

5 April 2013

Ms Emma Barnett
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Ms Barnett,

**Re: Materials Recycling Facility – Moorebank (05_0157)
Exhibition of Environmental Assessment**

Thank you for the opportunity to comment on the proposed materials recycling facility at Newbridge Road, Moorebank.

Council has previously provided comments regarding this proposal and noted substantial inadequacies with the environmental assessment. Many of these inadequacies have not been addressed prior to placing the environmental assessment on public exhibition. These inadequacies form the basis for Council's grounds for objection to the proposal.

Council is particularly concerned with the proposed access arrangements to the site. Council has resolved not to grant access to the site over its land yet the application shows access through this land. In Council's view this fails to demonstrate that suitable arrangements have been made to secure access to the site, as the written evidence of landowners consent for the site access works has not been provided.

Furthermore, the proposed development is incompatible with the existing and future land use pattern which is predominantly characterised by residential development, environmental conservation and public open space. Residential development at Georges Fair to the west of the site and future residential development to the north are likely to be adversely impacted upon, should this development be approved. The environmental assessment fails to demonstrate that these impacts will be appropriately mitigated and therefore the proposal is deemed inappropriate.

A more detailed analysis of the pertinent elements of the proposal is provided below:

Access

The environmental assessment and traffic report (including plans) prepared by Lyle Marshall and Associates show that the development would utilise Lot 309, DP 1118048 to access the proposed development, via an at grade road. This land is zoned R3 Medium Density Residential to provide access to the East Moorebank Precinct following the rezoning of the former Boral quarry site.

The Director General's Requirements (DGRs) issued on 7 July 2008 highlight site access as a key issue needing to be addressed by the proponent. The requirements stipulate that the environmental assessment *"must demonstrate that suitable*

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ARABIC

إذا لم تستطع فهم هذا الطلب ، الرجاء الاتصال بخدمة الترجمة الهاتفية على رقم 131 450 واسألهم أن يتصلوا بالبلدية على رقم 1300 362 170 . دوام ساعات العمل هي من الساعة 8.30 صباحًا إلى 5.00 بعد الظهر من الاثنين إلى الجمعة.

CHINESE

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GERMAN

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GREEK

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HINDI

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ITALIAN

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KHMER

បើលោកអ្នកមិនយល់ពីអត្ថន័យប្រការប្រតិបត្តិនេះទេ សូមទូរស័ព្ទទៅសេវាបកប្រែភាសាជាមន្ត្រីសំឡេង (លេខ 131 450) ហើយស្នើសុំឲ្យគេទាក់ទងសភាពាក្យ (លេខ 1300 362 170)។ ពេលម៉ោងធ្វើការគឺម៉ោង 8 កន្លះព្រឹកដល់ម៉ោង 5 ល្ងាច ពីថ្ងៃចន្ទដល់ថ្ងៃសុក្រ

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SPANISH

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VIETNAMESE

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arrangements have been made to secure access to the site, including written evidence of the relevant landowner's consent for the proposed site access works."

The consent supplied by Council to access Lots 308 and 309 in DP 1118048 refers specifically to consent to lodge the Part 3A application and does not constitute a right to access Council land to carry out the development. The DGRs specifically stipulate that the relevant landowners consent must be obtained for the site access works, not just for the lodgement of the Part 3A application. The applicant has not provided written evidence of this consent.

On 15 June 2011 Council resolved;

'That Council

- 1. Writes to the State Government immediately to recommend refusal for this development as the proposed use of this site is incompatible with the current and planned residential and recreational uses of the area.*
- 2. Writes to Moorebank Recyclers clearly stating that approval will not be granted for access over Part Lot 310 and Lot 309 in DP 1118048 for waste management/recycling purposes.*
- 3. Makes submissions to the Director General which summarises and comments on the community concerns and such submissions should note that Council does not support the application.'*

Given the above Council resolution, the applicant will not receive owners consent from Council that will meet the requirements of the DGRs.

The access arrangement put forward in the environmental assessment, prepared by Lyle Marshall and Associates is now redundant given the decision of the Supreme Court of New South Wales –Court of Appeal decision of the 21 December 2012. This decision stipulates that the bridge and ramps solution is to be implemented for access to the Tanlane land and Moorebank Recyclers land.

