



Greenspot Resource Recovery Centre

State Significant Development

Preliminary Environmental Assessment

Lot 18 DP 249417

24 Davis Road, Wetherill Park, NSW

Prepared by:

RPS GROUP

PO Box 428
Hamilton NSW 2303

T: +61 (2) 4940 4200
F: +61 (2) 4961 6794
E: shaun.smith@rpsgroup.com.au

Client Manager: Shaun Smith
Report Number: PR127695
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Prepared for:

BETTERGROW PTY LTD T/A GREENSPOT

48 Industry Road
Vineyard NSW 2765

T: +61 (2) 4587 7852
M: +61 419 636 088
E: neil@bettergrow.com.au

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I.0 Introduction

I.1 Proposal

Bettergrow Pty Ltd (Bettergrow) trading as Greenspot (the Applicant) is proposing to undertake the development and operation of a resource recovery and recycling facility (the Proposal) on Lot 18 DP249417, 24 Davis Road, Wetherill Park, NSW (the site).

Bettergrow currently operates a range of recycling facilities across NSW and QLD, and seeks to establish a 200,000 tonnes per annum (tpa) facility at the subject site to compliment their existing operations, and also to assist the NSW Government in achieving an increased diversion of waste from landfill through the provision of strategic infrastructure and processing capacity.

The information within this Preliminary Environmental Assessment (PEA) has been provided to support a request for Secretary's Environmental Assessment Requirements (SEARs) to initiate the State Significant Development (SSD) approval process and the preparation of an Environmental Impact Statement (EIS) under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This document provides information regarding the applicant and the proposal, as well as outlining the scope of the proposed environmental impact assessment.

I.2 Proponent

The proponent is Bettergrow, which has become one of the most innovative recyclers of organic residuals and by-products in Australia. Bettergrow offer a range of practical solutions for a variety of organic products that can be converted to products suitable for beneficial re-use in a range of markets.

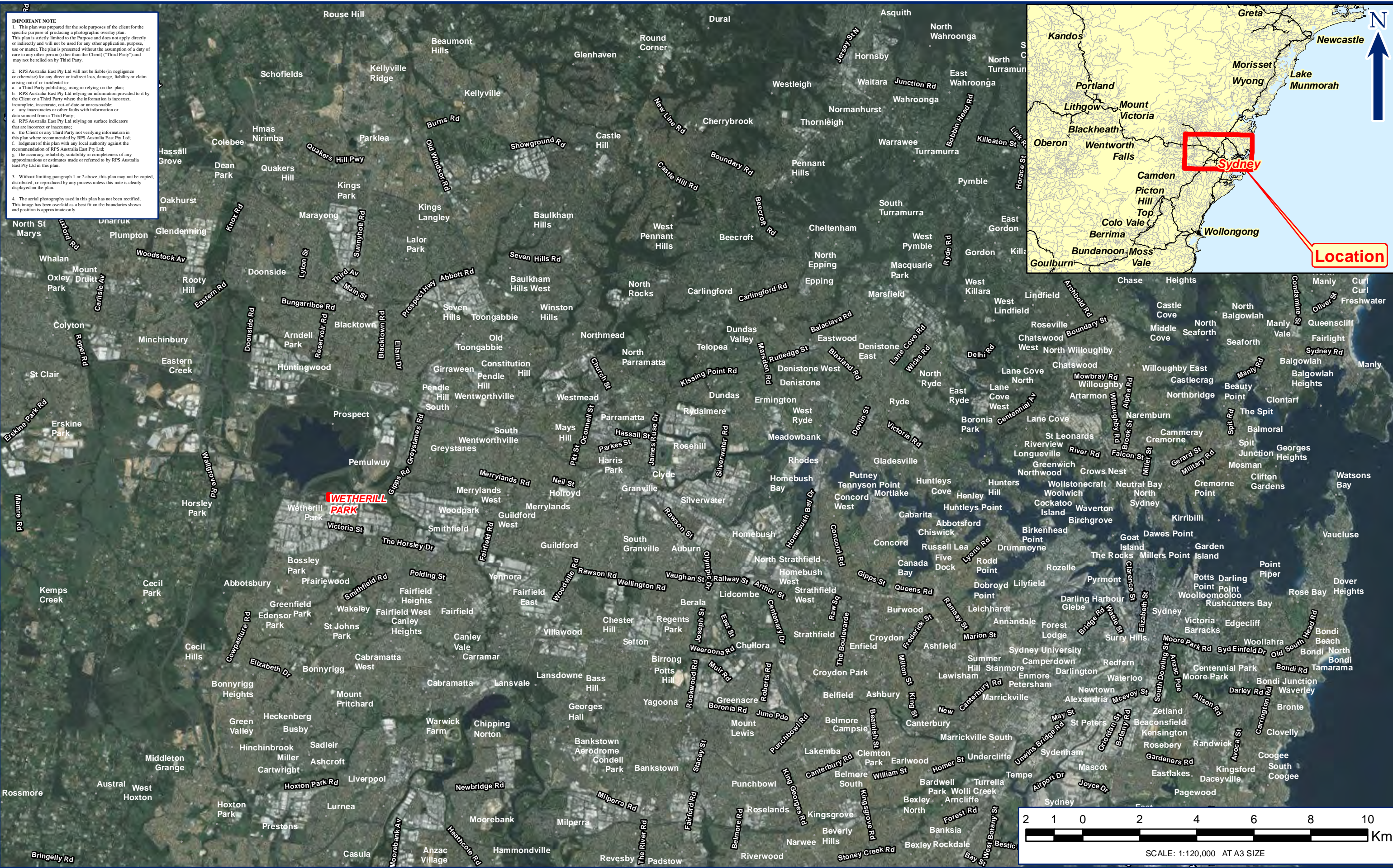
Bettergrow is at the forefront in developing various beneficial re-use markets for a large range of organic products. Products recycled by Bettergrow include drilling slurries, biosolids, garden organics, food waste, grease trap waste, and bulk landscape supplies.

I.3 Project Location

The Project is situated on the northern side of Davis Road in the suburb of Wetherill Park, NSW in the Fairfield City Local Government Area (LGA) and is described as Lot 18 DP249417. The site is zoned IN1 (General Industrial) zone under Fairfield Local Environmental Plan (LEP) 2013.

The development area is rectangular in shape and slopes moderately steeply from the northern boundary down to Davis Road on the southern boundary. The site covers an area of approximately 20,292m², with an 89m frontage to Davis Road and a depth of approximately 228m.

The Project is located within the Prospect Creek Catchment approximately 28km west north-west of Sydney CBD. **Figure 1** provides the regional context of the site, while **Figure 2** shows the local context and surrounding development, and **Figure 3** shows the existing site.



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 Subject Site

M4 Motorway

**WETHERILL
PARK**

Nearest Residences

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Legend



-  Subject Site
-  Cadastre



Figure 3: Subject Site

LOCATION: Wetherill Park	DATUM: GDA94
	PROJECTION: MGA Zone 56
JOB NO.: PR127695	Data Sources:
PURPOSE: PEA	RPS
Technician: Natalie Wood	Client
Date: 13/11/2015	

CLIENT: Better Grow

RPS AUSTRALIA EAST PTY LTD (ABN 44 140 292 762)
241 DENISON STREET BROADMEADOW PO BOX 428 HAMILTON NSW 2303
T: 02 4940 4200 F: 02 4961 6794 www.rpsgroup.com.au

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2.0 Existing Site

2.1 Background

The site was privately owned and used for pastoral purposes prior to 1966. From 1966 the site has been used for industrial purposes. In 1978, Allen Bros Asphalt Pty Ltd acquired the site and by 1986 had constructed and commenced the operation of an asphalt batching plant. Historical aerial photos at this time show above ground surface tanks (ASTs), bitumen and diesel tanks including all current day buildings. By 1995 an emulsion tank located west of the ASTs had been removed. In 1995, the site was transferred to Emoleum Australia Ltd (a subsidiary of Mobil Oil Australia Pty Ltd). The asphalt batching plant was decommissioned in 2004 by Mobil and has since undergone soil and groundwater validation investigations.

