

# DEVELOPMENT APPLICATION

And

## STATEMENT OF ENVIRONMENTAL EFFECTS

For

CHANGE OF USE DEPOT TO RECYCLING YARD/ WASTE TRANSFER STATION

At

54 - 58 ROSEDALE AVENUE  
GREENACRE NSW 2190

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PREPARED BY

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# TABLE OF CONTENTS

- 1.0 INTRODUCTION
- 2.0 SITE AND PURPOSE
- 3.0 STATEMENT OF ENVIRONMENTAL EFFECTS
- 4.0 CONCLUSIONS

## 1.0 INTRODUCTION

### 1.1 TERMS OF REFERENCE

The proposal is for a change of use from Depot to Recycling Yard/ Waste Transfer Station in the existing industrial site at 54-58 Rosedale Ave, Greenacre 2190.

The land at 54-58 Rosedale Ave are adjacent, which is under the same ownership.

This report has been prepared by Laurie Liskowski Architects, on behalf of the owners of the site, Strata Plan No.

### 1.2 REPORT AIMS

The aims of the report are:

- To provide an assessment context by describing key elements of (a) the site, (b) the architecture, (c) the surrounding local environment and (d), the existing planning controls, and
- To describe the proposed alterations and additions, and
- To assess the potential impacts and environmental effects of the proposed alterations and additions.

## 2.0 SITE AND PURPOSE

The proposed Recycling Yard/ Waste Transfer Station (No. 54 - 58 Rosedale Avenue) comprises;

1. At no.54 Rosedale Ave: waste transfer station – sorting of waste material into dedicated bins
2. At no.58 Rosedale Ave: sorted bins storage area – bins are removed from the site for transfer to appropriate offsite locations
3. The truck movements use the existing driveway crossings and areas in from of the sites at 54,56 & 58 Rosedale Ave. All in accordance with AS 2890.1
4. At no.56 Rosedale Ave: existing administration offices – staff amenities



Figure 1 – 54, 56 & 58 Rosedale Avenue (Source: [www.six.nsw.gov.au](http://www.six.nsw.gov.au))

Proposed Change of use from Depot to Recycling Yard (Waste Transfer Station).

## 3.0 STATEMENT OF ENVIRONMENTAL EFFECT

### 3.1 Impacts of the development

There likely impacts, all considered to be negligible to minor are:

- Traffic
- Parking
- Noise
- Management of spills
- Light nuisance
- Emergency Management
- Staff Facilities

### 3.2 Impact Identification

The environmental impacts have been identified by reference to:

- Site Inspection
- Department of Planning Portal
- Bankstown Council's Planning Portal:
  - Bankstown DCP Part B3 - Industrial Precincts
- Parliamentary Counsel's – Legislation Page

#### **Bankstown Local Environmental Plan 2015**

##### ○ **Zone IN1 General Industrial**

##### 1 Objectives of zone

- 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.

##### 2 Permitted without consent

Nil

### 3 Permitted with consent

Agricultural produce industries; Building identification signs; Business identification signs; Depots; Food and drink premises; Freight transport facilities; Garden centres; **General industries**; Hardware and building supplies; Hospitals; Industrial training facilities; Kiosks; Landscaping material supplies; **Light industries**; Markets; Medical centres; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Roads; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; **Any other development not specified in item 2 or 4**

### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Port facilities; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Schools; Sewage treatment plants; Signage; Tourist and visitor accommodation; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

### ○ FSR (N) – 1:1

## State Environmental Planning Policies which apply at 58 Rosedale Avenue, Greenacre, 2190

State Environmental Planning Policy (Affordable Rental Housing) 2009 : Land Application (pub. 2009-07-31)  
 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 : Land Application (pub. 2004-06-25)  
 State Environmental Planning Policy (Concurrences) 2018 : Land Application (pub. 2018-12-21)  
 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 : Land Application (pub. 2017-09-01)  
 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 : Land Application (pub. 2008-12-12)  
 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 : Land Application (pub. 2004-03-31)  
 State Environmental Planning Policy (Infrastructure) 2007 : Land Application (pub. 2007-12-21)  
 State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 : Land Application (pub. 2007-02-16)  
 State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007 : Land Application (pub. 2007-09-28)  
 State Environmental Planning Policy No 19-Bushland in Urban Areas : Land Application (pub. 1986-10-24)  
 State Environmental Planning Policy No 1-Development Standards : Land Application (pub. 1980-10-17)  
 State Environmental Planning Policy No 21-Caravan Parks : Land Application (pub. 1992-04-24)  
 State Environmental Planning Policy No 33-Hazardous and Offensive Development : Land Application (pub. 1992-03-13)  
 State Environmental Planning Policy No 36-Manufactured Home Estates : Land Application (pub. 1993-07-16)  
 State Environmental Planning Policy No 50-Canal Estate Development : Land Application (pub. 1997-11-10)  
 State Environmental Planning Policy No 55-Remediation of Land : Land Application (pub. 1998-08-28)  
 State Environmental Planning Policy No 64-Advertising and Signage : Land Application (pub. 2001-03-16)  
 State Environmental Planning Policy No 65-Design Quality of Residential Apartment Development : Land Application (pub. 2002-07-26)  
 State Environmental Planning Policy No 70-Affordable Housing (Revised Schemes) : Land Application (pub. 2002-05-01)  
 State Environmental Planning Policy (Primary Production and Rural Development) 2019 : Land Application (pub. 2019-02-28)  
 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 : Subject Land (pub. 2017-08-25)

### • Safe Work Australia

- **Annexure 3** – Code of Practice - Managing the work environment and facilities ISBN 978-0-642-33295-0

### 3.3 Mitigation

The steps to be taken to protect the environment or to lessen the expected harm to the environment include:

- The applicant would accept the general conditions numbered 10 that were imposed upon Development Consent DA-460/2019 but for the hours of use which are proposed to be:
  - 6am to 6pm Weekdays & Saturdays, and
  - 8am to 12pm Sundays & Public Holidays
- The management of spills is addressed by existing conditions.
- Light nuisance is addressed by existing condition.
- Provision of staff facilities - this is a Safe Work Australia requirement. The staff amenities are located within the existing factory building (No.56).
- Provision for emergency procedures in clearly explaining how to respond in various types of emergencies. This includes how to evacuate people from the workplace in a controlled manner – this is a Safe Work Australia requirement. We note that there are no new building works proposed. The truck drivers will have a work site induction explaining the location of amenities, first aid kit, lunch room, showers and water closets, exits and assembly location.
- As the change of use does not propose the erection of any new buildings or structures there are no other apparent impacts that require mitigation.

We note with respect to mitigation of impacts that the site is buried well within the confines of the IN1 zone isolated from any land uses such as residential or mixed-use zones.

### 3.4 Director Generals Guidelines

The Director General has not gazetted and guidelines under Schedule 1, Part 2(4)(d) of the Regulation. The format of this SEE and relevant content follows DoPI draft guidelines (un-published

## 4.0 CONCLUSION

The proposal satisfies the objectives and intentions of the LEP and DCP through responsible and safe design. The change of use is permissible and consistent within this Industrial Zone

**Council's favourable consideration of this application is recommended.**