

## Supporting Information for State Significant Development



### Resource Recovery Facility 50 Wyllie Road Kembla Grange

Submitted to Department of Planning & Infrastructure  
On Behalf of Bicorp P/L atf the BBA Unit Trust

Volume 1 of 1  
April 2012 ■ 12040

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This report has been reviewed by:

Terry Wetherall

Signature

Date 02.05.2012

S. C. McDevitt

## 1.0 Site Analysis

### 1.1 Site Description

An aerial photograph describes the location of the site. The property is located within the Kembla Grange Employment Lands Precinct as is identified as Lot 10 DP 878167.

Significant development within the precinct includes a lawn cemetery, Macedonian Orthodox monastery and industrial activities.

The Farmborough Heights residential sector is located within a kilometre to the north and is elevated above the Kembla Grange Employment Lands.

The site is serviced with electricity and telephone.

Vehicular access into the site will be from Wyllie Road. However, as part of the West Dapto Urban Development release, it is intended to extend the capability of Northcliffe Drive as a major arterial road into West Dapto. Under this scenario, Wyllie Road, at the frontage to the subject property, will become an extension of Northcliffe Drive.

## 2.0 Development Description

A current development consent (DA 2009/1153) was granted for a "Building material storage and recycling facility". Consent was granted as integrated development on 29 April 2010 and included conditions imposed by the Office of Water.

The application provided for the following:

- a maximum product delivery rate of 100 tonnes per day and 20,000 tonnes per year;
- a maximum storage capacity of 1000 tonnes;
- on average a total of 3 - 4 truck movements per day of 10 - 25 tonne capacity;
- on site processes to include individual product separation, cleaning and storage of timber, metal, brick/masonry and concrete;
- crushing by hydraulically operated excavation mounted "Eco Crusher";
- maximum of 4 staff;
- hours of operation will be 7.00 a.m. to 5.00 p.m. Monday to Friday and 7.00 a.m. to 1.00 p.m. Saturday adjacent to public holidays on Monday or Fridays; and
- plant and machinery include 2 front end loader vehicles.

A S96 application has been submitted to Council and, at the time of this request, remains undetermined. This application seeks to increase the maximum product delivery rate of 20,000 tonnes per year. However, it is clear that the potential for processing and recycling materials goes well beyond this capability.

The proposition is to now seek a further consent for a resource recovery and recycling facility that will handle more than 100,000 tonnes per year of waste. As waste and resource management facilities are permissible within the IN2 zone and because material handling will exceed 100,000 tpa, the proposal will be considered as State Significant Development.

The application will seek to provide for the introduction of 230,000 tpa of waste material into the site within the following categories and processes:

- i) **compost** - approx. 20,000 tpa
 

Source	- timber, green waste
Process	- shredding, screening, mixing, aging in stockpile
Customers	- landscapers, Council
- ii) **metals** - approx. 10,000 tpa
 

Source	- building demolition
Process	- separation, storage, transportation off site
Customers	- metal recyclers
- iii) **soils** - approx. 100,000 tpa.
 

Source	- venm, enm from excavation, construction sites, SRA sites
Process	- separation, screening, mixing stockpiling
Customers	- construction, fill requirements
- iv) **building waste** - approx. 50,000 tpa
 

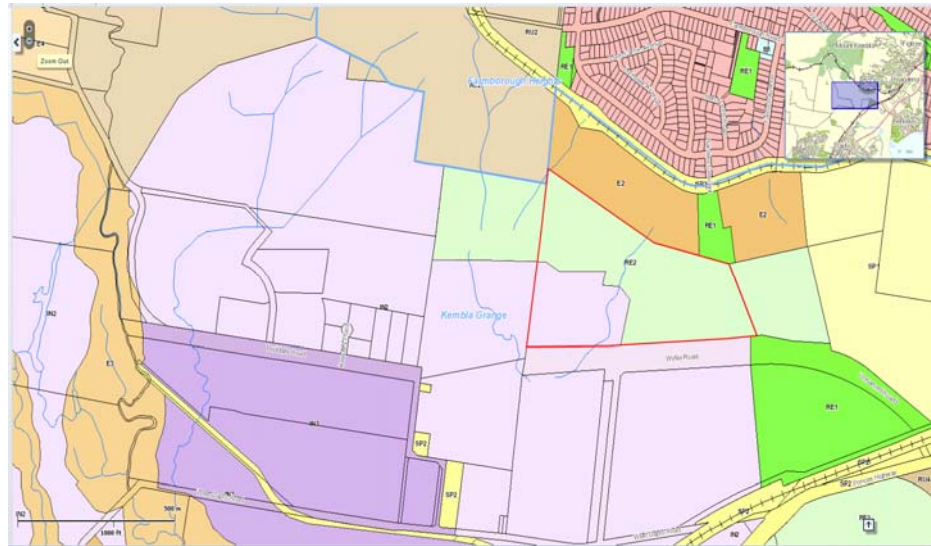
Source	- demolition
Process	- separation, crushing, screening, shredding, stockpiling
Customers	- composting, landscaping, feed (NB approx. 20% returned as waste to landfill)
- v) **concrete and brick** - approx. 50,000 tpa
 