2.2 Site Description

The site is located within an industrial precinct at 24 Davis Road, Wetherill Park NSW, with the land being described as Lot 18 DP249417. The development area is rectangular in shape and slopes moderately steeply from the northern boundary down to Davis Road on the southern boundary. The site covers an area of approximately 20,292m², and has been decommissioned and rehabilitated since operations by Mobil ceased in 2004, however some site buildings and infrastructure still remain. The site has three main areas:

- Upper hard stand area - upper level at the northern portion of the site;
- Bulk storage area – mid-level at the centre of the site; and
- Manufacturing level – lower level in the southern portion of the site.

The following infrastructure is currently present on the site:

- A workshop, laboratory, storeroom and amenities buildings and substation located towards the eastern boundaries of the site;
- Concrete stockpile bays in the middle level of the site - in the centre and on the eastern boundary;
- In-ground recycled water tanks in the south of the site adjacent to the office building;
- A remnant shelter on the higher level towards the eastern boundary;
- Batter slopes and retaining walls between higher middle and lower levels of the site;
- An oil separator pit on the middle level on the eastern boundary of the site;
- The majority of the site is sealed with asphalt except for some areas on the upper and lower levels where remediation works have occurred.

Plates 1 to 6 show the existing site buildings and infrastructure and **Figure 3** shows the current site and boundary.



Plate 1 Existing Site Office and Weigh Bridge (Lower Level)



Plate 2 Existing Site Access from Davis Road (Lower Level)



Plate 3 Existing Raw Material Bins (Mid-Level)



Plate 4 Existing Workshop Building (Lower Level)



Plate 5 Existing Hard Stand Area (Mid-Level)



Plate 6 Existing Remediated Hard Stand Area (Upper Level)

2.3 Zoning

The site is zoned IN1 General Industrial under Fairfield Local Environmental Plan (LEP) 2013. Waste management facilities are not listed as prohibited development or as development permitted without consent, therefore the proposal is classified as development permitted with consent.

2.4 Surrounding Development

The site is located within the Wetherill Park Industrial Estate and is surrounded by a number of commercial and industrial businesses which operate from Monday to Sunday, and up to 24 hours per day. Notably, the following facilities are located within close proximity to the site:

- Immediately west of the site at 23 Davis Road is a metal recycling facility operated by One Steel Limited. The facility has an Environmental Protection Licence (EPL 1977) for scrap metal processing.
- West of the site at 22 Davis Road is a manufacturing facility for surfactants, phosphates and chemicals operated by Albright and Wilson (Australia) Ltd. The facility has an EPL (1974) for chemical and dangerous goods production and soap and detergent production.
- South-west of the site at 20 Davis Road is a resource recovery facility operated by SITA Australia Pty Ltd. The facility has an EPL (4548) for treatment of hazardous and other wastes, waste storage – hazardous, restricted solid, liquid, clinical and related waste, asbestos waste and other types of waste.
- South-east of the site at 6 Davis Road is a waste management and recycling facility operated by Nationwide Oil Pty Ltd. The facility has an EPL licence (854) for the treatment of hazardous and other waste and recovery of waste oil.
- East of the site at 30 Davis Road is a petroleum product and fuel production facility operated by Valvoline (Australia) Pty Ltd. The facility has an EPL (3182) for petroleum products and fuel production and petroleum products storage.

Immediately north of the site are Sydney Water supply pipelines and Prospect Reservoir and parkland. Prospect Creek is further north, approximately 500m from the site. The nearest residential properties are located to the east and south of the site at a distance greater than 1.5km.

The site is located in close proximity to major road networks including the M4 Western Motorway and the Great Western Highway to the north, Smithfield Road to the east, Horsley Drive to the south and the M7 Westlink to the west.

Figure 2 shows the surrounding development, the separation distance between the site and the nearest residential properties and the major road networks.

It is considered that the Proposal is consistent with the surrounding industrial land uses located within the Wetherill Park Industrial Estate.

2.5 Existing Approvals

At the time of preparation of this PEA, an application under the Government Information (Public Access) Act 2009 (GIPAA) was outstanding with Fairfield City Council for information on previous Development Applications (DA) on the subject site. As such specific details of past DA's were not available for this PEA. However, since the industrial area was established past activities on the site have all been industrial in nature.

Details of past DA's applicable to the site will be presented within the Project EIS.

2.6 Environmental Management

Bettergrow has extensive experience in the management of waste recycling facilities, having operated recycling and waste re-use business in NSW and QLD for over 35 years. The key to the operation of these facilities has been establishment of strict environmental procedures that meet not only statutory obligations, but also Best Practice Management in the waste industry. As such, an Environmental Management Plan (EMP) will be prepared for the proposed development to ensure that environmental compliance is met and that the facility is meeting Best Practice Management.

3.0 Project Description

3.1 Processing Capacity

It is proposed to process up to 200,000tpa of materials at the site which would benefit those Councils, business and industries requiring an alternative to waste disposal through the recovery and beneficial use of valuable resources. The recovered resources would be transferred either directly to end markets or to other facilities or processors for value adding to achieve maximum value for the beneficial use. The facility is also proposed to act as a distribution centre for recycled materials and for the distribution and marketing of bulk landscape supplies including barks, sands and aggregates.

3.2 Materials Received

It is proposed to primarily accept the following waste streams at the facility:

- Hydro-excavation and drill muds/fluids for consolidation and removal from site for use as structural fill or as a feedstock within a soil conditioner and compost manufacturing;
- Commingled construction and demolition (C&D) waste, as defined in Schedule 1 of the POEO Act;
- Bulk landscaping supplies for distribution into the surrounding areas; and
- Garden organics, commingled food and garden organics and food waste.

Detailed below are the approximate amounts of waste for each stream to be received at the site:

- 30,000 tonnes of hydro-excavation and drill mud/fluids per annum (pa);
- 30,000 tonnes of commingled C&D waste pa;
- 40,000 tonnes of bulk landscaping supplies pa; and
- 100,000 tonnes of garden organics, commingled food and garden organics and food waste pa.

More specifically, **Table 1** below details individual material types to be received at the site for processing, blending, and/or consolidation.

Table 1 Materials to be Received

Description	Alternative Name
Virgin Excavated Natural Material (VENM) - ie. clay, gravel, sand, soil or rock fines that are not contaminated	N/A
Excavated Natural Material (ENM)	N/A
Drilling mud and/or muddy waters from hydro excavation, drilling and pot holing operations	N/A
Garden Mixes/Top Dressings/Mulches/	N/A
General Solid Waste Non Putrescible	N/A
Bagged Fertiliser	N/A
Garden Organics	N/A
Food and Garden Organics	N/A
Solid Food Waste	N/A
Liquid Food Waste	N/A
Pine Bark	Forest Residue
Softwood Sawdust	Forest Residue
Softwood shavings	Forest Residue
Softwood Bark	Forest Residue

Description	Alternative Name
Hardwood Sawdust	Forest Residue
Spent Mushroom Compost	N/A
Clean Timber	N/A
Gyprock	N/A
Enviro-soil	Stabilised Bio-solids
Paper Pulp	N/A
Animal Manures	N/A
Lime and Gypsum residues from Drinking Water filtration	N/A
Acetylene Gas Lime Slurry	N/A
DAFF sludge	N/A
Stormwater	N/A
Spent filter sand media	N/A
Coal Ash	N/A
Spent Charcoal	N/A
Sewer Silt	N/A
Concrete/Brick and tile/Timber/Construction & Demolition (C&D) Waste	N/A

3.3 Processing Activities

The following sections provide a brief overview of the recycling activities associated with the proposed development.

3.3.1 Separation and Consolidation of Hydro-Excavation, Drill Mud's and Fluids

Hydro-excavation and drill muds/fluids will enter the site via a weighbridge whereby the consignment will be checked. Hydro-excavation and drill muds/fluids will be unloaded in purpose built receipt and settling bays (mid-level) to allow for the separation of liquids and solids. Liquids will be drained by gravity to a designated 60,000 litre storage tank which will have the capacity to agitate the liquid to minimise the settling of any silt and clay within the storage tank. The solids will either be transferred to end use site as engineered fill in accordance with the respective EPA resource recovery order or be blended with other organics and recycled materials to produce a range of landscaping products.

