR CALCULATION

ITEM	PROPOSED	CONTROL	COMPLIANT
SITE AREA	4,788 sqm	-	-
GROUND FLOOR AREA	79.5 sqm	-	-
FIRST FLOOR AREA	307.5 sqm	-	-
SECOND FLOOR AREA	319 sqm	-	-
TOTAL OFFICE BUILDING AREA	706 sqm	-	-
WORKSHOP+CONTROL TOWER	102 sqm	-	-
TOTAL GROSS FLOOR AREA	808 sqm	4,788 sqm	YES
FLOOR SPACE RATIO	0.17:1	1:1	YES

LANDSCAPE AREA CONTROLS

ITEM	PROPOSED	CONTROL	COMPLIANT
SITE AREA	4,788 sqm	-	-
SOFT LANDSCAPING AREA TO STREETSCAPE	184 sqm	-	-
SOFT LANDSCAPING AREA TO SIDES	298 sqm	-	-
TOTAL SOFT LANDSCAPED AREA	478 sqm	478 sqm	YES

PARKING

ITEM	PROPOSED	CONTROL	COMPLIANT
SITE AREA	4,788 sqm	-	-
PARKING- NON STACKED	14	-	-
PARKING-STACKED	7	-	-
TOTAL PARKING PROVIDED	21	21*	YES

*706 sqm (office) @1/37 sqm=19 car spaces

102 sqm (workplace & control tower) @1/80 sqm=2 car spaces

D	25.01.26	LANDSCAPING & ACCESSORY
C	25.11.25	EXTERIOR ALIGNED
B	25.09.24	UP DATED
A	25.08.24	ISSUE FOR BIDDING
	18.05.25	FOR CONSIDERATION
	18.05.25	FOR BIDDING

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Project:

TIPFAST BOTANY OFFICE

16/17A Baker Street
Bankstown NSW 2220

Site:

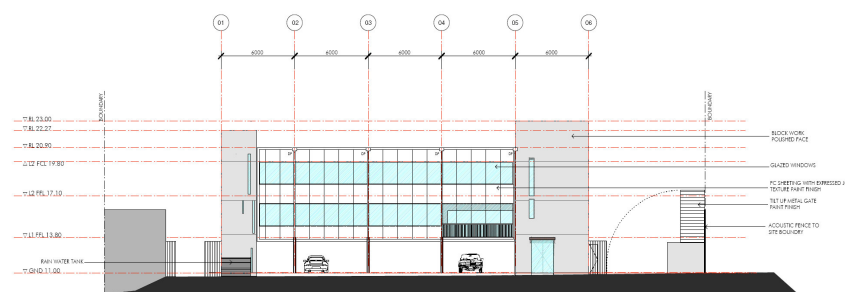
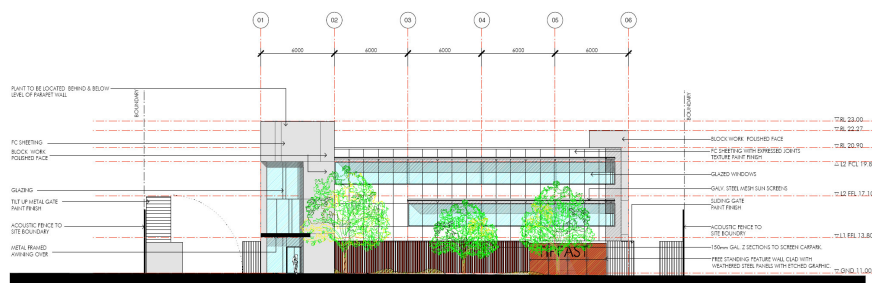
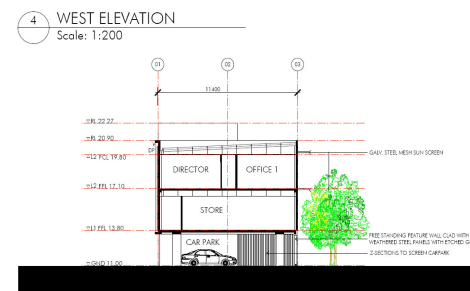
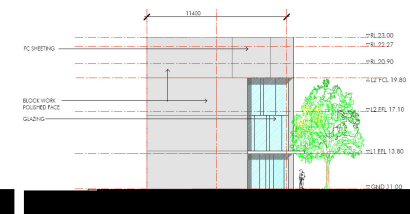
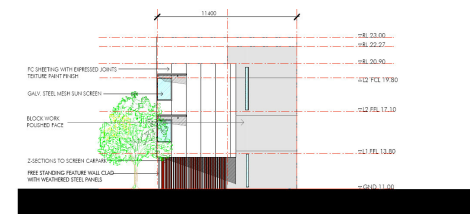
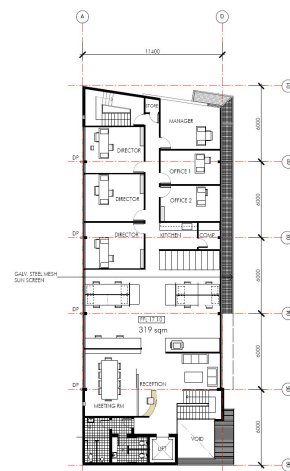
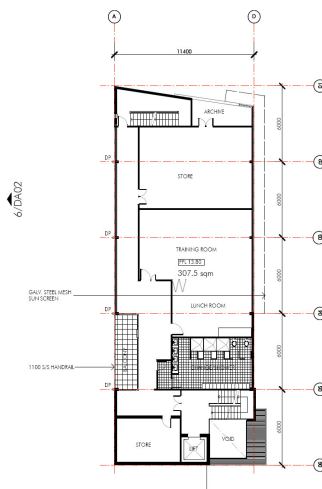
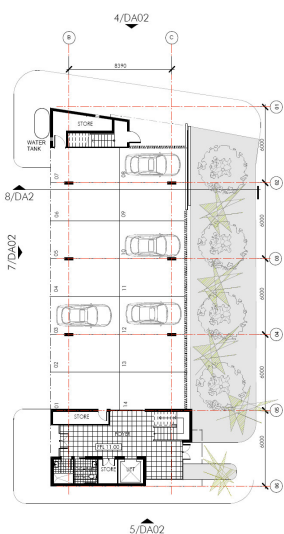
Site Plan

