
STATEMENT OF ENVIRONMENTAL EFFECTS

INSTALLATION OF A TROMMEL PLANT TO THE EXISTING RESOURCE
RECOVERY FACILITY

263 MILPERRA ROAD, REVESBY





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LEGISLATION CHECKLIST

STATE ENVIRONMENTAL PLANNING POLICY	APPLICABLE?
SEPP NO 65 - DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT	×
SEPP (BUILDING SUSTAINABILITY INDEX: BASIX) 2004	×
SEPP (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008	×
SEPP (BIODIVERSITY AND CONSERVATION) 2021	✓
SEPP (HOUSING) 2021	×
SEPP (INDUSTRY AND EMPLOYMENT) 2021	×
SEPP (PLANNING SYSTEMS) 2021	×
SEPP (PRECINCTS - CENTRAL RIVER CITY) 2021	×
SEPP (PRECINCTS - EASTERN HARBOUR CITY) 2021	×
SEPP (PRECINCTS - REGIONAL) 2021	×
SEPP (PRECINCTS - WESTERN PARKLAND CITY) 2021	×
SEPP (PRIMARY PRODUCTION) 2021	×
SEPP (RESILIENCE AND HAZARDS) 2021	✓
SEPP (RESOURCES AND ENERGY) 2021	×
SEPP (TRANSPORT AND INFRASTRUCTURE) 2021	✓



1 INTRODUCTION

This Statement of Environmental Effects has been prepared by PLANZONE to accompany the Development Application to the City of Canterbury Bankstown Council seeking consent for the installation of a trommel plant to the existing waste transfer facility at 263 Milperra Road, Revesby.

This Statement of Environmental Effects has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act, 1979* (the Act) and Part 3 of the *Environmental Planning and Assessment Regulation, 2021* (the Regulation), and provides the following:

- Identifies any environmental impacts of the development;
- Indicates how any environmental impacts of the development have been identified;
- Outlines the steps to be taken to protect the environment or to lessen the expected harm to the environment; and
- Considers any matters required to be indicated by any guidelines issued by the Planning Secretary.

The proposed development is for internal alterations to an existing waste transfer facility operating on the premises, approved by DA-559/2018 by Council, including the installation of a trommel plant. The Trommel is a slow rotating separation machine used to remove smaller sized contaminants from the recycling stream. The machine will be installed to the rear of the existing site and within the existing building as shown on the plans accompanying the DA.

Accordingly, the proposed development achieves a high level of compliance with the requirements prescribed in *Bankstown Local Environmental Plan 2015* (the LEP) and *Bankstown Development Control Plan 2015* (the DCP).

The DA is made pursuant to Part 4 of the Act. The DA is not Integrated Development or Designated Development under the provisions of the Act.

The development has a Capital Investment Value of less than \$30 million and the application is not an application that requires determination by the Local Planning Panel by Ministerial Direction issued under Section 9.1 of the Act as detailed below:

DEVELOPMENT	TRIGGER
1. Conflict of Interest	N/A
2. Contentious Development	The consideration of submissions cannot be made at the time of preparing this Statement.
3. Departure from Development Standards	The DA does not seek consent for a departure by more than 10% from a development standard under Clause 4.6 of the LEP.
4. Sensitive Development	(a) The DA is not designated development. (b) The DA does not seek consent for a residential flat building. (c) The DA does not seek consent for demolition of a heritage item. (d) The DA is not for a licensed premises. (e) The DA is not for a sex-services or restricted premises. (f) The DA does not propose to enter into a planning agreement.

TABLE 1: LOCAL PLANNING PANEL MINISTERIAL DIRECTION CRITERIA

Accordingly, City of Canterbury-Bankstown Council is the consent authority for the purpose of determining the DA.

LEGEND:

- ✓ COMPLIES
- ✗ NON COMPLIANT
- S SATISFACTORY



This Statement of Environmental Effects undertakes an assessment of the proposal against the requirements and the matters for consideration under Sections 1.7, 4.15 and 4.46 of the Act and should be read in conjunction with the plans and documents accompanying the application, including:

- Architectural Plans prepared by PLANZONE;
- Waste Management Plan prepared by PLANZONE;
- Survey Plan by C&A Surveyors.

2 THE SITE AND CONTEXT

ADDRESS: 263 Milperra Road, Revesby

LEGAL DESCRIPTION: Lot 9 in Deposited Plan 241358

SITE AREA: 2,266.1m²

DIMENSIONS:	BOUNDARY	DIMENSION
	Front (Southern):	36.575 metres
	Rear (Northern):	37.185 metres
	Side (Eastern):	58.685 metres
	Side (Western):	64.885 metres

ORIENTATION: The subject site is situated on the northern side of Milperra Road, Revesby as illustrated in Figure 1:

LOCATION MAP:



FIGURE 1: LOCATION MAP

LEGEND:

- ✓ COMPLIES
- ✗ NON COMPLIANT
- S SATISFACTORY



AERIAL MAP:



FIGURE 2: AERIAL PHOTO

EXISTING IMPROVEMENTS:

Existing improvements on the site include a 2 storey industrial building. An aerial map and photographs illustrating the site and existing improvements are provided in Figure 2.