3.3.2 Sorting, Segregation, and Consolidation of Construction and Demolition Waste

The receipt of C&D waste will enter the site via a weighbridge whereby waste will be audited to determine suitability for processing. Commingled C&D waste will be unloaded within a purpose built 'Allshelter' (see Plate 7) constructed on the lower level of the site. Once unloaded, materials will be sorted and segregated then dispatched from the site for further recycling and or reprocessing or sent for disposal to landfill if unsuitable for recycling.



Plate 7 Proposed 'Allshelter' for C&D Sorting (Lower Level)

3.3.3 Bulk Landscaping Supplies

Bulk loads of landscaping materials are proposed to be bought to the site from regional areas of NSW for storage and redistribution into the Sydney landscape market. Some materials may also be used in the preparation of purpose designed blended products again to be used in the landscaping industry or in soil rejuvenation projects. Types of landscaping materials to be received and stored onsite include soil, compost, sands, barks and aggregates. Existing purpose built bays (mid-level) will be used and others will be constructed whereby raw materials will be unloaded, stored, possibly blended and then loaded out for distribution to various end use applications.

3.3.4 Sorting and Consolidation of Garden Organics and Food Waste

Garden organics, commingled garden and food organics, and food waste are proposed to be received for sorting, decontamination shredding and consolidation prior to being transported off site to Bettergrow owned and operated composting facilities for further processing and conversion to valuable soil enhancement products. Unloading will occur within an enclosed, purpose built building (upper level) with an approximate floor area of 2,200m². The building will be designed with appropriate ventilation systems and odour control features to minimise odour release and provide a safe and healthy work environment for staff and neighbouring industries.

3.4 Site Layout

It is considered that the proposed operation is consistent with the surrounding industrial and commercial land uses undertaken within the Wetherill Park Industrial Estate. Existing onsite infrastructure will be utilised where possible for the development, including site office, workshop, shedding, staff amenities, raw material bays, roading and car parks, and stormwater management structures. Improvements and/or repairs will be undertaken of the above infrastructure items where required.

New site infrastructure will be constructed to accommodate the proposed activities, including the 'Allshelter' for C&D sorting, enclosed building for the sorting of food, garden, and organic wastes, hydro-excavation and drill mud settling bays, storage and settling tanks, weigh bridge, and gross pollutant trap.

A conceptual site layout for the proposed facility is shown as **Figures 4 & 5**.

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Legend

-  Subject Site
-  Bulk landscaping supplies
-  Drill mud receival & setting bays.
Capacity for 3 trucks to unload simultaneously
-  Construction & demolition receival shelter 26x35x10m high
-  Existing Lunch room / toilets
-  Existing Office
-  Existing Staff / Visitor carpark
-  Treated drill mud liquid agitation tank 60,000 litres
-  Weighbridge & weighbridge office

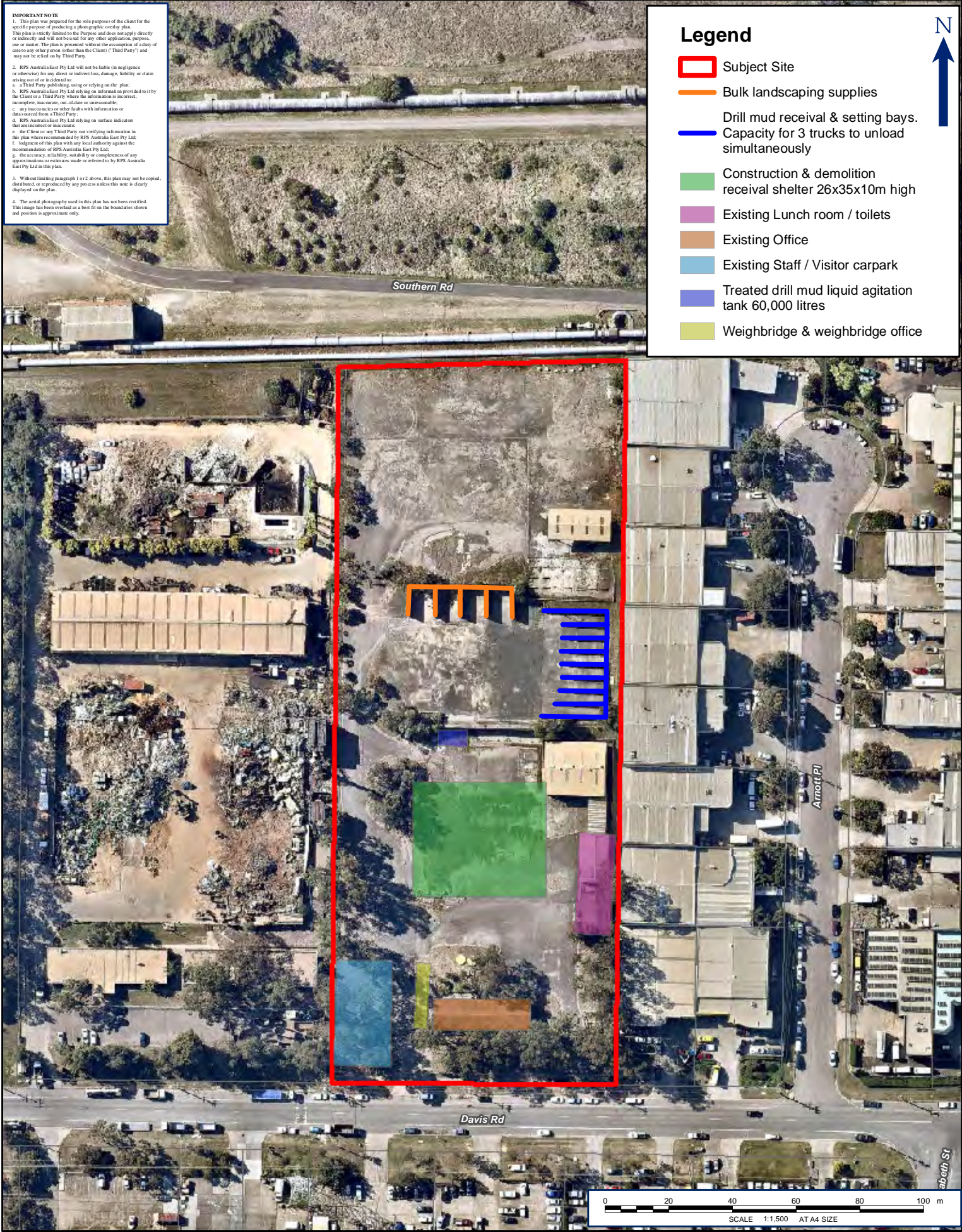


Figure 4: Conceptual Site Layout (Aerial View)

LOCATION: Wetherill Park	DATUM: GDA94
JOB NO.: PR127695	PROJECTION: MGA Zone 56
PURPOSE: PEA	Data Sources: RPS Client
Technician: Natalie Wood	Date: 13/11/2015

CLIENT: Better Grow

RPS AUSTRALIA EAST PTY LTD (ABN 44 140 292 762)
241 DENISON STREET BROADMEADOW PO BOX 428 HAMILTON NSW 2303
T: 02 4940 4200 F: 02 4961 6794 www.rpsgroup.com.au