Scale: 1:200 JDD No: 0527

Date: JUNE 2005 DRAWING NO: **DA01**

Drawn: LN & TT Check: D

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C	24_11_05	LIFT ADDED
B	29_06_06	ISSUE FOR DA
A	24_06_06	FOR INFORMATION
-	10_05_06	PRELIM ISSUE
Issue	date	amendment

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Project:

TIPFAST BOTANY OFFICE

16/19A Baker Street
Banksmeadow NSW

title:

Plans, Elevations & Section

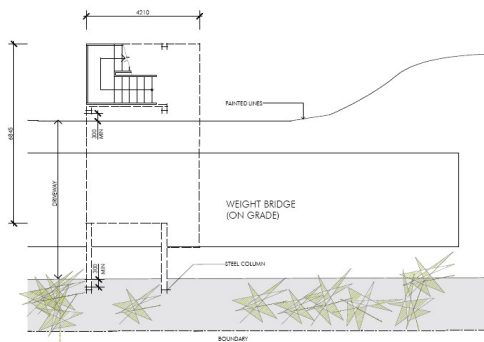
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date JUNE 2005 drawing no. DA02
drawn LN & TT issue C

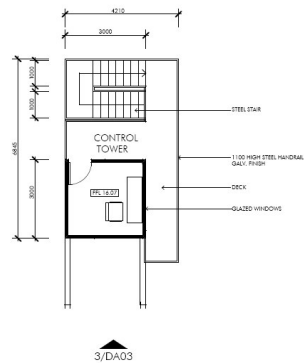
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drawn LN 8 TT issue C

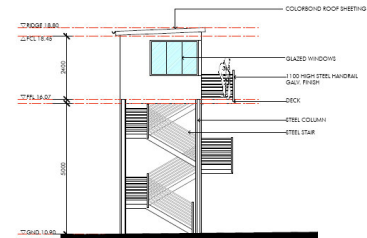
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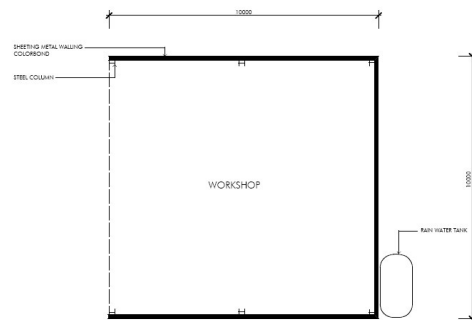
1 CONTROL TOWER GROUND FLOOR PLAN
Scale: 1:100



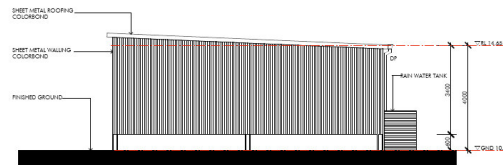
2 CONTROL TOWER FIRST FLOOR PLAN
Scale: 1:100



3 CONTROL TOWER SIDE ELEVATION
Scale: 1:100



4 WORKSHOP FLOOR PLAN
Scale: 1:100



5 WORKSHOP SIDE ELEVATION
Scale: 1:100

B	28.06.06	ISSUE FOR CA
A	24.06.06	FOR INFORMATION
	10.05.06	PRELIM ISSUE
ISSUE	DATE	AMENDMENT

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Project:

TIPFAST BOTANY OFFICE

16/19A Baker Street
Bankstown NSW

Title:

**Control Tower & workshop
Plans & Side Elevation**

scale 1:100 job no. 0527

date JUNE 2005

drawing no. **DA03**

drawn LN & TT issue **B**

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