FIGURE 3: STREET VIEW

EXISTING VEGETATION:

The site does not contain any existing vegetation of significance or native vegetation and is not identified as environmentally significant land or riparian land on Council's online mapping system.

SURROUNDS:

The surrounding land uses immediately adjoining the boundaries of the site are industrial on all sides.

PAST USES AND DEVELOPMENT HISTORY:

A review of 1943 aerial imagery indicates the subject site was vacant at the time. A review of Council's DA Tracking system has revealed prior development history for the subject site mainly related to DA-559/2018 approved on 11 February 2019 for use of premises as a waste transfer facility.

LEGEND:

- ✓ COMPLIES
- ✗ NON COMPLIANT
- S SATISFACTORY



3 THE PROPOSAL

DESCRIPTION:	The subject Development Application seeks consent for the installation of a trommel plant to the existing waste transfer facility
DEFINED LAND USE:	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.
DEMOLITION:	No demolition works are proposed as part of the application.
EARTHWORKS:	No earthworks are proposed as part of the application.
GROSS FLOOR AREA:	1,277.69m ² (as existing - no change)
FLOOR SPACE RATIO:	0.56:1
BUILDING HEIGHT:	Not subject to change
FRONT SETBACK:	Not subject to change
REAR SETBACK:	Not subject to change
SIDE SETBACKS:	Not subject to change
OPERATING HOURS :	Not subject to change
STAFFING:	Not subject to change
EXISTING LAYOUT:	The subject premise is an open floor plan workshop as illustrated in the plans accompanying the DA.
PEDESTRIAN AND VEHICULAR ACCESS:	Pedestrian access to the proposed development site is provided via the Milperra Road frontage. Vehicular access to proposed site is provided via the Milperra Road frontage from a concrete driveway.
PARKING:	14 car parking spaces, no change to existing.
LOADING AND UNLOADING:	No changes are proposed to the existing approved loading and unloading arrangements.
WASTE MANAGEMENT:	No changes are proposed to the existing approved waste management arrangements.

TABLE 2: DEVELOPMENT AND BUILT FORM SNAPSHOT

4 PLANNING FRAMEWORK

The *Environmental Planning and Assessment Act, 1979* (the Act) prescribes the following matters that have been taken into consideration in the assessment of the subject application, as detailed under the respective headings below:

- Section 1.7 - Significant effect on threatened species, populations or ecological communities, or their habitats;
- Section 4.15 - Evaluation:
 - Section 4.15(1)(a)(i) - The provisions of any Environmental Planning Instrument;
 - Section 4.15(1)(a)(ii) - The provisions of any exhibited Draft Environmental Planning Instruments;
 - Section 4.15(1)(a)(iii) - The provisions of any Development Control Plan;
 - Section 4.15(1)(a)(iia) - The provisions of any Planning Agreement entered into under s7.4 or proposed Planning Agreement;

LEGEND:

- ✓ COMPLIES
- ✗ NON COMPLIANT
- S SATISFACTORY



- Section 4.15(1)(a)(iv) - The provisions of the Regulations;
- Section 4.15 (1)(b) - The likely environmental impacts on both the natural and built environments, and social and economic impacts of the development;
- Section 4.15(1)(c) - The suitability of the site for the development;
- Section 4.15(1)(d) - Any submissions made in accordance with the Act or the regulations; and
- Section 4.15(1)(e) - The public interest.
- Section 4.46 - Integrated Development.

5 SECTION 1.7 EVALUATION EP&A ACT, 1979

Section 1.7 of the Act prescribes matters for consideration in determining whether a development is likely to have a significant effect on threatened species, populations or ecological communities, or their habitats. The relevant provisions from the Act are discussed below.

5.1 BIODIVERSITY CONSERVATION ACT, 2016

The development is not *likely to significantly affect threatened species* as required to be considered under Part 7 of the *Biodiversity Conservation Act, 2016*.

5.2 FISHERIES MANAGEMENT ACT, 1994

The development is not *likely to significantly affect threatened species, population or ecological community* as required to be considered under Part 7A of the *Fisheries Management Act, 1994*.

6 SECTION 4.15 EVALUATION EP&A ACT, 1979

6.1 SECTION 4.15(1)(A) OF THE EP&A ACT, 1979

(i) SECTION 4.15(1)(A)(I)

THE PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT

The following environmental planning instruments are applicable to this DA as discussed below:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- Bankstown Local Environmental Plan 2015.