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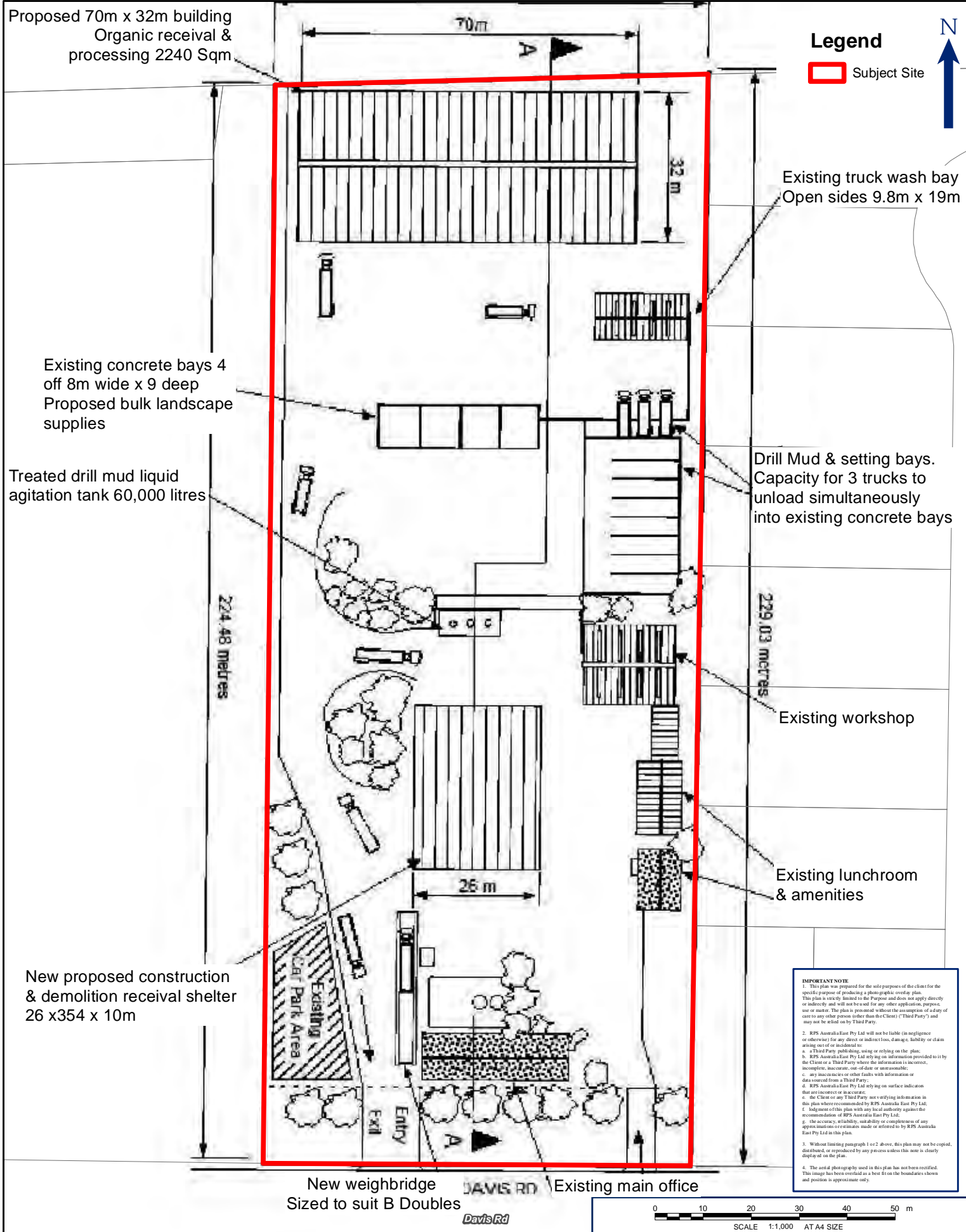


Figure 5: Conceptual Site Layout

LOCATION: Wetherill Park	DATUM: GDA94
JOB NO.: PR127695	PROJECTION: MGA Zone 56
PURPOSE: PEA	Data Sources: RPS Client
Technician: Natalie Wood	Date: 20/11/2015

CLIENT: Better Grow

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241 DENISON STREET BROADMEADOW PO BOX 428 HAMILTON NSW 2303
T: 02 4940 4200 F: 02 4961 6794 www.rpsgroup.com.au

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3.5 Hours of Operation and Staffing

Bettergrow proposes to operate the facility 24 hours Monday to Friday and also on Saturday's between the hours of 6:00am to 2:30pm with Saturday's being primarily for maintenance activities albeit that minimal deliveries and outgoing consignments will occur. Bettergrow proposes to provide an emergency callout provision for Sunday. General office hours are proposed to be from 6:00am to 5:00pm Monday to Friday.

A modern waste recycling facility needs to be able to receive, process and despatch 24 hours per day, although for the majority of times, it can be expected that most operations would be carried out in daytime hours.

Staffing numbers for the various aspects of the proposed facility are as follows:

Drill Mud Operations

For drill mud receipt and processing there will be 5 staff on roster with only 2 staff on at any one time.

Organics

For the receipt, sorting and separation of organic materials there will be 14 staff on roster with only 11 staff on at any one time.

C&D Waste and Bulk Landscape Supplies

For the receipt, sorting, and separation of C&D waste and bulk landscape supplies there will be 6 staff on roster with up to 5 staff on at any one time Monday to Friday, and with 2 staff on site on Saturday's.

Office Staff

General office staff will include up to 4 people on roster (including Site Manager), with 3 staff on site at any one time.

3.6 Traffic Movements

In an effort to minimise daily truck movements, Bettergrow proposes to spread the estimated truck movements over a 24 hour period (Monday to Friday) and between the hours of 6:00am to 2:30pm on Saturdays. The following wastes are proposed to be received during the following times:

- Hydro-excavation, drill mud and fluids over a 24 hour period (Monday to Friday) and between 6:00am and 2:30pm Saturday;
- Food waste and garden organics over extended hours, including 5:00am to 6:00pm Monday to Friday, 6:00pm to 10:00pm Monday to Friday, and 6:00am to 2:00pm on Saturday's. This is primarily to capture the generation times for café's and food outlets.
- Bulk landscape materials will be delivered to the site at any time over the 24 hour Monday to Friday operation to maximise opportunities for keeping trucks loaded at all times. Distribution throughout Sydney will only occur during normal working hours Monday to Saturday.
- To ensure full control is applied to their receipt and management of C&D this will only be received on site between the hours of 6.00 am and 5.00 pm. Sorted and segregated resources will be despatched over the same hours unless end destination is available over the extended 24 hour period.

3.7 Environmental Management and Licencing

The proposal will operate under an Environmental Management Plan (EMP) prepared by Bettergrow that will be updated as necessary to incorporate any key operational changes. It is expected that the EMP will include the following sections:

- Introduction
- Environmental Policy
- Organisational Structure
- Description of Activities
- Identification of Environmental Issues and Impacts
- Environmental Management
- Management Procedures
- Contingency Plans and Emergency Response
- Complaints Management
- Auditing and Reporting
- Continuous Improvement

As part of the development application process, Bettergrow will apply for an Environmental Protection Licence (EPL) appropriate to the type and scale of operations from the NSW Environment Protection Authority.

4.0 Planning and Statutory Considerations

This section identifies the relevant strategic and statutory planning provisions that apply to the proposed development.

4.1 State Legislation

4.1.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) forms the statutory framework for environmental assessment and planning approval in NSW. The project is considered 'State Significant Development' (SSD) in accordance with Division 4.1 of Part 4 of the EP&A Act. Specifically, section 89C of the EP&A Act states the following:

89C Development that is State significant development

- (1) For the purposes of this Act, **State significant development** is development that is declared under this section to be State significant development.
- (2) A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.

In accordance with s89C(2), the development is declared to be SSD as it is a type listed in Schedule 1 of the *State Environmental Planning Policy (SEPP) - State and Regional Development*. Namely;

23 Waste and resource management facilities

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

Having triggered as SSD, the relevant consent authority is the Minister pursuant to s89D of the EP&A Act:

89D Minister consent authority for State significant development

- (1) The Minister is the consent authority for State significant development.

Note. Section 23 enables the Minister to delegate the consent authority function to the Planning Assessment Commission, the Secretary or to any other public authority.

An important distinction for State Significant Development is the requirement of all applicants to apply to the Secretary of the Department of Planning and Environment for SEARs, prior to the preparation of an Environmental Impact Statement (EIS). The requirement for an EIS is specified by s78A (8A) of the EP&A Act. The EIS must comply with any SEARs issued, in addition to complying with the requirements of the EP&A Regulation.

4.1.2 Protection of the Environment Operations Act 1997

On determination of the project application, an application for an EPL will be lodged with the NSW Environment Protection Authority. As the proposal is subject to an environmental assessment under the EP&A Act, the EPA will not be required to invite or consider public submissions prior to the licence being approved.

4.1.3 Waste Avoidance and Resource Recovery Act 2001

The objects of the NSW *Waste Avoidance and Resource Recovery Act 2001* are to encourage efficient use of resources and reduce environmental harm. This is aimed to be achieved with the principles of ecologically sustainable development and considering resource management options against the hierarchy of avoid, reuse and dispose.