The access ramps required on either side of the bridge to facilitate truck movements on and off the bridge are too large to be constructed within Lot 309 DP1118048. The applicant will require access to Lot 310 DP1118048 for the ramps to be constructed. Lot 310 is owned by Council and as per Councils resolution of the 15 June 2011 Council will not grant consent for the applicant to access Lot 310. The applicant is currently seeking an easement over this land through court proceedings.

However as this matter is undetermined, the applicant at this time does not have owners consent to either lodge a Development Application/Part 3A Application over Lot 310 nor to access the property in any way.

Given that the access solution in the environmental assessment cannot be realised, the applicant will be required to amend their application to include the ramps proposal. This will require Council to provide owners consent to the amendment of the application to include Lot 310. Given the resolution to deny access to this lot, it is highly unlikely that Council will grant consent to the amended application.

This appears to leave the applicant in a situation where the proposal on exhibition (at grade road access) is not achievable and the potential amended proposal (bridge and ramps) cannot be lodged at this time due to the lack of owners consent.

These issues have been made clear by Council in the past. It is not acceptable that the outcome of a court decision made in December 2012 has not been incorporated

into the exhibition version of the environmental assessment. The proposal as detailed in the environmental assessment cannot be developed. The environmental assessment should have been updated prior to being placed on public exhibition. Given the lack of owners consent the likely scenario would have been that the applicant would need to wait for the outcome of the court proceedings before being able to potentially lodge the amendment, should the easement over Lot 310 be granted.

Traffic Management

A Traffic Report for Construction and Operation of a Materials Recycling facility on Lot 6 DP 1065574, Newbridge Road, Moorebank dated November 2012 was prepared by Lyle Marshall & Associates. The report indicates that the proposal would involve up to an estimated 324 daily truck movements and that these movements would occur between 7:00am and 6:00pm Monday to Saturday.

The estimated truck movements are considered to be excessive having regard to the surrounding street network which is characterised by existing and future residential development. The estimated hourly truck movements indicate significant movements within peak morning and evening periods. It is considered that such movements would undermine the operation and efficiency of the existing and future residential street network. Heavy vehicle movements within the precinct are likely to impinge upon the street network and create significant conflict with both light vehicular and pedestrian movements, which had not been contemplated within the precinct.

The directional distribution of trucks to the road network has been detailed within the report, with estimated proportion of movements relative to direction. It is considered that the figures used are merely theoretical as no further information had been detailed in respect to likely destinations. This deficiency was highlighted in Council's letter to the department dated 7 February 2013 and has not been addressed by the proponent prior to exhibition. Failure by the proponent to address these concerns suggests that further information would not have been of benefit to the applicant and raises further serious concerns regarding traffic flow.

It is noted that trucks exiting the proposed facility would be prevented from turning left (south) into Brickmakers Drive by proposed geometric constraints and appropriate signage at the Link Road/Brickmakers Drive intersection. However, there are other opportunities for trucks to enter the facility using local roads and the applicant has not demonstrated how the traffic controls will prevent waste delivery trucks from turning right into Brickmakers Drive and Maddecks Avenue from Nuwarra Road.

Given the Council resolution that denies access to the site over Lot 309 in DP 1118048, the traffic report submitted as part the environmental assessment no longer accurately reflects future traffic generation and movements. In its letter dated 7 February 2013 Council recommended the proponent engage neighbouring land owners to make arrangements for an alternate access method to the site. As the proponent has been unable to make these arrangements, approval should not be granted due to inherent inefficiencies in the traffic report and the potential impacts on the local street network which are the likely result.

Intersection Treatment of the Proposed Access/Brickmakers Drive

In its letter date 7 February 2013, Liverpool City Council noted that this assessment does not take into consideration the cumulative traffic impact of other proposed

developments that would use the link off Brickmakers Drive. This development is adjacent to the proposed marina at 146 Newbridge Road (DA-846/2012) and the residential development to the north of the subject site. Further there are enterprise corridor and additional retailing on 124 Newbridge Road that will be accessed from this point. It is intended that all three developments will use the proposed link road. Table 10-3 of the environmental assessment calculates the number of traffic movements in 2021 resulting from full development of Georges Fair. It fails to account for future developments such as the residential development north of the subject site (Figure 1) and the proposed marina.