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

CHAPTERS	APPLICABLE?
CURRENT VERSION FOR 9 DECEMBER 2022	
CHAPTER 2: VEGETATION IN NON-RURAL AREAS	✓
CHAPTER 3: KOALA HABITAT PROTECTION 2020	✗
CHAPTER 4: KOALA HABITAT PROTECTION 2021	✗
CHAPTER 5: RIVER MURRAY LANDS	✗
CHAPTER 6: WATER CATCHMENTS	✗
CHAPTER 7-12: REPEALED	✗
CHAPTER 13: STRATEGIC CONSERVATION PLANNING	✗

TABLE 3: BIODIVERSITY & CONSERVATION SEPP APPLICABLE CHAPTERS

LEGEND:

- ✓ COMPLIES
- ✗ NON COMPLIANT
- S SATISFACTORY



CHAPTER 2: VEGETATION IN NON-RURAL AREAS

Chapter 2 of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (the Biodiversity and Conservation SEPP) contains planning controls for the removal of vegetation on the land within non-rural areas of the State. The policy aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The subject site is located in an IN1 General Industrial Zone. The application does not include the removal of any trees as part of the proposed development. The subject site is not mapped as having biodiversity values and as no tree removal is proposed, the application does not exceed the biodiversity offsets scheme threshold.

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

CHAPTERS	APPLICABLE?
CURRENT VERSION FOR 21 NOVEMBER 2022	
CHAPTER 2: COASTAL MANAGEMENT	✗
CHAPTER 3: HAZARDOUS AND OFFENSIVE DEVELOPMENT	✗
CHAPTER 4: REMEDIATION OF LAND	✓

TABLE 4: RESILIENCE & HAZARDS SEPP APPLICABLE CHAPTERS

CHAPTER 4: REMEDIATION OF LAND

Chapter 4 of *State Environmental Planning Policy (Resilience and Hazards) 2021* (the Resilience & Hazards SEPP) contains planning controls for the remediation of contaminated land and states that land must not be developed if it is unsuitable for a proposed use because it is contaminated.

The history of land uses for the site has been considered as an indicator for potential contamination of the site. The earliest aerial imagery available depicts that the site was vacant in 1971 and contained an industrial building in 1975. The site is known to have always been used for industrial purposes and no change of existing approved use is proposed in this DA. Accordingly, further investigation of the site's potential contamination is not required. Therefore, Council can be satisfied of its obligations under Section 4.6, Chapter 4 of the Resilience & Hazards SEPP.

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

CHAPTERS	APPLICABLE?
CURRENT VERSION FOR 16 DECEMBER 2022	
CHAPTER 2: INFRASTRUCTURE	✓
CHAPTER 3: EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES	✗
CHAPTER 4: MAJOR INFRASTRUCTURE CORRIDORS	✗
CHAPTER 5: THREE PORTS - PORT BOTANY, PORT KEMBLA & NEWCASTLE	✗

TABLE 5: TRANSPORT & INFRASTRUCTURE SEPP APPLICABLE CHAPTERS

CHAPTER 2: INFRASTRUCTURE

PART 2.3 - DIVISION 5 - ELECTRICITY TRANSMISSION OR DISTRIBUTION

SECTION 2.48: DETERMINATION OF DEVELOPMENT APPLICATIONS - OTHER DEVELOPMENT

LEGEND:
 ✓ COMPLIES
 ✗ NON COMPLIANT
 S SATISFACTORY



Section 2.48 in Chapter 2 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the Transport & Infrastructure SEPP) identifies triggers which require the local electricity supply authority to be given written notice of a DA (or modification) as identified below:

SECT.	TRANSPORT & INFRASTRUCTURE SEPP ELECTRICITY REFERRAL TRIGGERS	✓/✗
(1)(a)	<i>The penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower.</i>	✗
(1)(b)	<i>Development carried out-</i> (i) <i>within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or</i> (ii) <i>immediately adjacent to an electricity substation, or</i> (iii) <i>within 5m of an exposed overhead electricity power line.</i>	✗
1(c)	<i>installation of a swimming pool any part of which is-</i> (i) <i>within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or</i> (ii) <i>within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool.</i>	✗
(1)(d)	<i>Development involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned.</i>	✗

TABLE 6: TRANSPORT AND INFRASTRUCTURE SEPP ELECTRICITY REFERRAL TRIGGERS

Given the above, the local electricity supply authority is not required to be given notice of the DA.

PART 2.3 - DIVISION 15 - RAILWAYS

SECT.	TRANSPORT & INFRASTRUCTURE SEPP - RAILWAYS PROVISIONS	✓/✗
2.98	<i>Development Adjacent to Rail Corridors</i> Is the land in or adjacent to a rail corridor?	✗
2.99	<i>Excavation in, above, Below or adjacent to Rail Corridors</i> Does the development involve at least 2 metres excavation below ground level within, below or above a rail corridor, or within 25 metres of a rail corridor?	✗
2.100	<i>Impact of Rail Noise or Vibration on Non-Rail Development</i> Is the development for any of the following purposes that is on land in or adjacent to a rail corridor: (a) residential accommodation, (b) a place of public worship, (c) a hospital, (d) an educational establishment or centre-based child care facility.	✗