The proposed facility is consistent with these objectives by promoting a reduction of waste and facilitating waste re-use.

4.2 Relevant Environmental Planning Instruments

4.2.1 State Environmental Planning Policy (State and Regional Development 2011)

The project triggers SSD in accordance with Division 4.1 of Part 4 of the EP&A Act, as it is a type listed in Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011*. Pursuant to Clause 8 of the SEPP:

8 Declaration of State significant development: section 89C

(1) *Development is declared to be State significant development for the purposes of the Act if:*

- (a) *the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and*
- (b) *the development is specified in Schedule 1 or 2.*

Specifically, Clause 23 of Schedule 1 lists “*Waste and Resource Management Facilities*” as SSD if the development triggers one of the six sub-clauses.

This proposal is triggered by sub-clause 3 as it is expected to process up to 200,000 tonnes of material per year:

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

Accordingly, the appropriate government approval process for the proposal is SSD under Part 4 of the EP&A Act.

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

State Environmental Planning Policy No 55 (Remediation of Land) provides that a consent authority cannot grant development consent unless it has considered whether or not the land is contaminated.

Clause 7(2) states that where the proposed development will involve a “*change of use*” of certain land, the Minister may need to consider a preliminary investigation of the land conducted in accordance with the contaminated land planning guidelines. Clause 7(2) applies to land that has been used for any of the purposes listed in Table 1 of the contaminated land planning guidelines. Heavy industries such as *Chemical Manufacture & Formulation*, *Oil Production & Storage*, and *Service Stations* are land uses listed in Table 1. Whilst the previous asphalt production undertaken on the site is not one of these land uses specifically, it does fit the definition of a development that has the potential to cause contamination.

Accordingly, an investigation of the land will be undertaken for the Project and included within the EIS.

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

State Environmental Planning Policy 33 – Hazardous and Offensive Development (SEPP 33) provides definitions for hazardous and offensive industry based on the likely impacts of the proposal. A potentially hazardous industry is defined within SEPP 33 as “*a development for the purpose of any industry which, if the development were to operate without employing any measures to reduce or minimise its impact, would pose a significant risk to human health, life or property, or to the biophysical environment*”.

The *Hazardous and Offensive Development – Applying SEPP33 Guideline* sets out a risk screening and threshold procedure to assist in determining whether a particular proposal exceeds specified threshold limits and falls within the definition of a “Potentially Hazardous Industry”, and therefore whether SEPP 33 applies. A

risk screening procedure to determine whether the proposal exceeds the risk threshold criteria will be considered as part of the EIS to determine whether a Preliminary Hazard Analysis is required.

4.2.4 Local Environmental Plans (LEP) – Fairfield LEP 2013

The Project is wholly located within the Fairfield City Council (FCC) Local Government Area (LGA). The Fairfield LEP 2013 governs land use within the FCC LGA.

The Project site is zoned IN1 General Industrial under the Fairfield LEP 2013 identified in the Zoning Map shown below as **Figure 6**.

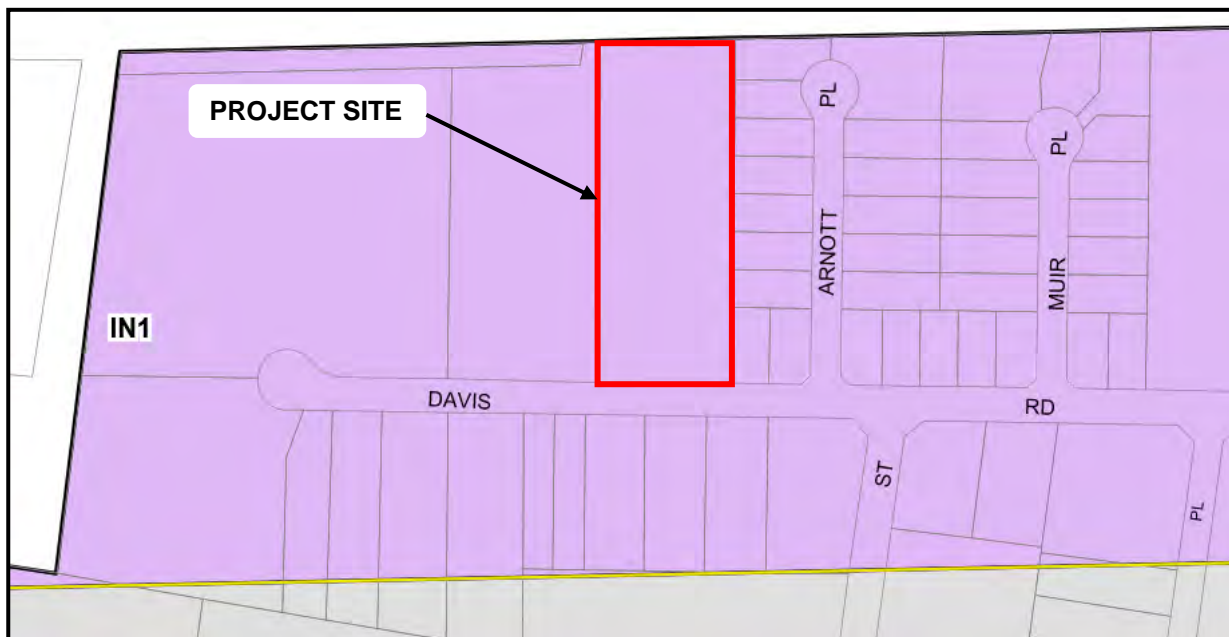


Figure 6 Land Zoning Map

The proposed development is consistent with the objectives of the IN1 General Industrial zone which are:

- To provide a wide range of industrial and warehouse land uses;
- To encourage employment opportunities;
- To minimise any adverse effect of industry on other land uses;
- To support and protect industrial land for industrial uses; and
- To ensure development is not likely to detrimentally affect the viability of any nearby business centre.

As such, the proposed development is a permissible use with consent.

4.3 Commonwealth Legislation

4.3.1 Environment Protection and Biodiversity Conservation Act 1999

The primary objective of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is to 'provide for the protection of the environment, especially those aspects of the environment that are Matters of National Environmental Significance'. Where there is potential for a proposal to have a significant impact on any Matter of National Environmental Significance, or it is unclear whether the proposal may have a significant impact, a Referral under the EPBC Act can be submitted to the Department of Environment for approval, concurrent with the State Significant Development process.

Given the existing site is highly disturbed and is majority hard stand area, and the subject development does

not proposed to remove any remaining vegetation, and in the absence of other EPBC Matters of National Environmental Significance, this development is not considered to be a controlled action, therefore a referral is not required in this case.

5.0 Stakeholder Consultation

Bettergrow are strongly committed to undertaking a best-practice stakeholder consultation and engagement activities with communities in which they operate. Key community, regulatory and industry stakeholders relevant to the Project have been identified. Bettergrow will be providing opportunities to stakeholders throughout the approval process to include input into the Project.

A summary of the stakeholder engagement activities undertaken to date is presented in **Table 2** and copies of relevant correspondence is attached as **Appendix 1**.

Table 2 Stakeholder Engagement Activities to Date

Stakeholder	Details
Fairfield City Council	Pre-DA Meeting October 2013
	Pre-DA Meeting October 2015
Surrounding Land Users	Miscellaneous discussions 2014 - 2015

Relationships have been established and will continue to be developed with key stakeholders during the preparation of the EIS. The Project team will facilitate stakeholder feedback on the Project to ensure that stakeholder issues are adequately addressed through the EIS. **Table 3** below details the proposed stakeholder engagement to occur through the preparation of the EIS.

Table 3 Proposed Stakeholder Engagement

Stakeholder	Details
Department of Planning & Environment	Project Inception Meeting Ongoing Project Updates
Environment Protection Authority	Project Overview Meeting December 2015
Sydney Water	Project Overview Meeting December 2015
Roads and Maritime Services	Project Overview Meeting
Fairfield City Council	Ongoing Project Updates
Surrounding Businesses	Project Overview Meetings
Local Community	Project Overview Meetings

6.0 Environmental Risk Screening

An initial environmental risk screening assessment considered the likelihood and consequences of certain environmental outcomes, by assigning a semi-qualitative score to each of the identified environmental issues. This assessment highlighted that the following issues had the potential to cause unwarranted risk if left unmitigated, and accordingly are considered to be key issues for the EIS to consider:

- Dust
- Noise
- Odour
- Surface water management;
- Traffic; and
- Socio-economics.