Council previously suggested that a cumulative traffic assessment be prepared in consultation with the two other developers to best reflect development outcomes and traffic volumes. The Council could then be provided with a statement agreeable to all parties identifying the type of intersection to be provided, the design of the access road, and any required upgrades of the Brickmakers Drive intersections at Nuwarra Road and Newbridge Road to accommodate the developments. Such a report has not been forthcoming by the proponent.

Therefore, the traffic assessment and the intersection performance analysis of the proposal should therefore take into the consideration the cumulative traffic impact of the three proposed developments that will use the road link. This will allow the determination of the most appropriate intersection treatment to accommodate all vehicles that will use the proposed intersection. In this regard an intersection with Give Way control is considered unacceptable in the medium term.

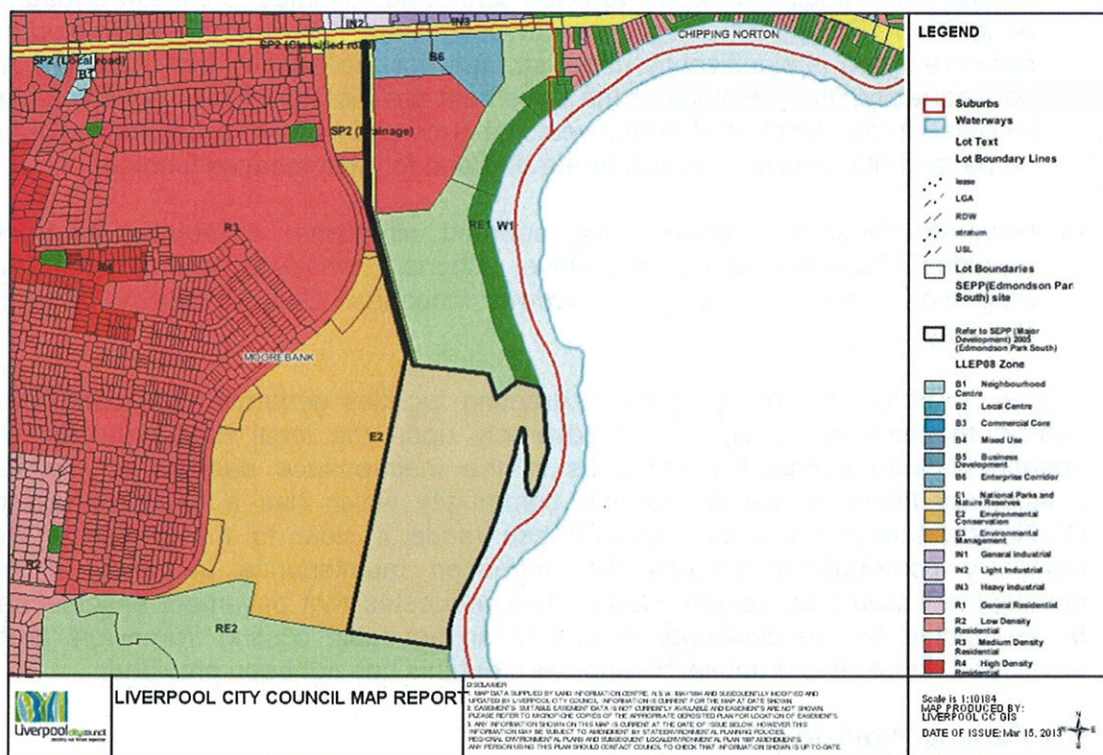


Figure 1: Liverpool Local Environmental Plan 2008 – Zoning Map

Insufficient consideration of these developments has been given by the developer to ensure appropriate intersection treatment at the intersection of Brickmakers Drive

and the road bridge link. The resulting impact on ingress and egress to/from future developments within the precinct must be avoided.