TABLE 11: TRANSPORT & INFRASTRUCTURE SEPP - RAILWAYS PROVISIONS

PART 2.3 - DIVISION 17 - ROADS AND TRAFFIC

SECT.	TRANSPORT & INFRASTRUCTURE SEPP - ROADS & TRAFFIC PROVISIONS	✓/✗
2.119	<i>Development with frontage to classified road</i> Does the site have a frontage to a Classified or Regional Road?	✓

LEGEND:
✓ COMPLIES
✗ NON COMPLIANT
S SATISFACTORY



SECT.	TRANSPORT & INFRASTRUCTURE SEPP - ROADS & TRAFFIC PROVISIONS		✓/✗
	(a) <i>where practicable and safe, is vehicular access to the land is provided by a road other than the classified road?</i>		N/A
	(b) <i>Will the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—</i> (i) <i>the design of the vehicular access to the land, or</i> (ii) <i>the emission of smoke or dust from the development, or</i> (iii) <i>the nature, volume or frequency of vehicles using the classified road to gain access to the land?</i>		N/A
	(c) <i>Is the development is of a type that is sensitive to traffic noise or vehicle emissions?</i>		N/A
2.120	Impact of road noise or vibration on non-road development	Does the street have an AADT exceeding 20,000 vehicles?	✓
	<i>Is the development for any of the following?</i> (a) <i>residential accommodation,</i> (b) <i>a place of public worship,</i> (c) <i>a hospital,</i> (d) <i>an educational establishment or centre-based child care facility.</i>		N/A
2.122	Traffic generating development	Is the development a traffic generating development specified in Column 1 of the Table to Schedule 3?	✗

TABLE 12: TRANSPORT & INFRASTRUCTURE SEPP - ROADS AND TRAFFIC PROVISIONS

BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015

Bankstown Local Environmental Plan 2015 (the LEP) is the principal environmental planning instrument that applies to the land and contains the development standards for development of the site. An assessment against the applicable sections of the LEP is provided below:

BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015			
CL	REQUIREMENT	PROPOSED	✓/✗
PART 1 - PRELIMINARY			
1.2	Aims of Plan	<p>The development is consistent with the aims of the LEP in the following ways:</p> <ul style="list-style-type: none"> (a) The development proposes growth that contributes to the sustainability of Bankstown, and recognizes the needs and aspirations of the landowners; (b) The development will protect and enhance the landform and vegetation in a way that maintains the landscape amenity of Bankstown; (c) The development protects the natural, cultural and built heritage of Bankstown; (e) The site is not affected by any environmental hazards; (g) The development will provide a range of business and industrial opportunities to encourage local employment and economic growth (i) The development achieves good urban design in terms of site layout, building form, streetscape and public and private safety; 	✓

LEGEND:

- ✓ COMPLIES
- ✗ NON COMPLIANT
- S SATISFACTORY



BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015			
CL	REQUIREMENT	PROPOSED	✓/✗
		(k) The development considers the cumulative impact of development on the natural environment and waterways and on the capacity of infrastructure and the road network; and (l) The development will enhance the quality of life and the social well-being and amenity of the land owners.	
1.4	Definitions are contained in the dictionary	The development is defined as a “ <i>resource recovery facility</i> ”	✓
PART 2 - PERMITTED OR PROHIBITED DEVELOPMENT			
2.2	Zoning of Land	The land is zoned IN1 General Industrial	✓
2.3	Zone objectives and land use table	ZONE OBJECTIVES: The development is consistent with the objectives of the zone as it proposes a development that will provide a range of industrial and warehouse land uses which in turn will encourage employment opportunities and to support and protect industrial land for industrial uses. LAND USE TABLE: A “ <i>resource recovery facility</i> ” is permissible with consent in the zone.	✓
2.5	Additional permitted uses for particular land	The site is not afforded additional permitted uses in Schedule 1 of the LEP.	N/A
2.6	Subdivision - consent requirements	The application does not seek consent for the purpose of subdivision works.	N/A
2.7	Demolition requires development consent	No demolition works are proposed.	N/A
PART 4 - PRINCIPAL DEVELOPMENT STANDARDS			
4.1	Minimum subdivision lot size	The application does not seek consent for subdivision.	N/A
4.3	Height of Buildings	No changes proposed to the existing building height.	N/A
4.4	Floor Space Ratio	No changes proposed to the existing FSR.	N/A
4.5	Calculation of floor space ratio and site area	The floor space ratio and site area have been calculated pursuant to the provisions of this Clause.	N/A
4.6	Exceptions to development standards	No variations to a development standard are sought pursuant to Clause 4.6 of the LEP.	N/A
PART 5 - MISCELLANEOUS PROVISIONS			
5.1	Relevant acquisition authority	The site is not mapped as reserved for acquisition on the <i>Land Reserved for Acquisition Map</i> .	N/A
5.1A	Development on land intended to be acquired for public purposes	The site is not mapped as reserved for acquisition on the <i>Land Reserved for Acquisition Map</i> for future road development.	N/A
5.3	Development near zone boundaries	The proposed development is permissible and the DA does not rely on the provisions of this Clause.	N/A
5.4	Controls relating to	Not Applicable.	N/A