Source	- demolition
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Process	- sorting, crushing, screening, stockpiling
Customers	- landscaping, road base aggregates, sand, fill material

### 3.0 Permissibility & Strategic Planning

The property is currently zoned part IN2 and part RE2 Private Recreation within Wollongong Local Environmental Plan (West Dapto) 2010. The planning map indicates the zone boundaries within the property.



**Zoning Map**

Waste or resource management facilities are permitted with consent in the IN2 zone and this request relates to the land so zoned.

The LEP defines a waste or resource management facility to mean a waste or resource transfer station, a resource recovery facility or a waste disposal facility.

Specifically, the application will seek consent for a resource recovery facility defined within the LEP to mean a building or placed used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, 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.

It is considered that the proposal will meet the objectives of the zone which are:

- *to provide a wide range of light industrial, warehouse and related land uses*
- *to encourage employment opportunities and to support the viability of centres*
- *to minimise any adverse effect on industry on other land uses*
- *to enable other land uses that provide facilities or services to meet the day to day needs to workers in the area*
- *to encourage appropriate forms of industrial development that will contribute to the economic and employment growth of the City of Wollongong*
- *to facilitate and encourage suitable types of light industrial, high technology service and manufacturing activities that, due to their nature and the processes involved, are appropriate for inclusion in a light industrial zone*
- *to ensure that development cannot be carried out if the processes to be carried on, the transportation to be involved or the plant, machinery or materials to be used interfere unreasonably with the amenity of the area*
- *to allow some diversity of activities that will not*
  - *significantly detract from the operation of existing or proposed manufacturing and service industries; or*
  - *significantly detract from the amenity of nearby residents; or*
  - *have an adverse impact on the efficient operation of the surrounding road system.*

The objectives of the zone will be addressed within the EIS submission. However, it should be noted that the subject property is located within 2 kilometres of the Whytes Gully waste disposal facility and it is clear that environmental impacts that could arise from a resource recovery facility can be either mitigated or satisfactorily managed.

The Illawarra Regional Strategy provides the following:

*"Local councils, in conjunction with the community, have achieved substantial gains in reducing the amount of waste being sent to landfill, particularly household waste through education and recycling programs. Further gains are required to be made, particularly in reducing waste in the building /demolition and commercial/industrial sectors.*

*A number of landfills in the Region, notably in the Kiama local government area, have reached capacity. Opportunities for new regional resource recovery and landfill facilities, including options for sharing regional facilities, will need to be identified to provide adequate solutions to waste management over the life of the Strategy. These facilities should be established in suitable locations and with appropriate environmental management measures in accordance with current legislation and Department of Environment and Conservation guidelines" (pp 34 - 35)*



## 4.0 Impact Identification and Assessment

As advised, consent has been granted for a "building material storage and recycling facility" with approval to process 25,000 tonnes pa of material.

A S96 application has been submitted to Wollongong Council to increase this tonnage to 30,000 tpa.

The original application was accompanied by:

- a Statement of Environmental Effects - Martin, Morris & Jones (September 2009);
- a traffic management plan 0 KFW (September 2009);
- a noise assessment - South East Acoustics; and
- a dust assessment and management report - SEMF (April 2010).

The S96 application was accompanied by an amended traffic assessment.

The consent related to integrated development and included conditions imposed by the Office of Water. The proponent is obtaining a Construction Certificate to commence work under this consent and, therefore, all conditions imposed will need to firstly be satisfied.