Impact on Road Pavement

The conclusions in the environmental assessment regarding pavement impacts are based on unsubstantiated estimates of the directional distribution of trucks and incorrect assumptions regarding the structural capacity of Nuwarra Road pavement. The report further assumes that the only Council-controlled roads affected by the proposal would be Brickmakers Drive and Nuwarra Road. Governor Macquarie Drive, a major regional road providing the only feasible haulage route between the site and Hume Highway is not considered in the analysis of traffic and pavement impacts. The following discusses each of these key roads:

- a) Brickmakers Drive – the claim that there is a low risk of poor structural performance in Brickmakers Drive only holds true if the wearing course is kept in good condition. Brickmakers Drive is recently constructed and the ongoing maintenance of the road has been accounted for in Council's asset management plan, based on the expected traffic. The large proportion of heavy vehicular traffic generated by the development will accelerate deterioration of the asphalt surface and thereby ensure a shorter serviceable life than would otherwise have been achieved.
- b) Nuwarra Road - due to the uncertainty associated with the estimated increases in traffic volumes and the vastly over-estimated design traffic in Nuwarra Road, the impact of the additional heavy vehicles cannot be assumed to be *"low enough to be ignored."* From Council's previous investigations, it is clear that the majority of Nuwarra Road is significantly under-strength for the existing traffic loading and consequently large sections of the pavement are already in poor condition. Any increase in the number of heavy vehicles is certain to have a detrimental effect on pavement condition and accelerate demand for maintenance funding.
- c) Governor Macquarie Drive - the adopted directional distribution of trucks excludes Governor Macquarie Drive. Council considers that a significant proportion of the trucks will use Governor Macquarie Drive to access the Hume Highway.

It is to be noted that recycling and extracting facilities generate significant heavy vehicle movements, which impact adversely upon the local road network. The impacts include substantial increases in the maintenance demand to maintain satisfactory levels of service for the community which has a major impact on Council's financial resources. Council has made it clear to the developer that monetary contributions towards the increased maintenance demands of this development would be sought. Council has requested that pavement assessments be conducted by the developer to enable an equitable costing framework to be developed should this proposal be approved but this has not been provided.

Car Parking Provision

The proposed facility will employ 45 staff, of whom 20 will be truck drivers and who will not require parking. No visitors are expected at the site. A total of 16 parking spaces are to be provided on site.

The Liverpool DCP 2008 requires parking provision for an industrial development as one space per 35 sqm of office space; and one space per 75 sqm of factory area or

one space per two employees. The provision of 16 parking spaces for 25 employees equals one space per 1.56 employees. The parking provisions outlined in the environmental assessment are not compliant with Council's DCP.

Traffic Noise

Heavy vehicular movements through residential areas are likely to result in complaints about traffic noise and its associated impacts on residential amenity from local residents, particularly along Brickmakers Drive and Nuwarra Road. Council deems this to be a major concern considering the changing nature of land use within the area. Considerable residential development has occurred within the immediate vicinity of the proposed recycling facility, and more is likely to occur in the short to medium term and it is likely that this development would generate considerable traffic noise through construction and operation. A forecast 324 truck movements per day is unacceptable within a predominantly residential area.

Georges River and Flooding

The site is substantially impacted by flooding (ie within the 1:100 year flood event) and is directly adjacent the Georges River.

Within the environmental assessment, the applicant refers to the flood analysis that supported DA-1417/2005, however no copy of this is provided. In relation to DA-1417/2005, it is noted that this approval lapsed on the 27 June 2009, unless the development was physically commenced. The applicant states that they have commenced work on site, which would activate the consent and nullify the lapse date. However Council can find no evidence of site works commencing. A review of Council's records finds no notification of commencement of works or details of an appointed contractor. Furthermore, a review of aerial photography from 2002 to present shows no evidence of earthworks on the site. The applicant will need to provide evidence that the earthworks have been physically commenced. The Department should ensure that the approval for the earthworks is current and valid and that all conditions of consent are complied with.

Should the applicant not provide evidence of earthworks being carried out, DA-1417/2005 would be considered lapsed and flood liability would need to be considered with this application. There is insufficient detail supplied in this environmental assessment regarding the flood impacts of the proposal. It is also noted that this proposal is likely to considerably increase the impervious area on the site and the built structures and unsecured storage mounds would substantially displace flood storage volume as well as create hazard and blockage during flood events.