LEGEND:
 ✓ COMPLIES
 ✗ NON COMPLIANT
 S SATISFACTORY



BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015				
CL	REQUIREMENT		PROPOSED	✓/✗
	miscellaneous permissible uses			
5.7	Development below mean high water mark		The site is not situated below the mean high-water mark.	N/A
5.10	Heritage Conservation		The site is not identified as a heritage item, is not located within the vicinity of any heritage items and is not located within a Heritage Conservation Area.	
	Heritage Item:	✗		
	Conservation Area:	✗		
	In vicinity of item or area:	✗	The site is not identified as an archaeological site.	✓
	Archaeological Site:	✗		
	Aboriginal Heritage:	✗	There are no known Aboriginal sites in or near the subject site and no Aboriginal places declared in or near the site.	
5.11	Bush fire hazard reduction		The application does not propose any bushfire hazard reduction work.	N/A
5.21	Flood Planning		The subject site is not mapped as flood prone land or as land within a flood planning area.	N/A
PART 6 - ADDITIONAL LOCAL PROVISIONS				
6.1	Acid Sulphate Soils		The site is mapped as being potentially affected by Class 5 Acid Sulfate Soils on the <i>Acid Sulfate Soils Map</i> . However no works are being proposed that would trigger the application of this clause.	✓
6.2	Earthworks		No earthworks are proposed as part of the application.	N/A
6.4	Biodiversity		The proposed use will not affect any terrestrial and aquatic biodiversity within the local government area.	N/A
6.4A	Riparian land and watercourses		The site is not mapped as <i>Riparian Land</i> or <i>Watercourse</i> on the <i>Riparian Lands and Watercourses Map</i> .	N/A
6.5	Limited development on foreshore area		The subject site is not located within the foreshore area.	N/A
6.6	Development in areas subject to aircraft noise		The land is located in the vicinity of the Bankstown Airport however being industrial development, is not subject to ANEF controls.	N/A

TABLE 7: BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015 COMPLIANCE TABLE

(ii) SECTION 4.15(1)(A)(II)

THE PROVISIONS OF ANY PUBLICLY EXHIBITED DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

DRAFT CONSOLIDATED CANTERBURY BANKSTOWN LEP 2020

Council has publicly exhibited *Draft Canterbury Bankstown Local Environmental Plan 2020* which is intended to consolidate the existing *Bankstown Local Environmental Plan 2015* and *Canterbury Local Environmental Plan 2012*. None of the Draft LEP Amendments are of relevance to the subject application or the subject site. Specifically, the existing development standards discussed in Table 7 will remain unchanged in the Draft LEP.

Accordingly, the proposal is considered acceptable having regard to the provisions of the Draft EPI's under Section 4.15(1)(a)(ii) of the *Environmental Planning and Assessment Act, 1979*.

LEGEND:
 ✓ COMPLIES
 ✗ NON COMPLIANT
 S SATISFACTORY



(iii) SECTION 4.15(1)(A)(III)

THE PROVISIONS OF ANY DEVELOPMENT CONTROL PLAN

BANKSTOWN DEVELOPMENT CONTROL PLAN 2015

Bankstown Development Control Plan 2015 (the DCP) contains objectives and development controls for development on the land. An assessment of the proposal against the applicable and relevant provisions of the DCP is provided in the tables below.

BANKSTOWN DEVELOPMENT CONTROL PLAN 2015			
REF	CONTROL	PROPOSED	✓/✗
PART B3 - INDUSTRIAL PRECINCTS			
SECTION 2 - BUILDING ENVELOPES			
2.1	Site coverage <i>The sum of the site coverage on an allotment must not exceed:</i> <i>(a) 70% of the site area if a single business is to occupy the allotment; or</i> <i>(b) 60% of the site area if two or more businesses are to occupy the allotment.</i>	No changes are proposed to the site coverage of the premise. Current site coverage is less than 70% of the site area.	✓
2.2 - 2.10	Setbacks <i>Various controls relating to setbacks</i>	Not subject to change.	✓
2.11	Development adjacent to residential zone <i>Various controls relating to development adjacent to residential zones.</i>	The site is not located adjacent to residential zones and therefore this provision is not applicable.	N/A
SECTION 3 - BUILDING DESIGN			
3.1- 3.9	Façade design <i>Various controls relating to the façade design of industrial buildings.</i>	No changes are proposed the existing façade of the premise.	N/A
3.10	Roof design <i>Various controls relating to roof design</i>	No changes are being to the existing roof design of the premise.	N/A
3.11- 3.17	Safety and Security <i>Various controls relating to the safety and security of the building pertaining to windows and doors</i>	The application does not propose any new windows or openings.	N/A
3.18	General <i>Various controls for Council's consideration</i>	Noted, no controls relevant to this proposal.	N/A
3.19	Vehicle body repair workshops <i>Council must not grant consent to development for the purpose of vehicle body repair workshops if the land adjoins land within a residential zone, unless appropriate arrangements are made to store all vehicles awaiting or undergoing repair, awaiting collection, or otherwise involved with the development on the site of the proposed development, and they will be stored either:</i> <i>(a) within a building, or</i> <i>(b) within a suitably screened area.</i>	The application is not for a vehicle body repair workshop.	N/A
SECTION 4 - ENVIRONMENTAL MANAGEMENT			