The risk assessment also guided certain issues that would not be key concerns for this particular proposal by reason of the locational context and the effectiveness of proposed environmental controls. These included vibration, heritage, flooding and biodiversity.

The key and other issues are discussed further in **Section 7**.

The EIS will provide an environmental risk assessment that considers the nature and extent of environmental impacts both before and after the implementation of mitigation and control measures.

7.0 Key Environmental Issues

7.1 Air Quality

7.1.1 Dust

Appropriate control measures will be adopted to ensure that dust and particulate releases are minimised from the activities proposed and to ensure that dust deposition does not occur at a sensitive receptors. Measures such as fogging units and water sprays will be utilised at point source locations. Water will be extracted from drill mud processing activities, recycled and utilised for dust suppression.

To assess the potential impacts of the proposal, a quantitative dust impact assessment will be prepared. Deposited dust and dust concentrations will be modelled using CSIRO's TAPM model and the US EPA's CALMET and CALPUFF models.

7.1.2 Odour

The organics receipt, sorting and consolidation enclosure will be serviced by strategically placed air scrubbers which can assist in preventing organic material from putrefying. The wet scrubbers could also contain pro-biotic microorganisms that could ameliorate volatile and semi volatile odours.

To assess the potential odour impacts, odour modelling and impact assessment will be undertaken and appropriate operational mitigation measures applied.

7.2 Noise and Vibration

Noise impacts of the operation will be modelled in accordance with the Industrial Noise Policy for day, evening and shoulder periods. Sleep disturbance potential will be specifically considered. Transport noise impacts will be considered in accordance with the Road Noise Policy.

The site is greater than 1.5km from the nearest houses to the south and east in Wetherill Park (see **Figure 2**). This significant separation distance from the nearest residential receivers and the limited propensity of the proposed plant to generate ground transmitted vibration means that vibration from the facility would not be felt at the nearest residence.

7.3 Surface Water

Bettergrow will install a stormwater treatment system prior to stormwater exiting from the site to ensure that contaminants are appropriately managed.

The existing water management system on site will be utilised where possible, with modification undertaken where required to ensure appropriate treatment is achieved. The EIS will consider the existing system, the potential impact of the proposal, and the required mitigation measures. Specifically the surface water assessment will:

- involve consultation with relevant authorities;
- develop a hydrological/hydraulic model;
- undertake conceptual MUSIC modelling (or similar); and
- report on methodology, assumptions and results and appropriate mitigation measures.

This report will discuss water quantity (including on-site detention if applicable), water quality, flooding, wastewater, conceptual erosion and sediment controls and a description of the water demands, including any trade waste licencing requirements.

7.4 Flooding

Based on Fairfield City Council flood information, the subject site is deemed to be within a floodplain and identified as being partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of overland flooding, and partly not affected by overland flooding.

Overland flooding refers to inundation by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam. A Medium Flood Risk Precinct is defined as land below the 100 year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties. A Low Flood Risk Precinct is all land within the floodplain (ie. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100 year flood event.

As such, a flooding assessment will be undertaken as part of the surface water assessment detailed above.

7.5 Groundwater

The facility is not expected to intercept groundwater due to all activities being undertaken on hard stand areas and with all liquid processing being undertaken in contained concrete sumps or tanks. The proposed incoming wastes are not expected to provide an avenue for the generation of acid or contaminating leachate that might otherwise contaminate the groundwater. The EIS will provide a qualitative assessment of the existing groundwater environment, an analysis of the potential of the proposal to impact this system, and will elaborate on any required mitigation measures.

7.6 Traffic and Transport

The proposed facility will see an increase in production of truck traffic within an industrial area with an excellent road network. The majority of trucks will enter the Davis Road facility via Elizabeth Street. Due to the various locations from which waste may be sourced, trucks may enter Elizabeth Street from the surrounding major traffic routes, including Horsley Drive, M7 Motorway, Smithfield Road, Hassall Street, and the M4 Motorway.

Access into the site will be a right hand turn from Davis Road from the current entry. Vehicles will also exit from the same access via a left hand turn onto Davis Road. As the existing entry and exit is only 12 meters wide, it will be upgraded to a width of 12.5 meters to meet Fairfield City Council and RMS design requirements.

The EIS will:

- Report on liaison with Fairfield City Council and RMS with regards scope and known issues;
- Collate existing traffic data;
- Conduct traffic counts if background data is insufficient;
- Provide an intersection analysis; and
- Provide a summary of potential impacts and associated mitigation measures.

7.7 Ecology

The majority of the site has been extensively disturbed through its previous use for the production of asphalt, with a large proportion of the land being covered with either hardstand or existing site buildings and infrastructure. A number of tall eucalypt tree species remain at the front of the site and to the west of the disused site office which provide some visual screening. As such, the site has little ecological value.

It is highly unlikely that any threatened species, population or endangered ecological community would be impacted by the project. In addition, it is highly unlikely that any biodiversity offsets would need to be provided for the project, given the identified lack of remnant native habitats within the site. The EIS will document the existing environment, with a focus on the assessment of the remaining trees at the site.

7.8 Contamination and Soils

Over the life of the production of asphalt at the site, several Environmental Site Assessments (ESA) have been undertaken, including site testing. The most recent ESA was undertaken by URS in 2013. This report was prepared based on the findings of previous investigations undertaken at the site, with the view to providing a statement on the site soil and groundwater quality with respect to the future industrial or commercial site use.

The results and findings presented in the reviewed URS reports indicate that the site does not have concentrations of soil and groundwater contaminants which would preclude the use of the site for the proposed Resource Recovery & Recycling Centre development. As such, a peer review will be undertaken of all previous ESA's prepared for the site and appropriate recommendations for the management of the previous contamination will be present in the EIS.

7.9 Visual Amenity

The proposal is anticipated to result in minor to negligible change in the current visual amenity of the locality. The site is within an industrial area with a number of large-scale operations. Directly adjacent to the west is a One Steel metal recycling facility where waste metal is received, sorted and crushed.

The heavy industrial background landscape, existing screening of the site from surrounding neighbouring businesses, and limited impact of the proposal negates the need for photo-montages or other detailed assessment. The EIS will detail the existing and proposed visual landscape and describe potential visual impacts, supported by photographs and required amelioration.

7.10 Hazards and Risk Impacts

No fuels, gases or chemicals will be stored on site initially, with fuel to be delivered as required by mini-tanker. However, once fully operational a self-bunded secure fuel tank will be installed. A bunded oil store will be kept in a locked maintenance shed onsite, which will contain engine oils/lubricants, and grease for general plant maintenance.

A risk screening procedure to determine whether the proposal exceeds the risk threshold criteria will be undertaken as part of the EIS to determine whether a Preliminary Hazard Analysis under SEPP 33 is required.

7.11 Heritage

7.11.1 Aboriginal Heritage

Due to the site's past use and disturbance, there cannot be any in-situ Aboriginal artefacts on the land surface at the subject site, and consequently it is not proposed to undertake any archaeological survey or due diligence assessment. However, a desktop assessment of the broader surrounding Aboriginal cultural heritage will be undertaken and presented in the EIS.

7.11.2 Historical Heritage

As is the case for Aboriginal heritage, the previous occurrence of heavy industry on the site, and existing high level of modification of the environment, the potential for the presence of historical heritage items is significantly reduced.

As such, the EIS will provide search results of the various relevant heritage databases, but no heritage survey will be undertaken.

7.12 Socio-Economic

The proposal will provide the following positive socio-economic outcomes:

- It is consistent with and would contribute to the delivery of NSW's recycling strategies and objectives;
- Will promote sustainable waste recovery and recycling in line with strategic planning policies; and
- Aligns with the hierarchy of priorities as outlined in the Waste Avoidance and Resource Recovery Act 2001.

Further, the proposal will generate up to 29 full-time equivalent jobs and is expected to produce a number of indirect employment opportunities to related suppliers and businesses.