It should also be noted that the proposal would have substantial negative impact on flood extents on neighbouring properties both upstream and downstream along the Georges River. The proposal to use bunding to excise this site from flood liability in this circumstance is unacceptable, particularly given that there is a loss of flood storage of up to 3,000m³. Council will not accept any net increase to flood levels on neighbouring properties, as this would be contrary to the NSW Floodplain Management Manual and could increase risk to life and property. Further, this impact would also affect flood extents on properties in Bankstown.

The Greater Metropolitan Regional Environmental Plan No 2 – Georges River is mentioned in the documentation however there is no response or evaluation of the

proposal against the general principles of the deemed SEPP. This evaluation is critical given the site has direct frontage onto the Georges River.

As detailed in the environmental assessment, the proposed would involve a series of stockpiles and unsealed areas that would require constant dust suppression. These areas would be not sealed and in major storm and flood events, would be subject to erosion and could contaminate/pollute the Georges River. Council is not convinced that collection sumps would be sufficient to deal with the amount of potential eroded material, particularly in major storm events. The risk of debris being washed into the Georges River is particularly high given the depth and velocity of flooding in this area and could result in significant water quality issues.

Furthermore, the road bridge required to service the lands east of Brickmakers Drive and the associated on-off ramps for the recycling facility will require substantial civil works within the public reserve. The flood impacts arising from these works have not been properly assessed through flood studies undertaken by appropriately qualified flooding engineers in accordance with Councils flood model. This is not acceptable.

The Georges River is a strong recreational asset for the area, and is often used for recreational boating and waterskiing. Council has, through entering into Voluntary Planning Agreements for other sites in the area, sought to bring into Council ownership the Georges River frontage for a riverside parkland area. The area adjacent the river of this site has been identified as a missing link. The proposed use of this site would have an unacceptable impact on public amenity from this open space area, and also from the Georges River corridor.

Contamination

As the site was previously used for landfill, the water table is to be continually monitored and this is mentioned in the reporting.

The capping of the site is of particular concern, given the close vicinity of existing and proposed residential development within the immediate locality. The environmental assessment does not appear to have addressed this in detail. The proposal to drive piles into the site needs to be assessed to ensure that the capping over the contaminated materials has sufficient structural integrity to withstand the vibration and disturbance of the soil profiles. The Department must ensure that this aspect of the proposal poses no environmental risks, particularly given the potential for flooding and the proximity of residential areas, ecologically significant land and the Georges River. Moreover, matters relating to groundwater and water table monitoring should be made frequently as opposed to consideration after the first year of operation.

Views

The impact on views has been considered from the existing and emerging residential areas in the report prepared by Richard Lamb and Associates *Visual Impact Assessment* dated February 2010. Council in its letters dated 9 September 2011 and 7 February 2013, requested that the views from the existing and zoned public open space and private open space areas, zoned residential but not yet developed areas and from the Georges River itself be evaluated in terms of views. The applicant has not provided any additional visual analysis as requested by Council.

As detailed in the environmental assessment, the site would contain a number of purpose built structures including the workshop, crusher, and numerous uncrushed and sorted stockpiles. It is considered that the analysis has not provided sufficient

comfort in evidence that the stockpiles, buildings, plant and equipment and heavy vehicles would be adequately screened.

Concern is also raised in respect to potential impact when viewed from the future development of the Moorebank East Precinct. The Director General's Requirements include an analysis of the visual impact of the proposed development, particularly on existing and proposed residential areas, nearby conservation and parkland areas and the Georges River. The environmental assessment has noted that any development on Lot 7 in DP 1065574 would experience clear visual sightlines toward the subject site. It is noted that Council is currently in receipt of a development application for a Marina Development on this lot. Should that development be supported, it is likely that the proposal used for private recreation would experience significant issues relating to loss of amenity and enjoyment of its land.

The reliance of the potential development of Lot 7 has also been used to address visual impact from future residential to the north of the site. This approach is unacceptable and has not been addressed satisfactorily, particularly in the event that the proposed marina is not realised.

Council has requested previously that detailed analysis of the levels, canopy cover and other factors that influence the view lines/visibility from the Georges River, zoned residential land (developed or undeveloped), Marina Development, Brickmakers Drive and the New Brighton Golf Course must be undertaken. Such information has not been supplied as part of the environmental assessment.