LEGEND:

- ✓ COMPLIES
- ✗ NON COMPLIANT
- S SATISFACTORY



BANKSTOWN DEVELOPMENT CONTROL PLAN 2015			
REF	CONTROL	PROPOSED	✓/✗
4.1	Acoustic privacy <i>Various controls relating to acoustic amenity to neighbouring tenants</i>	The continued use of the premise is not expected to create a noise nuisance that would disturb the adjoining industrial land uses.	✓
4.2	Pollution control	The continued use of the premises is subject to an EPA license which, along with the DA conditions, appropriately manage pollution.	✓
4.3 - 4.8	Open Space	The application does not propose any changes to the existing open space of the subject site.	N/A
SECTION 5 - ANCILLARY DEVELOPMENT			
The application does not propose development that is considered to be ancillary and therefore the provisions set out in Section 5 are not applicable to the application.			
PART B5 - PARKING			
SECTION 2 - OFF-STREET PARKING			
	1 car space per 100m ² of gross floor area <i>Note 3: When calculating the parking requirements for factories and factory units, Council may exclude a mezzanine level used solely for storage purposes provided:</i> <ul style="list-style-type: none"> • The floor of the mezzanine level is a light-weight floor; • The mezzanine level is enclosed on one or more sides with a hand rail as opposed to walls; and • The floor-to-ceiling height of the mezzanine level does not exceed 3 metres. 	The development includes 14 car parking spaces, no change to existing is proposed.	✓
PART B13 - WASTE MANAGEMENT			
SECTION 2 - DEMOLITION AND CONSTRUCTION			
1.1	<i>Waste Management Plan</i>	The application proposes installation of a new trommel plant that is pre-fabricated and would not generate any waste in the installation process. No changes are proposed to the existing approved waste management arrangements.	N/A
SECTION 6 - INDUSTRIAL DEVELOPMENT			
4.1- 4.9	<i>Various controls for waste management for industrial development.</i>	No changes are proposed to the existing approved waste management arrangements.	N/A

TABLE 8: BANKSTOWN DEVELOPMENT CONTROL PLAN 2015 COMPLIANCE TABLE

(iiiia) SECTION 4.15(1)(A)(IIIA)

THE PROVISIONS OF ANY PLANNING AGREEMENT ENTERED INTO UNDER SECTION 7.4

There are no known Planning Agreements entered into under Section 7.4 and no draft Planning Agreements are proposed to be entered into under Section 7.4 for this proposed development.

LEGEND:

- ✓ COMPLIES
- ✗ NON COMPLIANT
- S SATISFACTORY



(iv) SECTION 4.15(1)(A)(IV)

THE PROVISIONS OF THE REGULATIONS

ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION, 2021

Pursuant to Section 4.15(1)(A)(iv) of the Act, the following additional matters are required to be taken into consideration (where relevant) for a DA:

SEC.	MATTER FOR CONSIDERATION	✓/✗
29	<i>Residential apartment development</i>	✗
61(1)	<i>In the case of a DA for the demolition of a building, the provisions of AS 2601</i>	✗
61(2)	<i>Any subdivision order made under Schedule 7 to the Act</i>	✗
61(3)	<i>The Dark Sky Planning Guideline</i>	✗
61(4)	<i>Medium Density Design Guide for DA for manor house or multi dwelling housing (terraces)</i>	✗
61(6)	<i>Development Assessment Guideline: An Adaptive Response to Flood Risk Management for Residential Development in the Penrith City Centre</i>	✗
62	<i>Fire safety and other considerations</i>	✗
63	<i>Considerations for erection of temporary structures</i>	✗
64	<i>Consent authority may require buildings to be upgraded</i>	✗

TABLE 9: MATTERS FOR CONSIDERATION UNDER THE EP&A REGULATION, 2021

6.2 SECTION 4.15(1)(B) OF THE EP&A ACT, 1979

THE LIKELY IMPACTS OF THE DEVELOPMENT

INCLUDING ENVIRONMENTAL IMPACTS ON BOTH THE NATURAL AND BUILT ENVIRONMENTS, AND SOCIAL AND ECONOMIC IMPACTS IN THE LOCALITY.

The subject DA seeks consent for the installation of a trommel plant to the existing waste transfer facility at 263 Milperra Road, Revesby.