8.0 Project Justification

Bettergrow believes the proposed recycling and resource recovery facility will provide many benefits to businesses in the greater Sydney region and the surrounding community. The estimated capital cost including site upgrade, buildings, air scrubber plant and equipment is estimated to be between \$6-7 Million.

When fully operational, Bettergrow will have 29 staff on roster, providing jobs for the local area. When considering the estimated turnover for the proposal, Bettergrow believes that this could be in the order of \$20 Million.

The proposed facility will further assist the NSW government to achieve its stated goals to increase the diversion of waste from landfill disposal through the development of strategic infrastructure and processing opportunities.

9.0 Conclusion

Bettergrow proposes to develop a new resource recovery and recycling facility at 24 Davis Road Wetherill Park on a disused industrial site which is ideally suited to the development and operation of the Project. The location of the site within an established industrial area, adjacent to other heavy industries, allows the facility to operate in an environment that is already highly modified, but complimentary to the operations.

Access to surrounding major road networks places the development in a strategic location whereby wastes can be sourced from most of the surrounding areas and markets for processing, re-use, and re-distribution.

Bettergrow believes that the proposed facility assists the NSW government in achieving its stated goals to increase diversion of waste from landfill disposal through the development of strategic infrastructure and processing capacity.

Appendix I

Correspondence

File No:

RECORD OF DEVELOPMENT ADVISORY MEETING OF: 27 October 2015

VISITORS	COUNCIL OFFICERS	TELEPHONE No.
Shaun Smith Shaun.smith@rpsgroup.com.au	Nelson Mu	9725 0313
John Vyse John@bettergrow.com.au	Joseph Bazergy	9725-0319
Lukk Zambelli	Nina Chan	9725-0119

PROPERTY: 24 Davis Road, Wetherill Park

SUMMARY OF PROPOSAL: Proposed Resource Recovery Facility

MATTERS RELEVANT TO DEVELOPMENT APPLICATION

Required

Owner's consent (if Company, then state capacity of signatory)	Yes
Fee	Yes
Advertising fees	Yes
Number of sets of plans	(6 copies) Yes
A4 set (one only)	Yes
Statement of Environmental Effects	Yes
Environmental Impact Statement (if proposal constitutes Designated Development).....	Yes
Preliminary Hazard Analysis (SEPP 33)	No
Studies Traffic Report, Arborist Report and Contamination Report	Yes
Stormwater Drainage Concept Plan	Yes
Basix Certificate	No
Integrated Development	Yes
The application must be referred to the following government agencies (circled):-	
A separate cheque for \$320 in favour of each agency must accompany each application plus \$140 to Council for administrative costs	
RTA EPA Fisheries Heritage NPWS DOWR Waste Authority DOP	
Plans	
Survey plan (levels / contours to AHD vegetation, existing structures, natural features).....	Yes
Site plan (including location of adjoining buildings).....	Yes
Shadow diagrams (9:00am, 12 noon & 3:00pm).....	No
Cross and Long sections.....	No
Natural and finished levels	Yes
Landscape plan	Yes
Driveway grades	Yes
Subdivision plan	No
Basix Certificate	No

Notes to users of Development Advisory Panel:

1. The advice and comments of Council's Officers at the development Advisory Meeting are provided on a **preliminary basis only**. Further investigation of the proposal and the site, as well as comments by other Statutory Authorities and local residents as part of the assessment of a Development Application, **may** necessitate amendments to any proposed plans of development. Furthermore, Council has the right to refuse a Development Application which is considered unsatisfactory following an assessment pursuant to Section 79C of the Environmental Planning and Assessment Act, 1979.
2. Should a further consultation on the same matter be required with Council's Development Advisory Panel in respect of the proposed development, a minimum fee of \$200 would apply.

Specific Notes:

Introduction

1. The proposal is for the establishment of a Waste Management Facility at 24 Davis Road within the industrial area of Wetherill Park. It involves the recovery, treatment and recycling of various materials including hydro-excavation and drill muds/fluids, construction and demolition waste, bulk landscaping supplies and wood offcuts and timber from truss and frame manufacturers.
2. The subject site is zoned IN1 - General Industrial pursuant to Fairfield Local Environmental Plan 2013, within which the proposal, which may be characterised as a 'Resource recovery facility, would be permissible with consent.

Resource recovery facility is defined by Fairfield LEP 2013 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.

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).

General Comments

3. Pursuant to the Environmental Planning and Assessment (EP&A) Regulation 2000, certain Waste Management Facilities may constitute Designated Development. Should this be the case, it is suggested that you discuss the proposal with the Environment Protection Authority (EPA) to determine as to whether the proposed waste processing facility would be a Scheduled Activity under the Protection of the Environment Operation Act. The application shall demonstrate within the Statement of Environmental Effects whether or not the proposal constitutes a Designated Development pursuant to the provisions of Schedule 3 Part 1 of the EP&A Regulation 2000.

If the proposal constitutes a Designated Development, an Environmental Impact Statement (EIS) is required to accompany the proposal, in which case, the Director-General's requirements in respect to Designated Development shall be obtained from the Department of Planning and Environment with respect to issues that need to be addressed within an EIS.

However, you indicated at the meeting that the applicant's initial intention is to limit the quantity of waste to be stored and processed on site such that they are below the minimum threshold level for Designated Development. Thus, would not trigger a Designated Development. The onus, however, is upon the applicant to make that case within the required Statement of Environmental Effects.

4. Under the Protection of the Environment and Operation Act, the proposal is likely to require a licence from the Department of Environment and Protection Authority. Hence, the proposal would be an Integrated Development that requires the concurrence of the EPA. It is suggested that the applicant liaise with the EPA on this matter and their requirements be addressed in the application.

5. Parking for the development shall be in accordance with the controls stipulated within Chapter 12 – Car Parking, Vehicle and Access Management of the Fairfield City Wide DCP 2013. The proposed development should not result in the removal of any existing car parking spaces on site.
6. Car parking layout shall be in accordance with Australian Standard AS 2890.1. Turning circles shall be provided demonstrating that vehicles accessing the site can enter and exit in a forward direction for the largest vehicles associated with the business. No reversing onto or off the site will be permitted. Details of the types and sizes of trucks to the service the site and the frequency of trucks movements must be provided to Council.
7. The proposed development shall be designed to achieve full compliance with Chapter 9 of the Fairfield City-Wide DCP 2013 – Industrial Development.
8. In order to enhance the presentation of the development, the existing landscaping within the site shall be appropriately upgraded as part of the development. Accordingly, a landscape plan prepared by a suitably qualified landscape person is required to accompany the application. The proposed colorbond fence along the front boundary of the site is unacceptable and shall be replaced with an open type fencing (such as palisade metal fence and be supported with suitable landscaping).
9. The site contains large and significant vegetation along the front and sides of the site. In this regard, a survey plan depicting the locations of these trees is required. Should any vegetation be proposed to be removed, an arborist report justifying their removal must be submitted.
10. The vegetation within the 10m front landscape setback area must be retained and additional landscaping should be planted to soften and further screen the activities on site.
11. Detailed architectural drawings showing the subject site and the proposed the floor layouts of the buildings are required. Also, the full extent of the operations shall be provided including flow chart diagrams of the process.
12. The site may require to be re-sealed by a suitable all weather pavement and shall therefore be adequately drained.
13. Activities should be conducted from within a partially enclosed area with roof rather than in an open yard so as to minimum potential stormwater pollution.
14. A stormwater drainage concept plan should be submitted in accordance with Council's Stormwater Drainage Policy September 2002, taking into consideration of potential contaminated water and possibly regrading of the site. The required concept stormwater plan should show existing and proposed system for the development. Please note that OSD is not required for the development.
15. The site is partly affected by overland flooding. Whilst the extent of overland flooding does not appear excessive, the proposal needs to address the extent of flooding. It is advised that Council has recently adopted a new flood study for the area. Accordingly, a Section 149(2) and (5) Certificates shall be obtained from Council including a request to obtain the flood extent map for the site.
16. Acoustic report is to be prepared in accordance with the EPA's Industrial Noise Policy.
17. The proposal must demonstrate compliance with the provisions of State Environmental Planning Policy – 55 Remediation of Land, having regard to the previous usage of the site.
18. Given the slope of the land, the suitability of the gradient of the driveway to accommodate articulated vehicles should be demonstrated by a traffic engineer. This should be addressed within a traffic report. Vehicular crossing shall be designed to comply with AS2890.2.
19. Any gate proposed on site should be located at least 1 truck length (largest truck to service the site) behind the front boundary so that trucks do not queue on the street while waiting to enter the site.
20. A Statement of Environmental Effects (SEE) is required to be submitted providing full details of the proposal and addressing all matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979, and demonstrating full compliance with the Fairfield City-Wide

DCP 2013 and Fairfield LEP 2013. The Statement shall also include a history of approvals at the site and demonstrate that the proposed development is suitable for the site.