The expected environmental impacts will be:

- (i) **noise**  
There is potential for increased throughput to generate increased noise levels. There may be a need for 2 crushers and screens to operate from the site. There has been an assessment of the original application and it would seem, from initial discussions with the acoustic engineer, that satisfactory mitigation can be applied.
- (ii) **dust**  
Again, dust emission has been assessed for 25,000 pta. Initial discussions with the environmental engineers responsible for that report consider that appropriate measures could be provided for the larger throughput.
- (iii) **water quality**  
Water quality conditions were imposed under the consent. A future application will need to be referred to the Office of Water for its concurrence.
- (iv) **traffic**  
Traffic movements will be on the following basis:
  - 25 truck and dogs;
  - 15 truck and bogies; and
  - 15 x 3 tonne vehicles.It is considered that the local road network will provide for this load.
- (v) **employment generation**  
The increase in throughput will require a workforce of 50 FTE positions.
- (vi) **odours**  
There is potential for odour generation particularly through the production of compost. It is considered that this potential can be adequately managed through best practice processes.
- (vii) **visual impact**  
There will be provision for mounding and increased landscaping as a screen against visual intrusion.

## 5.0 JUSTIFICATION

The site was initially selected as it held a consent for a building storage and recycling facility. It is now considered that, because of the land area and processes involved, there is an ability to significantly increase the throughput tonnages.

A site in Berkeley Road, Unanderra, also with consent for a recycling facility, was considered but it was considered had a number of constraints which may prohibit eventual expansion.

As indicated in the Illawarra Regional Strategy, there will be ongoing demand for waste resource recovery. Council is closing its Helensburgh waste facility and is experiencing increasing pressure on the capacity at Whytes Gully.

The Builders Waste Facility, at Five Islands Road Port Kembla, is reaching the end of its productive life and there are restrictions and limitations on materials allowed at the Huntley site.

It is considered that there will be an ongoing need for this type of facility within the region.

## 6.0 Consultation

A prelodgement meeting, in relation to the S96(2) application in relation to D2009/1553, was held with Wollongong Council on 19 March 2012. During these discussions, the opportunity was taken to discuss the proposed EIS for the increased tonnages.

A copy of the minutes of that meeting are attached.

## 7.0 Capital Investment Value

Given that it is the intention to increase improvements granted under a previous consent, capital value is not considered to be significant and expected at \$100,000.

The proposal is considered to be SSD by virtue of the fact that it is permissible with consent on the subject land and processing material will exceed 100,000 tpa.





# PRE-LODGEEMENT NOTES – PL-2012/18

02-Apr-2012

<b>Property:</b>	50 Wylle Road, KEMBLA GRANGE NSW 2526 Lot 10 DP 878167
<b>Proposal:</b>	Building material storage and recycling facility – increase in tonnage from 20,00 to 30,000
<b>Attendees:</b>	John Wood (City Wide Development Manager); Vivian Lee (Snr Development Project Officer); Casey Joshua (Development Project Officer); - Terry Wetherall (JBA Planning); Adam Blackwell (Blackwells); Dan Buckley (Angus Enviro)

## ISSUES DISCUSSED:

### Main Issues:

- **Dust suppression**
- **Noise Generation**
- **Traffic Movements**

### Overview

The modification to DA-2009/1153 that proposes to increase the annual tonnage of the facility is currently under assessment and awaiting internal and external referral group responses. Notification for the application will end on 11 May 2012.

This pre-lodgement meeting is to discuss the future lodgement of a new development application to increase the tonnage of the facility, to a processing capacity of greater than 30,000 tonnes per year.

### Planning:

#### Environmental Planning & Assessment Act 1979

**Designated Development** – Pursuant to Section 78A(8)(a) of the Environmental Planning and Assessment Act 1979 a development application for designated development must be accompanied by an Environmental Impact Statement.

Schedule 3 of the Environmental Planning and Assessment Regulation 2000 describes development that is considered designated development. It is considered the proposed development outlined at the meeting will be designated development under this schedule. The Statement of Environmental Effects is to clearly identify the type of designated development proposed in Part 1 of Schedule 3. It is noted that the development will require an EPA Licence.