An assessment of the proposal against the provisions prescribed in the relevant and applicable State Environmental Planning Policies, *Bankstown Local Environmental Plan 2015* and *Bankstown Development Control Plan 2015* has been provided throughout this Statement detailing the proposal's likely environmental impacts on both the natural and built environments, and social and economic impacts in the locality. A further and summarised assessment of these matters is provided as follows:

6.2.1 SITING, DESIGN AND THE BUILT FORM

The application proposed internal alterations to the existing premises with no changes to the siting, design and built form that exists on the site. The overall built form will remain consistent with the building envelope controls for development on the site with no variations sought to the building envelope controls prescribed in the *Bankstown Local Environmental Plan 2015* and the *Bankstown Development Control Plan 2015*.

6.2.2 PRIVACY

The development will not create any adverse privacy impacts for adjoining properties. The assessment provided in Section 6 of this Statement demonstrates that the development is acceptable and would have acceptable visual and acoustic privacy impacts on adjoining properties.

LEGEND:

- ✓ COMPLIES
- ✗ NON COMPLIANT
- S SATISFACTORY



6.2.3 SOLAR ACCESS AND OVERSHADOWING

The application proposed internal alterations to the existing premises with no changes to the siting, design and built form that exists on the site.

6.2.4 LANDSCAPING, TREE REMOVAL, FLORA & FAUNA

The application proposed internal alterations to the existing premises with no changes to the existing landscaping on the site.

6.2.5 ACCESS, TRAFFIC & PARKING

The application proposed internal alterations to the existing premises with no changes to the existing access, traffic and parking arrangements on the site.

6.2.6 UTILITIES/INFRASTRUCTURE

Any augmentation and provision of new and additional utilities and infrastructure necessary as a result of the proposal will be borne by the person acting on any consent granted.

6.2.7 NATIONAL CONSTRUCTION CODES/BUILDING CODE OF AUSTRALIA

The design of the development has had regard to achieving compliance with the National Construction Code (NCC)/Building Code of Australia (BCA). Compliance with the NCC/BCA will be addressed in detail at the Construction Certificate stage. If necessary, conditions may be imposed by Council in relation to the development complying with the provisions of the NCC/BCA.

6.2.8 HERITAGE IMPACTS

The site is not identified as a heritage item, is not located within the vicinity of any heritage items and is not located within a Heritage Conservation Area. The site is not identified as an archaeological site. There are no known Aboriginal sites in or near the subject site and no Aboriginal places declared in or near the site.

6.2.9 SOCIAL IMPACTS

The proposed development is considered to provide a positive social impact for the local and wider community by maintaining and enhancing an existing industrial land use that will continue to provide services and employment opportunities for people in the local area.

6.2.10 ECONOMIC IMPACTS

The proposed development will generate some short-term economic benefits for the local and wider community via the creation of construction related employment opportunities. The proposed development will not result in long term negative economic impacts on the local and wider community.

6.2.11 STORMWATER MANAGEMENT

The application proposed internal alterations to the existing premises with no changes to the existing stormwater arrangements on the site.



6.2.12 SOIL MANAGEMENT

The application proposed internal alterations to the existing premises with no site or soil disturbance works proposed.

6.2.13 CONTAMINATION

The history of land uses for the site has been considered as an indicator for potential contamination of the site. The earliest aerial imagery available depicts that the site was vacant in 1971 and contained an industrial building in 1975. The site is known to have always been used for industrial purposes and no change of existing approved use is proposed in this DA. Accordingly, further investigation of the site's potential contamination is not required. Therefore, Council can be satisfied of its obligations under Section 4.6, Chapter 4 of the Resilience & Hazards SEPP.

6.2.14 WASTE MINIMISATION/MANAGEMENT

No changes are proposed to the existing approved waste management arrangements.

6.2.15 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN - CPTED

The proposed development will not contribute to the provision of any increased opportunity for criminal or anti-social behaviour to occur. The application proposed internal alterations to the existing premises with no changes to the siting, design and built form that exists on the site.

6.2.16 CONSTRUCTION IMPACTS

Whilst there is expected to be some impacts during the construction of the proposed development, the impacts are not anticipated to be excessive and can be suitably controlled by the imposition of conditions on any development consent granted for the proposed development.

6.2.17 ESD & THE CUMULATIVE IMPACT

The proposed development is not expected to have any cumulative impacts and is not considered to inhibit the ability of future generations to use or further use or develop the subject site.

6.3 SECTION 4.15(1)(C) OF THE EP&A ACT, 1979

THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT.

The subject DA seeks consent for installation of a trommel plant to the existing waste transfer facility on the subject property.

The proposed development is permissible on the land pursuant to the IN1 General Industrial zoning provisions applying to the land under *Bankstown Local Environmental Plan 2015* and the proposal achieves the objectives of the zone as it proposes a development that will provide an industrial land use which will encourage employment opportunities.