Council cannot consider the impacts of the proposal if the information required to do so is not provided. Without a more thorough visual analysis that proves otherwise, Council assumes that visual impacts of the development on the locality are substantially detrimental. The East Moorebank Precinct is characterised by pleasant natural vistas provided by native vegetation and public open space which must be preserved.

Odour and Dust

An *Air Quality Impact Assessment* dated 22 March 2010 was prepared by PAEHolmes in support of the environmental assessment. As stated in Council's letter dated 9 September 2011, the impact of odours arising from the operation does not seem to have been considered from any receiver and the approach to dust management is inadequate. The Director General's Requirements list air quality, including odour, as a key issue to be addressed with the EA process and the proponent has failed to do so.

The applicant has not revised the *Air Quality Impact Assessment* since this time and therefore has failed to address Council's concerns in relation to odour and dust impacts. Council requested that an Odour Impact Assessment be carried out in accordance with relevant NSW EPA guidelines. The developer's failure to conduct such an assessment to demonstrate compliance raises significant concerns for the health and wellbeing of the local community.

Environmentally Significant Land

Council previously recommended that the *Flora and Fauna Assessment, Proposed material recycling facility Lot 6 DP1065574 Newbridge Road Moorebank*, prepared by Aquila Ecological Surveys February 2010 be updated. This has not occurred.

It is not clear in the environmental assessment whether or not the patch of Ironbark Open Forest on the western boundary of the site is to be removed. It is also not clear whether or not the isolated paddock trees and small patches of shrubs and/or trees located within the predominantly cleared area (as evident from the aerial photograph in Figure 2 of the environmental assessment) are native and constitute potential habitat. In its letter dated 7 February 2013, Council requested that these details be clarified, this has not occurred. The applicant's failure to clarify these details is of concern as mitigation measures enacted to reduce disturbance to native flora and fauna are likely to be inadequate.

On page 11 of the Flora and Fauna Assessment submitted with the environmental assessment it states "no biota listed as matters of National Environmental Significance occur or are likely to occur at the site" however, a White-bellied Sea-eagle (*Haliaeetus leucogaster*) was detected in the River-flat Forest during the site survey carried out in February 2010 (see page 9). Since this species is listed as a Migratory Species on the *Environment Protection and Biodiversity Conservation Act* 1999 Council is not satisfied with the level of consideration given to this within the assessment.

Given the close proximity of actual and potential Green and Golden Bell Frog habitat (e.g. New Brighton Golf Course, bushland adjacent to the Georges Fair residential development), along with the local occurrence of this threatened species (e.g. New Brighton Golf Course and Lieutenant Cantello Reserve), insufficient information has been provided regarding the direct and indirect impacts on this species and the proposed mitigation measures.

Council has previously recommended that an Environmental Management Plan (EMP) be developed and reviewed prior to a determination being made. Groundwater testing and monitoring should be incorporated into the EMP, giving due consideration to the NSW Groundwater Dependent Ecosystem Policy.

Furthermore, Council recommends a (local provenance) species list is to be compiled for any planting/revegetation activities (as referred to in Section 5). This list should identify suitable ground, shrub and tree species for the site, along with appropriate planting densities.

In addition to the sediment control fences proposed along the entire boundary of the site, methods of preventing dust settling in the vegetated area is to be provided.

Acid Sulfate Soils

The site is noted as being subject to class 2 and class 4 acid sulphate soils in the Liverpool Local Environmental Plan 2008. Accordingly, the LEP 2008 states the following under clause 7.7;

(3) *Development consent must not be granted under this clause for the carrying out of works unless:*

- (a) *an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority, and*
- (b) *a copy of the plan and a copy of the development application have been provided to the Director-General of the Department of Environment and Climate Change and the consent authority has considered any comments of*

the Director-General made within 21 days after those copies were provided to the Director-General.

The geotechnical assessment submitted as with the environmental assessment recognises the presence of potential acid sulfate soil at depths of approximately 2.5 metres below the surface level. The study states that disturbances to the site will be addressed through the implementation of an acid sulfate soil management plan. The Liverpool LEP 2008 stipulates that development consent must not be granted unless a management plan has been provided to the consent authority. Failure to adhere to this represents a serious threat to the local environment.