**Integrated Development** – Information required for the **Department of Environment, Climate Change and Water (NSW Office of Water)**. The development would occur within 40 metres

of the top of the bank of a watercourse, and therefore a controlled activity approval in accordance with the Water Management Act 2000 is required. The Department of Environment, Climate Change and Water (NSW Office of Water) must give concurrence to the proposal.

### **Wollongong Local Environmental Plan (West Dapto) 2010 & Wollongong Development Control Plan 2009**

- The site is zoned IN2 Light Industrial and RE2 Private Recreation pursuant to Wollongong Local Environmental Plan (West Dapto) 2010.
- The applicant must clearly address the permissibility of the proposal in relation to the zone objectives and the land use table definitions within the Statement of Environmental Effects. The SEE is to provide details of the proposed use including type of activities, number of staff, hours of operations etc.
- The development shall comply with the requirements of Wollongong Local Environmental Plan (West Dapto) 2010 and Wollongong Development Control Plan 2009.
- The applicant must consult the relevant chapters of Wollongong Development Control Plan 2009 for appropriate development controls prior to finalisation of the design and submission of the development application.
- A comprehensive Statement of Environmental Effects (SEE) addressing all relevant clauses of WLEP (West Dapto) 2010.
- A comprehensive Site and Context Analysis Plan prepared in accordance with the minimum standards outlined within Chapter A1, Section 9 of Wollongong Development Control Plan 2009 is to be submitted with the development application.
- The proposal when lodged will be notified in accordance with Wollongong Development Control Plan 2009 – Appendix 1: Notification and Advertising Procedures.
- Wollongong Section 94A Development Contributions Plan 2011 is applicable to the proposal.
- Potential noise impacts will be required to be addressed specifically in relation to the residents located within the vicinity i.e. Farmborough Heights with the provision of an acoustic report prepared by a suitably qualified consultant.
- Dust generation from the proposed development and dust management will be required to be addressed. A dust emission assessment report is to be prepared by a suitably qualified consultant in conjunction with all the proposed activities and a dust/air quality management plan is to be submitted with any application.
- Traffic generation and movements will be required to be addressed with the provision of a car parking and traffic impact assessment study for the proposed development. The proposed development could be considered Traffic Generating Development under clause 104 of State Environmental Planning Policy (Infrastructure) 2007 and may be required to be referred to the RTA. The application is required to address this policy.

It is noted that the comments above are limited as they have been provided in response to the information provided and discussed at the pre-lodgement meeting on the day. They do not



entail all the information/matters that will be required to be addressed and lodged with any development application.

## **WHAT INFORMATION IS NEEDED WITH A DEVELOPMENT APPLICATION?**

In order for Council to conduct a proper and informed assessment of your application, the following information must be submitted.

(\*Required information)

- |  |                                    |
|--|------------------------------------|
| * Owner's Consent                        | * Traffic Study Report             |
| * Survey Plan                            | * Plan of On-Site Traffic          |
| * Site Analysis Plan                     | Movement/Parking/Loading           |
| * Statement of Environmental Effects     |                                    |
| * Environmental Impact Statement         | * Stormwater Concept Plan          |
| * (Consultation with                     |                                    |
| * planningNSW)                           | * Landscape Concept Plan/Arborist  |
| Site Plan                                | * Report                           |
| Floor Plans                              |                                    |
| * Plans of Building Elevations           | * Acoustic Report                  |
| * Plans of Sections Through Building     | * Site Management Plan/            |
| * Coloured Plans/Elevations of Additions | Waste Management Plan              |
| * Photo Montages/Perspectives            | Dust Assessment and Management     |
| * Geotechnical Report                    | * Report                           |
| * Flood Impact Report/Study              | Integrated Development – Office of |
| * Bushfire Hazard Report                 | Water                              |
| * Contamination Report                   |                                    |
| Acid Sulphate Soils Report               |                                    |

## **OUR AGREEMENT:**

**This pre-lodgement advice does not constitute an approval.**

This meeting note represents an agreement for the submission of information considered necessary for the timely determination of an application.

The notes are provided in good faith to assist applicants in the preparation of a development application. Relevant legislation and Council's requirements can vary from the time of this meeting to lodgement of the application. Public exhibition of the application can also raise unexpected relevant issues requiring lodgement of new or amended information.

Accordingly Council's final position on the proposal can only be made once a development application has been lodged and assessed.

**Senior Development Project Officer: Vivian Lee**