The assessment of the proposal contained within this Statement outlines how the proposal complies with Council's requirements for the siting, location and design of the proposed development under the LEP and DCP.

LEGEND:

- ✓ COMPLIES
- ✗ NON COMPLIANT
- S SATISFACTORY



The proposed development will have minimal impact on the locality and amenity of surrounding properties and will provide an appropriate catalyst for similar developments that will shape the future character of the area.

It is evident from the above and the assessment provided within this Statement that the site is suitable for the proposed development.

6.4 SECTION 4.15(1)(D) OF THE EP&A ACT, 1979

ANY SUBMISSIONS MADE IN ACCORDANCE WITH THIS ACT OR THE REGULATIONS.

The consideration of submissions cannot be made at the time of preparing this Statement.

6.5 SECTION 4.15(1)(E) OF THE EP&A ACT, 1979

THE PUBLIC INTEREST.

The proposed development is permissible on the land pursuant to the IN1 General Industrial zoning provisions applying to the land under *Bankstown Local Environmental Plan 2015* and the proposal achieves the objectives of the zone as it proposes a development that will provide an industrial land use which will encourage employment opportunities.

The development will allow for the orderly and economic use and development of land and is acceptable having regard to the applicable State and Council planning controls. The proposed development satisfies the land owners development capacity and is acceptable having regard to the applicable State and Council planning controls by not posing any unacceptable impacts on the locality and existing adjoining properties.

The assessment of the proposal contained within this Statement outlines how the proposal complies with Council's requirements for the siting, location and design of the proposed development and the subject site is considered to be suitable for the proposed development.

When completed, the proposed development will have minimal impact on the locality and amenity of surrounding residents and will complement the character of existing developments in the streetscape and will provide a need for the local and wider community.

In view of the above and having regard to the assessment of the development contained within this Statement, the development is considered to be in the public interest.

7 SECTION 4.46 EVALUATION EP&A ACT, 1979

Section 4.46 of the Act details requirements for development that requires a separate approval under other environmental planning instrument or related legislation known as “*integrated development*”. An assessment as to whether any of the triggers for integrated development are met is provided below:

EPI OR ACT	✓/✗	EPI OR ACT	✓/✗
<i>Fisheries Management Act 1994</i>	✗	<i>Protection of the Environment Operations Act 1997</i>	✗
<i>Heritage Act 1977</i>	✗	<i>Roads Act 1993</i>	✗
<i>Mines Subsidence Compensation Act 1961</i>	✗	<i>Rural Fires Act 1997</i>	✗
<i>Mining Act 1992</i>	✗	<i>Water Management Act 1912</i>	✗

LEGEND:

- ✓ COMPLIES
- ✗ NON COMPLIANT
- S SATISFACTORY



EPI OR ACT	✓/✗	EPI OR ACT	✓/✗
<i>National Parks & Wildlife Act 1974</i>	✗	<i>Water Management Act 2000</i>	✗
<i>Petroleum (Onshore Act) 1991</i>	✗		

TABLE 10: INTEGRATED DEVELOPMENT TRIGGERS

Based on the above, the application is not identified as Integrated Development under the Act.

8 CONCLUSION

The subject DA seeks consent for installation of a trommel plant to the existing waste transfer facility at 263 Milperra Road, Revesby.

The development has been assessed pursuant to the matters for consideration prescribed in Sections 1.7, 4.15 and 4.46 of the *Environmental Planning and Assessment Act, 1979* and the *Environmental Planning and Assessment Regulation, 2021*. The proposed development is not Designated Development or Integrated Development and can be processed in the usual manner.

This Statement provides an assessment of the proposed development against the relevant planning instruments including:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- Bankstown Local Environmental Plan 2015; and
- Bankstown Development Control Plan 2015.

The proposed development is permissible on the land pursuant to the IN1 General Industrial zoning provisions applying to the land under *Bankstown Local Environmental Plan 2015* and the proposal achieves the objectives of the zone as it proposes a development that will provide an industrial land use which will encourage employment opportunities.

The assessment of the proposal contained within this Statement outlines how the proposal complies with Council's requirements for the siting, location and design of the proposed development. The built form of the proposed development will remain unchanged and maintains compliance with the requirements prescribed in the applicable State Environmental Planning Policies, LEP and DCP.

The proposed development will positively contribute to the preservation of industrial lands that will in turn encourage employment opportunities. The subject site is situated in an industrial area surrounded by similar-scale buildings and uses, making the location ideal for the development.

Overall when completed, the proposed development will have minimal impact on the locality and amenity of surrounding residents and will integrate within the character of existing developments in the local streetscape.

The development will allow for the orderly and economic use and development of land and the assessment provided within this Statement demonstrates that the subject site is suitable for the proposed development and that the proposed development will be in the local and wider public interest.

In view of the above and having regard to the assessment provided throughout this Statement, the development is considered worthy of Council's approval.

LEGEND:

- ✓ COMPLIES
- ✗ NON COMPLIANT
- S SATISFACTORY