Sewerage disposal

The proposal seeks to place a septic tank on the site, which would have substantial environmental risks associated with it considering that the site is entirely flood liable and that a large area of the site is contaminated with fill and capped. The proposal to place a septic tank into this environment could potentially impact on the integrity of the capping over the contaminated materials and could also have impacts on the water quality in a flood or major storm event. The proposed septic system is not supported on this site by Council.

Noise

It has been noted an acoustic barrier with a minimum height of two (2) metres has been identified to provide noise mitigation to future residential development within the Moorebank East precinct. While the report notes a potential impact to future development, it is difficult to establish the real impact to the area given the absence of these sensitive receivers and the likely make up. Moreover, the plans fail to show exactly where the acoustic barrier would be provided. The provision of an acoustic barrier along the public road is unacceptable and would not be in keeping with the residential streetscape anticipated for the precinct. Furthermore, the need for an acoustic barrier reflects the incompatibility of the proposal with current and future residential development.

It is proposed that an earthen mound will be provided around the site's boundary to manage noise impacts. It is likely that this would have substantial impacts on the flood dynamics of the Georges River. Within such a high risk flooding area it is vital that no net loss of flood storage results from such a structure and the developer has failed to provide modelling to suggest that this would be the case.

The reporting suggests that the earthen mounds would be constructed using soil from within the site. As the site is capped and filled, the minimum clearance to the capping must be maintained; to ensure there is no impact on the integrity of the cap over the contaminated materials. The proposed structure has given inadequate consideration to overland flows and flooding impacts and as such should not be allowed to proceed. It is likely that this would subsequently cause noise to exceed acceptable levels in neighbouring residential communities and the developer has not provided an acceptable alternative. This further highlights the unacceptable nature of this development within the precinct.

Social and economic impacts

The proposed development is considered to be incompatible with the anticipated development within the Moorebank East Precinct. The industrial aspect of the proposal would be at odds with future commercial, residential and recreational uses

of the precinct. Moreover, the substantial management of the proposal reflects the need to mitigate likely adverse impact to the locality and create a detrimental effect on the enjoyment of land in the precinct. The co-existence of the proposed development with future planned development anticipated in the precinct is unsustainable.

The former Boral Site and the Benedict land are in the midst of contextual transition from extractive industry to urban land. Since this application was lodged the area has undergone substantial change. This has been a positive aspect to the Moorebank locality and aims to return the Georges River and its foreshore to the community. The proposed development is inconsistent with the E2 zoning of the land and would inhibit the cohesive preservation of foreshore land.

Conclusion

The proposed development of a material recycling facility on Lot 6, DP 1065574 is incompatible with the existing and future land use pattern which is predominantly characterised by residential development, environmental conservation and public open space.

Residential development at Georges Fair to the west of the site and future residential development to the north are likely to be adversely impacted upon, should this development be approved. Furthermore, the eastern border of the lot has been identified as a missing link in securing the Georges River foreshore corridor for the enhancement of public amenity. The changing nature of land use within the precinct is such that this development is no longer appropriate.

As detailed above, Council is particularly concerned about the unresolved matter of access to the site. Council has resolved to deny access to Lots 309 and 310 DP 1118048. The DGRs stipulate that the matter of access is a key issue needing to be addressed. This has not occurred. Council must promote equitable utilisation of the proposed link road and consider that this development would be contrary to this.

The proponent's failure to address the concerns detailed in Council's previous letters and in this submission has resulted in severe inaccuracies and omissions in the exhibited environmental assessment.

This submission has outlined numerous concerns related to the likely environmental impacts resulting from this development and finds that this development would have an unacceptable impact on the community.


For the reasons given in this submission, Liverpool City Council objects to the Part 3A Application Materials Recycling Facility – Moorebank 05_0157.

Liverpool City Council recommends that this proposal is refused, as a determination in the contrary would be inconsistent with the objects of the *Environmental Planning and Assessment Act 1979*.

Thank you for the opportunity to provide a submission regarding the proposed recycling facility.

Should you require further information or to clarify any of these matters raised within this submission, please contact Council's Strategic Planner, Megan Hill on 9821 9285.

Yours sincerely

A handwritten signature in black ink, consisting of a stylized 'M' followed by a long, horizontal, slightly wavy line that extends to the right.

Milan Marecic
Acting Executive Director