21. The application shall comply in full with the BCA.
22. Given that the site backs onto the Prospect Reservoir pipelines, it is suggested that Sydney Water be contacted as to any specific requirements that must be incorporated into the development.
23. An Environmental Management Plan shall be submitted with the application that identifies all measures and processes to be implemented so as to mitigate any potential environmental impacts. The plan shall include where work areas are located, designated storage areas for materials, etc. The development shall be conducted such that it results in zero water pollution to stormwater.

Conclusion

24. Should you wish to proceed with the proposal, the issues identified above shall be taken into consideration in the design and preparation of the proposed development with a view to ensure that the operation of the proposed resource recovery facility would have minimal environmental impacts.

Information to be submitted:

The following details should be submitted with your application:

- An electronic copy in PDF format of all documentation and plans is required.
- Development Application (DA) form.
- A Statement of Environmental Effects which provides full details of your application.
- Development Planning Checklist.
- A full set of architectural plans, including site plan, elevations and sections, drawn at an appropriate scale.
- Landscape plans.
- Traffic Report.
- Acoustic Report.
- Contamination Report.
- The relevant DA fee.

File No:

RECORD OF DEVELOPMENT ADVISORY MEETING OF: 30 October 2013

VISITORS	COUNCIL OFFICERS	TELEPHONE No.
Mr John Vyse - John@bettergrow.com.au	Liam Hawke	9725 0274
Neil Schembri - neil@bettergrow.com.au	Nelson Mu	9725 0313

PROPERTY: 24 Davis Road, Wetherill Park

SUMMARY OF PROPOSAL: Use of premises for the purpose of a Resource Recovery Centre

MATTERS RELEVANT TO DEVELOPMENT APPLICATION

Required

Owner's consent (if Company, then state capacity of signatory)	Yes
Fee	Yes
Advertising fees	Yes
Number of sets of plans	(6 copies) Yes
A4 set (one only)	Yes
Statement of Environmental Effects	Yes
Environmental Impact Statement (Designated Development) – to be advised by the applicant	Yes
Preliminary Hazard Analysis (SEPP 33) – to be advised by the applicant	Yes
Studies Traffic, Flora / Fauna	No
On-site Detention Drainage Concept Plan	No
Basix Certificate	No
Integrated Development	Yes

The application must be referred to the following government agencies (circled):-

A separate cheque for \$320 in favour of **each** agency must accompany each application plus \$140 to Council for administrative costs

RTA DEC Fisheries Heritage NPWS DOWR Waste Authority DOP

Plans

Survey plan (levels / contours to AHD vegetation, existing structures, natural features)	Yes
Site plan (including location of adjoining buildings)	Yes
Shadow diagrams (9:00am, 12 noon & 3:00pm)	No
Cross and Long sections	No
Natural and finished levels	Yes
Landscape plan	Yes
Driveway grades	No
Subdivision plan	No
Basix Certificate	No

Notes to users of Development Advisory Panel:

1. The advice and comments of Council's Officers at the development Advisory Meeting are provided on a **preliminary basis only**. Further investigation of the proposal and the site, as well as comments by other Statutory Authorities and local residents as part of the assessment of a Development Application, **may** necessitate amendments to any proposed plans of development. Furthermore, Council has the right to refuse a Development Application which is considered unsatisfactory following an assessment pursuant to Section 79C of the Environmental Planning and Assessment Act, 1979.
2. Should a further consultation on the same matter be required with Council's Development Advisory Panel in respect of the proposed development, a minimum fee of \$200 would apply.

Specific Notes:

1. The proposal is for the use of the subject site for the purpose of a Resource Recovery Centre.
2. The information presented to Council is insufficient to make a proper consideration of the application. Hence, the comments provided at the meeting were general in nature only, as detailed below.
3. The subject site is zoned IN1 - General Industrial pursuant to Fairfield Local Environmental Plan 2013. It appears from the information that has been submitted that the proposed use may be defined as a 'Resource recovery facility', which is permitted with consent within the zone.

Resource recovery facility is defined under the Fairfield LEP 2013 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.

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).

Notwithstanding the above, the applicant must demonstrate that the activities proposed are permitted in the zone and that the use would meet the objectives of the zone.

4. The proposal may constitute a Designated Development under Schedule 3 Designated Development of the Environmental Planning and Assessment Regulation 2000. As such, advice shall be obtained from an Environmental Consultant in relation to this. Should the application be a designated development, the Director-General's Requirements shall be obtained in relation to the preparation of an Environmental Impact Statement (EIS) for the proposal.
5. Under the Protection of the Environment and Operation Act, the proposal may require a licence from the Department of Environment and Protection Authority. Hence, the proposal would be an Integrated Development that requires the concurrence of the EPA. It is suggested that the applicant liaise with the EPA on this matter and their requirements be addressed in the application.
6. The proponent requested to know whether the site is a known contaminated site. Council does not have a register for contaminated sites within its LGA. Any proposal for the site must demonstrate compliance with the provisions of State Environmental Planning Policy – 55 Remediation of Land.
7. The site may require to be re-sealed by a suitable all weather pavement and shall therefore be adequately drained. Activities should be conducted from within a partially enclosed area with roof rather than in an open yard. In this regard, a stormwater drainage concept plan should be submitted in accordance with Council's Stormwater Drainage Policy September 2002, taking into consideration of potential contaminated water and possibly regrading of the site. The required concept stormwater plan should show existing and proposed system for the development.
8. Turning paths shall be illustrated on the plans demonstrating that the largest vehicle required for servicing the development can enter and exit in a forward direction. No reversing onto or off the site will be permitted.
9. Gates for the site should be located at least 1 truck length (largest truck to service the site) behind the

front boundary so that trucks do not queue on the street while waiting to enter the site.

10. If the development is proposed to be carried out in stages, details of each stage (masterplan) must be clearly shown on the drawings and documented in the submission.
11. A Statement of Environmental Effects (SEE) is required to be submitted providing full details of the proposal and addressing all matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979, and demonstrating full compliance with the Fairfield City-Wide DCP 2013 and Fairfield LEP 2013. The Statement shall provide a detailed description of the operational procedures at the site and the proposed use of each area. The Statement shall also include a history of approvals at the site and demonstrate that the proposed development shall not conflict with any of the requirements and operations of the existing uses located on the site.
12. The proposed development shall be designed to achieve full compliance with Chapter 9 of the Fairfield City-Wide DCP 2013 – Industrial Development. Any variations to the controls will need to be satisfactorily documented and justified.
13. Car parking shall be provided in accordance with Chapter 12 (carparking, vehicle and access management) within the Fairfield City Wide Development Control Plan (DCP) 2013.
14. The application shall comply in full with the BCA, particularly with regard to the provisions relating to energy efficiency, toilet facilities, disabled access, fire separation, travel distances and fire safety.
15. Details of Waste Management shall be submitted.
16. An Environmental Management Plan shall be submitted with the application that identifies all measures and processes in place to mitigate any potential environmental impacts. The plan shall include where work areas are located, designated storage areas for materials, etc.

Information to be submitted:

The following details should be submitted with your application:

- An electronic copy in PDF format of all documentation and plans is required.
- Development Application (DA) form.
- A Statement of Environmental Effects which provides full details of your application.
- An Environmental Management Plan.
- Development Planning Checklist.
- A full set of architectural plans, including site plan, elevations and sections, drawn at an appropriate scale.
- The relevant DA fee.